



**KEY:**

- Indicates area of dwelling requiring extra facing brickwork. Depth as indicated.
- Indicates a masonry retaining wall. Retained height as indicated.
- Indicates an embankment. Max gradient 1 in 2 but typically 1 in 3.

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.

- 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 the principle access to the property.
- Indicates a level access (1:60 or slackier)
- Indicates a gently sloping access (1:20 - 1:59)
- Indicates a ramped access (1:12 - 1:19)
- Indicates a stepped access

REV	DESCRIPTION	SIG	CHK	DATE
P01	First issue.	RJ	GH	27.03.2024
P02	Plots 14 and 15 FFL's amended. Tank levels added to suit increased tank depth.	RJ	GH	04.04.2024
P03	Revised to suit latest site layout and tank cover levels.	RJ	GH	29.05.2024
P04	Revised to suit latest site layout.	RJ	GH	03.06.2024

RIVA HOMES

CROFT STREET, BIRKENSRAW

LEVELS APPRAISAL

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ECE PROJECT No	SCALE AT	STATUS	SUITABLE FOR
48785	1:250	S0	Initial

  

DRAWING NUMBER	REV
48785 - ECE - XX - XX - DR - C - 0004	P04

Project Originator Zone Level Type Role Number