Manhole ref.	Cover Level.	Invert	Depth	manhole + cover
SMH01	240.600	239.870	730	480 dia. Polyprop with B125 cover
SMH02	240.380	239.680	700	480 dia. Polyprop with B125 cover
SMH03	240.830	239.900	930	480 dia. Polyprop with B125 cover
FMH01	240.940	240.050	890	480 dia. Polyprop with B125 cover
FMH02	240.850	239.940	1070	480 dia. Polyprop with B125 cover
FMH03	240.850	239.000	1850	1200 dia. Concrete with B125 cover Backdrop connection from FMH02 239.760
FMH04	240.500	239.153	1347	1200 dia. Concrete with B125 cover Existing invert level is calculated and must be checked on site
FMH05	240.300	239.093	1207	1200 dia. Concrete with B125 cover
FMH06	239.000	238.415	585	1200 dia. Concrete with B125 cover RL 247.57

Cover grades
B125 Soft landscape with no vehicle loading
C250 Gulley top within roads
D400 Carriageway of roads

NB. Final cover specification to be agreed with client once external works and risk of vehicles passing over chambers is agreed

DRAINAGE

BELOW GROUND DRAINAGE
WHERE DENOTED ON FLOOR PLANS, THE CONTRACTOR IS TO INCLUDE FOR EXCAVATINGTRENCHES FOR NEW BELOW GROUND DRAINAGE FOR STORM AND FOUL WATER. UNLESS DENOTED OTHERWISE ALL FOUL DRAINAGE IS TO BE 100MM DIA HEPWORTH SUPERSLEEVE OR SIM. APPROVED LAID AT A MINIMUM GRADIENT OF **1 IN 40**. STORM DRAINAGE TO BE 100MM DIA. UNLESS DEFINED OTHERWISE HEPWORTH SUPERSLEEVE OR SIM. APPROVED LAID AT A MINIMUM GRADIENT OF **1 IN 60**. ALL DRAINAGE SURROUNDED WITH 150MM MIN PEA GRAVEL WHERE LOCATED IN SOFT LANDSCAPE PROVIDE 600MM MIN. COVER OR WHERE LOCATED IN LIGHT ROAD PROVIDE 1200MM MIN. COVER. IN ALL OTHER CASES DRAINAGE ENCASED IN 150MM MIN. CONCRETE WITH MOVEMENT JOINTS AS RECOMMENDED BY DRAINAGE MANUFACTURER.

+241.00 Proposed Levels (existing levels shown on survey (grey)
Asphalt topped hardstanding - construction as specification
To be laid to turf
Pea Gravel to banking

KEY 1:50

Play Equipment
Existing play equipment unaffected by building / spoil retained. Contractor to include for all other play equipment to be relocated and refixed.

Modify end of existing open mesh fence to finish up against bow top

WEEKEND WORK;
Contractor to grub up existing tree stump, break out concrete tegular kerds, strip out timber railings and cart off site.
Strip up existing rubber crumb surface within soft play area and cart off site.
Works undertaken during school holiday or weekend
Excavate base and reduce levels to accommodate:
30mm thick Asphalt concrete AC6 med surface 100/150 EN 13108-1 No limestone aggregate, on 50mm thick Asphalt concrete AC20 dense bin 100/150 BSEN 13108-1, on 150mm min. thick MOT type 1 granular sub base. All levels to be graded to follow existing playground.

Neatly cut new joint line between new and old tarmac and seal with cold pour compound

Existing clear width inbetween existing gate posts is curent 3.15m

Contractors access
Existing steel guard rails and gate broken out [stored on site for later reuse.] Holes in existing tarmac patched temporary.
Locally finished at level to match.
On completion of works barriers reinstated and tarmac surface reinstated as square neat patches.

New VC drain gradient 1:48.3

Where ground is cut back to enable construction of ramps retaining walls back fill with selected material, top soil and reseed

Line of new 1200mm high fence fixed between new gate and existing playground fence

Line of new 900mm high fence fixed between retaining wall and boundary.
Accommodate gate complete with sliding lock with digi padlock.

Dotted blue line defines extent of hoop railings. refer to drawing 3142-10-35

Dining Area

Include for courdroy profiled paviors in contrasting colour at head and base of ramp laid on 30mm thick mortar bed 4:1 mix on 150mm thick MOT type 1 aggregate

interactive white bd.
Line of existing tree protection area.

Existing steel mesh fence retained

Existing tree removed [as defined within arboricultural report] located within neighbours site. Prior to removal permission required from owner of neighboring site

Provide land drain behind retaining wall laid to fall towards and connected to storm drainage

Break out existing planter indicated by dotted line broken out and carted off site

SERVICE ENTRY
Where new service enter building provide and install 100mm" dia slow bend duct for
Power
Electricity
Data
Water
*Check size of duct with m+e contractor prior to installation

Approx location of new air source heat pumps sited at low level on rear elevation. Route of supply pipework TBA with architect.
Provision of footpath forfuture maintenance to be discussed with contractor

Store
Tea
Cloaks

KERB
Between all new footpath and soft landscaped areas provide and install 150x50mm thick P.C.C edgings on 300x100mm concrete footing and haunching and make good all disturbance

Existing tree removed [as defined within arboricultural report] located within neighbours site. Prior to removal permission required from owner of neighboring site

Teaching Area
A: 75.3 m²

interactive whiteboard

Wash trough waste taken into sealed back inlet gulley

Dis. WC

FOOTPATHS
Contractor to regrade existin g ground levels to new including for reduced level dig to form:
30mm thick Asphalt concrete AC6 med surface 100/150 EN 13108-1 No limestone aggregate, on 50mm thick Asphalt concrete AC20 dense bin 100/150 BSEN 13108-1, on 150mm min. thick MOT type 1 granular sub base. All paths adjacent to building laid to fall away 1 in 25 max.

Finished Floor Level 241.000

Existing shed retained

EXISTING SCHOOL

WC
450 dia inspection chamber
ACO DRAIN

Carefully break out existing wall retaining an amount of existing bricks which need to be redressed for new infill panel

Contractor to excavate trench 800mm deep for new 22mm wholesome cold water supply from existing classroom sink

Diamond cut clean line along length of existing tarmac playground. Once adjacent bitumen is laid seal joint with cold pour staggered between each layer

Construct new section of retaing wall in reclaimed bricks. New wall tied at each end into existing as directed by SE
Infill panel to match existying walls thickness height, depth to foundation and foundation size. Ensure filled side of infill wall is treated with bitumen based paint and base of wall has weepholes to avoid water pressure

Covered Area
Fall 1 in 25
Fall 1in60

Line of new 1200mm high fence fixed to head of new retaining wall.
refer to detailed section dwg. **3142-10-35**

Line of new 900mm high fence fixed between retaining wall and boundary.
Accommodate gate complete with sliding lock with digi padlock

KERB
Between Aco and grass install 150x50mm thick P.C.C edgings on 300x100mm concrete footing and haunching and make good all disturbance

Existing green house removed, Existing base grubbed up. Investigate line of existing drainage runs and advise - If existing manhole has to be retained rebuild and relocate within greenhouse to fall within ramp width. Modify drainage runs accordingly

Contractor to excavate trench for new service connections consisting of:
Ducted electricity - 600 mm cover
Ducted data - 500 mm cover

Diamond cut clean line along length of existing tarmac playground. Once adjacent bitumen is laid seal joint with cold pour staggered between each layer

Line of existing tree protection area.

1500mm wild mesh fence

Dotted blue line defines extent of hoop railings. refer to drawing 3142-10-35

50mm diameter continuous handrail to both sides of ramp

Regrade existing levels, allow for capping with 200mm existing stock piled top soil and reseed

New power supply to run from road into building by statutory provider.
Contractor to allow for 6m trenching within boundary.
Diamond cut clean line along length of existing tarmac playground. Once adjacent bitumen is laid seal joint with cold pour staggered between each layer

PLANNING CONDITION
No topsoil to be imported onto site until it has been tested for contamination and results are approved by the Local Planning Authority.

Carefully break out existing stone butress and patch / rebuild remaining wall

Cut back existing tarmac playground to accommodate profiled paving and reinstate to new neat cut line.

Include for courdroy profiled paviors in contrasting colour at head and base of ramp laid on 30mm thick mortar bed 4:1 mix on 150mm thick MOT type 1 aggregate

Existing tree removed as defined within arboricultural report. Grub up stump and reinstate ground level, top with soil and reseed

1500mm wild mesh fence

Area of concrete kerb to edge of infill tarmac

Regrade existing levels, allow for capping with 200mm existing stock piled top soil and reseed

This length of retaining wall provide land drain behind linked to weephole pipes at 1.5m ctrs.

New VC drain gradient 1:49.5

Install new soakaway - refer to detail drawing **3142-10-18**
Soakaway located 5m above from new foundation to ramp wall.

New 150mm dia. soul sewer diversion laid at 1 in 58 min. to match existing

Diverted sewer and new foul drainage both connected into existing main sewer manhole.
Contractor to determine on site which sewer is the existing foul sewer

EXISTING SEWER MAHOLE
COVER LEVEL **239.510**
INVERT UPSTREAM **238.210**
INVERT DOWNSTREAM **236.470**

wood | goldstraw | yorath
ARCHITECTS QUANTITY SURVEYORS CDM CO-ORDINATORS
Churchill House, Regent Road, Stoke on Trent, ST1 3RH.
Tel: 01782 208000 Fax: 01782 208712 E-mail: info@woodgoldstraw.co.uk
www.woodgoldstraw.co.uk

Client.
Faber RC Primary School, Cotton

Project.
New Classroom & Dining Room

Scale	Issue Date
1:50	02/11/2016
Sheet Size: A0	Drawn

Title.
External Works

Drawing Number	/ (Revision)	Revison ID
3142-10-36D		D

CAD file path:
X:\1 A CAPPER'S TEAM\1 RC SCHOOL\COTTON - FABER RCS\3142-10 FOUNDATION UNIT\03 DRAWINGS AND DOCS\TENDER 2\3142-10 V5 MODEL.pln

Copyright. Wood Goldstraw Yorath LLP.
Contractors are to check all dimensions on site and refer any discrepancies to the Architects immediately. Do not scale from this drawing.