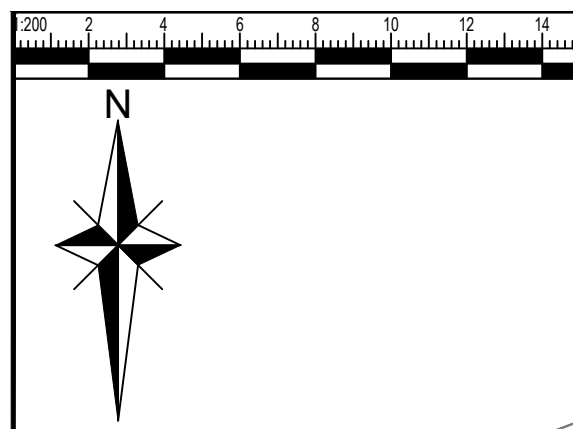




• SURFACE LEVELS TO TIE IN TO EXISTING SITE BOUNDARY LEVELS.
• CONFIRMATION IS REQUIRED FROM ARCHITECT AND/OR LOCAL AUTHORITY ON WHETHER EXISTING BOUNDARY WALLS ARE TO BE RETAINED OR REMOVED.
• ANY BOUNDARY WALL REMOVAL, WILL REQUIRE REINSTATEMENT OF EXISTING HIGHWAY AS PART OF S278 WORKS

• SURFACE LEVELS TO TIE IN TO EXISTING SITE BOUNDARY LEVELS.
• CONFIRMATION IS REQUIRED FROM ARCHITECT AND/OR LOCAL AUTHORITY ON WHETHER EXISTING BOUNDARY WALLS ARE TO BE RETAINED OR REMOVED.
• AWAITING CONFIRMATION FROM CONSERVATION OFFICER, VIA ROCSDALE HIGHWAYS, WITH REGARDS TO BOUNDARY EDGE WORKS ON BROADFIELD STILE SIDE OF THE SITE.

• SURFACE LEVELS TO TIE IN TO EXISTING SITE BOUNDARY LEVELS.
• CONFIRMATION IS REQUIRED FROM ARCHITECT AND/OR LOCAL AUTHORITY ON WHETHER EXISTING BOUNDARY WALLS ARE TO BE RETAINED OR REMOVED.
• ANY BOUNDARY WALL REMOVAL, WILL REQUIRE PARTY WALL AGREEMENT WITH NEIGHBOURING PLOT

• SURFACE LEVELS TO TIE IN TO EXISTING SITE BOUNDARY LEVELS.
• CONFIRMATION IS REQUIRED FROM ARCHITECT AND/OR LOCAL AUTHORITY ON WHETHER EXISTING BOUNDARY WALLS ARE TO BE RETAINED OR REMOVED.
• ANY BOUNDARY WALL REMOVAL, WILL REQUIRE REINSTATEMENT OF EXISTING HIGHWAY AS PART OF S278 WORKS

ANY WORKS UNDERTAKEN PRIOR TO RECEIPT OF TECHNICAL APPROVAL FOR THEIR RESPECTIVE PROPOSALS IS DONE AT THE CONTRACTOR'S OWN RISK.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HBL DRAWINGS ISSUED FOR THIS PROJECT

- EXTERNAL LEVEL NOTES:
- 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 900M WIDE AND HAVE A MAXIMUM CROSSFALL OF 1:40.
 - A 1200X1200MM 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 900M
 - 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 AND A MINIMUM GOING OF 280MM.
 - 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 - 3345m² (0.335ha)
 - PROPOSED FFL LEVELS
 - PROPOSED EXTERNAL LEVEL
 - INDICATIVE SURFACE FALL
 - PROPOSED EMBANKMENT BATTER
 - PROPOSED RETAINING HEIGHT
 - RETAINED EXISTING BOUNDARY WALL
 - SOME REMEDIAL WORKS MAY BE REQUIRED
 - REMOVAL OF EXISTING BOUNDARY WALL
 - NEW BOUNDARY WALL TO BE CONFIRMED BY ARCHITECT
 - BIORETENTION/RAIN GARDENS AREAS/ SUDS PLANTERS

REV	DATE	DRAWN	DESCRIPTION	CHKD	APPRO
P05	02.06.26	JLB	REVISED IN LINE WITH SITE PLAN 1200_K	MS	MS
P04	29.05.26	JLB	PLANNING ISSUE	MS	MS
P03	22.05.26	JLB	REVISED IN LINE WITH SITE PLAN 1200_J	MS	MS
P02	15.04.26	JLB	REVISED BASED ON CLIENT FEEDBACK	MS	MS
P01	09.04.26	JLB	FIRST ISSUE - FOR COMMENTS	MS	MS

STATUS DESCRIPTION FOR REVIEW AND COMMENT STATUS S3

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PROJECT LAND ON DRAKE STREET ROCSDALE

DRAWING TITLE PROPOSED EXTERNAL LEVELS PLAN

CLIENT GREAT PLACES HOUSING GROUP

HBL REF. 11524 DATE 07.04.26 A1 SCALE(S) 1:200

DRAWING No. 11524-HBL-XX-XX-DR-C-5105 REVISION P05