

General Notes

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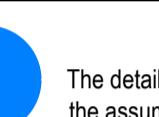
dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.

not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.

any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.

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This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are marked with this status.



Health & Safety Note

Details on this drawing have been prepared on assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

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<divExternal Level Notes

1. This drawing to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
2. All low spots on driveways to have yard gullies.
3. Rear garden patios and paths to fall towards linear drainage channels where provided.
4. Where dwellings require compliance with Lifetime Homes or Code for Sustainable Homes, a level access shall be provided to all dwelling entrances with principal path gradients no steeper than 1:60 with 1:40 crossfall. Where this cannot be achieved due to topography, the following shall apply to meet the minimum requirements of Building Regulations Part M for Visitable Dwellings Category M1;
 - 4.1. Requirements for gradients (M1 category):
 - 4.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 4.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - 4.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - 4.1.4. Principal access to be front door unless indicated otherwise.
 5. For threshold detail to principal access, refer to architects drawings.

P02	24/07/2025	Levels updated to suit new Road 1 levels (matching existing road). Plots 1062, 1077-1078 and substation floor levels updated.	AK / KM / KM
P01	02/05/2025	First Issue	JLN / KM / KM
Rev.	Date	Description	Drn / Chkd / App'd

S4 - Suitable for Stage Approval



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Finchwood Park - Phase 6

Private External Levels Layout
Sheet 3 of 3

00440-1206 C LEV

Group Ltd, 2025

Future Sports Hub Car Park

Group Ltd, 2025 JNP Group Internal Project Number: M44541