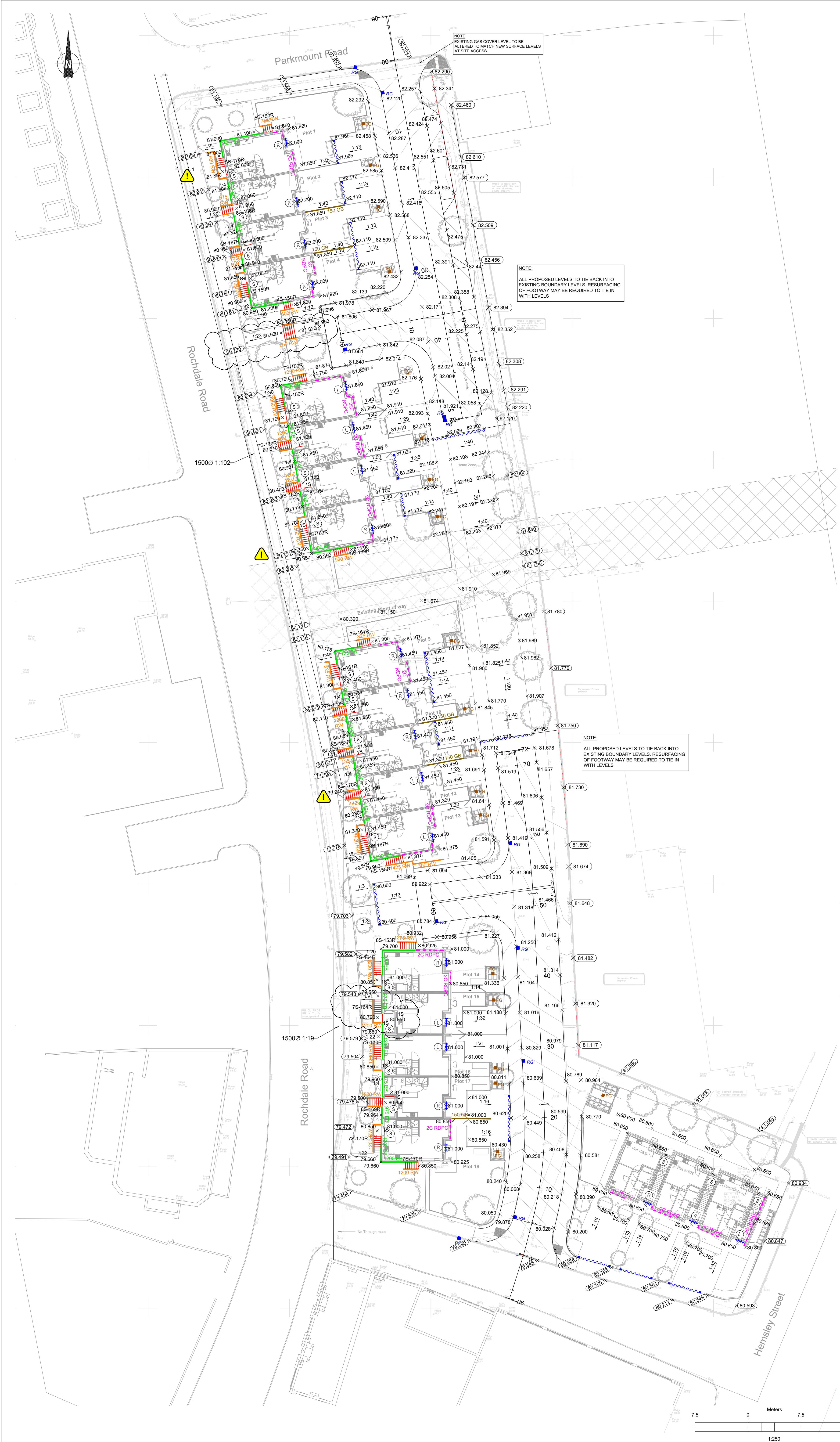




Notes
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- EXTERNAL LEVELS NOTES:**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL OTHER DRAWINGS, ENGINEERING DETAILS, SPECIFICATION AND ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENT PROVIDED.
 - ALL LOW SPOTS ON DRIVEWAYS TO HAVE YARD GULLIES.
 - 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
 - REQUIREMENTS FOR GRADIENTS (M1 CATEGORY):
 - LEVEL APPROACH-GRADIENT OF APPROACH DOES NOT EXCEED 1 IN 20 AND HAS A WIDTH NOT LESS THAN 900mm.
 - RAMPED APPROACH-GRADIENT OF APPROACH NOT EXCEED 1 IN 15 FOR LENGTH UP TO 10M AND 1 IN 12 FOR LENGTHS UP TO 5M AND HAS A WIDTH NOT LESS THAN 900mm WITH LEVEL LANDINGS AT TOP AND BOTTOM OF RAMPS.
 - STEPPED APPROACH-RISE OF FLIGHT BETWEEN LANDINGS DOES NOT EXCEED 1.8m. LANDING LENGTHS NOT LESS THAN 900mm. MINIMUM 280mm GOING, MAXIMUM 170mm RISER. HANDRAILS TO BE PROVIDED WHERE 3 OR MORE RISERS ARE INDICATED. PRINCIPLE ACCESS TO BE FROM FRONT DOOR UNLESS INDICATED OTHERWISE.
 - FOR THRESHOLD DETAIL TO PRINCIPLE ACCESS, REFER TO ARCHITECTS DRAWINGS.
 - ANY EXISTING SERVICE COVERS ARE TO BE ADJUSTED TO SUIT THE LATEST PROPOSED GROUND LEVELS WHERE REQUIRED.

IMPORTANT:
DRAWING PROVIDED FOR INFORMATION ONLY AND IS SUBJECT TO THE FOLLOWING STATUTORY APPROVALS:
- PLANNING APPROVAL
- BUILDING CONTROL
- UNITED UTILITIES APPROVAL
- HIGHWAYS APPROVAL
ALL CONSTRUCTION WORKS PRIOR TO APPROVALS ABOVE WILL BE UNDERTAKEN AT CLIENTS/CONTRACTORS RISK

- LEGEND:**
- 150 EB EXPOSED FACING BRICKWORK (mm) INDICATING MINIMUM REQUIRED, EXCLUDING 150mm (2 COURSES) BELOW FINISHED FLOOR LEVEL. EXTENT SHOWN ON THIS DRAWING IS INDICATIVE ONLY. CONTRACTOR TO CONFIRM EXACT REQUIREMENT.
 - 450 RW MASONRY STRUCTURAL RETAINING WALL - TO BE DESIGNED BY STRUCTURAL ENGINEER
 - 2C RDPC RAISED DAMP PROOF COURSE, EXPRESSED AS MAX. NUMBER OF COURSED ABOVE STANDARD DPC LEVEL.
 - 300 GB CONCRETE GRAVEL BOARD /SLAB ON EDGE (INDICATING MAX HEIGHT)
 - 2S - 170R STEPS (INDICATING NUMBER OF STEPS AND STEP RISER HEIGHT REQUIRED). IF MORE THAN 3 STEPS IS REQUIRED, RAILINGS ARE TO BE PROVIDED.
 - BANKING
 - 65.575 INDICATIVE PROPOSED SPOT LEVEL
 - 65.380 EXISTING SPOT LEVEL
 - 1:80 GRADIENT
 - FFL INDICATIVE FINISHED FLOOR LEVEL
 - PROPOSED ADOPTABLE HIGHWAY GULLY
 - L LEVEL APPROACH
 - R RAMPED APPROACH
 - S STEPPED APPROACH
 - PRIVATE LINEAR DRAINAGE CHANNEL
 - PRIVATE THRESHOLD DRAIN
 - PRIVATE FOUL GULLY
- NOTE:**
ALL ACCESS STEPS TO BE 300mm WIDE AND TO VARY IN DEPTH (MAX 170mm RISE)

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 / Use / Demolition)	Hazard Description	Mitigation Measures/ Residual Risk	
	Construction, Maintenance, Use and Demolition	surveyors unable to trace location/depth of existing 1500da LU sewer, which can have effect on the proposed plot foundations, depending on location/depth of this existing large drain.	APP to highlight major plot construction risk due to unknown location/depth of existing LU sewer. Further Investigation is required prior to construction.	

C01	Updated drawing status & updated site layout. (12/19/24) AEW-XX-DR-A-0506-S2 Proposed Site Plan - Ground Level) - 20/08/24	JSM 27/08/24	ZS 28/08/24	ZS 28/08/24
P10	Updated site layout	JSM 10/07/24	ZS 09/07/24	BD 09/07/24
P09	Updated steps information across site and amendment step note	JSM 10/07/24	ZS 09/07/24	BD 09/07/24
P08	Updated Kerb radius for belmouthe road areas. Revised levels to suit updated plot 15 access layout and updated shared private pedestrian route located behind Road 1 TH.	ZS 10/08/24	BD 11/08/24	BD 11/08/24
P07	Added notes to development access situated off Parkmount road to suit RSA 1/2 comments. (24/04/24).	MD 06/05/24	ZS 10/05/24	ZS 10/05/24
P06	Number of external steps changed to suit Building Regulations	MD 10/04/24	LF 15/04/24	BD 10/04/24
P05	Added pedestrian crossing points to suit Manchester Highways comments (18.03.24)	ZS 26/03/24	ZS 26/03/24	ZS 26/03/24
P04	Added Threshold drains to plots which have level near access. Added hazard identification table with the relevant hazard warning areas. Updated plot access levels across the site.	ZS 11/03/24	BD 11/03/24	BD 11/03/24
P03	Added additional levels and updated plan to suit latest site layout (P02). Raised plots 5-11 by 300mm.	ZS 26/01/24	BD 26/01/24	BD 26/01/24
P02	Updated levels to suit revised road 1 layout and parking area layout for plots 19-24. Updated front access levels for plots 1-18.	ZS 19/06/23	LF 19/06/23	LF 19/06/23
P01	Initial Issue.	LF 26/07/23	ZS 26/07/23	BD 26/07/23
Rev	Details	Author & Date	Checked & Date	Approved & Date



Client
Mosscares St Vincents
Project Name
Parkmount Road, Manchester
Drawing Title
External Levels Plan
Purpose
Construction
Scale
1:250
Original Size
A1
Drawing Number
PV2310-APP-90-XX-DR-C-2400
Drawn
LF
Date
20/07/23
Checked
ZS
Date
26/07/23
Approved
BD
Date
26/07/23
Rev.
C01

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