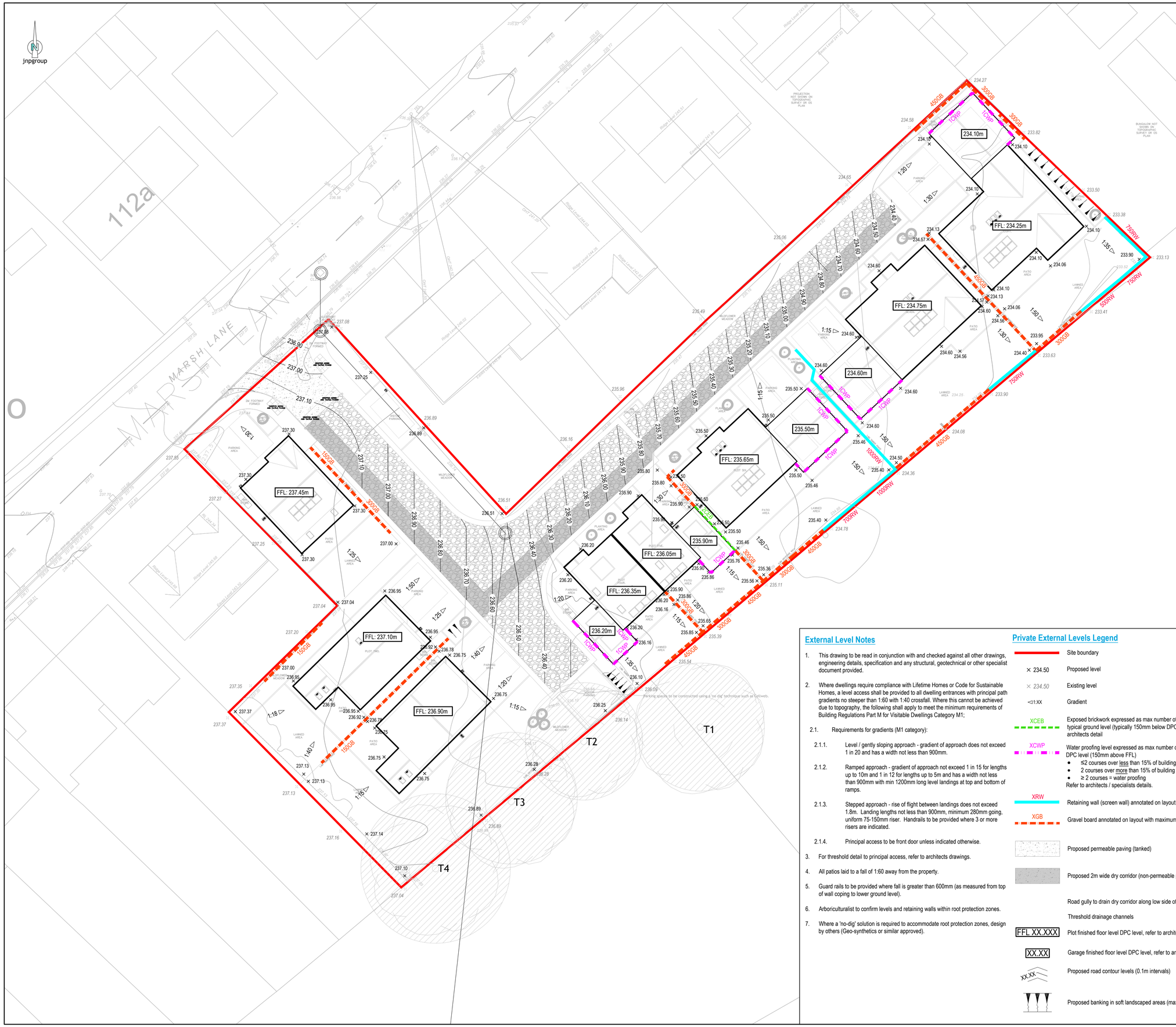

General Notes

1. Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
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6. This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX

This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015

Hazard Ref	Hazard Type (Construction/Maintenance/ Cleaning/Demolition/Adaptation)	Hazard Description	Mitigation Measures/ Residual Risk
1			

External Level Notes

1. This drawing to be read in conjunction with and checked against all other drawings, engineering details, specification and any structural, geotechnical or other specialist document provided.
2. Where dwellings require compliance with Lifetime Homes or Code for Sustainable Homes, a level access shall be provided to all dwelling entrances with principal path gradients no steeper than 1:60 with 1:40 crossfall. Where this cannot be achieved due to topography, the following shall apply to meet the minimum requirements of Building Regulations Part M for Visitable Dwellings Category M1;
   - 2.1. Requirements for gradients (M1 category):
     - 2.1.1. Level / gently sloping approach - gradient of approach does not exceed 1 in 20 and has a width not less than 900mm.
     - 2.1.2. Ramped approach - gradient of approach not exceed 1 in 15 for lengths up to 10m and 1 in 12 for lengths up to 5m and has a width not less than 900mm with min 1200mm long level landings at top and bottom of ramps.
     - 2.1.3. Stepped approach - rise of flight between landings does not exceed 1.8m. Landing lengths not less than 900mm, minimum 280mm going, uniform 75-150mm riser. Handrails to be provided where 3 or more risers are indicated.
     - 2.1.4. Principal access to be front door unless indicated otherwise.
3. For threshold detail to principal access, refer to architects drawings.
4. All patios laid to a fall of 1:60 away from the property.
5. Guard rails to be provided where fall is greater than 600mm (as measured from top of wall coping to lower ground level).
6. Arboriculturalist to confirm levels and retaining walls within root protection zones.
7. Where a 'no-dig' solution is required to accommodate root protection zones, design by others (Geo-synthetics or similar approved).

Private External Levels Legend

- Site boundary
- × 234.50 — Proposed level
- × 234.50 — Existing level
- ◁1:XX — Gradient
- XCEB — Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
- XCWP — Water proofing level expressed as max number of courses above TW standard double DPC level (150mm above FFL)
  - ≤2 courses over less than 15% of building perimeter = raised damp proof course
  - 2 courses over more than 15% of building perimeter = water proofing
  - ≥ 2 courses = water proofing

  Refer to architects / specialists details.
- XRW — Retaining wall (screen wall) annotated on layout with maximum retained height (by JNP)
- XGB — Gravel board annotated on layout with maximum retained height (m)
- Proposed permeable paving (tanked)
- Proposed 2m wide dry corridor (non-permeable paving) for services to be located
- Road gully to drain dry corridor along low side of highway
- Threshold drainage channels
- FFL XX.XXX — Plot finished floor level DPC level, refer to architects details
- XX.XX — Garage finished floor level DPC level, refer to architects details
- XX.XX — Proposed road contour levels (0.1m intervals)
- Proposed banking in soft landscaped areas (max 1:3)

Rev.	Date	Description	Drn / Chk'd / App'd
P02	16/04/2025	Minor updates to site access levels	LC / JTH / SLL
P01	31/03/2025	First issue for comment	LC / JTH / SLL

Suitability: S3 - Suitable for Review & Comment

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Client: Halstead Homes (Yorkshire) Ltd

Job: Marsh Lane, Shepley

Title: External Levels Layout

Classification: FI_60_20

Scale @ A1: 1:250

Project - Originator - Volume/System - Level/Location - Type - Discipline - Number: B26074 - JNP - XX - XX - DR - C - 2003 (Document/Drawing Number)

Revision: P02

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