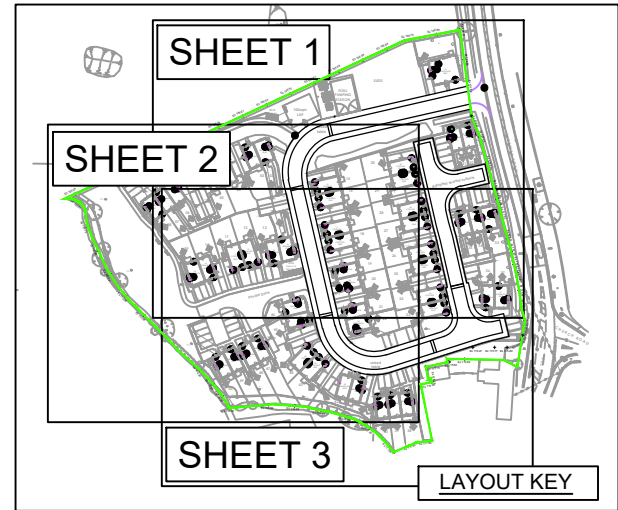
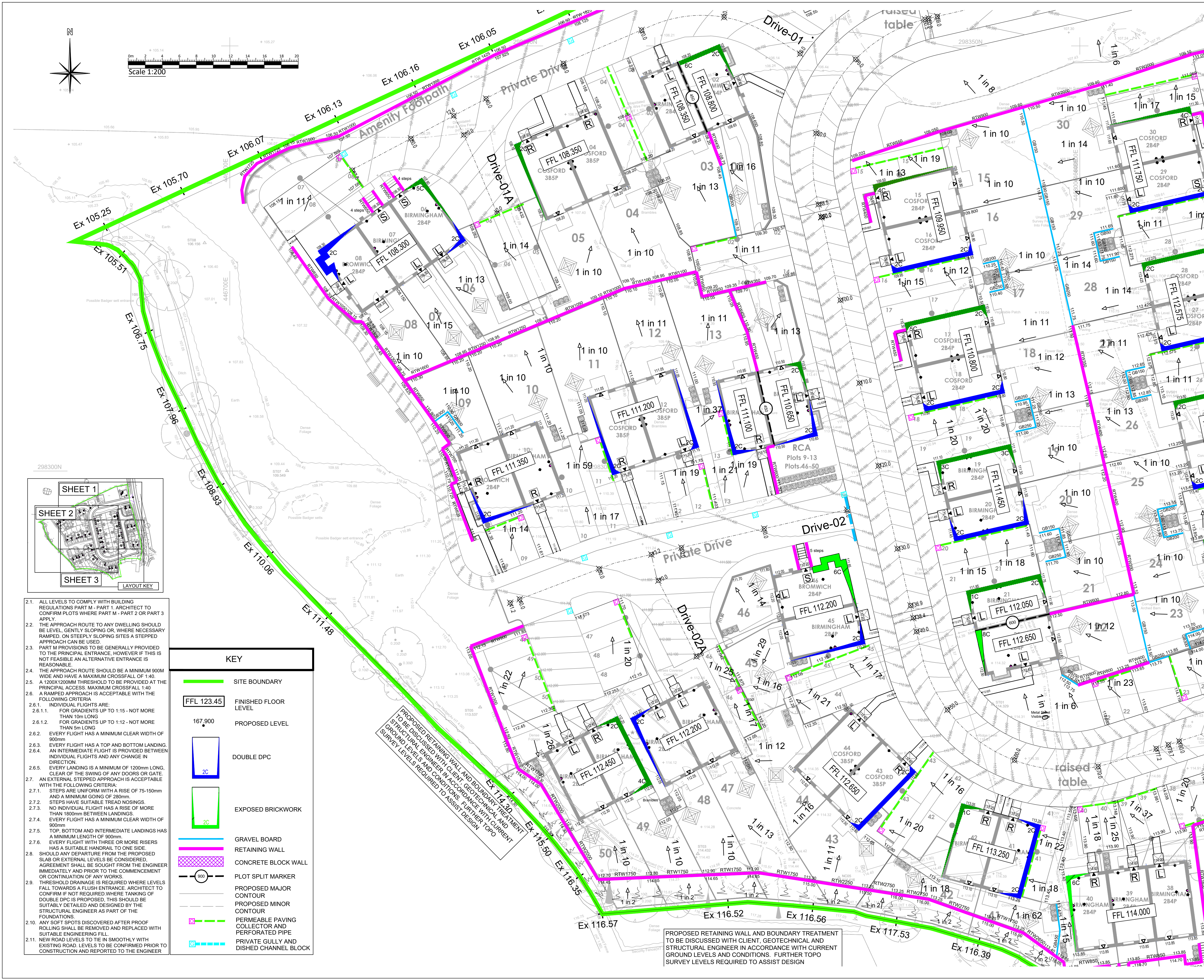




- ALL LEVELS TO COMPLY WITH BUILDING REGULATIONS PART M - PART 1. ARCHITECT TO CONFIRM PLOTS WHERE PART M - PART 2 OR PART 3 APPLY.
- THE APPROACH ROUTE TO ANY DWELLING SHOULD BE LEVEL, GENTLY SLOPING OR, WHERE NECESSARY RAMPED, ON STEEPLY SLOPING SITES A STEPPED APPROACH CAN BE USED.
- PART M PROVISIONS TO BE GENERALLY PROVIDED TO THE PRINCIPAL ENTRANCE, HOWEVER IF THIS IS NOT FEASIBLE AN ALTERNATIVE ENTRANCE IS REASONABLE.
- THE APPROACH ROUTE SHOULD BE A MINIMUM 900mm WIDE AND HAVE A MAXIMUM CROSSFALL OF 1:40.
- A 1200x200mm THRESHOLD TO BE PROVIDED AT THE PRINCIPAL ACCESS. MAXIMUM CROSSFALL 1:40.
- A RAMPED APPROACH IS ACCEPTABLE WITH THE FOLLOWING CRITERIA:
 - INDIVIDUAL FLIGHTS ARE:
 - FOR GRADIENTS UP TO 1:15 - NOT MORE THAN 10m LONG
 - FOR GRADIENTS UP TO 1:12 - NOT MORE THAN 5m LONG
 - EVERY FLIGHT HAS A MINIMUM CLEAR WIDTH OF 900mm
 - EVERY FLIGHT HAS A TOP AND BOTTOM LANDING. AN INTERMEDIATE FLIGHT IS PROVIDED BETWEEN INDIVIDUAL FLIGHTS AND ANY CHANGE IN DIRECTION.
 - EVERY LANDING IS A MINIMUM OF 1200mm LONG, CLEAR OF THE SWING OF ANY DOORS OR GATE.
- AN EXTERNAL STEPPED APPROACH IS ACCEPTABLE WITH THE FOLLOWING CRITERIA:
 - STEPS ARE UNIFORM WITH A RISE OF 75-150mm
 - STEPS 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, BOTTOM AND INTERMEDIATE LANDINGS HAS A MINIMUM LENGTH OF 900mm
 - EVERY FLIGHT WITH THREE OR MORE RISERS HAS A SUITABLE HANDRAIL TO ONE SIDE.
- SHOULD ANY DEPARTURE FROM THE PROPOSED SLAB OR EXTERNAL LEVELS BE CONSIDERED, AGREEMENT SHALL BE SOUGHT FROM THE ENGINEER IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OR CONTINUATION OF ANY WORKS.
- THRESHOLD DRAINAGE IS REQUIRED WHERE LEVELS FALL TOWARDS A FLUSH ENTRANCE. ARCHITECT TO CONFIRM IF NOT REQUIRED WHERE TANKING OF DOUBLE DPC IS PROPOSED. THIS SHOULD BE SUITABLY DETAILED AND DESIGNED BY THE STRUCTURAL ENGINEER AS PART OF THE FOUNDATIONS.
- ANY SOFT SPOTS DISCOVERED AFTER PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE ENGINEERING FILL.
- NEW ROAD LEVELS TO TIE IN SMOOTHLY WITH EXISTING ROAD LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION AND REPORTED TO THE ENGINEER

KEY	
	SITE BOUNDARY
	FINISHED FLOOR LEVEL
	PROPOSED LEVEL
	DOUBLE DPC
	EXPOSED BRICKWORK
	GRAVEL BOARD
	RETAINING WALL
	CONCRETE BLOCK WALL
	PLOT SPLIT MARKER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PERMEABLE PAVING
	COLLECTOR AND PERFORATED PIPE
	PRIVATE GULLY AND DISHED CHANNEL BLOCK

PROPOSED RETAINING WALL AND BOUNDARY TREATMENT TO BE DISCUSSED WITH CLIENT, GEOTECHNICAL AND STRUCTURAL ENGINEER IN ACCORDANCE WITH CURRENT SURVEY LEVELS REQUIRED TO ASSIST DESIGN

PROPOSED RETAINING WALL AND BOUNDARY TREATMENT TO BE DISCUSSED WITH CLIENT, GEOTECHNICAL AND STRUCTURAL ENGINEER IN ACCORDANCE WITH CURRENT GROUND LEVELS AND CONDITIONS. FURTHER TOPO SURVEY LEVELS REQUIRED TO ASSIST DESIGN

GENERAL NOTES

- THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF PCKE GROUP LTD.
- DO NOT SCALE FROM THIS DRAWING.
- ALL DIMENSIONS TO BE CHECKED ON SITE AND CO-ORDINATE WITH RELEVANT ARCHITECT'S DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
- ALL LEVELS IN METRES.
- SIZES HEREON SHALL NOT BE MODIFIED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS & SPECIFICATIONS.
- DRAWING BASED 40963 008L Proposed Layout PROVIDED BY CLIENT 05/12/23
- THE DESIGN DETAILS PRESENTED MUST BE REVIEWED IN CONJUNCTION WITH THE WIDER SITE INFORMATION AND SITE CONSTRAINTS WHICH MAY NOT BE EVIDENT ON DRAWING AND MUST BE REQUESTED IF NOT ALREADY PROVIDED. THIS INCLUDES, BUT NOT LIMITED TO, GROUND CONDITIONS (GEOTECHNICAL AND GEO-ENVIRONMENTAL), GROUNDWATER LEVELS, BURIED SERVICES, REMNANT OBSTRUCTIONS, ECOLOGY, TREE PROTECTION AND TOPOGRAPHY.
- THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, SHOULD ANY ERRORS OR DISCREPANCIES BE FOUND PRIOR TO THE COMMENCEMENT OR CONTINUATION OF ANY WORKS.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND HBC STANDARDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH AND SAFETY AT WORK ACT 1974 AND THE C.D.M. REGULATIONS 2015. THE CONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE, INCLUDING FULL LIAISON WITH THE CDM CO-ORDINATOR, WITHIN THEIR RATES.
- ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
- BEFORE WORK COMMENCES CONTRACTOR SHOULD CONSULT THE ENGINEER AND THE SI REPORT REGARDING ANY CONTAMINATION ISSUES. ALL NECESSARY HEALTH AND SAFETY MEASURES TO BE TAKEN.

P9	RAISED TABLE RAMP LENGTHS AMENDED TO 975mm	NGW	14.10.24	NGW	14.10.24	NGW	14.10.24
P8	RAMP LENGTHS TO RAISED TABLES AMENDED TO 1.625m	NGW	16.07.24	NGW	16.07.24	NGW	16.07.24
P7	EXTERNAL LEVELS AND RETAINING WALL PROPOSALS AMENDED ALONG NORTHERN BOUNDARY	NGW	12.07.24	NGW	12.07.24	NGW	12.07.24
P6	MINOR UPDATE TO PATHS FOR PLOTS FRONTING ROAD 1 DUE TO ROAD WIDTH AMENDMENTS. PUMPING STATION REPOSITIONED TO ACCOMMODATE TANKER VEHICLE TRACKING	NGW	17.04.24	BM	17.04.24	NGW	17.04.24
P5	GRAVEL BOARDS AMENDED TO RETAINING WALL ON BOUNDARY WALL AT PLOTS 1 AND 36	NGW	16.01.24	NGW	16.01.24	NGW	16.01.24
P4	CONTOURS AMENDED ON ROAD 2 IN ACCORDANCE WITH SHARED SURFACE CARRIAGEWAY REQUIREMENTS. LEVEL ACCESS TO REAR PROVIDED AT PLOTS 25, 27, AND 29 DUE TO AMENDED BOP LEVELS ON ROAD 2	NGW	07.12.23	LH	07.12.23	NGW	07.12.23
P3	MINOR AMENDMENTS TO BANKS AND RETAINING WALLS ON NORTHERN, EASTERN AND SOUTHERN BOUNDARIES TO REDUCE RETAINING HEIGHTS	NGW	30.11.23	LH	30.11.23	NGW	30.11.23
P2	EXTERNAL LEVELS UPDATED IN ACCORDANCE WITH LATEST HOUSING LAYOUT AND PROPOSED ROAD AND FINISHED FLOOR LEVELS	NGW	16.11.23	LH	16.11.23	NGW	16.11.23
P1	INITIAL ISSUE.	NB	29.08.23	LH	29.08.23	NGW	29.08.23
REV.	REVISION NOTE/COMMENT	DRW BY	DATE	CK BY	DATE	APP BY	DATE

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Client

TRICAS CONSTRUCTION

Project

**HILL TOP FARM,
EARL SHILTON**

Drawing

**EXTERNAL LEVELS LAYOUT
SHEET 2 OF 3**

Drawn	NB	Date	AUGUST 23
Patrick Parsons Project No.	11681	Scale	@ A1 1:200
Status Description	STAGE APPROVAL		
Drawing No. (project-originate-volume-level-type-role-number)	HTF-PPC-00-XX-DR-C-0602	Revision	P9