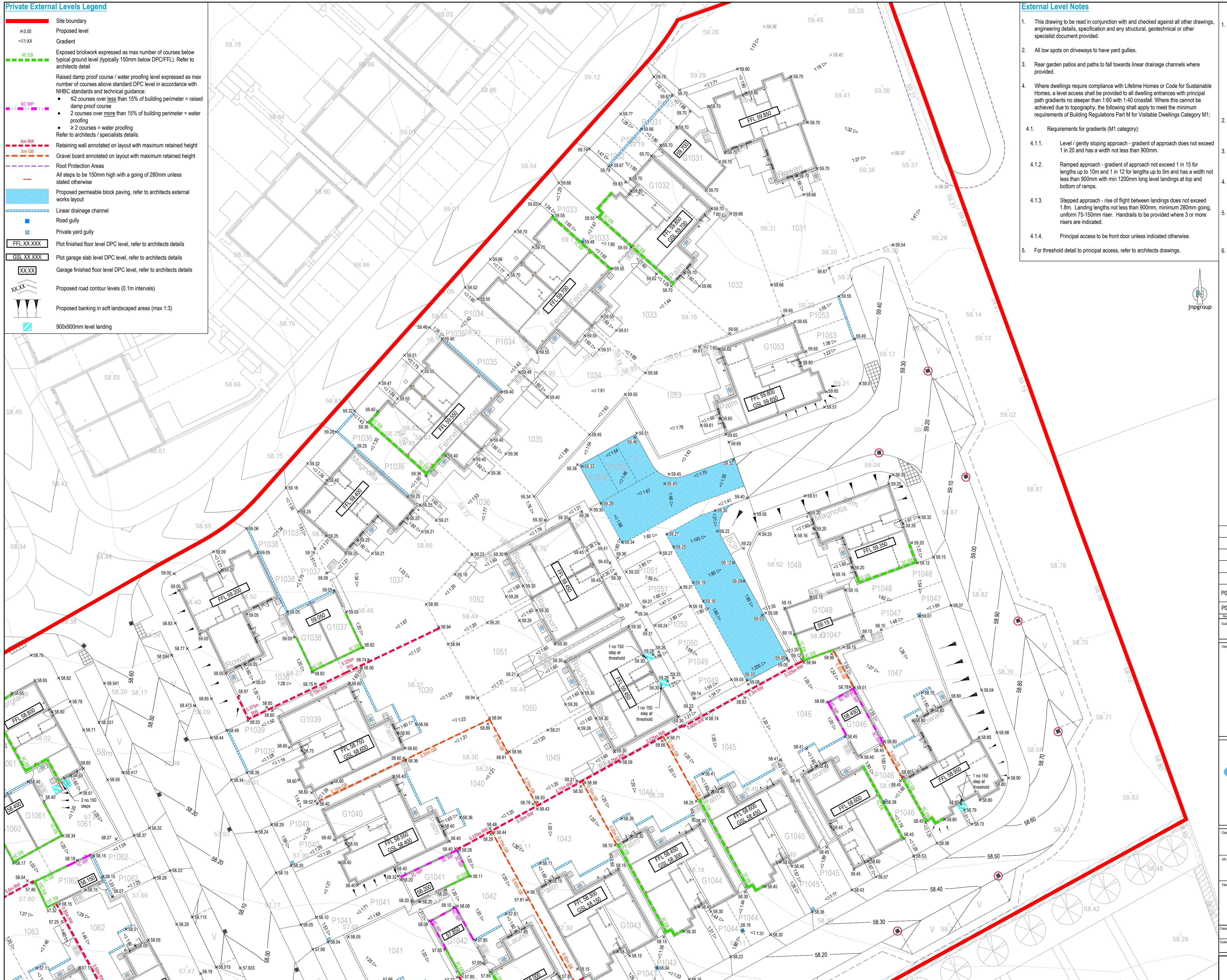


Private External Levels Legend

	Site boundary
×0.00	Proposed level
≤1:XX	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 = raised 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 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.

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 '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 paper drawing(s).

All 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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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.

Date	Description	Drn / Chk
24/07/2025	Levels updated to suit new Road 1 levels (matching existing road). Plots 1062, 1077-1078 and substation floor levels updated.	AK / K
02/05/2025	First Issue	JLN / K

CALA

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

Colt Homes Thomas Ltd

Finchwood Park - Phase 6

Private External Levels Layout
Sheet 2 of 3

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