INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE.
ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.

Start TP12: 435270.362 404854.977 139.744
End TP10: 435269.701 404857.648 139.675 2.752



KEY:

- Indicates area of dwelling requiring extra facing brickwork. Depth as indicated.
- Indicates a fence and gravel board retainer. Retained height as indicated. Max retained 300mm.
- Indicates a masonry retaining wall. Retained height as indicated.
- Indicates an embankment. Max gradient 1 in 2 but typically 1 in 3.
- Indicates a flag on edge retainer. Max retained 600mm
- Indicates a Geo Wall retainer. Max retained 1000mm.

DPC — Indicates a higher DPC to architects standard construction details. Note this is required where ever the difference in FFL and external ground level is below 150mm. Note additional higher DPC's may be required from what is indcated on this drawing.

Indicates steps. Steps assumed to have a 150mm riser and 300mm going in accordance with Part M requirements. Where flights of steps have three or more steps a suitable handrail is to be provided. Stairs must have a clear width of 900mm minimum. No flight to exceed 1800mm. Landings to have a minimum length of 900mm.

NOTE: Where retained height exceeds 600mm guardrails are to be provided to retaining wall. Guardrails to be minimum for 1100mm high from finished ground level.
NOTE: Heights indicated to retaining walls are the retained height not the total construction height.

NOTE: The main approach route to each dwelling to have a minimum width of 900mm and a maximum cross fall of 1 in 40 in accordance with Part M.

Indicates minimum 1200mm long level landing adjacent principle access to property in accordance with Part M requirements. Maximum gradient 1 in 60.

NOTE: Ramped approaches to dwellings to comply with the following in accordance with Part M:

- For gradients up to 1:15 - not more than 10m long
- For gradients up to 1:12 - not more than 5m long
- Minimum clear width of 900mm
- Every ramp has a top and bottom landing
- Intermediate landings to be provided between ramps and at changes of direction
- Every landing to be a minimum of 1200mm long

- Indicates a 100mm kerb face to parking bays.
- Indicates transition kerb to parking bays.
- Indicates dropped kerbs to parking bays.
- Indicates the principle access to the property.
- L — Indicates a level access (1:60 or slacker)
- G — Indicates a gently sloping access (1:20 - 1:59)
- R — Indicates a ramped access (1:12 - 1:19)
- S — Indicates a stepped access

NOTES

REV	DESCRIPTION	SIG	CHK	DATE
A	First Issue.			
B	Plot 22 driveway levels and retaining amended.	RJ	CH	14.05.21
C	Revised to suit latest site layout and highway levels.	RJ	CH	21.05.21
D	Raised table omitted.	RJ	CH	24.05.21
E	Buildout moved following comments from BMBC.	PWAH	CH	11.08.2021

DUCHY HOMES

MOUNT VERNON
WOSBOROUGH

EXTERNAL WORKS LAYOUT
SHEET 1 of 2

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SCALE WHEN PLOTTED AT A1	DRAWING STATUS
1:250	PRELIMINARY

DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
RJ	CH	08.04.21	45521/ 118	E