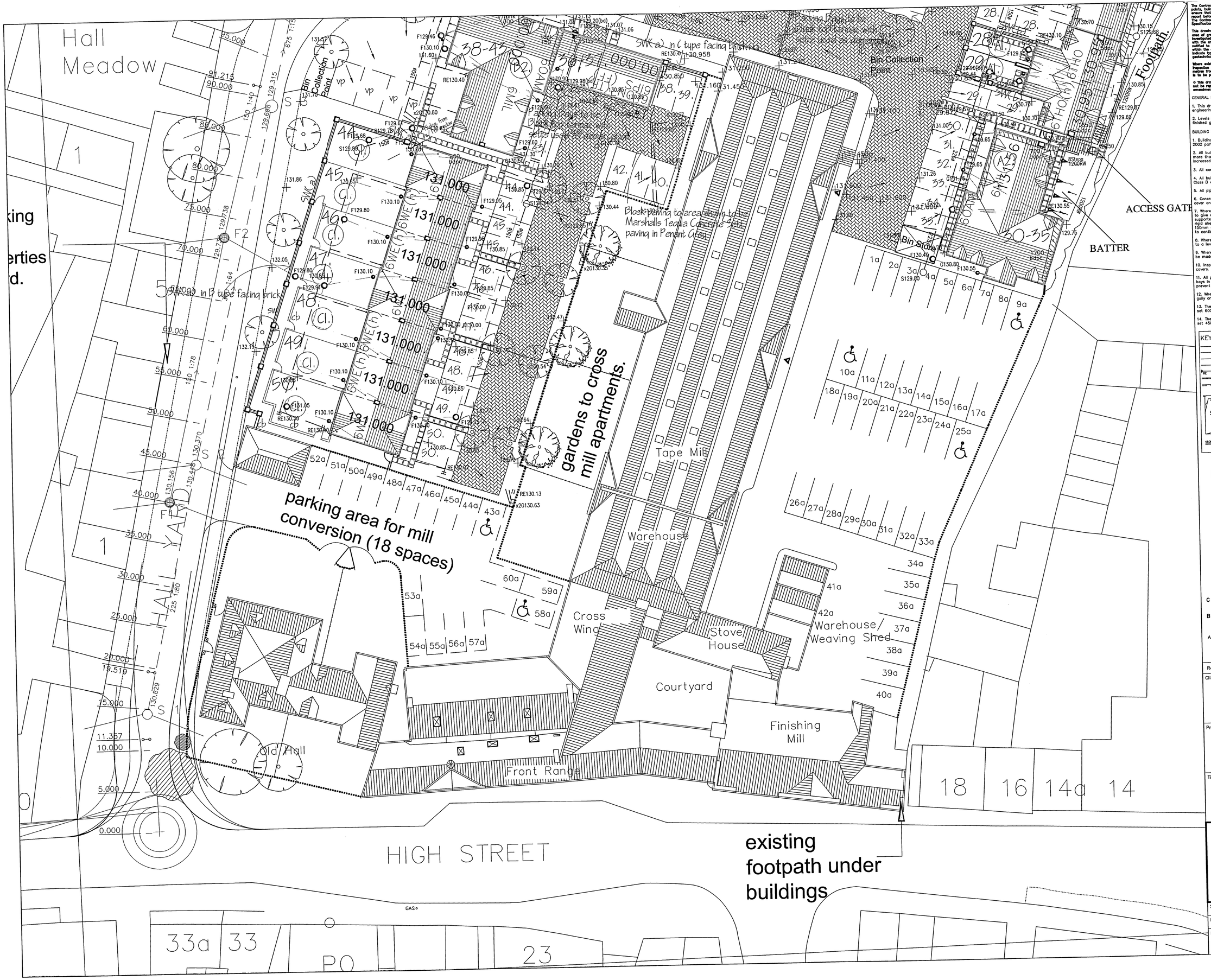

The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully conversant with the contents and of requirements the site investigation report before work starts.
The Contractor is to comply in all respects with current building legislation, British Standard Specifications, Building Regulations etc.,whether or not specifically stated on this drawing.

This drawing is not intended to show details of ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor any areas of formation for said structures which do not accord with the anticipated conditions as described in the site investigation report are to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground contaminants on or within the ground should be further investigated by a suitable expert. Any earthworks shown indicate typical slopes for guidance only and should be investigated further by a suitable geotechnical expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services, where applicable. A foundation is to be provided to accommodate the proposed tree planting, where applicable.

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GENERAL NOTES

1. This drawing is to be read in conjunction with relevant architectural and engineering drawings.

2. Levels indicated in blocks are Finished floor levels and are 150mm above adjacent finished ground levels unless otherwise shown.

BUILDING DRAINAGE

1. Building drainage shall comply with BS 8301 1985 and the Building Regulations 2002 part H.

2. All building drainage shall be 100mm diameter unless shown otherwise. Where more than 10 dwellings are served along a drainage run, building drainage shall be increased to 150mm diameter.

3. All connections to adoptable sewers shall be 150mm diameter (minimum).

4. All building drainage shall be clayware to BS EN 295 or uPVC to BS 4660 with Class B or Class S bedding unless shown otherwise.

5. All pipes under buildings without suspended floors shall have Class S bedding.

6. Concrete protection shall be provided to all uPVC pipes with less than 600mm cover and to all clay pipes with less than 300mm cover.

7. Where a pipe passes through a wall an opening is to be formed through the wall to give at least 50mm clearance around the pipe. Brickwork over shall be supported by a lintel. The opening is to be masked each side of the opening with rigid sheet material. Pipes embedded in walls shall have a joint formed within 150mm of each wall face. A rocker pipe of maximum 600mm length shall be used to continue the pipework.

8. Where a pipe trench is within 1m of a building it is to be filled with concrete up to a level below the building equal to the distance from the building less 150mm.

9. Where the formation of a pipe trench is above original ground level levels are to be made up with well compacted DTp Type 2 material or better.

10. Inspection chambers located within garages are to have double seal bolt down covers.

11. All private drives which fall towards a public highway and exceed two parking bays in area are to be provided with a suitable gully or drainage channel to prevent water discharging onto the highway.

12. Where a driveway falls towards a dwelling it shall be provide with a suitable gully or drainage channel to prevent water damaging the building.

13. The invert level of an access chamber on a foul drain from a building is to be set 600mm below finished ground level unless otherwise shown.

14. The invert level of a rodding eye at the head of a surface water drain is to be set 450mm below finished ground level unless shown otherwise.

KEY:

- 225mm dia foul inspection chamber
- 225mm dia storm inspection chamber
- FBS.91 Foul inspection chamber & invert Level (450mm min dia)
- SRG.13 Storm inspection chamber & invert Level (450mm min dia)
- RE Rodding eye
- Aco Aco drain
- d-c Dished drainage Channel & Yard Gulley with Gulley cover level
- 450bdpc Exposed Brickwork/Under build bdpc (below damp proof course)
- 50.00 Finished Floor Level
- Tanking
- Rwp
- 450RW RW (Retaining Wall)
- 450RET RET (Retained Height)

PRELIMINARY DRAWING

SUBJECT TO APPROVAL

Rev.	Description	Date	By
C	Drainage ammened to plots 44–50 as per latest Planning Layout Rev Y	April10	AM
B	Bin Store Added to Plots 30–35, General revisions as per latest Planning Layout Rev V	Feb 10	AM
A	Finished floor levels revised to suit planning requirements as requested by client. External works and plot drainage amended accordingly.	18.09.06	TGL

Client
Taylor Woodrow Developments Limited

Project
Tean Hall Complex
Upper Tean, Staffordshire

Title
Detailed Layout
Sheet 1

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Scale	1:200	Drawn	TGL
Date	September 2006	Checked	
File	Civils-101	Drawing	06096/101 C