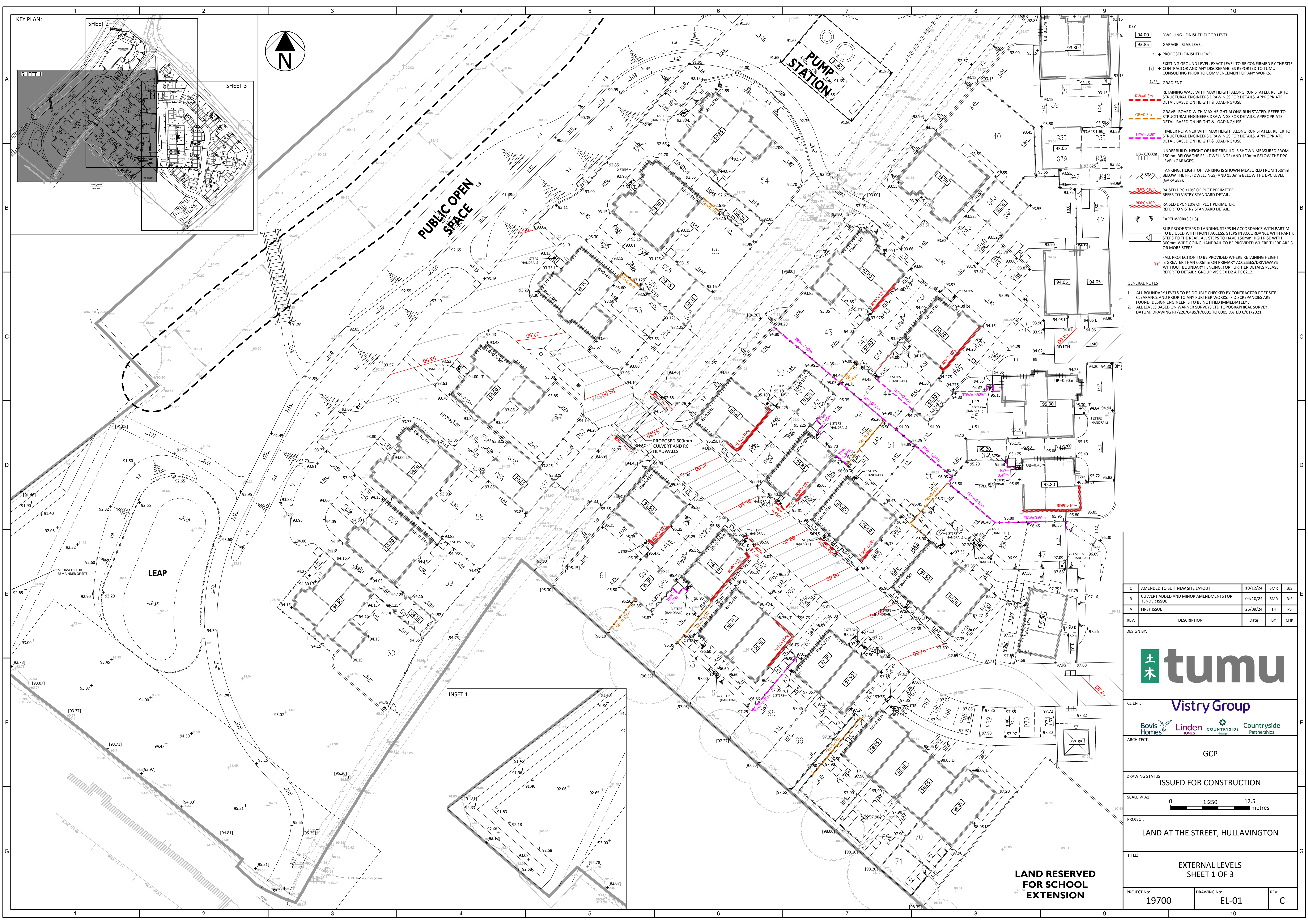


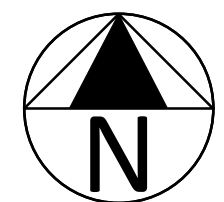


KEY PLAN:

SHEET 1

SHEET 2

SHEET 3



PUBLIC OPEN SPACE

PUMP STATION

LEAP

INSET 1

LAND RESERVED FOR SCHOOL EXTENSION

- KEY**
- 94.00 DWELLING - FINISHED FLOOR LEVEL
 - 93.85 GARAGE - SLAB LEVEL
 - ? + PROPOSED FINISHED LEVEL
 - [7] EXISTING GROUND LEVEL. EXACT LEVEL TO BE CONFIRMED BY THE SITE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO TUMU CONSULTING PRIOR TO COMMENCEMENT OF ANY WORKS.
 - 1:?? GRADIENT
 - RW=0.3m RETAINING WALL WITH MAX HEIGHT ALONG RUN STATED. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS. APPROPRIATE DETAIL BASED ON HEIGHT & LOADING/USE.
 - GB=0.3m GRAVEL BOARD WITH MAX HEIGHT ALONG RUN STATED. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS. APPROPRIATE DETAIL BASED ON HEIGHT & LOADING/USE.
 - TRW=0.3m TIMBER RETAINER WITH MAX HEIGHT ALONG RUN STATED. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DETAILS. APPROPRIATE DETAIL BASED ON HEIGHT & LOADING/USE.
 - UB=X.XXXm UNDERBUILD. HEIGHT OF UNDERBUILD IS SHOWN MEASURED FROM 150mm BELOW THE FFL (DWELLINGS) AND 150mm BELOW THE DPC LEVEL (GARAGES).
 - T=X.XXXm TANKING. HEIGHT OF TANKING IS SHOWN MEASURED FROM 150mm BELOW THE FFL (DWELLINGS) AND 150mm BELOW THE DPC LEVEL (GARAGES).
 - RDPC<10% RAISED DPC <10% OF PLOT PERIMETER. REFER TO VISTRY STANDARD DETAIL.
 - RDPC>10% RAISED DPC >10% OF PLOT PERIMETER. REFER TO VISTRY STANDARD DETAIL.
 - EARTHWORKS (1:3)
 - SLIP PROOF STEPS & LANDING. STEPS IN ACCORDANCE WITH PART M TO BE USED WITH FRONT ACCESS. STEPS IN ACCORDANCE WITH PART K STEPS TO THE REAR. ALL STEPS TO HAVE 150mm HIGH RISE WITH 300mm WIDE GOING HANDRAIL TO BE PROVIDED WHERE THERE ARE 3 OR MORE STEPS.
 - FALL PROTECTION TO BE PROVIDED WHERE RETAINING HEIGHT IS GREATER THAN 600mm ON PRIMARY ACCESS/DRIVEWAYS WITHOUT BOUNDARY FENCING. FOR FURTHER DETAILS PLEASE REFER TO DETAIL : GROUP VIS 5 EX D2 A FC D212

- GENERAL NOTES**
- ALL BOUNDARY LEVELS TO BE DOUBLE CHECKED BY CONTRACTOR POST SITE CLEARANCE AND PRIOR TO ANY FURTHER WORKS. IF DISCREPANCIES ARE FOUND, DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
 - ALL LEVELS BASED ON WARNER SURVEYS LTD TOPOGRAPHICAL SURVEY DATUM, DRAWING R7/220/0485/P/0001 TO 0005 DATED 6/01/2021.

C	AMENDED TO SUIT NEW SITE LAYOUT	10/12/24	SMR	BIS
B	CULVERT ADDED AND MINOR AMENDMENTS FOR TENDER ISSUE	04/10/24	SMR	BIS
A	FIRST ISSUE	26/09/24	TH	PS
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:



CLIENT: Vistry Group



ARCHITECT: GCP

DRAWING STATUS: ISSUED FOR CONSTRUCTION

SCALE @ A1: 0 1:250 12.5 metres

PROJECT: LAND AT THE STREET, HULLAVINGTON

TITLE: EXTERNAL LEVELS SHEET 1 OF 3

PROJECT No: 19700 DRAWING No: EL-01 REV: C