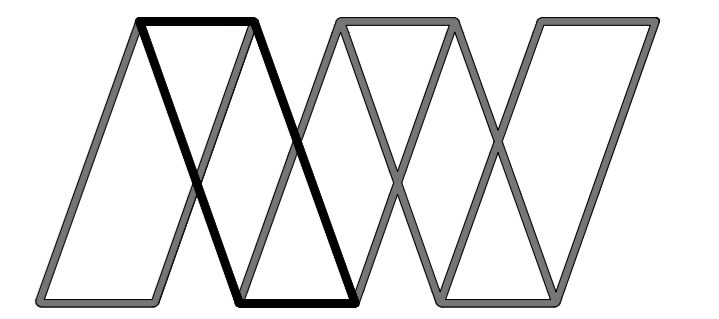


- NOTES:
1. THESE NOTES ARE INTENDED TO ALIGN DRAWINGS AND SPECIFICATIONS; WHERE CONFLICT OF REQUIREMENTS EXISTS THE ORDER OF PRECEDENCE SHALL BE AS SHOWN IN THE SPECIFICATION; OTHERWISE THE STRICTEST PROVISION SHALL GOVERN.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS.
 3. DRAWINGS NOT TO BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE NOTIFIED TO THE ENGINEER AND FURTHER INSTRUCTIONS OBTAINED BEFORE WORK IS COMMENCED.
 4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE AND ENSURE THAT THE BUILDING AND ITS COMPONENTS ARE SAFE DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY TEMPORARY BRACING, CUTS OR TIE DOWNING MECHANISMS NECESSARY. SUCH MATERIAL, REMAINING THE PROPERTY OF THE CONTRACTOR ON COMPLETION, AND FOR ENSURING THAT THE WORK AND ANY ADJACENT PROPERTIES ARE SAFE IN THE TEMPORARY CONDITION.

GENERAL KEY

- DEVELOPMENT BOUNDARY
- MAJOR 0.5m CONTOUR
- MINOR 0.1m CONTOUR
- EXTERNAL WORKS KEY:
- RETAINING WALL WITH RETAINED HEIGHT
- RETAINING ELEMENT TO LANDINGS, WARRS & STERS WITH RETAINED HEIGHT (RAILING SUPPORT AS REQUIRED); ALL DESIGNED AND CHECKED BY OTHERS
- FLAG ON EDGE WITH RETAINED HEIGHT
- GRAVEL BOARD WITH RETAINED HEIGHT
- NOTES: ADDITIONAL FACING BRICKWORK WITH DEPTH VALUE REPRESENTS DEPTH REQUIRED BEYOND THE 300mm DEPTH FROM FFL TO FGL. FOR EXAMPLE: 300/100 DENOTES 300mm ADDITIONAL FACING SQUARES BEYOND FROM FFL TO FGL.
- HIGHER D.P.C. - WHERE EXTERNAL GROUND LEVEL IS LESS THAN 150mm BELOW FFL, D.P.C. DETAILS BY OTHERS
- TANKING - WHERE EXTERNAL GROUND LEVEL IS ABOVE FFL - HEIGHT STATED IS HEIGHT FROM FFL TO EXTERNAL GROUND LEVEL. TANKING TO EXTEND ABOVE EXTERNAL GROUND LEVEL IN ACCORDANCE WITH TANKING MANUFACTURERS RECOMMENDATIONS - TANKING DETAILED BY OTHERS
- PRIVATE GULLY - ROAD GULLY WITH GRADE DADO COVER & FRAME FOR PRIVATE DRIVE
- SPRINKLER CHANDEL - ACCORDANCE TO BS 5739 WITH 0.5% SLOPE, 150mm BUCKET & 150mm DIAMETER OUTLET 0.5A
- PROPOSED LEVEL
- FULL FINISH WITH GRADIENT
- DWELLING FINISHED FLOOR LEVEL
- EXISTING LEVEL
- 3m MINIMUM LEVEL ZONE TO REAR OF DWELLING
- EXTERNAL WORKS NOTES:
- ALL FOOTPATHS TO HAVE 1:40 CROSSFALL
- FOOTPATHS USED FOR WASTE COLLECTION ACCESS TO HAVE MAXIMUM 1:12 LONGITUDINAL GRADIENT
- ACCESS TO PRINCIPAL ENTRANCE OF DWELLINGS:
- ACCESS TO PRINCIPAL ENTRANCE OF DWELLINGS TO BE PROVIDED IN ACCORDANCE WITH APPROVED DOCUMENT PART A, VOLUME 1 OF THE BUILDING REGULATIONS, 2010 EDITION (M1 & M2); BUILDING CONTROL OFFICIALS WILL ASSESS ACCESS TO ALL DWELLINGS (M1 & M2); ALL DWELLINGS CLASSIFIED AS VISITABLE DWELLINGS;
- KEY:
- PRINCIPAL ACCESS INTO PLOT
- LEVEL ACCESS (1:8 GRADIENT OR FLATTER)
- STEPPED ACCESS (1:12 - 1:8 GRADIENT)
- WARRS ACCESS (1:12 - 1:8 GRADIENT)
- STEEP ACCESS (No. of RISERS > RISER HEIGHT)
- PROPOSED LANDINGS TO BE PROVIDED IMMEDIATELY OUTSIDE PRINCIPAL ENTRANCE, LANDING LEVEL TO BE AT FFL WITH 1:8 GRADIENT RAILING FROM DWELLING THRESHOLD
- 90/90mm LANDINGS, 1:6 GRADIENT, TO BE PROVIDED AT TOP AND BOTTOM OF ALL FLIGHTS OF STEPS
- DOWNHILL LANDINGS, 1:6 GRADIENT, TO BE PROVIDED AT TOP AND BOTTOM OF ALL 'WARRS' ACCESSES
- PROVIDE RAILINGS TO STEPPED APPROACHES WHERE 3 OR MORE RISERS ARE PRESENT AND ALSO TO BE ACCORDANCE WITH ADAM
- PROVIDE RAILINGS TO ALL APPROACHES IN ACCORDANCE WITH APPROVED DOCUMENT PART A OF THE BUILDING REGULATIONS, 2010 EDITION WHERE THERE IS A RISK OF FALLING DOWN OR MORE.

P3	UPDATED TO SUIT LATEST SITE PLAN, NORTHERN RETAINING WALLS	26.03.26	MUC	JAG	JAG
P2	UPDATED TO SUIT CLIENT COMMENTS	03.01.25	DC	MJC	JAG
P1	FIRST ISSUE	18.11.24	DC	BC	JAG
Rev	Description	Date	By	Chk	App



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Project:	PROPOSED DEVELOPMENT AT LAND OFF WATERMILL GARDENS, PENISTONE
Client:	MULGRAVE PROPERTY GROUP LTD
Drawing:	PRELIMINARY EXTERNAL LEVELS
Role:	CIVIL ENGINEER
Drawing Status:	FOR APPROVAL
Scale:	As Shown
Job no.:	47480
Project:	MDL - AWP - ZZ - XX - DR - C - 4300
Sheet:	S4
Revision:	P3