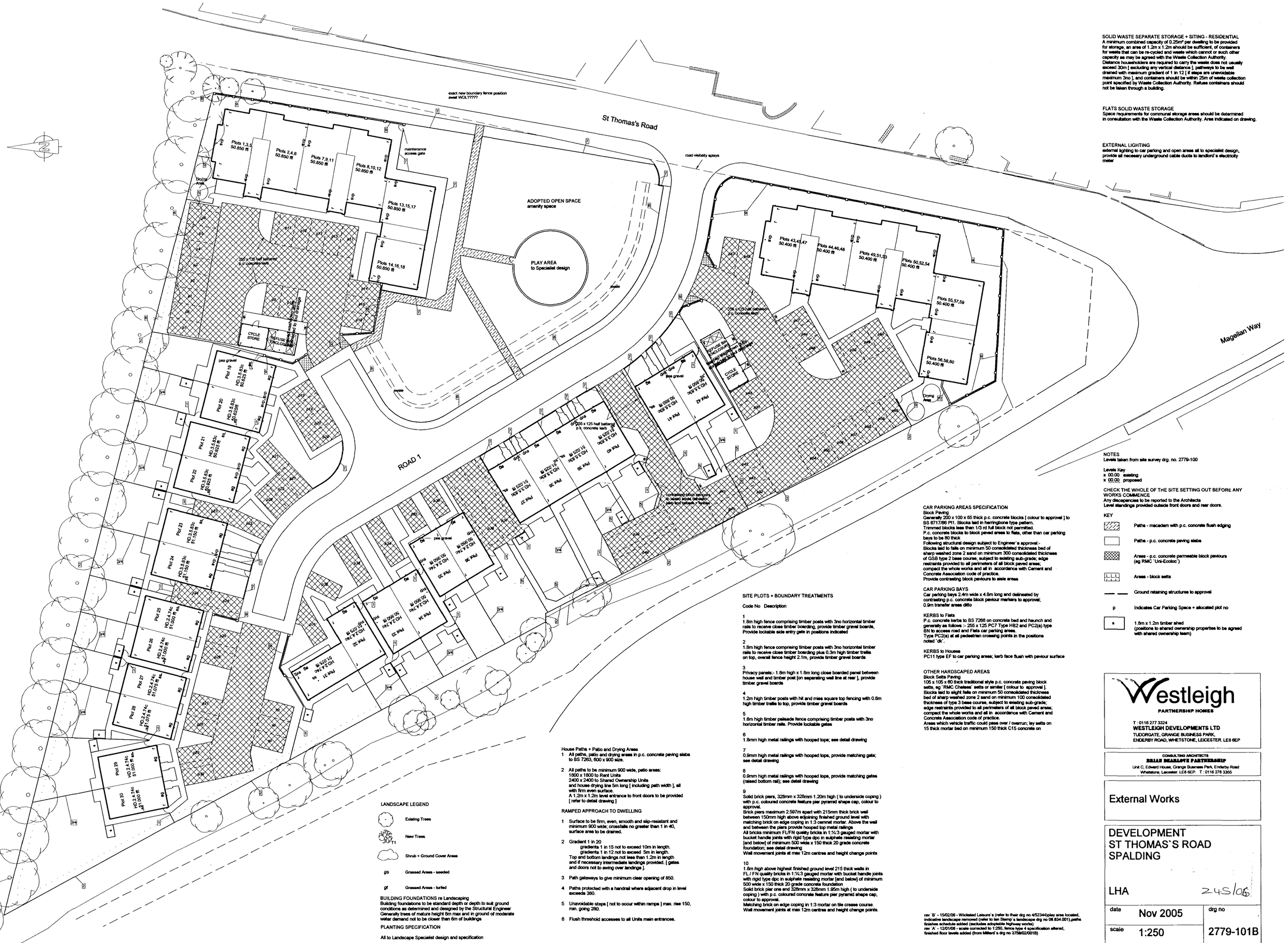


SOLID WASTE SEPARATE STORAGE + SITING - RESIDENTIAL
A minimum combined capacity of 0.25m³ per dwelling to be provided for storage, an area of 1.2m x 1.2m should be sufficient, of containers for waste that can be re-cycled and waste which cannot or such other capacity as may be agreed with the Waste Collection Authority.
Distance householders are required to carry the waste does not usually exceed 30m [excluding any vertical distance], pathways to be well drained with maximum gradient of 1 in 12 [if steps are unavoidable maximum 3no], and containers should be within 25m of waste collection point specified by Waste Collection Authority. Refuse containers should not be taken through a building.

FLATS SOLID WASTE STORAGE
Space requirements for communal storage areas should be determined in consultation with the Waste Collection Authority. Area indicated on drawing.

EXTERNAL LIGHTING
external lighting to car parking and open areas all to specialist design, provide all necessary underground cable ducts to landlord`s electricity meter

NOTES
Levels taken from site survey drg. no. 2779-100

Levels Key
x 00.00 existing
x 00.00 proposed

CHECK THE WHOLE OF THE SITE SETTING OUT BEFORE ANY WORKS COMMENCE
Any discrepancies to be reported to the Architects
Level starclings provided outside front doors and rear doors.

KEY

- Paths - macadam with p.c. concrete flush edging
- Paths - p.c. concrete paving slabs
- Areas - p.c. concrete permeable block pavioures (eg RMC `Uni-Ecoloc`)
- Areas - block setts
- Ground retaining structures to approval
- p — Indicates Car Parking Space + allocated plot no
- s — 1.8m x 1.2m timber shed (positions to shared ownership properties to be agreed with shared ownership team)

LANDSCAPE LEGEND

- Existing Trees
- New Trees
- Shrub + Ground Cover Areas
- gs — Grassed Areas - seeded
- gt — Grassed Areas - turfed

BUILDING FOUNDATIONS re Landscaping
Building foundations to be standard depth or depth to suit ground conditions as determined and designed by the Structural Engineer
Generally trees of mature height 6m max and in ground of moderate water demand not to be closer than 6m of buildings

PLANTING SPECIFICATION

All to Landscape Specialist design and specification

House Paths + Patio and Drying Areas
1 All paths, patio and drying areas in p.c. concrete paving slabs to BS 7263, 600 x 900 size.

2 All paths to be minimum 900 wide, patio areas:
1800 x 1800 to Rent Units
2400 x 2400 to Shared Ownership Units
and house drying line 5m long [including path width], all with firm even surface.
A 1.2m x 1.2m level entrance to front doors to be provided [refer to detail drawing]

RAMPED APPROACH TO DWELLING

1 Surface to be firm, even, smooth and slip-resistant and minimum 900 wide; crossfalls no greater than 1 in 40, surface area to be drained.

2 Gradient 1 in 20
gradients 1 in 15 not to exceed 10m in length.
gradients 1 in 12 not to exceed 5m in length.
Top and bottom landings not less than 1.2m in length and if necessary intermediate landings provided. [gates and doors not to swing over landings].

3 Path gateways to give minimum clear opening of 850.

4 Paths protected with a handrail where adjacent drop in level exceeds 380.

5 Unavoidable steps [not to occur within ramps] max. rise 150, min. going 280.

6 Flush threshold accesses to all Units main entrances.

SITE PLOTS + BOUNDARY TREATMENTS

Code No Description

1
1.8m high fence comprising timber posts with 3no horizontal timber rails to receive close timber boarding, provide timber gravel boards, Provide lockable side entry gate in positions indicated

2
1.8m high fence comprising timber posts with 3no horizontal timber rails to receive close timber boarding plus 0.3m high timber trellis on top, overall fence height 2.1m, provide timber gravel boards

3
Privacy panels:- 1.8m high x 1.8m long close boarded panel between house wall and timber post [on separating wall line at rear], provide timber gravel boards

4
1.2m high timber posts with hit and miss square top fencing with 0.6m high timber trellis to top, provide timber gravel boards

5
1.8m high timber palisade fence comprising timber posts with 3no horizontal timber rails. Provide lockable gates

6
1.8mm high metal railings with hooped tops; see detail drawing

7
0.9mm high metal railings with hooped tops, provide matching gate; see detail drawing

8
0.9mm high metal railings with hooped tops, provide matching gates (raised bottom rail); see detail drawing

9
Solid brick piers, 328mm x 328mm 1.20m high (to underside coping) with p.c. coloured concrete feature pier pyramid shape cap, colour to approval.
Brick piers maximum 2.597m apart with 215mm thick brick wall between 150mm high above adjoining finished ground level with matching brick on edge coping in 1:3 cement mortar. Above the wall and between the piers provide hooped top metal railings
All bricks minimum FL/FN quality bricks in 1:¼:3 gauged mortar with bucket handle joints with rigid type dpc in sulphate resisting mortar [and below] of minimum 500 wide x 150 thick 20 grade concrete foundation; see detail drawing
Wall movement joints at max 12m centres and height change points

10
1.8m high above highest finished ground level 215 thick walls in FL / FN quality bricks in 1:¼:3 gauged mortar with bucket handle joints with rigid type dpc in sulphate resisting mortar [and below] of minimum 500 wide x 150 thick 20 grade concrete foundation
Solid brick pier one end 328mm x 328mm 1.95m high (to underside coping) with p.c. coloured concrete feature pier pyramid shape cap, colour to approval.
Matching brick on edge coping in 1:3 mortar on tile crease course.
Wall movement joints at max 12m centres and height change points.

CAR PARKING AREAS SPECIFICATION
Block Paving
Generally 200 x 100 x 65 thick p.c. concrete blocks [colour to approval] to BS 6717/86 Pt1. Blocks laid in herringbone type pattern.
Trimmed blocks less than 1/3 rd full block not permitted.
P.c. concrete blocks to block paved areas to flats, other than car parking bays to be 80 thick
Following structural design subject to Engineer`s approval:-
Blocks laid to falls on minimum 50 consolidated thickness bed of sharp washed zone 2 sand on minimum 300 consolidated thickness of GSB type 2 base course, subject to existing sub-grade; edge restraints provided to all perimeters of all block paved areas; compact the whole works and all in accordance with Cement and Concrete Association code of practice.
Provide contrasting block pavioures to aisle areas

CAR PARKING BAYS
Car parking bays 2.4m wide x 4.8m long and delineated by contrasting p.c. concrete block paviour markers to approval; 0.9m transfer areas ditto

KERBS to Flats
P.c. concrete kerbs to BS 7268 on concrete bed and haunch and generally as follows :- 255 x 125 PC7 Type HB2 and PC2(a) type BN to access road and Flats car parking areas.
Type PC2(a) at all pedestrian crossing points in the positions noted `dk`.

KERBS to Houses
PC11 type EF to car parking areas; kerb face flush with peviour surface

OTHER HARDSCAPED AREAS
Block Setts Paving
105 x 105 x 60 thick traditional style p.c. concrete paving block setts, eg `RMC Chelsea` setts or similar [colour to approval].
Blocks laid to slight falls on minimum 50 consolidated thickness bed of sharp washed zone 2 sand on minimum 100 consolidated thickness of type 3 base course, subject to existing sub-grade; edge restraints provided to all perimeters of all block paved areas; compact the whole works and all in accordance with Cement and Concrete Association code of practice.
Areas which vehicle traffic could pass over / overrun; lay setts on 15 thick mortar bed on minimum 150 thick C15 concrete on

rev `B` - 15/02/06 - Wicksted Leisure`s (refer to their drg no 4/52344)play area located, indicative landscape removed (refer to Ian Stemp`s landscape drg no 08.634.001),paths finishes schedule added (excludes adoptable highway works)
rev `A` - 12/01/06 - scale corrected to 1:250, fence type 4 specification altered, finished floor levels added (from Millard`s drg no 3758/02/001B)

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External Works

DEVELOPMENT
ST THOMAS`S ROAD
SPALDING

LHA 245/06

date	Nov 2005	drg no	2779-101B
scale	1:250		

DETE