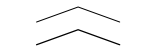
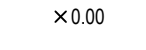




Legend

- | | |
|--|---|
|  | Indicative site boundary |
|  | Indicative plot finished floor level (FFL) |
|  | Indicative road contour levels
(0.1m intervals) |
| $\times 0.00$ | Proposed ground level |
| $\times 0.00$ | Existing ground level |
|  | Proposed permeable block paving |
|  | Proposed banking in soft landscaped areas (max 1:3) |
| $\triangle 1:XX$ | Gradient |
|  | Proposed rain garden |
|  | Channel drain |

Levels Strategy Notes

1. The proposals shown on this drawing are indicative only and subject to detailed design.
2. Impermeable roads and parking bays have been designed to have a minimum gradient of 1:80 and maximum of 1:21. Permeable parking bays have been designed to have a minimum gradient of 1:200 and a maximum of 1:21.
3. The levels strategy is in accordance with the Building Regulations 2010 access to and use of buildings, Volume 2 - buildings other than dwellings.
4. This drawing is a preliminary levels design and as such may be subject to a change of $\pm 0.500\text{m}$ in height.

Temporary 1:3 banking until school land comes forward. School land is subject to separate designs and planning.

Temporary 1:3 banking until school land comes forward. School land is subject to separate designs and planning.

Copenhagen style across junction - cycle path and road to be flush

General Notes

1. 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).
2. All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
3. 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.
4. 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.

Drawing Reference:

- Site layout by Omega Architects ref, 3243.1 A 1005
- Topographical survey by Brunel Surveys Ltd ref, 26212-200-01.
- Existing foul water drainage at Southern bus loop by JNF Group ref, 00386-1100-C-DRA
- Landscape Strategy by CSA Environmental, ref CSA/6689/101

P01	05/07/2024	First Issue	DHASKM
R#r	Date	Description	Dim / Chind / App

S3 - Suitable for Review & Comment

Client Log



Clear

CALA Homes

	Job:
--	------

Neighbourhood Centre, Hogwood

Time:

Levels Strategy

Classification: FI_60_20

Scale @ A1: As Shown



Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	Revision:
C86557-JNP-90-XX-DR-C-7211	P0