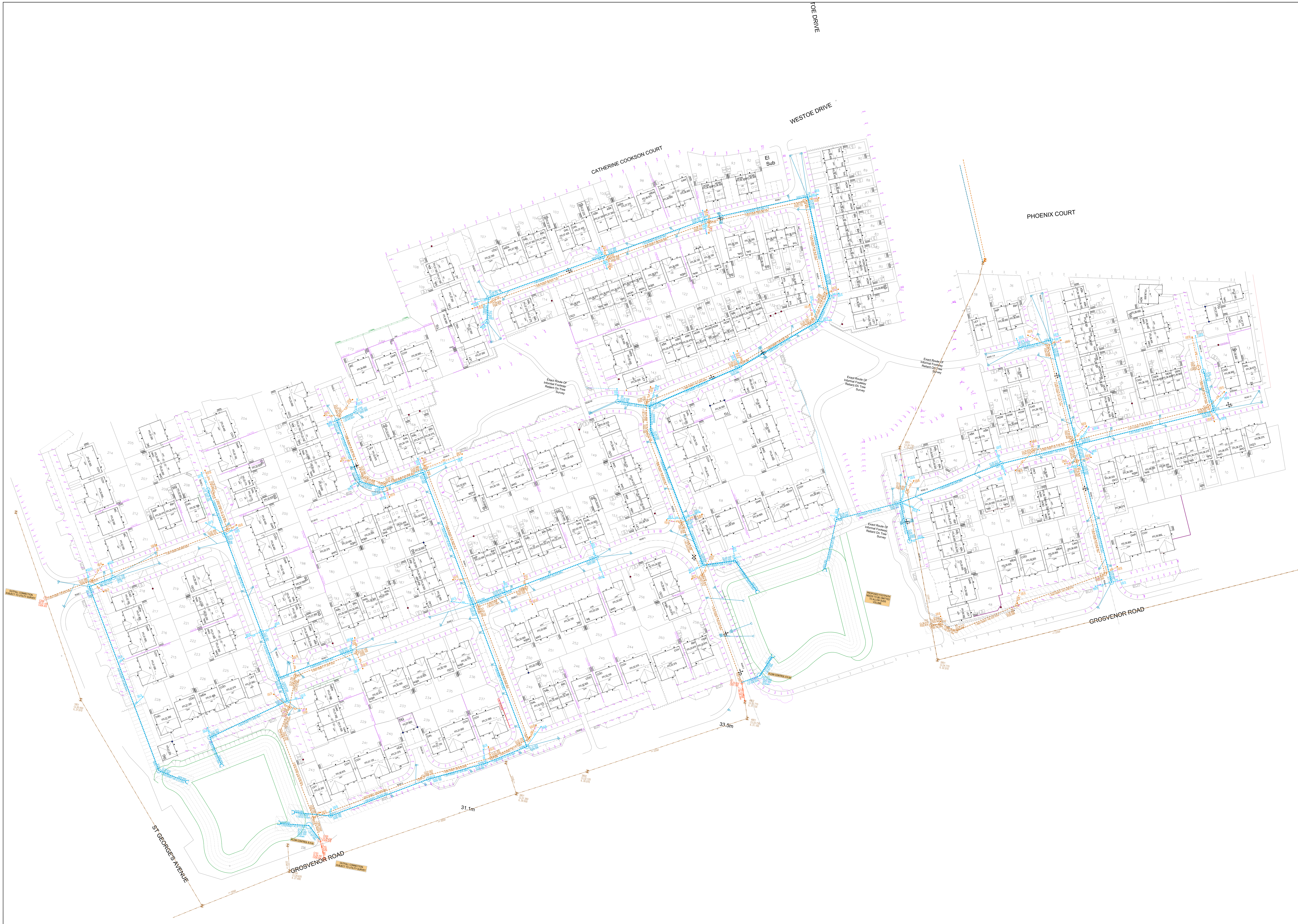

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GENERAL NOTES:-

1. DO NOT USE THIS DRAWING IN ISOLATION. THIS DRAWING HAS BEEN PREPARED AS PART OF A SET, AND MUST THEREFORE BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS. ANY DISCREPANCIES OR DESIGN QUERIES MUST BE REPORTED TO THE ENGINEER PRIOR TO COMPLETION OF TENDER AND COMMENCEMENT OF WORKS. FOLLOWING COMPLETION OF TENDER IT IS ASSUMED THAT DEVELOPER AND CONTRACTOR ARE IN FULL AGREEMENT WITH THE DESIGN DRAWINGS (WITH THE EXCEPTION OF PRE TENDER QUERIES ONLY).
2. THIRD PARTY INFORMATION IS USED TO PREPARE THE ENGINEERING DESIGN (INCLUDING, ARCHITECTURAL LAYOUT, GROUND INVESTIGATION, EXISTING UTILITIES RECORDS, AND SPECIALIST DESIGN ITEMS). THE ENGINEERING DESIGN MUST THEREFORE BE READ IN CONJUNCTION WITH ALL THIRD PARTY INFORMATION PRIOR TO COMMENCING WORK. QUEENSBERRY DESIGN LTD ARE NOT RESPONSIBLE FOR ANY THIRD PARTY INFORMATION OR DETAILS.
3. HOUSE TYPE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE PLOT SETTING OUT DRAWING.
4. DRAWING STATUS WILL REMAIN PRELIMINARY UNTIL FULL TECHNICAL APPROVAL IS RECEIVED FROM LOCAL AUTHORITY AND SEWERAGE UNDERTAKER. WORKS COMMENCED PRIOR TO TECHNICAL APPROVAL ARE DONE SO AT RISK AND MAY BE SUBJECT TO CHANGE.
5. THE CONTRACTOR IS EXPECTED TO PREPARE APPROPRIATE CONSTRUCTION METHOD STATEMENTS FOR ALL ASPECTS OF APPOINTED WORK. THIS SHOULD INCLUDE ANY TEMPORARY PROTECTION WORKS.
6. LAND DRAINAGE IS NOT PERMITTED TO DISCHARGE INTO THE PUBLIC SEWER NETWORK. ANY NEED FOR LAND DRAINAGE SHOULD BE ASSESSED BY THE GROUND WORKER AND LANDSCAPER DURING CONSTRUCTION AND PLACEMENT OF GARDENS ON AN INDIVIDUAL PLOT BASIS. IF LAND DRAINAGE DESIGNS ARE REQUIRED, THEY SHOULD BE APPOINTED PRIOR TO PLOT COMPLETION.
7. THE CONTRACTOR IS EXPECTED TO CROSS CHECK ALL DRAINAGE INVERTS PRIOR TO COMMENCING WORK, THIS MAY INVOLVE COMPLETION OF TRIAL HOLES IF INVERT LEVELS HAVE BEEN INTERPOLATED.
8. THE CONTRACTOR MUST MONITOR THE "AS BUILD" PROGRESS OF EACH CONSTRUCTION STAGE (ROADS/SEWERS/PLOT WORKS/ ETC), TO ENABLE THE NEXT STAGES OF CONSTRUCTION TO BE CHECKED BEFORE INSTALLATION. FOR THIS REASON THE DESIGN OF, FLOOR LEVELS, EXTERNAL WORKS, RETAINING WALLS, AND PLOT DRAINAGE ARE TO BE READ AS GUIDANCE ONLY.
9. ALL WORKS TO BE UNDERTAKEN IN COMPLIANCE WITH BS 8000 WORKMANSHIP ON BUILDING SITES

HIGHWAYS

1. ALL HIGHWAY WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION
2. ALL EXCAVATIONS BELOW PROPOSED AND EXISTING HIGHWAYS TO BE BACK FILLED WITH GRANULAR TYPE 1 SUB BASE AND WELL COMPACTED IN LAYERS NOT EXCEEDING 150MM, UNLESS OTHERWISE AGREED.
3. HIGHWAY AUTHORITY TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS

EXISTING SERVICES

PRIOR TO THE COMMENCEMENT OF ANY WORKS UNDER GROUND MAPPING SURVEYS AND CONSTRAINTS PLAN IS TO BE REFEREED TO ANY DISCREPANCIES ARE TO BE REPORTED TO ENGINEER.

ANY EXISTING SERVICES WHICH MAY BE AFFECTED BY THE PROPOSED WORKS SHOULD BE LOCATED BY MEANS OF A HAND DIG IN CLOSE LIAISON WITH THE STATUTORY SERVICE AUTHORITIES. THE CONTRACTOR SHALL INFORM THE DEVELOPER OF ANY SERVICES THAT MAY AFFECT THE PROPOSED DESIGN. CONTRACTOR TO NOTIFY STATUTORY SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK. AS CONSTRUCTED INFORMATION IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE FOLLOWING AS CONSTRUCTED DRAWINGS TO THE DEVELOPER UPON THE COMPLETION OF THE WORKS COVERED BY THE CONTRACT :-

1. POSITION/CO-ORDINATES OF ALL ADOPTABLE MANHOLES.
2. INVERT AND COVER LEVELS OF ALL ADOPTABLE MANHOLES.
3. NEW GULLY POSITIONS AND CONNECTIONS.
4. POSITION AND DEPTH OF SERVICE DUCTS FOR WATER, GAS, ELECTRIC, BT, CABLE AND STREET LIGHTING, STATING SIZE AND NUMBER OF DUCTS.

LEGEND

Adoptable Drainage

Proposed adoptable Foul manhole — F1

Proposed adoptable Storm manhole — S1

Existing adopted Foul manhole — ex.mh

Existing adopted Storm manhole — ex. mh

Existing adopted Combined manhole — ex. mh

Adoptable Highways

Proposed highway to be cambered

Proposed highway to have crossfall

Proposed highway gully — G

Proposed tactile pedestrian crossing (refer to construction drawing for detail) — T.C.

Private Drainage

Private storm rodding eye

300mm dia. private inspection chamber. To be used where depth to invert is 600mm or less

450mm dia. private inspection chamber. To be used where depth to invert is 3000mm or less. Reduced access fitting required at depths greater than 1200mm

Note:-

All private drainage to be 100mm rigid pipe or 110mm flexible pipe unless otherwise shown

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. Please refer to layout to see pipes that maybe affected.

All private drainage to have a minimum fall of 1:70 unless otherwise shown

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 aggregate.

Retaining walls and steps

Retaining wall (retained height shown) (edge protection required over 600mm ht) — Rwall

Tanking

Brickwork to be shown below DPC

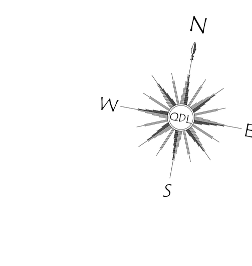
Paving flag Steps - 300mm Going 150mm Rise

Batter - these should not exceed 1:3 adjacent to adoptable highways

Proposed finished ground level — 93.579

DPC levels must NOT be altered without informing the designer

Please refer to Architects layout for details of proposed fencing and walls



Rev.	Date	Revision Details	Drawn	Checked
C	26.04.24	DETAILED ENGINEERING UPDATED TO REVISED LAYOUT	JP	AL
B	02.02.24	DETAILED ENGINEERING UPDATED DUE TO COMMENTS	JP	AL
A	19.01.24	DETAILED ENGINEERING UPDATED	NJTB	AL
-	15.01.24	FIRST ISSUE	AL	AL

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Client: AVANT HOMES

Project: SOUTH TYNESIDE COLLEGE

Title: ENGINEERING LAYOUT

Drawn	Checked	Date
AL	AL	10.01.24

Drawing Number: QD2117-03-01

Drawing Status	Scale	Rev.
PRELIMINARY	1:500 - A0	C