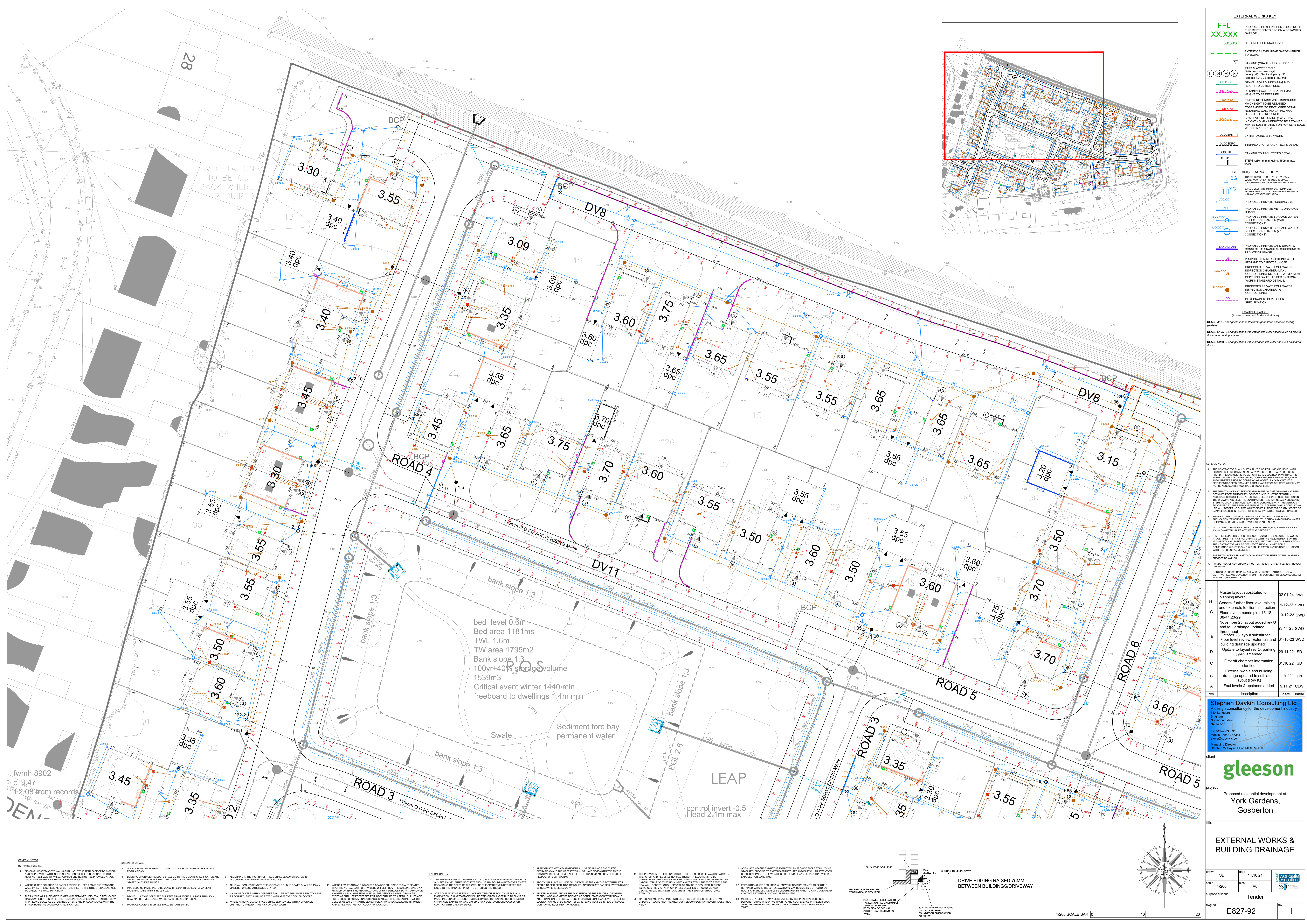




EXTERNAL WORKS KEY

FFL
XX.XXX
XX.XXX
DESIGNED EXTERNAL LEVEL

EXTENT OF LEVEL REAR GARDEN PRIOR TO SLOPE

BANKING (GRADIENT EXCEEDS 1:10)

PART M ACCESS TYPE

Level (100), Gravel (100), Retaining (100), Slope (100)

GRAVEL BOARD INDICATING MAX HEIGHT TO BE RETAINED

RETAINING WALL INDICATING MAX HEIGHT TO BE RETAINED

TIMBER RETAINING WALL INDICATING MAX HEIGHT TO BE RETAINED

TOWERING (TO DEVELOPER DETAIL) RETAINING WALL INDICATING MAX HEIGHT TO BE RETAINED

LOW LEVEL RETAINING (0.40 - 0.75m) INDICATING MAX HEIGHT TO BE RETAINED MAY BE SUBSTITUTED FOR GRASS/SLAB EDGE WHERE APPROPRIATE

EXTRA FACING BRICKWORK

STEPPED DPC TO ARCHITECT'S DETAIL

TANKING TO ARCHITECT'S DETAIL

STEPS (200mm min. going, 150mm max. rise)

BUILDING DRAINAGE KEY

BG

YG

PROPOSED PRIVATE METAL DRAINAGE CHANNEL

PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)

PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (>3 CONNECTIONS)

PROPOSED PRIVATE LAND DRAIN TO CONNECT TO GRANULAR SURROUND OF PRIVATE DRAINAGE

PROPOSED BK KERB EDGING WITH UPSTAND TO DIRECT RUN OFF

PROPOSED PRIVATE FOUA WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS) INSTALLED AT MINIMUM DEPTH BELOW FFL AS PER EXTERNAL WORKS STANDARD DETAILS

PROPOSED PRIVATE FOUA WATER INSPECTION CHAMBER (>3 CONNECTIONS)

SLOT DRAIN TO DEVELOPER SPECIFICATION

LOADING CLASSES
(Access covers and surface drainage)

CLASS A15 - For applications with limited vehicle access such as private drives and parking spaces

CLASS B125 - For applications with limited vehicle access such as private drives and parking spaces

CLASS C200 - For applications with increased vehicle use such as shared drives

- GENERAL NOTES**
1. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 2. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 3. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 4. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 5. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 6. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 7. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 8. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 9. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
 10. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.

rev	description	date	initial
I	Master layout substituted for planning layout	02.01.24	SWD
H	General further floor level raising and external to client instruction	19.12.23	SWD
G	Floor level amends plots 15-18, 38-41, 23-20	13.12.23	SWD
F	November 23 layout added rev U and foul drainage updated	23.11.23	SWD
E	October 23 layout substituted. Floor level review. External and building drainage updated	31.10.23	SWD
D	Update to layout rev O, parking 50-62 amended	20.11.22	SD
C	First off chamber information clarified	31.10.22	SD
B	External works and building drainage updated to suit layout (Rev K)	1.9.22	EN
A	Foul levels & upstands added	9.11.21	CLW

Stephen Daykin Consulting Ltd
A design consultancy for the development industry
31A Longcroft
Birmingham
B15 1JF
Tel: 0121 708 5501
Fax: 0121 708 70381
www.daykin.co.uk
Stephen W Daykin I Eng MICE MCHT

gleeson

client

project

Proposed residential development at
York Gardens,
Gosberton

title

EXTERNAL WORKS & BUILDING DRAINAGE

drawn

SD

date

14.10.21

scale

1/200

notes

A0

purpose of issue

Tender

reg no.

E827-92

rev.

I

EXTERNAL WORKS & BUILDING DRAINAGE

drawn

SD

date

14.10.21

scale

1/200

notes

A0

purpose of issue

Tender

reg no.

E827-92

rev.

I

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
2. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
3. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
4. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
5. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
6. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
7. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
8. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
9. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
10. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.

BUILDING DRAINAGE

1. ALL BUILDING DRAINAGE IS TO COMPLY WITH BS8001 AND PART B BUILDING REGULATIONS.
2. BUILDING DRAINAGE PRODUCTS SHALL BE TO THE CLIENT'S SPECIFICATION AND STANDARDS. PIPES SHALL BE 100mm DIAMETER UNLESS OTHERWISE STATED ON THE DRAWINGS.
3. PIPE BEDDING MATERIAL IS TO BE CLASS B 100mm THICKNESS. GRANULAR MATERIAL TO BE 100mm THICKNESS.
4. MANHOLE COVERS IN DRIVES SHALL BE TO BS801.
5. MANHOLE COVERS IN DRIVES SHALL BE TO BS801.
6. MANHOLE COVERS IN DRIVES SHALL BE TO BS801.
7. MANHOLE COVERS IN DRIVES SHALL BE TO BS801.
8. MANHOLE COVERS IN DRIVES SHALL BE TO BS801.
9. MANHOLE COVERS IN DRIVES SHALL BE TO BS801.
10. MANHOLE COVERS IN DRIVES SHALL BE TO BS801.

GENERAL SAFETY

1. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
2. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
3. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
4. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
5. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
6. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
7. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
8. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
9. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.
10. THE CONTRACTOR SHALL CHECK ALL THEING FOR LINE AND LEVEL WITH THE EXISTING SURFACE AND RECORD ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.

APPROPRIATE METHOD STATEMENTS MUST BE IN PLACE FOR THESE OPERATIONS AND THE OPERATIONS MUST BE DEMONSTRATED TO THE PRINCIPAL DESIGNER EVIDENCE OF THEIR TRAINING AND COMPETENCE IN RESPECT OF SUCH WORK.

ADDITIONAL RISKS INCLUDE FALLS FROM HEIGHT AND THE POTENTIAL FOR SEVERE INJURY OR DEATH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MITIGATING THESE RISKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MITIGATING THESE RISKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MITIGATING THESE RISKS.

THE PROVISION OF EXTERNAL STRUCTURES REQUIRES EXCAVATION WORK IN TRENCHES AND REQUIRES NORMAL TRENCH PRECAUTIONS TO BE UNDERSTOOD. THE PROVISION OF EXTERNAL STRUCTURES REQUIRES EXCAVATION WORK IN TRENCHES AND REQUIRES NORMAL TRENCH PRECAUTIONS TO BE UNDERSTOOD. THE PROVISION OF EXTERNAL STRUCTURES REQUIRES EXCAVATION WORK IN TRENCHES AND REQUIRES NORMAL TRENCH PRECAUTIONS TO BE UNDERSTOOD.

PRECAUTIONS ARE REQUIRED WHEN WORKING IN PROBABILITY TO EXISTING RETAINED MATURE TREES. EXCAVATION MAY DESTROY MATURE STRUCTURAL ROOTS AND SHOULD BE IDENTIFIED BY HAND TO AVOID OVERHEAD CONTACT BETWEEN PLANT AND TREE BRANCHES.

MATERIALS AND PLANT MUST NOT BE STORED ON THE HIGH SIDE OF AN EXISTING SLOPE AND THE AREA MUST BE GUARDED TO PREVENT FALLS FROM HEIGHT.

FINISHED FLOOR LEVELS

DRIVE EDGING RAISED 75MM BETWEEN BUILDINGS/DRIVEWAY

UNDERPINNING TELESCOPIC VENTILATION IS REQUIRED

50 x 100mm TYPE E/F PC EDGING ON 100mm CONCRETE. POLYURETHANE UNDERPINNING AS SHOWN

1/200 SCALE BAR

10

20