GENERAL NOTES:

1. DO NOT SCALE THIS DRAWING. FOR DISCREPANCIES OR OMISSIONS CONTACT THE ENGINEER PRIOR TO WORK COMMENCING.

2. MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT PROJECT SPECIFICATIONS, CURRENT CODES OF PRACTICE, AND BUILDING REGULATIONS.

3. THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ENGINEER AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

4. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.

5. THIS DRAWING IS TO READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER DESIGN DISCIPLINES.

EXTERNAL WORKS NOTES

This drawing is to be read in conjunction with all other detailed drawings and documents.

1. Levels indicated on dwellings are Finished Floor Levels. Part M access to be provided as indicated.

2. The contractor is to check the relationship between the as-built centreline of the road and the back of footpath, to verify that levels facilitate compliance with Part M access. Any discrepancy with design information is to be confirmed with the client prior to FFL's being set.

3. The exact location and levels of all existing manholes/drainage to be checked prior to site commencement.

4. The contractor is responsible for checking position and level of existing utilities prior to commencement.

5. Levels indicated on site boundaries are generally inferred and should be checked against proposed levels prior to commencement, with any discrepancies being referred to the client for amendment.

6. All Garden Gradients to be a max of 1 in 15.

7. For setting out of dwellings/fencelines and roads please refer to the appropriate drawings. No dimensions are to be taken from this drawing.

EXTERNAL WORKS KEY

- Exposed Brickwork (over and above the standard 2 courses below FFL)
- Tanking (from FFL)
- Double Damp Proof Course
- Retaining Wall
- Gravel Board
- Slab On Edge
- Banking (max 1/3 gradient)
- Yard Gully
- Drainage Channel and Gully
- ACO Gully
- 1 / ??? Garden Gradient
- (3) Steps
- 96.55 Proposed Level

Rev	Description	Date	By	Chkd

Drg Status: Preliminary

Client Name: Harron Homes Yorkshire

Project Name: Great Houghton, Barnsley

Drawing Title: External Works Layout Sheet 2

Scale:	Size:	First Issue Date:	Initial:	Chkd:
1:200	A1	July 21	JA	RAA

Project No:	Drawing No:	Rev:
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