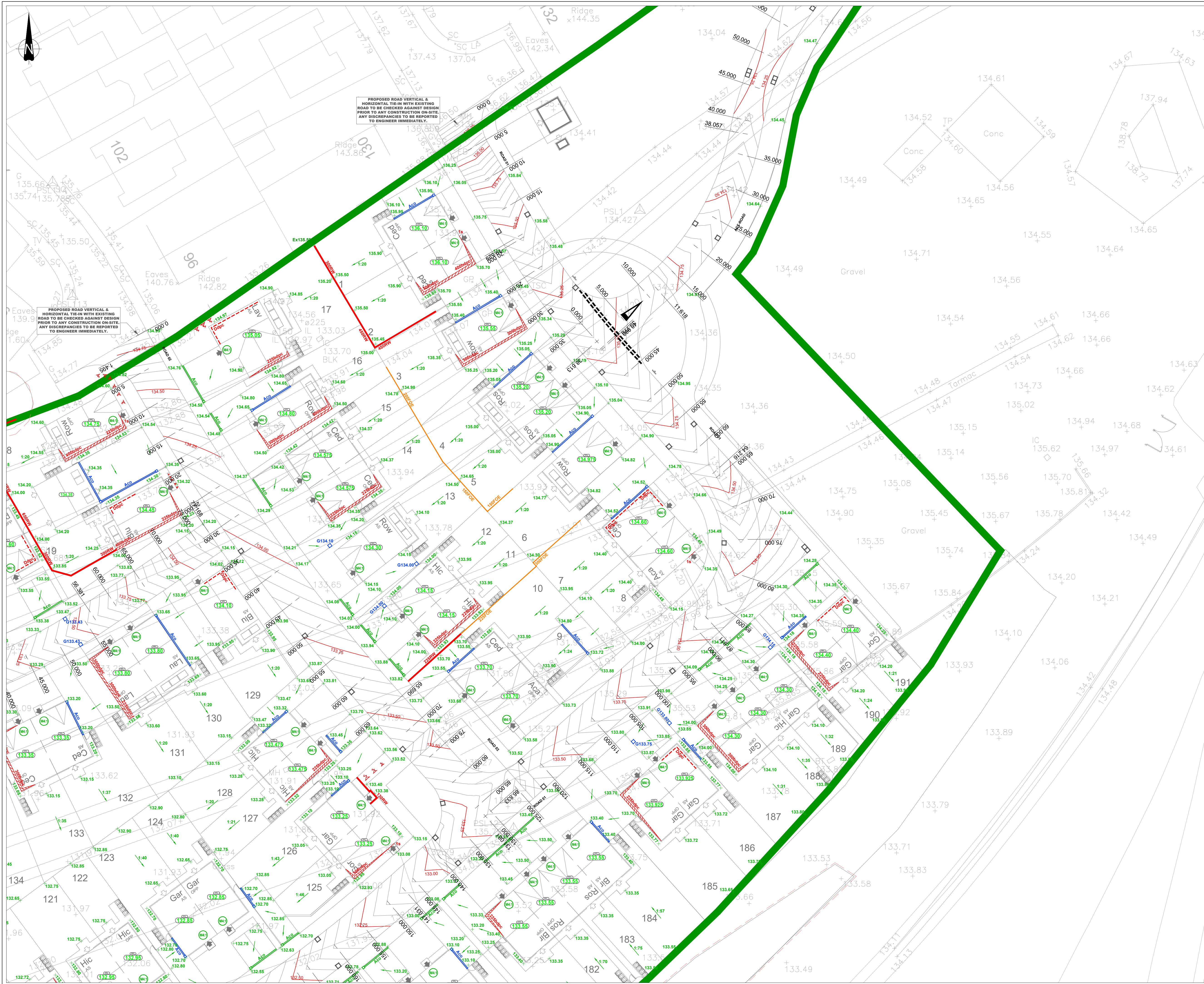




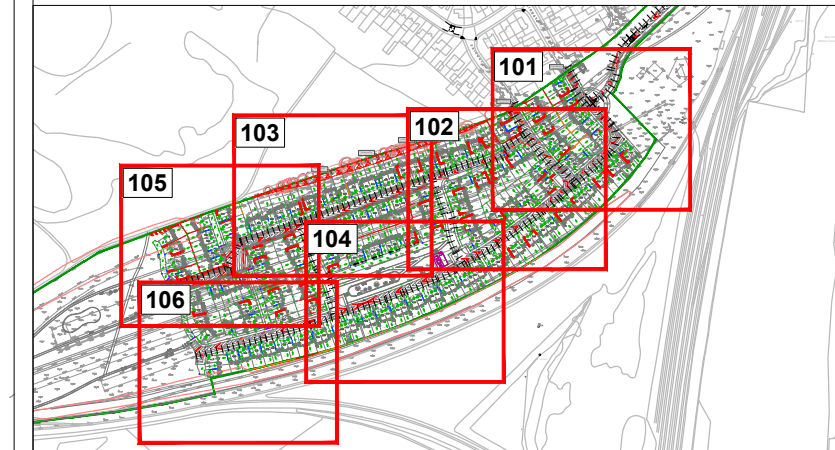
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GENERAL NOTES

- This drawing is to be read in conjunction with relevant architectural and engineering drawings. Any discrepancies between the details shown above and actual on site conditions to be reported immediately to the Engineer prior to commencement of work.
- This drawing is not intended to show details of foundation conditions or ground contaminants. Each type of ground condition is to be investigated by the Contractor and the results of the investigation (including drainage) must be investigated by the Contractor any areas of ground formed for said structures which do not accord with the design specifications to support any structure must be made available as soon as possible to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants should be investigated by the Contractor and the results of the investigation (including drainage) must be investigated by the Contractor any areas of ground formed for said structures which do not accord with the design specifications to support any structure must be made available as soon as possible to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants should be investigated by the Contractor and the results of the investigation (including drainage) must be investigated by the Contractor any areas of ground formed for said structures which do not accord with the design specifications to support any structure must be made available as soon as possible to be immediately notified to the Engineer, where applicable.

EXTERNAL WORKS & FEATURES NOTES

- All retaining structures to be designed by a structural engineer.
- Type of retaining structure to be confirmed by the client.
- Examples of illustrated retaining structures, exposed brickwork below DPC, tanking, and double DPC are shown as indicative only and may vary due to the length of features.
- Retained heights shown are indicative and may vary along the length of features.
- All flat/ parapet or drive gradients shown must provide suitable cross-fall (1:40) to ensure drainage of any surface water.
- All plots have been designed to Part M (Category 1) requirements unless we have been directly instructed by the client, and any necessary measures or necessary requirements should be reported to the engineer immediately prior to construction.
- Any additional Part 4 requirements (i.e. Category 2 or Category 3) must be confirmed of 5 metres in writing prior to commencement of any construction works.
- All proposed shield levels are based on garden gradient illustrated and may vary due to site conditions.
- All rear garden gradients are approximate and may vary due to site conditions.
- The contractor is to ensure that all proposed backlands do not have any access on surrounding infrastructure or buildings regardless of whether they are proposed or existing.
- The contractor is to ensure that all proposed parking bays / access paths are built to the correct standards for retaining features that brackets the required dimensions must be reported to the engineer immediately.



EXTERNAL WORKS LEGEND:		EXTERNAL WORKS	
LEVELS			
	FINISHED FLOOR LEVEL		DOUBLE DAMP PROOF COURSE
	GARAGE FLOOR LEVEL		EXPPOSED BRICKWORK (IN MILLIMETERS BELOW DAMP PROOF COURSE)
	EXTERNAL SPOT LEVEL		TANKING (MILLIMETERS BELOW EXTERNAL LEVEL)
	FALL DIRECTION & GRADIENT		MILLIMETERS BELOW EXTERNAL LEVEL
	PART M CATEGORY INDICATOR		RETAINING WALL (IN MILLIMETERS DIFFERENCE IN MILLIMETERS)
	1) VISITABLE DOWELLINGS		FALL ON EDGE (IN MILLIMETERS DIFFERENCE IN MILLIMETERS)
	2) ACCESSIBLE / ADAPTABLE DOWELLINGS		EXTERNAL LEVEL DIFFERENCE HAS TO BE PROVIDED TO ± 3 TIMES OF MAXIMUM OF ACCESSIBLE AND ADAPTABLE WHEN DIFFERENCE IN FLOOR IS 600MM
	3) WHEELCHAIR USER DOWELLINGS		EMBANKMENT MIN. GRADIENT = 1:1, MAX. GRADIENT = 1:3, ANY BANKS BETWEEN 1:3 TO BE PROVIDED BY GEO-TECHNICAL ENGINEER
DRAINAGE			
	ACO CHANNEL CLASS A DRAIN & GULLY		GENERAL
	ACO CHANNEL CLASS B DRAIN & GULLY		DEVELOPMENT BOUNDARY
	ACO CHANNEL CLASS C DRAIN & GULLY		
	DRIVWAY GULLY & COVER LEVEL		

[illegible]

Drawing Status

CONSTRUCTION
SUBJECT TO CLIENT APPROVAL, AMENDMENTS MAY THEREFORE BE REQUESTED.

Client  **KELLEN**
HOMES

Project	Heywood Road, Castleton, Rochdale
Title	External Levels & Features Plan Sheet 1 of 6



BANNERS GATE

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