

NOTES

THE SCALE OF RETAINING STRUCTURES SHALL BE IN ACCORDANCE WITH THE DEVELOPERS STANDARD DRAWING BEMSDS2A A AS FOLLOWS:

GRAVEL BOARD	MAX 350MM	NOT SUITABLE AGAINST DRIVES
SLAB ON EDGE	351-500MM	MAX 300MM AGAINST DRIVES
WALL TYPE 1A	500-600MM	225-600 AGAINST DRIVES
WALL TYPE 2A	600-1050	
WALL TYPE 3A	1050-1350	
SCHEME SPECIFIC DESIGN	ANY WALL ABOVE 1500MM	

FENCING LOCATED ABOVE WALLS SHALL ABUT THE REAR FACE OF BRICKWORK AND BE PROVIDED WITH INDEPENDANT CONCRETE FOUNDATIONS. POSTS MUST NOT BE FIXED TO WALLS. GUARD FENCING MUST BE PROVIDED AT ALL LOCATIONS WHERE FALL HEIGHTS EXCEED 600MM

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

LOG RETAINING WALLS MAY BE CONSIDERED IN LOCATIONS OTHER THAN IN BETWEEN PLOTS AND WILL BE ANNOTATED SEPERATELY SUBJECT TO CLIENT APPROVAL

THE LAYOUT WILL INDICATE THE MAXIMUM RETAINED HEIGHT AND APPLICABLE MAXIMUM WALL TYPE. THE WALL SHALL THEN STEP DOWN IN TYPE AND SCALE AS DETERMINED ON SITE AND IN ACCODANCE WITH THE STANDARD DETAIL DRAWINGS

LEGEND

FACINGS 300 — MAXIMUM DEPTH OF FACING BRICKWORK IN MM BELOW THE NORMAL 2 COURSES BELOW DPC

98.0 / 99.1 rw 98.60 / 99.0 — INDICATIVE FINISHED GROUND LEVELS AT THE TOP AND BOTTOM OF A RETAINING STRUCTURE OR ALTERNATIVELY AT STRATEGIC POINTS AROUND FOOTWAYS PLOTS AND GARDENS

RET. WALL TYPE 2A MAX HEIGHT 1.10M — ANNOTATION OF WALL HEIGHT, MAXIMUM TYPE AND APPROXIMATE EXTENTS

99.50 98.60 — LOG RETAINING TO PROPRIETARY DETAILS MAX RETENTION 1200

1/12 — INDICATION OF STEPS RAMPS AND ACCESS GRADIENTS COMMENSURATE WITH PART M OF THE BUILDING REGULATIONS WHERE ACCESS IS STEEPER THAN 1/20. RISE AND GOING TO BE STIPULATED

99.70 STEPS 4 X 150 RISE 3 X 300 TREAD

* — PLOT WHERE ACCESS IS FLATTER THAN 1/20 AND COMPLIES WITH PART M WITHOUT DETAIL

DPC 48.5 — DETACHED GARAGES ARE STIPULATED AS DPC LEVEL, AS THE FLOOR LEVEL WITHIN THE GARAGE WILL VARY WITH FALLS, IN ANY EVENT THE EXTERNAL GROUND LEVEL AT THE GARAGE DOOR SHALL BE 150MM LOWER THAN THE DPC LEVEL AS STATED

HOUSES SHALL CONTINUE TO BE SPECIFIED AS FINISHED FLOOR LEVELS

se — RETENTION USING SLAB ON EDGE

GB — DITTO GRAVEL BOARD

TANKING AND OR SPLIT DPC TO BRICKWORK TO DIMENSIONS INDICATED

CHANNEL BLOCK / UPSTAND — PRE-FORMED DISHED PCC CHANNEL OR SUITABLE ALTERNATIVE TO FORM DRAINAGE PATH

WATER CHECK RETENTION TO EDGE OF PARKING AREA EITHER BULLNOSED EDGING OR KERB UPSTAND 22MM

BG / YG — TRAPPED BOTTLE GULLY 150 X 150 WATERWAY

MIN 375MM DIA 450MM DEEP TRAPPED GULLY WITH C250 STANDARD GRATING MIN 0.65 SQUARE METRE WATERWAY AREA

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 AFFECATION AREA ADEQUATE IN NUMBER AND SCALE FOR THE PARTICULAR APPLICATION

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.
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

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

SIMILAR PRECAUTIONS ARE REQUIRED WHEN WORKING IN PROXIMITY TO EXISTING OR PLANTED MATURE TREES. EXCAVATIONS MUST BE CAREFULLY STRUCTURAL ROOTS AND SHOULD IDEALLY BE UNDERTAKEN BY HAND TO AVOID OVERHEAD CONTACT BETWEEN PLANT AND TREE BOUGHS

METHOD STATEMENTS MAY BE REQUIRED BY THE PLANNING SUPERVISOR DEMONSTRATING OPERATIVE TRAINING AND COMPETANCE IN THESE ISSUES. PERSONAL PROTECTIVE EQUIPMENT MUST BE USED AT ALL TIMES

With effect from 01 November 2008 Barratt Developments has entered into a dual supply arrangement with Burdens and Keyline for the provision of storm and foul drainage product, which will consist of all pipe work including fittings (concrete, clay and plastic), manhole rings, cover slabs, road gullies, cast iron covers gully gratings and concrete slabs, kerbs and edgings.

REV	DESCRIPTION	DATE	INITIAL

PURPOSE OF ISSUE	REV	DATE

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT THE COMMON, BARWELL

CLIENT: DAVID WILSON HOMES EAST MIDLANDS

TITLE: DWH EXTERNAL WORKS LAYOUT

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