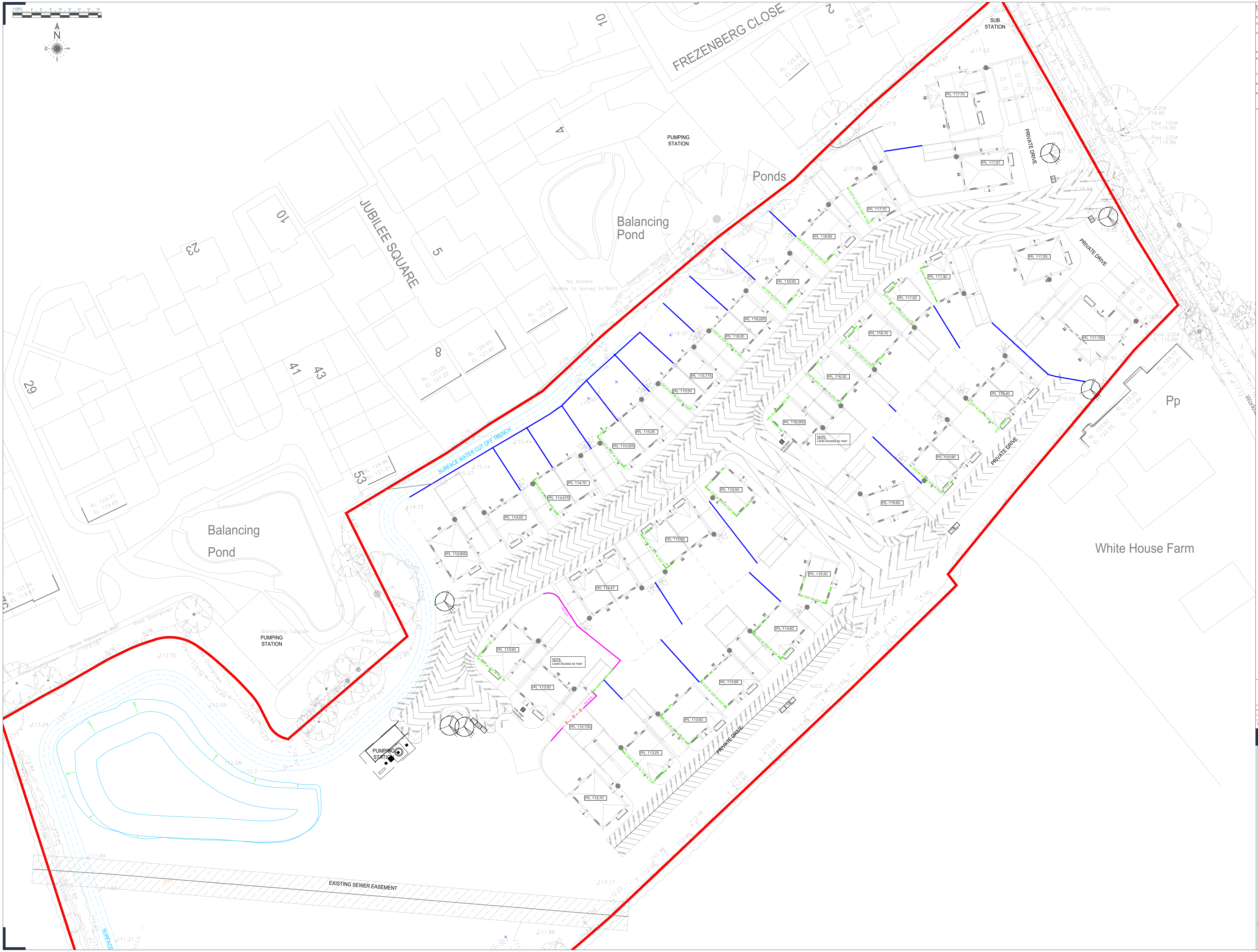

GENERAL NOTES:

1. DO NOT SCALE THIS DRAWING. FOR DISCREPANCIES OR OMISSIONS CONTACT THE ENGINEER PRIOR TO WORK COMMENCING.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING AND ARCHITECT'S DETAILS.
3. MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT PROJECT SPECIFICATIONS, CURRENT CODES OF PRACTICE, AND BUILDING REGULATIONS.
4. 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.
5. THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ENGINEER AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.
6. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, SHOULD ANY ERRORS OR DISCREPANCIES BE FOUND PRIOR TO THE COMMENCEMENT OR CONTINUATION OF ANY WORKS.
7. THIS DRAWING IS TO READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER DESIGN DISCIPLINES.
8. UPON RECEIPT OF THIRD PARTY SUB CONTRACT DESIGN ELEMENTS REQUIRING CHECKING BY OES, A MINIMUM OF FIVE WORKING DAYS ARE REQUIRED FOR RETURN OF RESPONSE.
9. 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 HIS RATES.
10. 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

EXTERNAL LEVEL NOTES:

1. ALL LEVELS TO COMPLY WITH BUILDING REGULATIONS PART M - PART 1. ARCHITECT TO CONFIRM PLOTS WHERE PART M - PART 2 OR PART 3 APPLY.
2. 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.
3. PART M PROVISIONS TO BE GENERALLY PROVIDED TO THE PRINCIPAL ENTRANCE, HOWEVER IF THIS IS NOT FEASIBLE AN ALTERNATIVE ENTRANCE IS REASONABLE.
4. THE APPROACH ROUTE SHOULD BE A MINIMUM 900M WIDE AND HAVE A MAXIMUM CROSSFALL OF 1:40.
5. A 1200X1200MM THRESHOLD TO BE PROVIDED AT THE PRINCIPAL ACCESS. MAXIMUM CROSSFALL 1:40
6. A RAMPED APPROACH IS ACCEPTABLE WITH THE FOLLOWING CRITERIA
   a. INDIVIDUAL FLIGHTS ARE:
   i. FOR GRADIENTS UP TO 1:15 - NOT MORE THAN 10M LONG
   ii. FOR GRADIENTS UP TO 1:12 - NOT MORE THAN 5M LONG
   b. EVERY FLIGHT HAS A MINIMUM CLEAR WIDTH OF 900M
   c. EVERY FLIGHT HAS A TOP AND BOTTOM LANDING.
   d. AN INTERMEDIATE FLIGHT IS PROVIDED BETWEEN INDIVIDUAL FLIGHTS AND ANY CHANGE IN DIRECTION.
   e. EVERY LANDING IS A MINIMUM OF 1200MM LONG, CLEAR OF THE SWING OF ANY DOORS OR GATE.
7. AN EXTERNAL STEPPED APPROACH IS ACCEPTABLE WITH THE FOLLOWING CRITERIA
   a. STEPS ARE UNIFORM WITH A RISE OF 75-150MM AND A MINIMUM GOING OF 280MM.
   b. STEPS HAVE SUITABLE TREAD NOSINGS.
   c. NO INDIVIDUAL FLIGHT HAS A RISE OF MORE THAN 1800MM BETWEEN LANDINGS.
   d. EVERY FLIGHT HAS A MINIMUM CLEAR WIDTH OF 900MM
   e. TOP, BOTTOM AND INTERMEDIATE LANDINGS HAS A MINIMUM LENGTH OF 900MM.
   f. EVERY FLIGHT WITH THREE OR MORE RISERS HAS A SUITABLE HANDRAIL TO ONE SIDE.
8. 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.
9. THRESHOLD DRAINAGE IS REQUIRED WHERE LEVELS FALL TOWARDS A FLUSH ENTRANCE. ARCHITECT TO CONFIRM IF NOT REQUIRED.
10. WHERE TANKING OF DOUBLE DPC IS PROPOSED, THIS SHOULD BE SUITABLY DETAILED AND DESIGNED BY THE STRUCTURAL ENGINEER AS PART OF THE FOUNDATIONS.
11. ANY SOFT SPOTS DISCOVERED AFTER PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE ENGINEERING FILL.
12. NEW ROAD LEVELS TO TIE IN SMOOTHLY WITH EXISTING ROAD. LEVELS TO BE CONFIRMED PRIOR TO CONSTRUCTION AND REPORTED TO THE ENGINEER

KEY

FFL 10.000	Proposed Finished Floor Level
— EXP — EXP —	Brickwork Exposed
RW	Retaining Feature
GB	Gravel Board Retention
— T— T—	Brickwork Tanking

Rev	Date	Amendment	By
P3	19.01.26	Site Layout Amended to include all plots	MK
P2	15.12.25	Tanking shown to garage	ARA
P1	12.12.25	Levels revised to new layout	ARA

PRELIMINARY

OES

Unit 6, Castle Court 1
Castlegate Way,
Dudley, DY1 4RD

Tel: 0121 285 1980
e-mail: info@o-e-s.co.uk
www.oes.engineer

Client
Cameron Homes

Project
Workhouse Lane, Burbage

Title
Preliminary Levels

Date	Drawn	Checked	Approved
04.08.25	SU	CJ	CJ
Scale	Size	Revision	
1:250	A0	P3	

Drawing Number
25110-C001

BIM Number:
-