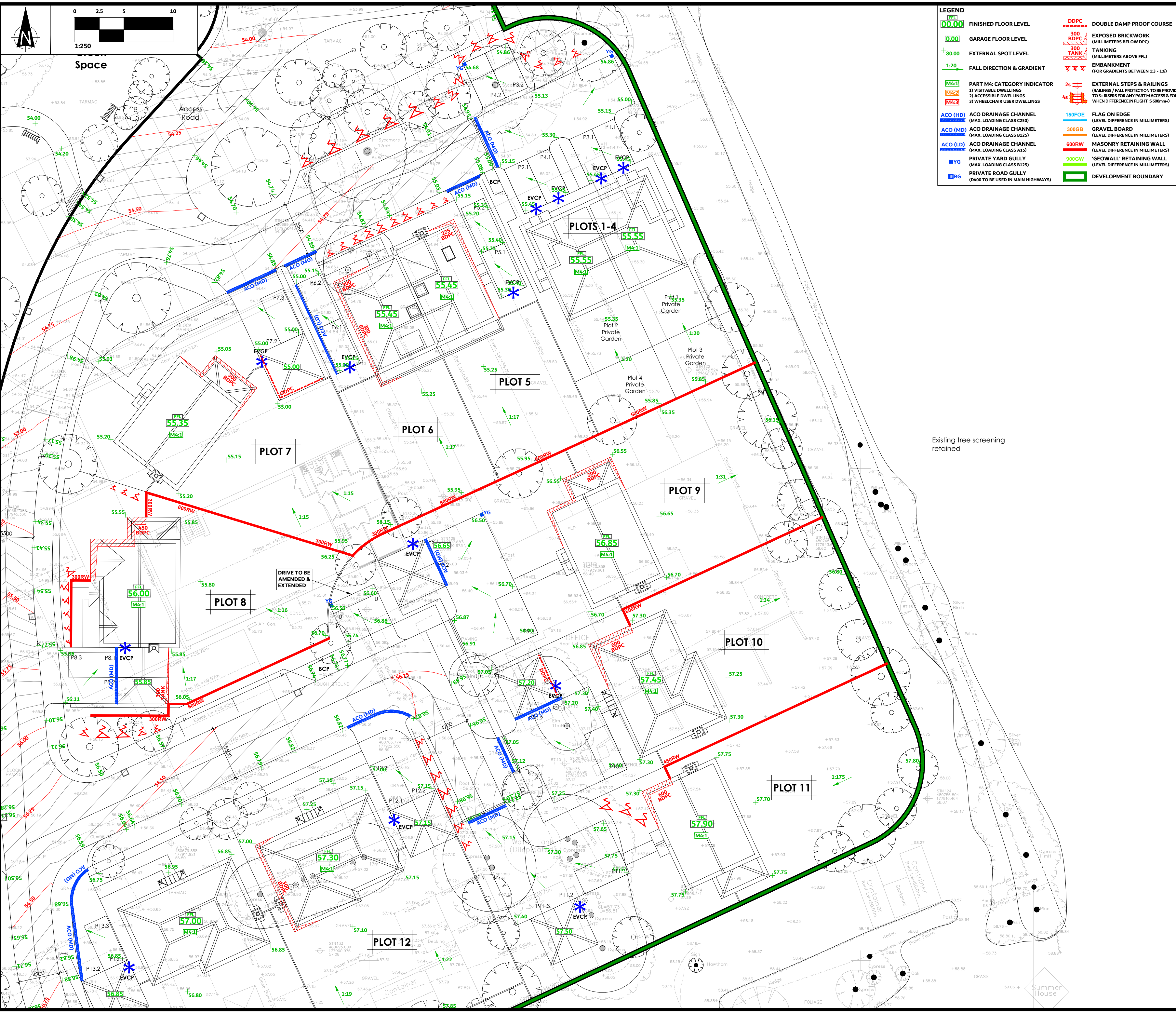
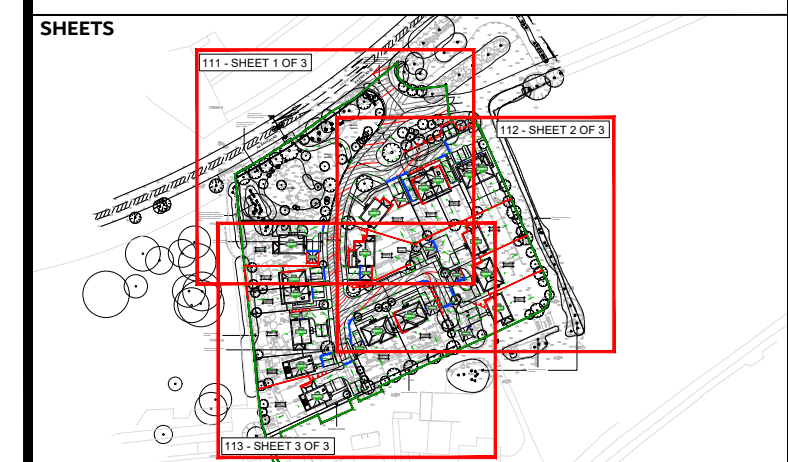


LEGEND	
00.00	FINISHED FLOOR LEVEL
0.00	GARAGE FLOOR LEVEL
+80.00	EXTERNAL SPOT LEVEL
1:20	FALL DIRECTION & GRADIENT
M4.1	PART M4: CATEGORY INDICATOR
M4.2	1) VISITABLE DWELLINGS
M4.3	2) ACCESSIBLE DWELLINGS
M4.3	3) WHEELCHAIR USER DWELLINGS
YG	PRIVATE YARD GULLY (MAX. LOADING CLASS B125)
RG	PRIVATE ROAD GULLY (D400 TO BE USED IN MAIN HIGHWAYS)
---	DOUBLE DAMP PROOF COURSE
---	EXPOSED BRICKWORK (MILLIMETERS BELOW DPC)
---	TANKING (MILLIMETERS ABOVE FFL)
---	EMBANKMENT (FOR GRADIENTS BETWEEN 1:3 - 1:6)
---	EXTERNAL STEPS & RAILINGS (RAILINGS / FALL PROTECTION TO BE PROVIDED TO 3+ RISERS FOR ANY PART M ACCESS & FOR WHEN DIFFERENCE IN FLIGHT IS 600mm)
---	FLAG ON EDGE (LEVEL DIFFERENCE IN MILLIMETERS)
---	GRAVEL BOARD (LEVEL DIFFERENCE IN MILLIMETERS)
---	MASONRY RETAINING WALL (LEVEL DIFFERENCE IN MILLIMETERS)
---	'GEOWALL' RETAINING WALL (LEVEL DIFFERENCE IN MILLIMETERS)
---	DEVELOPMENT BOUNDARY

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- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.
 - ANY DISCREPANCIES BETWEEN THE DETAILS SHOWN AND ACTUAL ON SITE CONDITIONS TO BE REPORTED IMMEDIATELY TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
 - THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCLUDING DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR ANY AREAS OF FORMATION FOR SAID STRUCTURES WHICH DO NOT ACCORD WITH THE ANTICIPATED CONDITIONS AS DESCRIBED IN THE SITE INVESTIGATION REPORT ARE TO BE IMMEDIATELY NOTIFIED TO THE ENGINEER, WHERE APPLICABLE. ANY SUSPECT FLUID GROUND OR GROUND CONTAMINANTS ON OR WITHIN THE GROUND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT. ANY EARTHWORKS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE INVESTIGATED FURTHER BY A SUITABLE GEOTECHNICAL EXPERT.
 - WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. ALL TREES ARE TO BE PLANTED SO AS TO ENSURE THEY ARE A MINIMUM OF 5 METRES FROM BUILDINGS AND 3 METRES FROM DRAINAGE AND SERVICES, WHERE APPLICABLE. A FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE THE PROPOSED TREE PLANTING, WHERE APPLICABLE.
 - ALL RETAINING STRUCTURES TO BE DESIGNED BY A STRUCTURAL ENGINEER.
 - TYPE OF RETAINING STRUCTURE TO BE CONFIRMED BY THE CLIENT.
 - EXTENTS OF ILLUSTRATED RETAINING STRUCTURES, EXPOSED BRICKWORK BELOW DPC, TANKING, AND DOUBLE DPC'S ARE SHOWN AS INDICATIVE ONLY AND MAY VARY DUE TO SITE CONDITIONS.
 - RETAINED HEIGHTS SHOWN ARE INDICATIVE AND MAY VARY ALONG THE LENGTH OF FEATURE.
 - ALL FLAT PATH OR DRIVE GRADIENTS SHOWN MUST PROVIDE SUITABLE CROSS-FALL (1:40) TO ENSURE DRAINAGE OF ANY SURFACE WATER.
 - ALL PLOTS HAVE BEEN DESIGNED TO PART M (CATEGORY 1) REQUIREMENTS UNLESS WE HAVE BEEN DIRECTLY INSTRUCTED BY OUR CLIENT, ANY PLOTS THAT FAIL TO MEET THE NECESSARY REQUIREMENTS SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY, PRIOR TO CONSTRUCTION.
 - ANY ADDITIONAL PART M REQUIREMENTS (I.E. CATEGORY 2 OR CATEGORY 3) MUST BE CONFIRMED TO THE ENGINEER IN WRITING PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.
 - ALL PROPOSED SHED LEVELS ARE BASED ON GARDEN GRADIENT ILLUSTRATED AND MAY VARY DUE TO SITE CONDITIONS.
 - ALL REAR GARDEN GRADIENTS ARE APPROXIMATE AND MAY VARY DUE TO SITE CONDITIONS.
 - THE CONTRACTOR IS TO ENSURE THAT ALL PROPOSED BANKS DO NOT HAVE ANY EFFECT ON SURROUNDING INFRASTRUCTURE OR BUILDINGS REGARDLESS OF WHETHER THEY ARE PROPOSED OR EXISTING.
 - THE CONTRACTOR IS TO ENSURE THAT ALL PROPOSED PARKING BAYS / ACCESS PATHS ARE BUILT TO THE CORRECT DIMENSIONS. ANY RETAINING FEATURES THAT BREACHES THE REQUIRED DIMENSIONS MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - FOR PART M4 (CATEGORY 2 & 3) UNITS, ANY GATE (OR GATEWAY) BETWEEN THE FOOTWAY AND THE MAIN COMMUNAL OR PRIVATE ENTRANCE SHOULD COMPLY WITH THE FOLLOWING:
 - MINIMUM CLEAR OPENING WIDTH OF 850mm
 - MINIMUM 300mm NIB TO THE LEADING EDGE
 - MINIMUM 200mm NIB TO THE FOLLOWING EDGE (CATEGORY 3 ONLY)



REV.	DESCRIPTION	DRN.	CHK.	DATE
Banners Gate EST. 1998				
ARCHITECTURAL DESIGN CIVIL ENGINEERING STRUCTURAL ENGINEERING				
CAVENDISH HOUSE 10-11 BIRMINGHAM STREET HALESOWEN WEST MIDLANDS B63 3HN				
TELEPHONE:		0121 687 1500		
EMAIL:		MAIL@BANNERSGATE.COM		
DRAWING STATUS:				
PLANNING				
CLIENT:				
WESTBOURNE HOMES				
PROJECT TITLE:				
LADDS GARDEN CENTRE BATH ROAD, HARE HATCH				
DRAWING TITLE:				SIZE:
EXTERNAL LEVELS & FEATURES PLAN - SHEET 2 OF 3				A2
SCALE:				1:250
DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
LB	LB	DA	DA	16/06/26
PROJECT NUMBER:		DRAWING NUMBER:		REVISION:
26032		BGC - PL03		/