

EXTERNAL WORKS

EXISTING LEVELS + 33. 44 37.50

PROPOSED LEVELS +31.800

FLAG ON EDGE MAX INDICATED (EXPOSED ONLY) FOE 0.15m

ADDITIONAL EXPOSED BRICKWORK (BELOW NOMINAL 150mm) Add' Ex.bwk 400mm

GARDEN/HIGHWAY BATTER (SURFACE FINISH SHOULD BE LOW MAINTENANCE PLANTING OR SIMILAR TO BE APPROVED BY CLIENT)

FINISHED FLOOR LEVEL FFL41.500m

NOTES:

1. ALL EXCAVATIONS BELOW ADOPTED HIGHWAYS TO BE BACKFILLED WITH TYPE 1 AND COMPACTED IN LAYERS NOT EXCEEDING 150mm.
2. HIGHWAY AUTHORITY TO BE CONTACTED AS SOON AS CONTRACTOR IS ON SITE TO ENABLE EARLY DISCUSSIONS WITH THE CLERK OF WORKS.

GENERAL DRAINAGE

3. FIRST OFF LATERAL DRAINS ARE TO 150mm MINIMUM
4. ALL GULLIES TO BE TRAPPED AS SHOWN ON THE DETAILS DRAWINGS, LEADS TO BE MINIMUM 150mm.

ADOPTED DRAINAGE

5. POSITION AND LEVELS OF EXISTING MANHOLES AND SEWERS ARE TO BE CHECKED ON SITE BEFORE SITE ACTIVITIES COMMENCE.
6. THE SEWER CONNECTION IS TO BE CARRIED OUT BY AN NWL APPROVED CONTRACTOR.
7. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE REMAINING ENGINEERING DRAWINGS.
8. CONCRETE PROTECTION IS REQUIRED TO PROPOSED ADOPTABLE DRAINAGE PIPES WITH LESS THAN 900mm COVER IN AREAS NOT SUBJECT TO VEHICULAR LOADING AND LESS THAN 1200mm IN AREAS SUBJECT TO VEHICULAR LOADING.
9. ADOPTED DRAINAGE IS TO COMPLY WITH 'SEWERS FOR ADOPTION 6TH EDITION'.
10. PIPE SURROUND TO BE GRANULAR TYPE 'S' UNLESS NOTED OTHERWISE.

PRIVATE DRAINAGE

11. INSPECTION CHAMBER COVERS SHOULD BE SELECTED TO SUIT LOCATIONS
    - D400 PARKING/ACCESS AREAS
    - C250 PRIVATE DRIVES
    - B125 PAVEMENTS AND GARDENS
12. PRIVATE DRAINAGE IS TO COMPLY WITH ALL STATUTORY REQUIREMENTS AND ACCORD WITH BS EN 752 AND BUILDING REGULATIONS APPROVED DOCUMENT H.
13. BEDDING SHOULD BE GRANULAR MATERIAL TO BS 882 : PART 2 OF 10MM NOMINAL SINGLE SIZED AGGREGATE. RIGID PIPES OF NOMINAL SIZE 150mm AND 160mm FLEXIBLE PIPES SHOULD HAVE GRANULAR MATERIAL BEDDING TO BS 882 : PART 2 OF 10mm OR 14mm NOMINAL SIZED AGGREGATE OR 14mm TO 5mm GRADED
14. PIPE SIZES TO BE 100mm RIGID PIPE OR 110mm FLEXIBLE PIPE UNLESS OTHERWISE SHOWN. (ALL LATERAL DRAINS CONNECTING TO MAIN SEWER TO BE 150Ø MINIMUM)
15. FOR DRAINAGE PIPES TO BE CAST IN CONCRETE TO HAVE ROCKER PIPES EITHER SIDE OF CONCRETE.
16. WHERE 5 OR MORE PROPERTIES CONNECT TO THE SAME PRIVATE STORM RUN THE PIPE(S) SHOULD BE UPSIZED TO 150mm DIA. AFTER THE FIFTH PROPERTY. WHERE 10 OR MORE PROPERTIES CONNECT TO THE SAME PRIVATE FOUL RUN THE PIPES SHOULD BE UPSIZED TO 150Ø AFTER THE 10TH PROPERTY.

GENERAL

17. GARDEN BATTERS - THESE MUST BE CONSTRUCTED WITH NATURAL STIFF CLAYS AT NO STEEPER THAN SPECIFIED ON THE DRAWING. MATERIAL SHOULD BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 250mm. MINIMUM TOPSOIL LAYER TO SUIT TYPE OF PLANTING WHICH SHOULD BE SPECIFIED BY THE LANDSCAPE ARCHITECT. ALL LANDSCAPING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH NHBC GUIDANCE 10.2.9
18. GUARDING/FALL PROTECTION IS REQUIRED WHERE: RETAINING WALLS RETAINING LAND MORE THAN 600mm HIGH, PATHS ADJACENT TO GROUND SLOPING AT MORE THAN 30° FROM THE HORIZONTAL. A TOTAL RISE OF A FLIGHT OF STEPS EXCEEDS 600mm A HAND RAIL MUST BE PROVIDED. GUARDING TO COMPLY WITH NHBC GUIDANCE 10.2.5

Rev.	Description	By	Chk	App	Date
G	Sport England Football Car Park levels updated following comments from client and revised layout	MA	SH	LB	20/04/23
F	Sport England Football Car Park levels added	MA	SH	LB	31/03/23
E	Updated site layout added following the changes to Plot 5	MA	SH	LB	21/02/23
D	Revised Site Layout added and road design updated to suit the increase to a 5.5m road	MA	SH	LB	14/02/23
C	Updated to suit new layout	HA	SH	LB	28/04/21
B	Planning Issue	HA	SH	LB	06/04/21
A	Updated to suit new layout	HA	SH	LB	01/04/21
Ø	Initial Issue	HA	SH	LB	04/03/21

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Client: TELMAC Development

Project: Proposed Residential Development at West Boldon Primary School

Drawing Title: External Levels

Scale	Sheet Size		
1:200	A1		
Drawn By	Checked By	Approved By	Date
HA	SH	LB	03/03/21

Drawing Status: Preliminary

Project No.	Drawing No.	Revision
2017021	003-01	G

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