



Do Not Scale

DESIGN REVIEW			
Design review by:	**	Checked by:	**
Residual hazards:			

Health, Safety & Environmental Notes

NOTES

General Notes

Architectural Site Plan
Acanthus WSM
4035.20.1000.P7 - Site Layout

Existing Topographical Survey
Blue Hill topo survey 3D

- All Coordinates relate to Topographical survey coordination
- All Dimension in mm unless notified otherwise
- All Levels in mAOD in relation to Topographical survey coordination unless notified otherwise

Residential External Works

We believe the proposed gradients meet the guidance set out in Building Regulations Part M. If the client's or DDA Consultant's requirements are more onerous Adept should be informed so alterations can be made to comply with their requirements.

Typical Gradients used:-

	Ideal	Steepest	Flattest
Paths/Patios	1/21-1/60	1/12	1/80
Car Parking/Driveways	1/21-1/60	1/12	1/80
Gardens/Landscaping	>1/21	1/10	N/A

All levels around dwellings have been designed with level access to all elevations unless noted with overbuild which is measured from FFL to proposed external levels. Facing brick work will need to be extended down in overbuild areas to ensure engineering bricks or blocks are not visible.

Levels fall away from the dwellings

Retaining Wall Types:
 FOF = Flag on Edge (0-450mm)
 GB = Gravel Board (0-600mm)
 GAB = Gabion Wall (>600mm*)
 RW = Brick Retaining Wall (450-1500mm*)
 RC = Reinforced Concrete Wall (>1000mm*)

* heights shown are typical and certain wall types may not be suitable due to location, loading and ground conditions & Boundary Treatment type

Date	Description	By	Chk	Rev
29.06.23	Plot 24 FFL updated	OCB	JS	P9
20.06.23	Drawing updated to reduce overburden from tank	OCB	JS	P8
19.04.23	Drawing updated following comments from client	OCB	JS	P7
13.04.23	Drawing updated following comments from client	OCB	JS	P6
06.04.23	Drawing updated following comments from client	OCB	JS	P5
10.02.23	Levels / FFLs updated to suit new road vertical alignment	ZJG	JS	P4
07.10.22	Updated following layout change	RLP	JS	P3
19.08.22	Phase 1 only	RLP	JS	P2
15.06.22	Initial Issue	RLP	JS	P1

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Project
 Blue Hills Farm,
 Birkenshaw

Title
 External Levels
 Phase 1, Sheet 1 of 2

Client
Vistry
 Partnerships

Scale @ A1	1:250	Initial author	RLP	Initial checker	JS	Approver	RP	Initial Date	Jun 22
Status	S2	Purpose	Preliminary	Adopt Ref	09.21011	Project Number	09.21011-ACE-00-ZZ-DR-C-3200	Rev.	P9

- Key:**
- Land Ownership Boundary
 - - - Retention < 600mm - Flag on Edge Type 2a & 2b (FOE)
Note: Not to be used within Vehicle influence zone
 - - - Retention < 600mm - Flag on Edge Type 2c & 2d (FOE)
Note: Can be used within Vehicle influence zone
 - - - Retention < 600mm - Gravel Board Type 1a, 1b & 1c(GB)
Note: Not to be used within Vehicle influence zone
 - - - Retention < 1500mm - Cavity Filled Wall Type 3E/4E/5E Retention
Note: Not to be used within Vehicle influence zone
 - - - Retention < 1500mm - Cavity Filled Wall Type 3F/4F/5F Retention
Note: Can be used within Vehicle influence zone
 - Retention > 1500mm - Retaining Wall Type 4a & 4b
 - Retention Contiguous Piled Wall
 - Retention Redi-Rock Wall or similar wall type to Highways approval
 - - - Underbuild
 - - - Overbuild
 - Banking
 - Contours, Minor (0.1m)
 - Contours, Major (0.5m)
 - - - Phase 2 Banking Extents
 - x 256.700m Proposed Spot Elevations
 - x 256.700m Existing Spot Elevations
 - ▨ Gabion Wall