


















INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE. ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.

NOTES

KEY:

-  Indicates area of dwelling requiring extra facing brickwork. Depth as indicated.
-  Indicates a fence and gravel board retainer. Retained height as indicated. Max retained 300mm.
-  Indicates a masonry retaining wall. Retained height as indicated.
-  Indicates an embankment. Max gradient 1 in 2 but typically 1 in 3.
-  Indicates a flag on edge retainer. Max retained 600mm
-  Indicates a log retainer. Max retained 600mm.
-  DPC
NOTE: Where retained height exceeds 600mm guardrails are to be provided to retaining wall. Guardrails to be minimum for 1100mm high from finished ground level.
-  Indicates steps. Steps assumed to have a 150mm riser and 300mm going in accordance with Part M requirements. Where flights of steps have three or more steps a suitable handrail is to be provided. Stairs must have a clear width of 900mm minimum. No flight to exceed 1800mm. Landings to have a minimum length of 900mm.
NOTE: The main approach route to each dwelling to have a minimum width of 900mm and a maximum cross fall of 1 in 40 in accordance with Part M.
-  Indicates minimum 1200mm long level landing adjacent principle access to property in accordance with Part M requirements. Maximum gradient 1 in 60.
NOTE: Ramped approaches to dwellings to comply with the following in accordance with Part M:
 - For gradients up to 1:15 - not more than 10m long
 - For gradients up to 1:12 - not more than 5m long
 - Minimum clear width of 900mm
 - Every ramp has a top and bottom landing
 - Intermediate landings to be provided between ramps and at changes of direction
 - Every landing to be a minimum of 1200mm long
-  Indicates a 100mm kerb face to parking bays.
-  Indicates the principle access to the property.
-  Indicates a level access (1:60 or slacker)
-  Indicates a gently sloping access (1:20 - 1:59)
-  Indicates a ramped access (1:12 - 1:19)
-  Indicates a stepped access

A	First Issue.			
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REV	DESCRIPTION	SIG	CHK	DATE
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ONGO HOMES LIMITED

WARLEY ROAD, SCUNTHORPE

EXTERNAL WORKS



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SCALE WHEN PLOTTED AT A1		DRAWING STATUS	
1:200		PRELIMINARY	

DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
CJH	AA	20/05/2022	46663/009	A



STN02
X 460023.822
Y 469210.215
Z 26.764