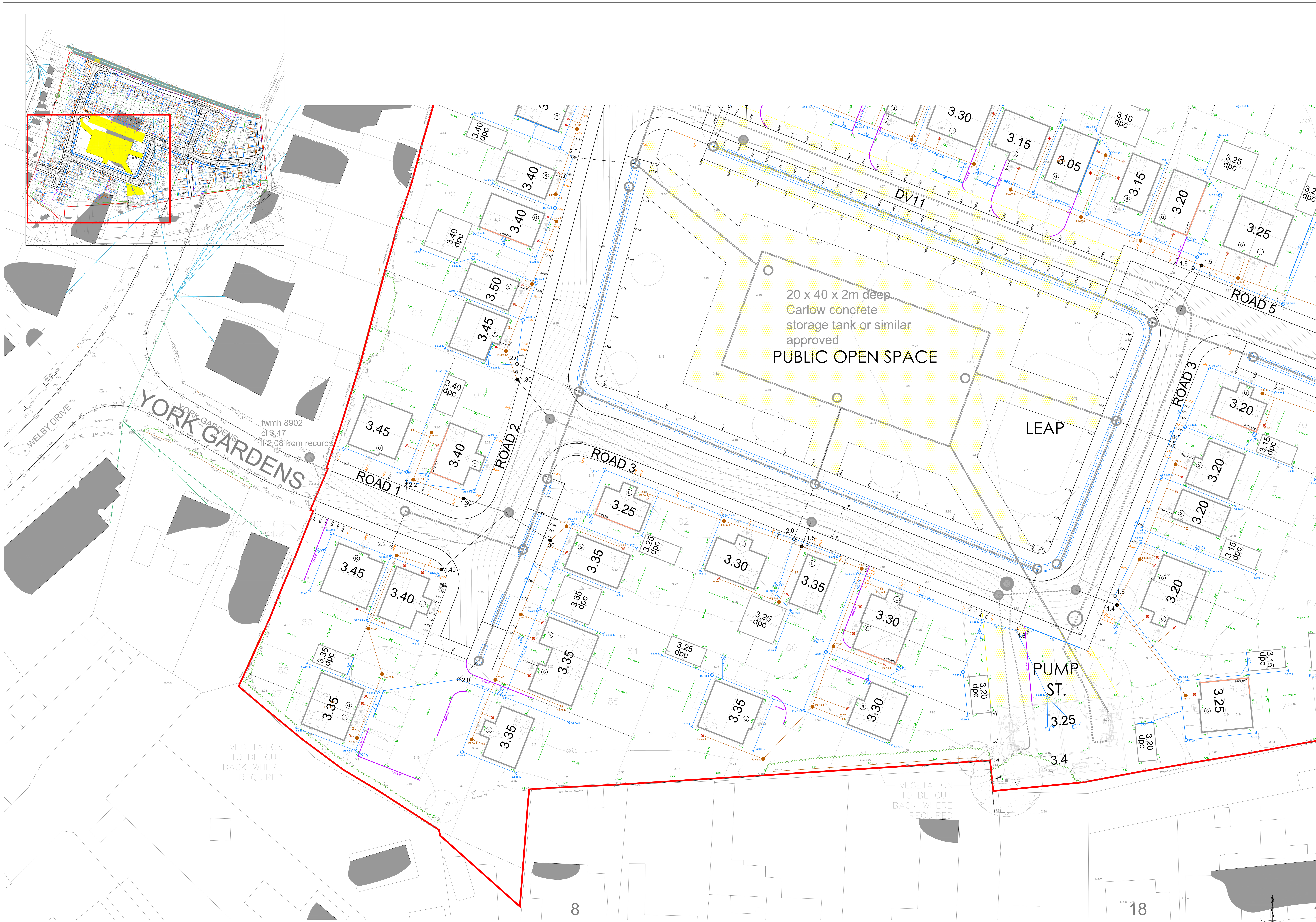

EXTERNAL WORKS KEY

FFL XX.XXX	PROPOSED PLOT FINISHED FLOOR NOTE THIS REPRESENTS DPC ON A DETACHED GARAGE.
XX.XXX	DESIGNED EXTERNAL LEVEL
	EXTENT OF LEVEL REAR GARDEN PRIOR TO SLOPE
	BANKING (GRADIENT EXCEEDS 1:15)
(L) (G) (R) (S)	PART M ACCESS TYPE *(Added at construction stage)* Level (1/60), Gently sloping (1/20), Ramped (1/12), Stepped (150 max)
GB X.XX	GRAVEL BOARD INDICATING MAX HEIGHT TO BE RETAINED.
RET X.XX	RETAINING WALL INDICATING MAX HEIGHT TO BE RETAINED.
TRW X.XX	TIMBER RETAINING WALL INDICATING MAX HEIGHT TO BE RETAINED.
TOB X.XX	TOBERMORE (TO DEVELOPER DETAIL) RETAINING WALL INDICATING MAX HEIGHT TO BE RETAINED.
LR X.XX	LOW LEVEL RETAINING (0.45 - 0.75m) INDICATING MAX HEIGHT TO BE RETAINED. MAY BE SUBSTITUTED FOR FOR SLAB EDGE WHERE APPROPRIATE
X.XX EFB	EXTRA FACING BRICKWORK
X.XX SDPC	STEPPED DPC TO ARCHITECT'S DETAIL
X.XX TK	TANKING TO ARCHITECT'S DETAIL
X STP	STEPS (280mm min. going, 150mm max. riser)

BUILDING DRAINAGE KEY

BG	TRAPPED BOTTLE GULLY 150 BY 150mm WATERWAY, ONLY FOR USE IN SMALL CATCHMENTS AND LOW TRAFFICKED AREAS.
YG	YARD GULLY, MIN 375mm DIA 450mm DEEP TRAPPED GULLY WITH C250 STANDARD GRATE MIN 0.65m² WATERWAY AREA
ILXX.XXX	PROPOSED PRIVATE RODDING EYE
ACO	PROPOSED PRIVATE METAL DRAINAGE CHANNEL
ILXX.XXX	PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS)
ILXX.XXX	PROPOSED PRIVATE SURFACE WATER INSPECTION CHAMBER (>3 CONNECTIONS)
LAND DRAIN	PROPOSED PRIVATE LAND DRAIN TO CONNECT TO GRANULAR SURROUND OF PRIVATE DRAINAGE
UE	PROPOSED BN KERB/ EDGING WITH UPSTAND TO DIRECT RUN OFF
ILXX.XXX	PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER (MAX 3 CONNECTIONS) INSTALLED AT MINIMUM DEPTH BELOW FFL AS PER EXTERNAL WORKS STANDARD DETAILS.
ILXX.XXX	PROPOSED PRIVATE FOUL WATER INSPECTION CHAMBER (>3 CONNECTIONS)
SD	SLOT DRAIN TO DEVELOPER SPECIFICATION

LOADING CLASSES
(Access covers and Surface drainage)

CLASS A15 - *For applications restricted to pedestrian access including gardens.*

CLASS B125 - *For applications with limited vehicular access such as private drives and parking spaces.*

CLASS C250 - *For applications with increased vehicular use such as shared drives.*

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK ALL TIE INS FOR LINE AND LEVEL WITH EXISTING BEFORE COMMENCING ANY WORKS SHOULD ANY ERRORS BE FOUND, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IN WRITING. IT IS ESSENTIAL THAT ALL PIPE CONNECTIONS ARE CHECKED FOR LINE, LEVEL AND DIAMETER PRIOR TO COMMENCING WORKS, AS DATA ON THESE PIPELINES HAS BEEN OBTAINED FROM A VARIETY OF SOURCES WHICH MAY NOT BE NECESSARILY ACCURATE OR COMPLETE.
2. THE DEPICTION OF ANY SERVICE APPARATUS ON THIS DRAWING HAS BEEN OBTAINED FROM THIRD PARTY SOURCES, AND IS NOT NECESSARILY ACCURATE OR COMPLETE. AT NO TIME DOES THE INFERRED POSITION ON THE DRAWING ABSOLVE THE CONTRACTOR FROM TAKING ALL NECESSARY STEPS TO LOCATE SERVICE PLANT IN ACCORDANCE WITH THE METHODS SUGGESTED BY THE RELEVANT AUTHORITY. STEPHEN DAYKIN CONSULTING LTD WILL ACCEPT NO CLAIMS WHATSOEVER IN RESPECT OF ANY LOSSES OR DAMAGE CAUSED IN-RESPECT OF SUCH APPARATUS, HOWEVER CAUSED.
3. SEWERS TO BE CONSTRUCTED IN ACCORDANCE WITH THE W.S.A PUBLICATION "SEWERS FOR ADOPTION", 6TH EDITION AND COMMON WATER COMPANY ADDENDUM AND STW SPECIFIC ADDENDUM.
4. ALL LATERAL DRAINAGE CONNECTIONS TO THE PUBLIC SEWER SHALL BE 150MM DIAMETER UNLESS OTHERWISE SPECIFIED .
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE 1974 HEALTH AND SAFETY AT WORK ACT, AND THE 2015 CDM REGULATIONS. THE CONTRACTOR WILL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE WITH THE SAME WITHIN HIS RATES, INCLUDING FULL LIAISON WITH THE PRINCIPAL DESIGNER.
6. FOR DETAILS OF CARRIAGEWAY CONSTRUCTION REFER TO THE 30 SERIES PROJECT DRAWINGS.
7. FOR DETAILS OF SEWER CONSTRUCTION REFER TO THE 40 SERIES PROJECT DRAWINGS.
8. CONTOURS SHOWN ON PLAN ARE ASSUMED CONTRACTORS RE-GRADE EARTHWORKS. ANY DEVIATION FROM THIS, DESIGNER TO BE CONSULTED AT EARLIEST OPPORTUNITY.

rev	description	date	initial
B	External works and building drainage updated to suit latest layout (Rev K)	1.9.22	EN
A	Foul levels & upstands added	9.11.21	CLW

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client: gleeson

project: Proposed residential development at York Gardens, Gosberton

title: EXTERNAL WORKS & BUILDING DRAINAGE

drawn	SD	date	14.10.21
scale	1/200	size	A0
purpose of issue	PRELIMINARY		
dwg no.	E827-91	rev.	B

smas worksafe consultant
SSIP

1/200 SCALE BAR 0 10 20

GENERAL NOTES

RETAINING/FENCING

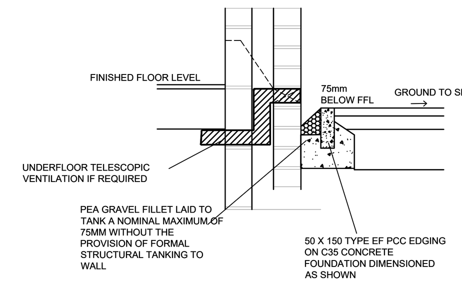
1. FENCING LOCATED ABOVE WALLS SHALL ABUT THE REAR FACE OF BRICKWORK AND BE PROVIDED WITH INDEPENDENT CONCRETE FOUNDATIONS. POSTS MUST NOT BE FIXED TO WALLS. GUARD FENCING MUST BE PROVIDED AT ALL LOCATIONS WHERE FALL HEIGHTS EXCEED 600mm.
2. WHERE CLOSE BOARDED OR PANEL FENCING IS USED ABOVE THE STANDARD WALL TYPES THE SCHEME MUST BE REFERRED TO THE STRUCTURAL ENGINEER TO CHECK THE WALL SUITABILITY.
3. THE LAYOUT WILL INDICATE THE MAXIMUM RETAINED HEIGHT AND APPLICABLE MAXIMUM RETENTION TYPE. THE RETAINING FEATURE SHALL THEN STEP DOWN IN TYPE AND SCALE AS DETERMINED ON SITE AND IN ACCORDANCE WITH THE STANDARD DETAIL DRAWINGS/SPECIFICATION.

BUILDING DRAINAGE

4. ALL BUILDING DRAINAGE IS TO COMPLY WITH BS8301 AND PART H BUILDING REGULATIONS.
5. BUILDING DRAINAGE PRODUCTS SHALL BE TO THE CLIENTS SPECIFICATION AND STAND DRAWINGS. PIPES SHALL BE 100mm DIAMETER UNLESS OTHERWISE STATED ON THE DRAWINGS.
6. PIPE BEDDING MATERIAL TO BE CLASS B 100mm THICKNESS. GRANULAR MATERIAL TO BE 10mm SINGLE SIZE.
7. BACKFILL IS TO BE SELECTED FILL FREE FROM STONES LARGER THAN 40mm, CLAY MATTER, VEGETABLE MATTER AND FROZEN MATERIAL.
8. MANHOLE COVERS IN DRIVES SHALL BE TO BSEN 124.
9. ALL DRAINS IN THE VICINITY OF TREES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHBC PRACTICE NOTE 3.
10. ALL FINAL CONNECTIONS TO THE ADOPTABLE PUBLIC SEWER SHALL BE 150mm DIAMETER UNLESS OTHERWISE STATED.
11. MANHOLE COVERS WITHIN GARAGES SHALL BE AVOIDED WHERE PRACTICABLE. IF REQUIRED, THEY SHALL BE FITTED WITH APPROVED SEALED COVERS.
12. WHERE ANNOTATED, SURFACES SHALL BE PROVIDED WITH A DRAINAGE UPSTAND TO PREVENT THE RISK OF OVER WASH.
13. WHERE LOW POINTS ARE INDICATED AGAINST BUILDINGS IT IS ANTICIPATED THAT THE ACTUAL LOW POINT WILL BE OFFSET FROM THE BUILDING LINE BY A MINIMUM OF 150mm HORIZONTALLY AND 20mm VERTICALLY SO AS TO PROVIDE A WATER CHECK. WHERE PRACTICAL, THE USE OF CHANNEL DRAINAGE SYSTEMS SHALL BE PREFERRED FOR INDIVIDUAL DRIVE AREAS. GULLIES ARE PREFERRED FOR COMMUNAL OR LARGER AREAS. IT IS ESSENTIAL THAT THE GULLIES USED FOR A PARTICULAR APPLICATION AREA ADEQUATE IN NUMBER AND SCALE FOR THE PARTICULAR APPLICATION.

GENERAL SAFETY

14. THE SITE MANAGER IS TO INSPECT ALL EXCAVATIONS FOR STABILITY PRIOR TO ANY PERSONNEL ENTERING THE TRENCH. IF ANY DOUBT WHATSOEVER EXISTS REGARDING THE STATE OF THE GROUND THE OPERATIVE MUST REFER THE ISSUE TO THE MANAGER PRIOR TO ENTERING THE TRENCH.
15. SITE STAFF MUST OBSERVE ALL NORMAL TRENCH PRECAUTIONS FOR ANY EXCAVATION. RISKS TO STAFF INCLUDE TRENCH COLLAPSE DUE TO PLANT OR MATERIALS LOADING, TRENCH INSTABILITY DUE TO RUNNING CONDITIONS OR SHRINKAGE, EXPANSION AND GASSING RISK DUE TO GROUND GASSES OR CONTACT WITH LIVE SEWERAGE.
16. APPROPRIATE METHOD STATEMENTS MUST BE IN PLACE FOR THESE OPERATIONS AND THE OPERATIVES MUST HAVE DEMONSTRATED TO THE PRINCIPAL DESIGNER EVIDENCE OF THEIR TRAINING AND COMPETENCE IN RESPECT OF SUCH WORKS.
17. ADDITIONAL RISKS INCLUDE FALLS FROM HEIGHT AND THE POTENTIAL FOR DEBRIS TO BE KICKED INTO TRENCHES. APPROPRIATE BARRIER SYSTEMS MUST BE USED WHERE NECESSARY.
18. IN DEEP SYSTEMS, AND AT THE DISCRETION OF THE PRINCIPAL DESIGNER, TRENCH WORKING MAY BE DEFINED AS CONFINED SPACES WORKING AND ADDITIONAL SAFETY PRECAUTIONS INCLUDING COMPLIANCE WITH SPECIFIC LEGISLATION, MUST BE TAKEN. ESCAPE PLANS MUST BE IN PLACE AND GAS MONITORING EQUIPMENT AVAILABLE.
19. THE PROVISION OF EXTERNAL STRUCTURES REQUIRES EXCAVATION WORK IN TRENCHES, AND REQUIRES NORMAL TRENCH PRECAUTIONS TO BE UNDERTAKEN. THE PROVISION OF RETAINING WALLS MAY NECESSITATE THE UNDERCUTTING OF EXISTING SLOPES AND/OR STRUCTURES TO EFFECT THE NEW WALL CONSTRUCTION. SPECIALIST ADVICE IS REQUIRED IN THESE INSTANCES FROM AN APPROPRIATELY QUALIFIED STRUCTURAL AND GEOTECHNICAL ENGINEER TO ADDRESS THE ISSUES OF STRUCTURAL STABILITY.
20. MATERIALS AND PLANT MUST NOT BE STORED ON THE HIGH SIDE OF AN UNDERCUT SLOPE AND THE AREA MUST BE GUARDED TO PREVENT FALLS FROM HEIGHT.
21. ADEQUATE MEASURES MUST BE EMPLOYED TO PROVIDE SLOPE STABILITY OR STABILITY / SHORING TO EXISTING STRUCTURES AND PARTICULAR ATTENTION SHOULD BE PAID TO THE WEATHER PROOFING OF ANY SLOPES THAT WILL BE EXPOSED FOR SOME TIME.
22. PRECAUTIONS ARE REQUIRED WHEN WORKING IN PROXIMITY TO EXISTING RETAINED MATURE TREES. EXCAVATIONS MAY DESTABILISE STRUCTURAL ROOTS AND SHOULD IDEALLY BE UNDERTAKEN BY HAND TO AVOID OVERHEAD CONTACT BETWEEN PLANT AND TREE BOUGHS.
23. METHOD STATEMENTS MAY BE REQUIRED BY THE PRINCIPAL DESIGNER DEMONSTRATING OPERATIVE TRAINING AND COMPETENCE IN THESE ISSUES. APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT MUST BE USED AT ALL TIMES.



DRIVE EDGING RAISED 75MM BETWEEN BUILDINGS/DRIVEWAY