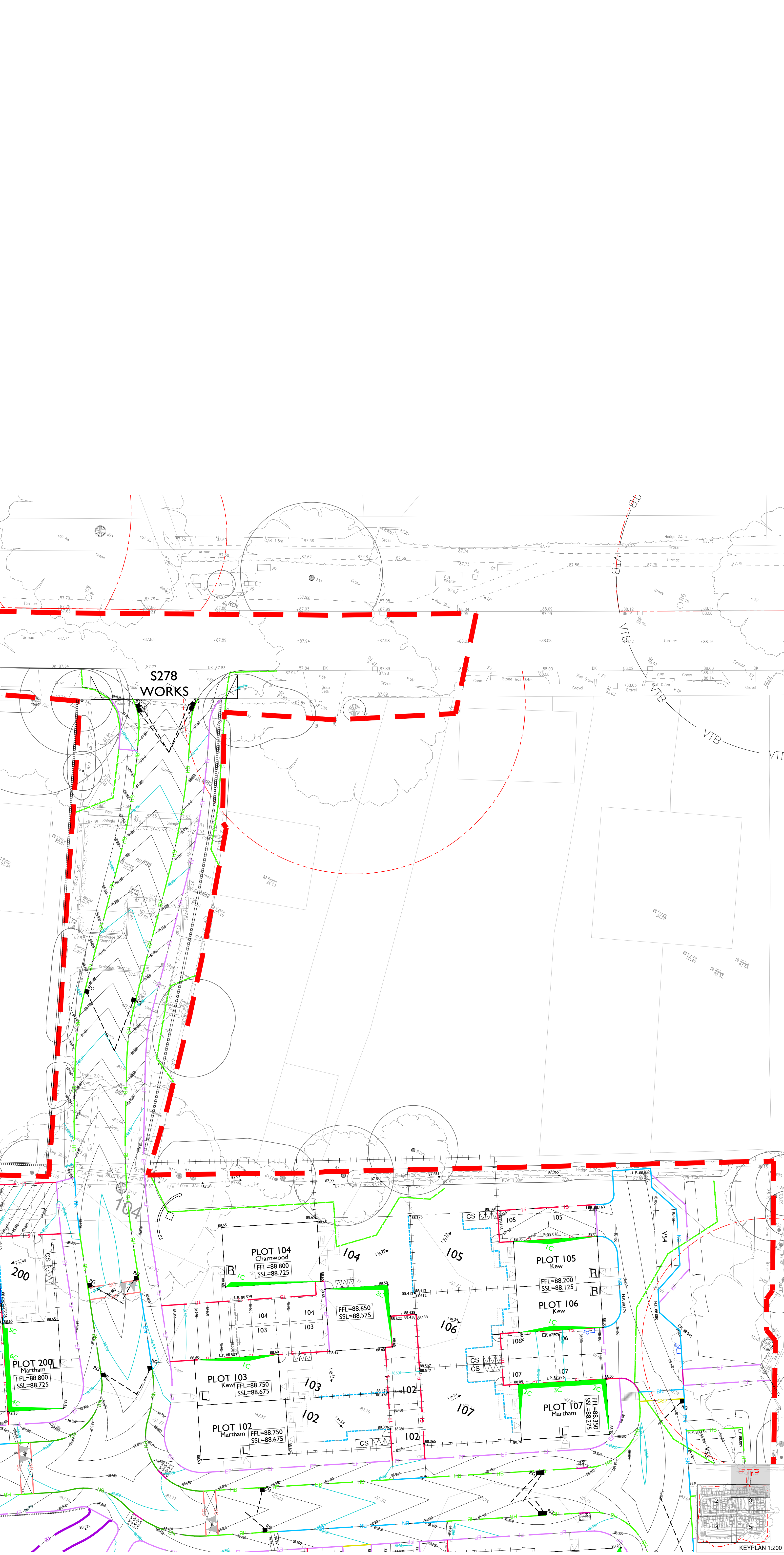




NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. This drawing should be read in conjunction with the Architect's and Structural Engineer's design drawings and specification.
4. Site layout and ancillary drawings received in DWG format from Barratt Southern Counties on 02.05.25.
5. Sub-structure plans have been provided by WADP architects, reference: DP970, date received 30.05.25.
6. House floor construction makeup is 450mm depth consisting of 375mm insulated precast concrete beams and 75mm screed with 150mm min void as confirmed by Barratt Southern Counties via email dated 02.05.25.
7. Garage floor construction makeup is 450mm consisting of 375mm IPCU beams and 75mm screed as confirmed by Barratt Southern Counties via email dated 02.05.25.
8. Level Threshold access with raised DPC to main entrances. Stepped access to rear of houses unless otherwise indicated.
9. This drawing should be read in conjunction with other External Levels Layouts, Adoptable 38 Highways Construction Details (CIV-4218 and 4219), Private Highways Construction Details (CIV-4220), Highways Contours Layouts (CIV-4231 to 4235), External Works Layouts (CIV-4251 to 4255), and Domestic Drainage Layouts (CIV-4351 to 4355).
10. EF Edging to be installed around entire driveway even next to property walls, as per BDW specifications.
11. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO IEP BEFORE WORK BEGINS.

KEY

Site Boundary

Section 278 Works (under separate Design Pack)

FFL = Plot/Garage Finished Floor Level
SSL = Plot/Garage Structural Slab Level

Existing Ground Level

Proposed Ground Level

Indication of Falls

Primary Road Contour

Secondary Road Contour

Primary Driveway / Parking Bay / Footpath Contour

Secondary Driveway / Parking Bay & Footpath Contour

Level / Gently Sloping Access with Level Threshold
(In Accordance With Building Regulations Part M)

Ramped Access with Level Threshold
(In Accordance With Building Regulations Part M)

Steeped Access with Level Threshold
(In Accordance With Building Regulations Part M)

Extra depth exposed brickwork below DPC

Raised DPC Tanking to Architects specific Details

Brickwork Retaining Walls (Maximum retained height indicated)
(Design by Structural Engineer) (Architect to provide detail for railings to be installed where retained height is greater than 600mm)
150, 300 or 450 Concrete Gravel Board
Use of 450mm Concrete Gravel Board subject to confirmation of detail from Structural Engineer

Geo-Wall Retaining Walls (Maximum 500mm retained height indicated)
(Design by Structural Engineer)

Indicative earthworks, actual amount to be determined on site
(Where located with "No Dig" Root Protection Areas, 20-40mm No Fines Stone to BS EN 12324 Fill Material to be used).

Adoptable Bitmac Ramp Construction
(Refer to West Sussex Council drawing no. S278/38/16 Street Furniture - Ramp Feature)

PCC HB2 Kerb (125mm Upstand)

PCC BN Kerb 60mm Upstand (Extent of Transition Kerb to be included within HB upstands)

Marshall's Speedcheck (or similar approved)

PCC BN Dropped Kerb (25mm Upstand at vehicular crossings, 0-6mm Upstand at pedestrian crossings)

PCC EF Edging Laid Flush

PCC EF Edging (15mm Upstand)

Timber Edging (75mm Upstand in Shared Driveway, 25mm Upstand at M4(2) parking bays, laid flush at back of footways)

Square Channel Edging Laid Flush

Tactile Paving

Areas of "No Dig" Road / Parking Bay / Footpath & Footway Construction

Timber VBS with Pedestrian Rail

600mm High Knee Railing at Attenuation Basins

Life Rings & Deep Water Signs at Attenuation Basins

'Aco' Channel or similar

Yard Gully

Concrete Dish Channel

Road Gully

Filter Drain (showing connecting pipe) with final 1.0m section of 100mm perforated UPVC pipe laid to nominal fall.

Root Protection Area

Tree Protection Fencing

SUBJECT TO PLANNING APPROVAL

CDM NOTES

1. EXISTING SERVICES: Depth of existing services must be determined prior to works commencing. The contractor is responsible for establishing underground services in accordance with HSE Guidance note HS (G) 47. Any services which would be within the proposed construction layers must be lowered to below the sub-base.

Any proposed works within Root Protection Areas are subject to supervision and approval by the Arboriculturalist.

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Rev Note

TENDER ISSUE

Scale @ A1:

0 5 10 15 20 25m
Scale 1:500



Project:

Crawley Down Road,
Felbridge

Title:

External Levels Layout
Sheet 1

Client:



Date: JUNE 2025

Drawn by: AD

Checked by: JC

Authorised by: TRS

Drig No: CIV-4401

Rev:

