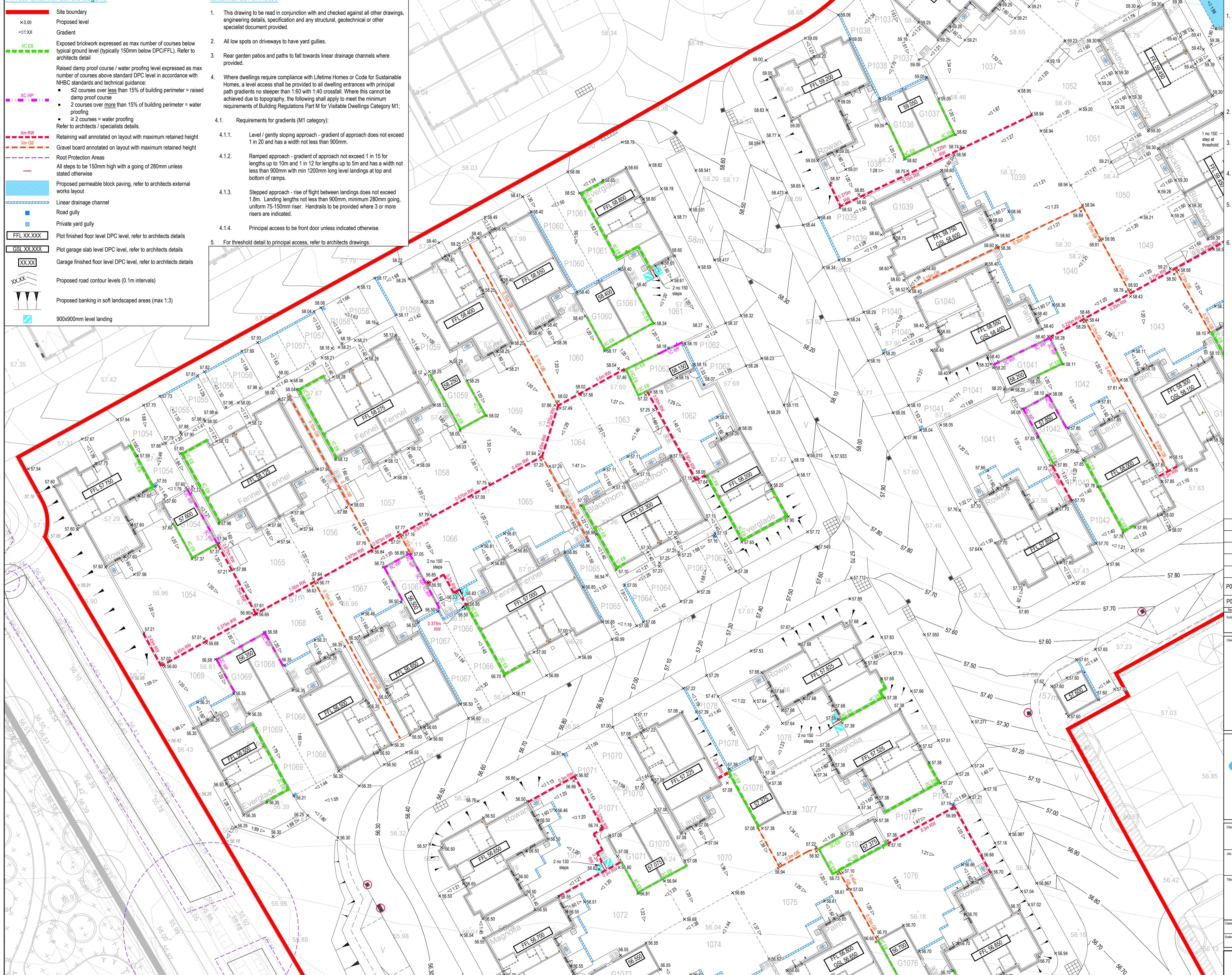


Private External Levels Legend

	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: <ul style="list-style-type: none"> ≤2 courses over <u>less</u> than 15% of building perimeter = raise damp proof course 2 courses over <u>more</u> than 15% of building perimeter = water proofing ≥ 2 courses = water proofing Refer to architects / specialists details.
	Retaining wall annotated on layout with maximum retained height
	Gravel board annotated on layout with maximum retained height
	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
	Plot garage slab 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)
	900x900mm level landing

External Level Notes

1. This drawing to be read in conjunction with and checked against all other 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 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 1.
 - 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 the 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 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.



General Notes

here 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 'overlaid', 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 per drawing(s).

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

Do 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.

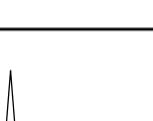
Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.

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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 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.



group

S4 - Suitable for Stage Approval



The logo for JNP Group Consulting Engineers. It features a large, stylized blue 'N' on the left. To the right of the 'N', the word 'JNP' is written in large, bold, black capital letters. To the right of 'JNP', the word 'GROUP' is written in large, bold, black capital letters. Below 'JNP' and 'GROUP', the words 'CONSULTING ENGINEERS' are written in a smaller, black, sans-serif font.

Cala Homes Thames Ltd

Finchwood Park - Phase 6

Private External Levels Layout

Sheet 1 of 3

60 20 SYSTEM CERTIFICATION CHAS

200 Accredited Contractor Part of Capita plc
00446 1004 Q1/EV

Group Ltd, 2025 JNP Group Internal Project