



- GENERAL NOTES:
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ENGINEERS, ARCHITECTS & SERVICES DRAWINGS, INCLUDING APPROVED BUILDERS WORK DRAWINGS. CONTRACTOR TO NOTIFY ENGINEER OF DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND SPECIFICATIONS OR OTHER DRAWINGS.
  - DO NOT SCALE FROM THIS DRAWING. WORK TO DIMENSIONS OR CO-ORDINATES PROVIDED. ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS OTHERWISE NOTED. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS, SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- STEPS NOTES
- STEPS TO BE UNIFORM WITH A RISE OF 75mm-150mm AND A MINIMUM GOING OF 280mm.
  - STEPS TO HAVE SUITABLE TREAD NOSINGS.
  - NO INDIVIDUAL FLIGHT HAS A RISE OF MORE THAN 1800mm BETWEEN LANDINGS.
  - EVERY FLIGHT HAS A MINIMUM CLEAR WIDTH OF 900mm.
  - TOP AND BOTTOM AND, WHERE NECESSARY, INTERMEDIATE LANDINGS, ARE PROVIDED AND EVERY LANDING HAS A MINIMUM LENGTH OF 900mm.
  - EVERY FLIGHT WITH THREE OR MORE RISERS HAS A SUITABLE HANDRAIL TO ONE SIDE. THIS GRIPPABLE HANDRAIL IS 850-1000MM ABOVE THE PITCH LINE OF THE FLIGHT AND EXTENDS A MINIMUM OF 300MM BEYOND THE TOP AND BOTTOM NOSINGS.
- DRAWING NOTES:
- ALL FFL'S TO BE 150mm HIGHER THAN THE SURROUNDING GROUND LEVEL. BUILDING LEVELS TO LOCALLY RAMP UP 150mm AT THRESHOLD.

- GENERAL KEY:
- PLANNING BOUNDARY
  - SOFTSCAPE
  - WORKS TO EXISTING EMBANKMENT
  - PROPOSED GARAGE (NO INTERNAL ENTRANCE)\*
  - PROPOSED GARAGE (INTERNAL ENTRANCE)\*
- \*GARAGES WITH AN INTERNAL ENTRANCE SHOULD BE SET LOWER THAN THE FFL TO MINIMIZE SPILLAGE RISK.
- LEVELS KEY:
- PROPOSED MAJOR CONTOUR (0.5m)
  - PROPOSED MINOR CONTOUR (0.1m)
  - PROPOSED FINISHED FLOOR LEVEL
  - PROPOSED SURFACE GRADIENT
  - EXISTING LEVEL
  - PROPOSED SPOT LEVEL
  - PROPOSED UNDERBUILD
  - PROPOSED RETAINING WALL
  - PROPOSED FLAG ON EDGE
  - ROAD CENTRE LINE & CHAINAGE REF & LEVEL
  - 2 STEPS REQUIRED\*
- \*STANDARD 150mm STEP AT NON-PRINCIPAL ENTRANCE NOT NOTED ON THE DRAWING.

S2	FOR INFORMATION	26.03.25	WF
Stat	Purpose of Issue	Date	Auth

P01	FIRST ISSUE	MF	26.03.25	WF	WF
Rev	Description	By	Date	Chk'd	Auth



Lynas Engineers  
Suite 3, Cargo Fleet Offices  
Middlesbrough Road  
Middlesbrough  
TS6 6XH  
Tel: +44 (0)1642 720280  
www.lynasengineers.com  
Copyright © Lynas Engineers Limited (2024)

Client

MANDALE HOMES

Project

UPPER HOYLAND, BARNSELY

Title

PROPOSED LEVELS GA

Sheet Size	Original Scale	Designed/Drawn	Checked	Authorised
A1	1:200	MF	WF	WF
Status	Drawing Number	Date	Date	Date
S2	24047-LE-00-ZZ-DR-C-0001	26.03.25	26.03.25	26.03.25
				Rev
				P01