

Private External Levels Legend

- Site boundary
- Proposed level
- Gradient
- Existing level to remain
- Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level in accordance with NHBC standards and technical guidance:
 - ≤ 2 courses over less than 15% of building perimeter = raised damp proof course
 - 2 courses over more than 15% of building perimeter = water proofing
 - ≥ 2 courses = water proofingRefer to architects / specialists details.
- Retaining wall annotated on layout with maximum retained height
- Building finished floor level DPC level
- Banking in soft landscaped areas (max 1:3)

External Level Notes

- This drawing to be read in conjunction with drawing M44628-JNP-90-XX-DR-C-2001, M44628-JNP-92-XX-DR-C-2002, M44628-JNP-90-XX-DR-C-2003.
- This drawing to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
- All low spots on driveways to have yard gullies.
- Where dwellings require compliance with Lifetime Homes or Code for Sustainable Homes, a level access shall be provided to all dwelling entrances with principal path gradients no steeper than 1:60 with 1:40 crossfall. Where this cannot be achieved due to topography, the following shall apply to meet the minimum requirements of Building Regulations Part M for Buildings Other than Dwellings Category M1:
 - Requirements for gradients (M1 category):
 - Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
 - Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
 - Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
 - Principal access to be front door unless indicated otherwise.
 - For threshold detail to principal access, refer to architects drawings.

General Notes

- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
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Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

Site Layout based on UrbanEdge Site Plan
Dwg No: 2681-URB-BA-00-DR-A-203910
Date: 21/03/2024

Site Survey provided by
Interlock Surveys
Ref No: 240291
Date: 08/05/2024

Rev	Date	Description	Dim / Chk / Appd
P02	05/06/2024	Retaining walls added to layout	AG / AMc / AMc
P01	30/05/2024	First Issue	AG / AMc / AMc
Suitability			
S4 - Suitable for Stage Approval			



Client	BKUK Group Ltd
Job	Burger King Barnsley
Title	Levels Layout

Classification	FL_60_20
Scale @ A1:	1:200
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	M44628-JNP-90-XX-DR-C-2004
Revision	P02