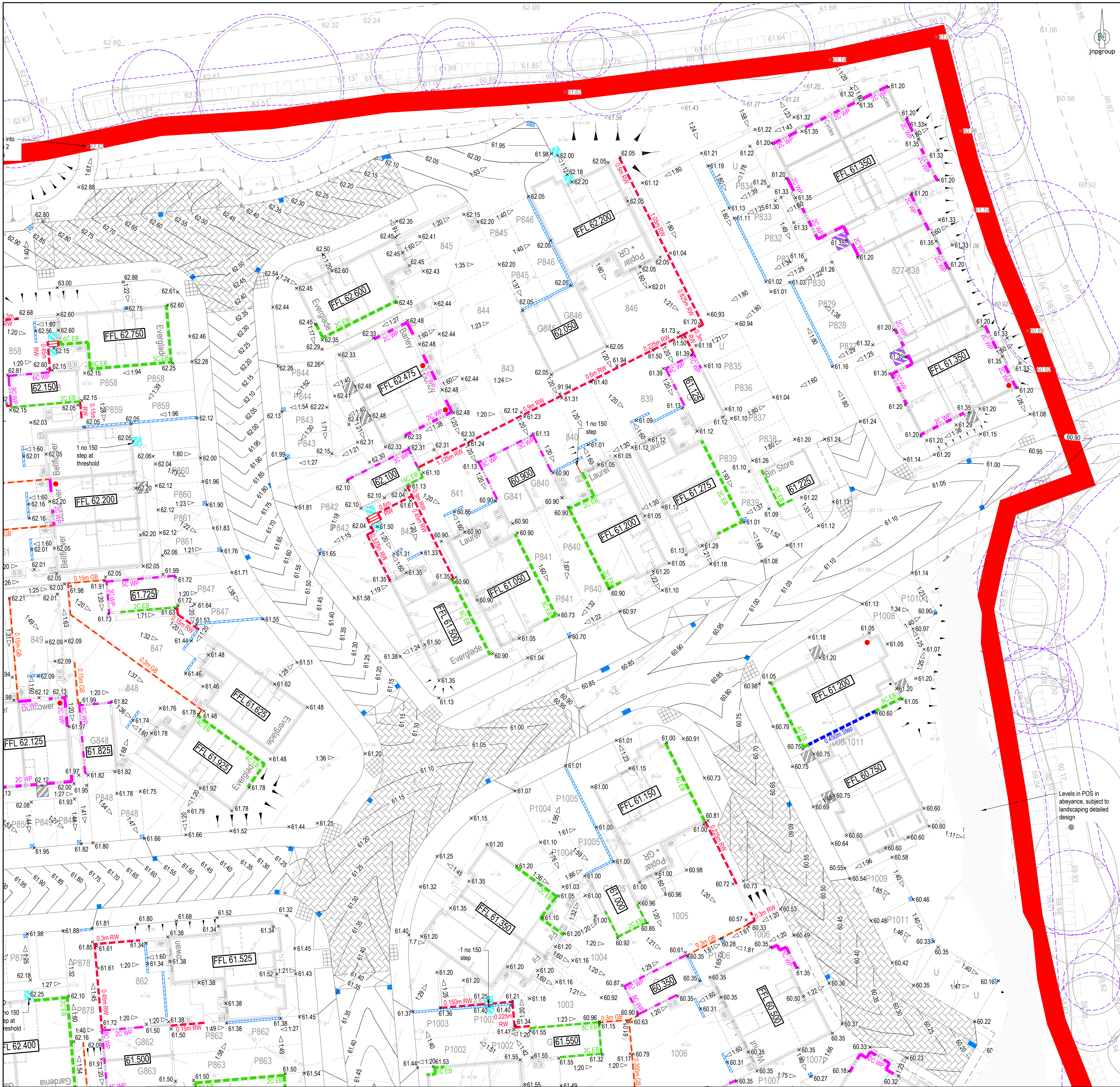




Private External Levels Legend

- Site boundary
- Proposed level
- Gradient
- Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
- Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level in accordance with NHBC standards and technical guidance:
 - ≤ 2 courses over less than 15% of building perimeter = raised damp proof course
 - 2 courses over more than 15% of building perimeter = water proofing
 - ≥ 2 courses = water proofingRefer to architects / specialists details.
- Retaining wall annotated on layout with maximum retained height
- Log Sleeper Retaining wall annotated on layout with steps. All steps to be 150mm with a going of 280mm
- Gravel board annotated on layout with maximum retained height
- Slab on edge annotated on layout with maximum retained height
- Step in FFL level (min 0.3m)
- Root Protection Areas
- All steps to be 150mm high with a going of 280mm unless stated otherwise
- Proposed permeable block paving, refer to architects external works layout
- Linear drainage channel
- Road gully
- Private yard gully
- Plot finished floor level DPC level, refer to architects details
- Garage finished floor level DPC level, refer to architects details
- Proposed road contour levels (0.1m intervals)
- Proposed banking in soft landscaped areas (max 1:3)
- 1500x1500mm level landing to the principal entrance, compliant with Part M Building Regulations
- 1200x1200mm level landing for ramped and stepped approach to principal entrance compliant with Part M Building Regulations
- 900x900mm level landing
- Root Protection Area

External Level Notes

- 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.
- All low spots on driveways to have yard gullies.
- Rear garden patios and paths to fall towards linear drainage channels where provided.
- Guarding should be provided where:
 - structures are retaining land more than 600mm high to which people have access
 - a retaining structure is more than 600mm high and the dimension from the top of the retaining wall to the higher ground level is less than 300mm
 - a path is adjacent to a vertical difference in level of more than 600mm (including where ground adjacent to the path falls away at an angle of more than 30° from the horizontal).
- Handrails should be provided where the total rise of a flight of external steps is more than 600mm and the going of individual steps is less than 600mm, outside of the part M approach.
- 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 or M2 where required;
 - Requirements for gradients (M1 category):
 - Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - 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.
 - 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.
 - Principal access to be front door unless indicated otherwise.
 - Requirements for gradients (M2 category):
 - Level approach - gradient of approach does not exceed 1 in 21 and has a width not less than 900mm.
 - Ramped approach - gradient of approach not exceed 1 in 20 for length up to 10m, 1 in 15 for length up to 5m and 1 in 12 for lengths up to 2m and has a width not less than 900mm (private) or 1200mm (communal) with level landings at top and bottom of ramps.
 - Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, 280-425mm going, uniform 150-170mm max riser. Handrails to be provided where 3 or more risers are indicated.
 - Principal access to be front door unless indicated otherwise.
- For threshold detail to principal access, refer to architects drawings.

General Notes

- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
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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 not marked with this status.

Health & Safety Note

The details on this drawing have been prepared on the 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.

Rev	Date	Description	Drawn / Checked / Approved
P05	30/05/2025	Amended to suit client and architect comments	JL/NK/MKM
P04	26/02/2025	Updated to suit latest planning layout.	JL/NK/MKM
P03	16/01/2025	Topographical Survey from December 2023 added to drawing as requested by CALA Homes.	AK/KMKM
P02	07/01/2025	Job Title Updated	JO/CPR/KM
P01	24/12/2024	First issue.	JL/NK/CPR/KM

S4 - Suitable for Stage Approval

Client Logo:



Client:

Cala Homes Thames Ltd

Job:

Finchwood Park - Phase 5

Title:

Private External Levels Layout
Sheet 2 of 8

Classification:

FL_60_20

Scale @ A1:

1:200

00382-1146-C-LEV

Revision:

P05

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