INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE. ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.

NOTES

KEY:

Indicates area of dwelling requiring extra facing brickwork. Depth as indicated.

Indicates a fence and gravel board retainer. Retained height as indicated. Max retained 300mm.

Indicates a masonry retaining wall. Retained height as indicated.

Indicates an embankment. Max gradient 1 in 2 but typically 1 in 3.

Indicates a flag on edge retainer. Max retained 600mm

Indicates a log retainer. Max retained 600mm.

NOTE: Where retained height exceeds 600mm guardrails are to be provided to retaining wall. Guardrails to be minimum for 1100mm high from finished ground level.

NOTE: Heights indicated to retaining walls are the retained height not the total construction height.

DPC — Indicates a higher DPC to architects standard construction details. Note this is required where ever the difference in FFL and external ground level is below 150mm. Note additional higher DPC's may be required from what is indcated on this drawing.

Indicates steps. Steps assumed to have a 150mm riser and 300mm going in accordance with Part M requirements. Where flights of steps have three or more steps a suitable handrail is to be provided. Stairs must have a clear width of 900mm minimum. No flight to exceed 1800mm. Landings to have a minimum length of 900mm.

NOTE: The main approach route to each dwelling to have a minimum width of 900mm and a maximum cross fall of 1 in 40 in accordance with Part M.

Indicates minimum 1200mm long level landing adjacent principle access to property in accordance with Part M requirements. Maximum gradient 1 in 60.

NOTE: Ramped approaches to dwellings to comply with the following in accordance with Part M:

- For gradients up to 1:15 - not more than 10m long
- For gradients up to 1:12 - not more than 5m long
- Minimum clear width of 900mm
- Every ramp has a top and bottom landing
- Intermediate landings to be provided between ramps and at changes of direction
- Every landing to be a minimum of 1200mm long

Indicates a 100mm kerb face to parking bays.

Indicates the principle access to the property.

L — Indicates a level access (1:60 or slacker)

G — Indicates a gently sloping access (1:20 - 1:59)

R — Indicates a ramped access (1:12 - 1:19)

S — Indicates a stepped access

REV	DESCRIPTION	SIG	CHK	DATE
P	Majority of 100mm kerb faces for parking bays have been removed as per comments received from the client. Externals have been updated to suit	BJM	CH	12.10.20
N	Plots 105-110 amended to suit revised road 1 levels.	RJ	CH	11.08.20
M	Road 1 contours updated.	BJM	RB	23.07.20
L	Banking next to road 1 amended to suit latest layout.	BJM	RB	22.07.20
K	Revised to suit latest site layout.	RJ	CH	17.03.20
J	Culvert amended to 900Ø pipe.	RJ	CH	26.02.20
H	Highway levels to visitor parking bays amended to suit Kirklees Highways comments.	RJ	CH	05.02.20
G	Embankment indicated to access road. Gas governor location indicated.	RJ	CH	24.01.20
F	Revised to suit latest site layout.	RH	RJ	14.11.19
E	Revised to suit latest site layout. External works amended to suit.	RJ	CH	24.09.19
A	First Issue.			

BARRATT HOMES YORKSHIRE WEST

PHASE 2, MELTHAM

EXTERNAL WORKS - SHEET 1

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SCALE WHEN PLOTTED AT A1	DRAWING STATUS
1:250	APPROVAL

DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
RJ	CH	18.01.19	41773/024	P