Stantec

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External Works Key

Item	Symbol
Retaining wall (retained height shown). (edge protection required over 600mm ht)	RW 0.45m
Flag On Edge. Maximum retained height 0.4m. Not to be constructed supporting driveways or highways	FOE
Tanking to specialist details	
Engineering / Facing Brickwork to be shown below FFL	0.375m EXPOSED BWK BELOW FFL
Steps to paths - 300mm Going 150mm Rise (Handrails required to heights over 600mm)	6 Steps
Proposed Finished Floor Level	FFL 157.85
Proposed Ground Level	156.769
Existing Ground Level	156.769
Proposed Garden / Drive Gradient	1:40
Proposed Engineered Batter / Embankment (1:3 Grad Max unless notes otherwise)	
Proposed Finished Road Levels	157.00 / 156.95

Rev	Description	By	Appd	DD.MM.YYYY
P04	SITE LAYOUT UPDATED. VISIBILITY SPLAYS ADDED	JF	MP	10.12.2025
P03	LAYOUT UPDATED. FFL'S PLOTS 05-07 AMENDED	NW	-	15.09.2025
P02	DRAWING NUMBER CHANGED	JF	MP	04.07.2025
P01	INITIAL ISSUE	JF	MP	20.06.2025

Issued/Revision

Dwn.	Dsgn.	Chkd.	DD.MM.YYYY
JF	JF	MP	20.06.2025

Issue Status

S2 - FOR INFORMATION

This document is suitable only for the purpose noted above.
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Client/Project Logo

thirteen
Managing and building homes

Client/Project
THIRTEEN GROUP

HIGHMOOR LANE, CLECKHEATON

Title
EXTERNAL LEVELS PLAN, SHEET 2

Project No.	A1 Scale
39134	1:250

Revision	Drawing No.
P04	BC0942-STA-XX-XX-D-C-2001