EXTERNAL WORKS KEY

32.50 900mm RET RET RET 31.60	DENOTES RETAINING STRUCTURE AS CLIENTS STANDARD DETAILS RETAINED HEIGHTS ARE FOR RETAINED DEPTH ONLY AND DO NOT ALLOW FOR HANDRAIL OR PARAPET WALL HANDRAILS/BALLUSTRADES AS CLIENT DETAILS TO COMPLY WITH APPROVED DOCUMENT
UBL UBL UBL 450mm 150 150	DENOTES DEPTH OF FACING BRICKWORK IN ADDITION TO STANDARD 150mm BETWEEN FFL/DPC AND FLAG LEVEL
FOE FOE FOE	DENOTES LOCATION OF FLAG ON EDGE MAX. RETAINED HEIGHT 450mm
ACO ACO ACO	CLASS A LINEAR DRAINAGE CHANNEL
ACO ACO ACO	CLASS B LINEAR DRAINAGE CHANNEL
ACO ACO ACO	CLASS C LINEAR DRAINAGE CHANNEL
FGB FGB FGB	DENOTES LOCATION OF FENCE & GRAVEL BOARD MAX. RETAINED HEIGHT 550mm
32.60	DENOTES FINISHED GROUND / SURFACE LEVEL
1:35	DENOTES PROPOSED GRADIENTS
	ACCESS RAMP TO COMPLY WITH APPROVED DOCUMENT PART M SECTION 6.14 1 in 15 max. GRADIENT OVER A MAXIMUM DISTANCE OF 10m 1 in 12 max. GRADIENT OVER A MAXIMUM DISTANCE OF 5m
5.00	DENOTES SITE BOUNDARY LEVEL FROM TOPO. SURVEY
	DENOTES BATTER SLOPES
1:11 max	ACCESS RAMP AS ABOVE BUT FORMED TO SHAPE USING DRIVEWAY SURFACING MATERIAL
	DENOTES EXTERNAL STEPS (AS PER APPROVED DOCUMENT M Section 1.8.) 150mm MAX RISE 300mm MIN. GOING WITH HANDRAILS FOR 3 OR MORE STEPS OR WHERE MORE THAN 600mm HIGH BRICKWORK & CAPPING TO SIDES OF STEPS FOR 2 OR MORE STEPS (INDICATED BY * ON DRAWINGS)
	YARD GULLY TO CONNECT TO PRIVATE SW SYSTEM
M	DOUBLE DAMP PROOF COURSE

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FOUNDATIONS TO BE DESIGNED / CONSTRUCTED TO TAKE INTO ACCOUNT THE PROXIMITY AND DEPTH OF ADJACENT SEWERS AND DRAINS

CONTRACTOR/CLIENT SHOULD NOTE THE EXISTENCE OF EXISTING BURIED PLANT AND OR OVERHEAD POWER CABLE(S) BEFORE WORK COMMENCES CONTRACTOR MUST UNDERTAKE RISK ASSESSMENT AND PROVIDE METHOD STATEMENT FOR WORKING IN THIS AREA IN ACCORDANCE WITH HSE AND POWER SUPPLIERS GUIDELINES TO SATISFACTION OF THE CDM CO-ORDINATOR

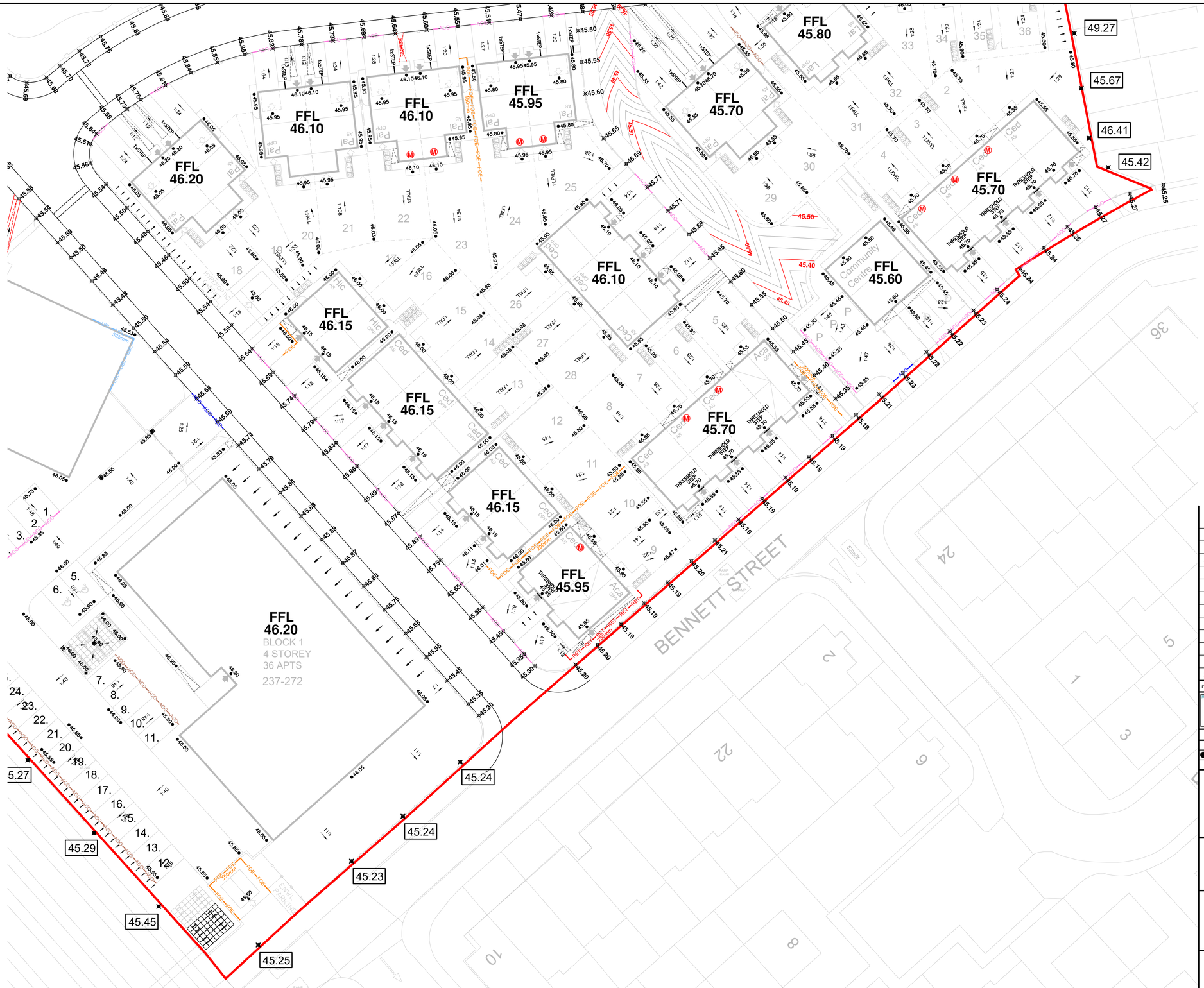
ALL EXISTING SERVICES TO BE LOCATED AT COMMENCEMENT IN ACCORDANCE WITH UNDERTAKERS REQUIREMENTS AND PROTECTED ACCORDINGLY DURING THE WORKS

ALL MANHOLE COVERS AND FRAMES MUST COMPLY WITH BS EN124.
COVERS IN ROAD TO BE GRADE D400 AND BE 150mm DEEP. MANHOLE COVERS IN CAR PARKING AREAS AND DRIVES TO BE GRADE B125. WHILST LANDSCAPED AREAS MAY BE GRADE A15. ALL TO BE SIZED IN ACCORDANCE WITH PART H OF THE BUILDING REGULATIONS 2002 TABLES 11 & 12

WHERE THE FLOOR LEVELS OF PLOTS ARE RAISED SIGNIFICANTLY (i.e OVER APPROX. 500mm) AND FILLING IS REQUIRED THERE MAY BE AN NHBC REQUIREMENT TO PROVIDE A DETAILED SPECIFICATION FOR THE TYPE OF FILL TO BE USED AND METHOD OF COMPACTION. IN SUCH INSTANCES PLEASE REVERT BACK TO REFA FOR FURTHER DETAILS

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DRAWING NUMBER:- KH006 A-100
REVISION:- U
CLIENT TO ENSURE THE ABOVE LAYOUT IS CURRENT BEFORE USING THIS DRAWING FOR CONSTRUCTION PURPOSES

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2. All highway works to be to adoptable standards and to to comply fully with the Local Authority specification.
3. All private drainage works are to comply fully with part H of the Building Regulations
4. All existing invert levels to be checked by the Contractor at the start of works and any discrepancies notified to REFA.
   All levels are based on topographical survey information provided by others.
5. All materials to bear the relevant B.S.Kitemark and comply fully with the specifications.
   All concrete & concrete products must use Sulphate resistant cement (unless the site investigation report proves that sulphate attack from soils and groundwater will not occur)
6. All opening notices etc. as required under highways acts etc. are to be obtained prior to commencement of works.
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C.D.M. REGULATIONS 2015

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1. Support / treatment for ALL excavation work.
2. Guarding to edges of excavations to prevent people,materials and vehicles falling into excavation.
3. Guarding of excavations outside working hours to prevent unauthorised access.
4. Undermining to adjacent roods or structures.
5. Confined space operations.
6. Dealing with existing services.
7. Traffic management on existing highways.
8. Procedure to be followed in event of accident or emergency.
9. Method of working where contaminated ground is present on site.
10. Confirmation will be required that all operatives are adequately trained, copies of relevant training certificates to be supplied.

The above list is by no means exhaustive but it does highlight operations that present a risk to contractors and the general public.
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rev	Revision details	Rev.By	Date
K	TO PLANNING LAYOUT REV U	RW	26.02.24
J	APARTMENT BLOCK FFL'S UPDATED	RW	29.11.23
I	PLOT 9 REVISED FOLLOWING CLIENTS COMMENTS	RW	23.11.23
H	TO PLANNING LAYOUT REV O	RW	24.10.23
G	TO PLANNING LAYOUT REV O REVISED FOLLOWING MCC COMMENTS	RW	19.10.23
F	UPDATED FOLLOWING S38 COMMENTS	RW	01.08.23
E	TO PLANNING LAYOUT REV M FFL'S REVISED	RW	13.07.23
D	TO PLANNING LAYOUT REV L	RW	06.04.23
C	UPDATED TO PLANNING LAYOUT REV H	RW	25.01.23
B	ADDITIONAL GULLIES TO SHARED DRIVEWAY SERVING APARTMENT BLOCKS	RW	08.12.22
A	REVISED FOLLOWING CLIENTS COMMENTS	RW	28.11.22

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Drawing Stage			Drawing Status		
	Draft		Comments	●	Tender
●	Issued		Information		Construction
		●	Approval		As Built

Client
KELLEN HOMES

Job title
BENNETT STREET MANCHESTER

Drawing title
EXTERNAL WORKS DRG 1

REFA
45 Bridgeman Terrace
Wigan, Lancs
WN1 1TT
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Fax:-(01942) 230816
CONSULTING ENGINEERS
CIVIL• STRUCTURAL
GEOTECHNICAL• ENVIRONMENTAL

Date	Scale	Drawn
17.11.22	1/250	RW

DRAWING No 22122/106/1 Rev K

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A1 SHEET

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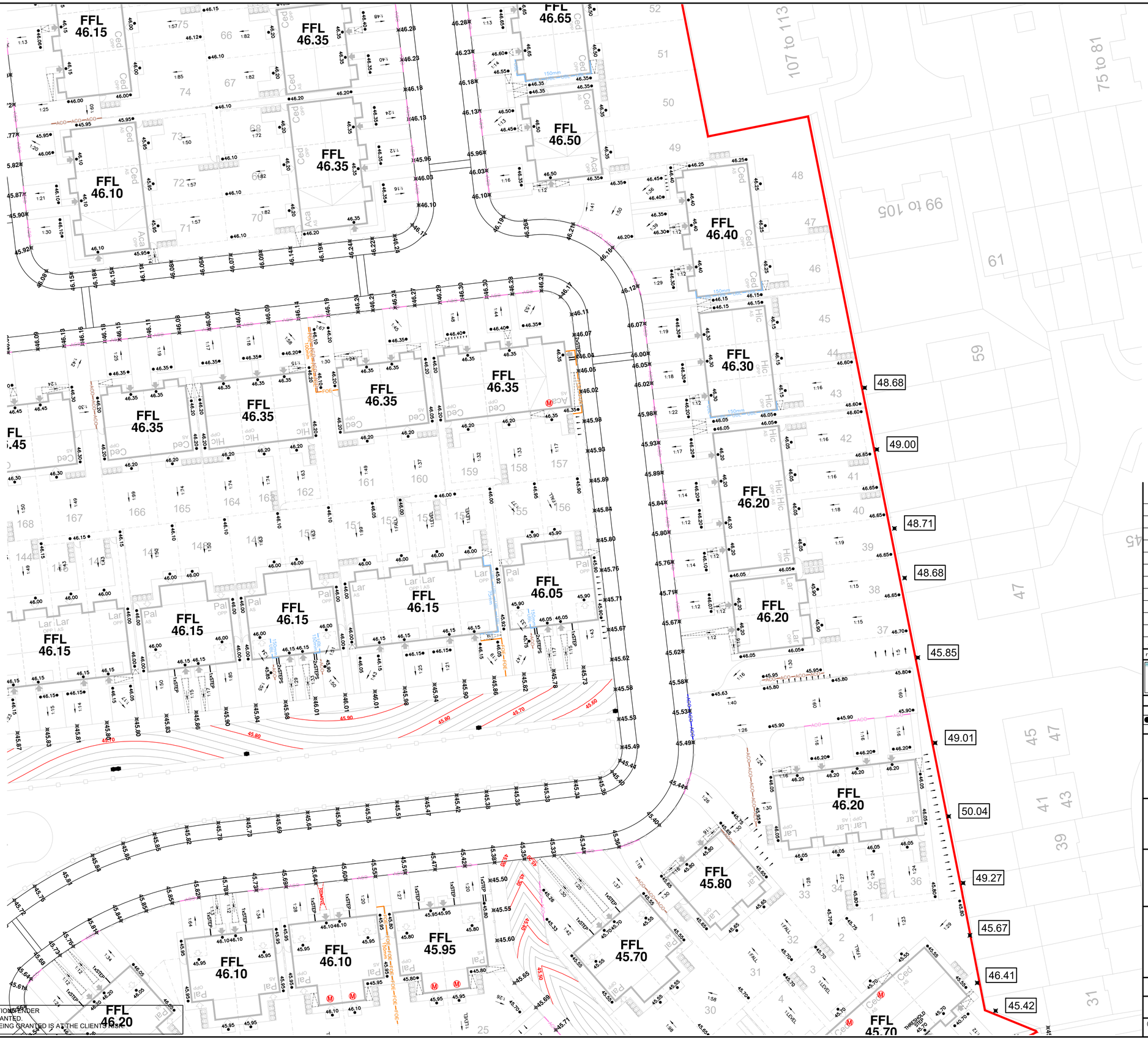
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REVISION:- U
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rev	Revision details	Rev.By	Date
i	TO PLANNING LAYOUT REV U	RW	26.02.24
H	REVISED FOLLOWING CLIENTS COMMENTS	RW	06.11.23
G	TO PLANNING LAYOUT REV O	RW	24.10.23
F	TO PLANNING LAYOUT REV Q REVISED TO MCC COMMENTS	RW	19.10.23
E	UPDATED FOLLOWING S38 COMMENTS	RW	01.08.23
D	TO PLANNING LAYOUT REV M FFL'S REVISED	RW	13.07.23
C	TO PLANNING LAYOUT REV L	RW	06.04.23
B	UPDATED TO PLANNING LAYOUT REV H	RW	25.01.23
A	REVISED FOLLOWING CLIENTS COMMENTS	RW	28.11.22

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www.smasltd.com

Drawing Stage		Drawing Status			
	Draft		Comments	●	Tender
●	Issued		Information		Construction
		●	Approval		As Built

Client
KELLEN HOMES

Job title
BENNETT STREET MANCHESTER

Drawing title
EXTERNAL WORKS DRG 2

REFA
45 Bridgeman Terrace
Wigan, Lancs
WN1 1TT
Tel:-(01942) 826020
Fax:-(01942) 230816
CONSULTING ENGINEERS
CIVIL• STRUCTURAL
GEOTECHNICAL• ENVIRONMENTAL

Date	Scale	Drawn
17.11.22	1/250	RW

DRAWING No 22122/106/2 Rev i

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A1 SHEET

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5.00	DENOTES SITE BOUNDARY LEVEL FROM TOPO. SURVEY
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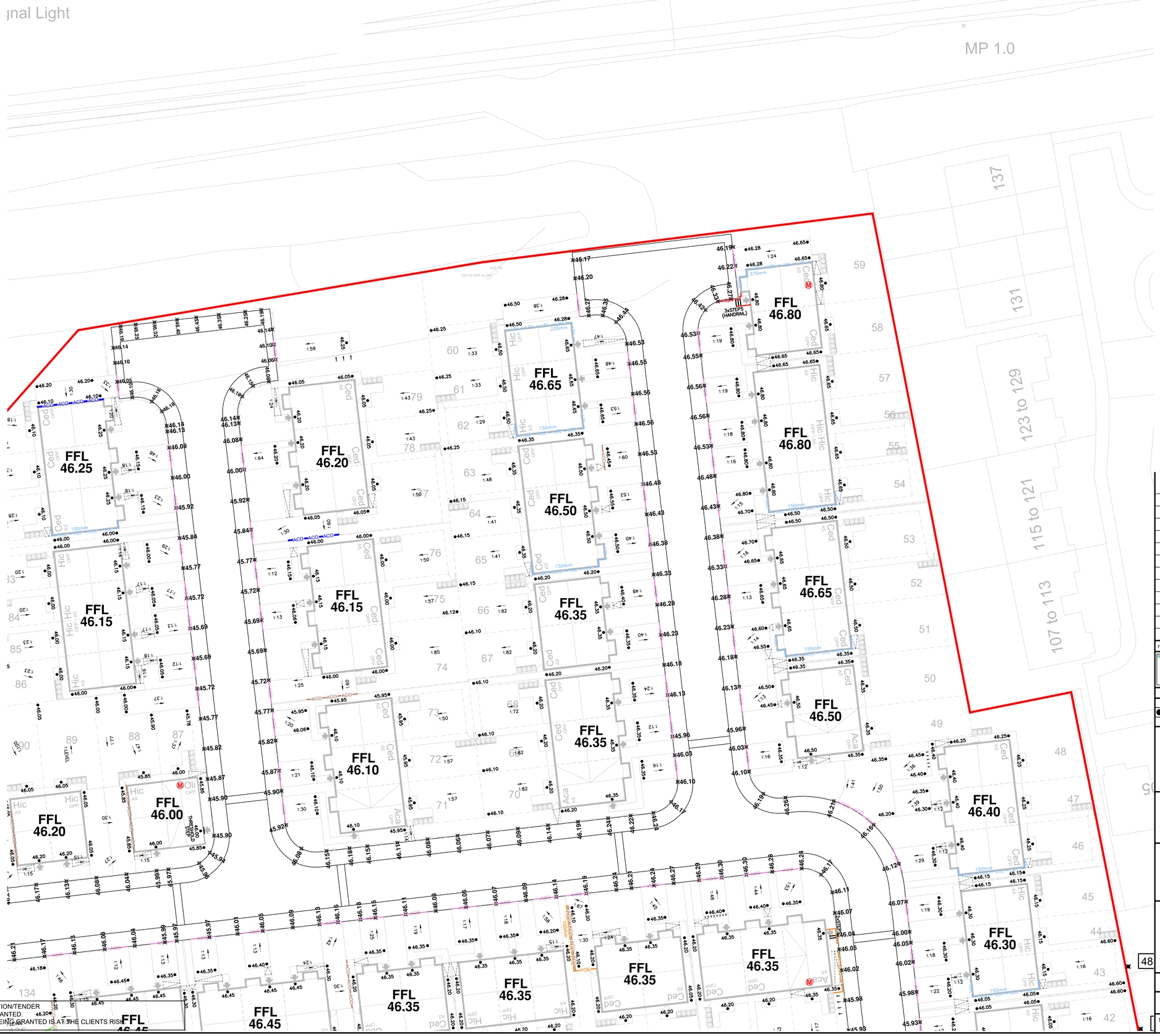
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rev	Revision details	Rev.By	Date
H	TO PLANNING LAYOUT REV U	RW	28.02.24
G	REVISED FOLLOWING CLIENTS COMMENTS	RW	06.11.23
F	TO PLANNING LAYOUT REV O	RW	24.10.23
E	TO PLANNING LAYOUT REV Q	RW	19.10.23
D	TO PLANNING LAYOUT REV M FFL'S REVISED	RW	13.07.23
C	TO PLANNING LAYOUT REV L	RW	06.04.23
B	UPDATED TO PLANNING LAYOUT REV H	RW	25.01.23
A	REVISED FOLLOWING CLIENTS COMMENTS	RW	28.11.22

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Drawing Stage			Drawing Status		
	Draft		Comments	●	Tender
●	Issued		Information		Construction
		●	Approval		As Built

Client
KELLEN HOMES

Job title
BENNETT STREET MANCHESTER

Drawing title
EXTERNAL WORKS DRG 3

REFA
45 Bridgeman Terrace
Wigan, Lancs
WN1 1TT
Tel:-(01942) 826020
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CONSULTING ENGINEERS
CIVIL• STRUCTURAL
GEOTECHNICAL• ENVIRONMENTAL

Date	Scale	Drawn
17.11.22	1/250	RW

DRAWING No 22122/106/3 Rev H

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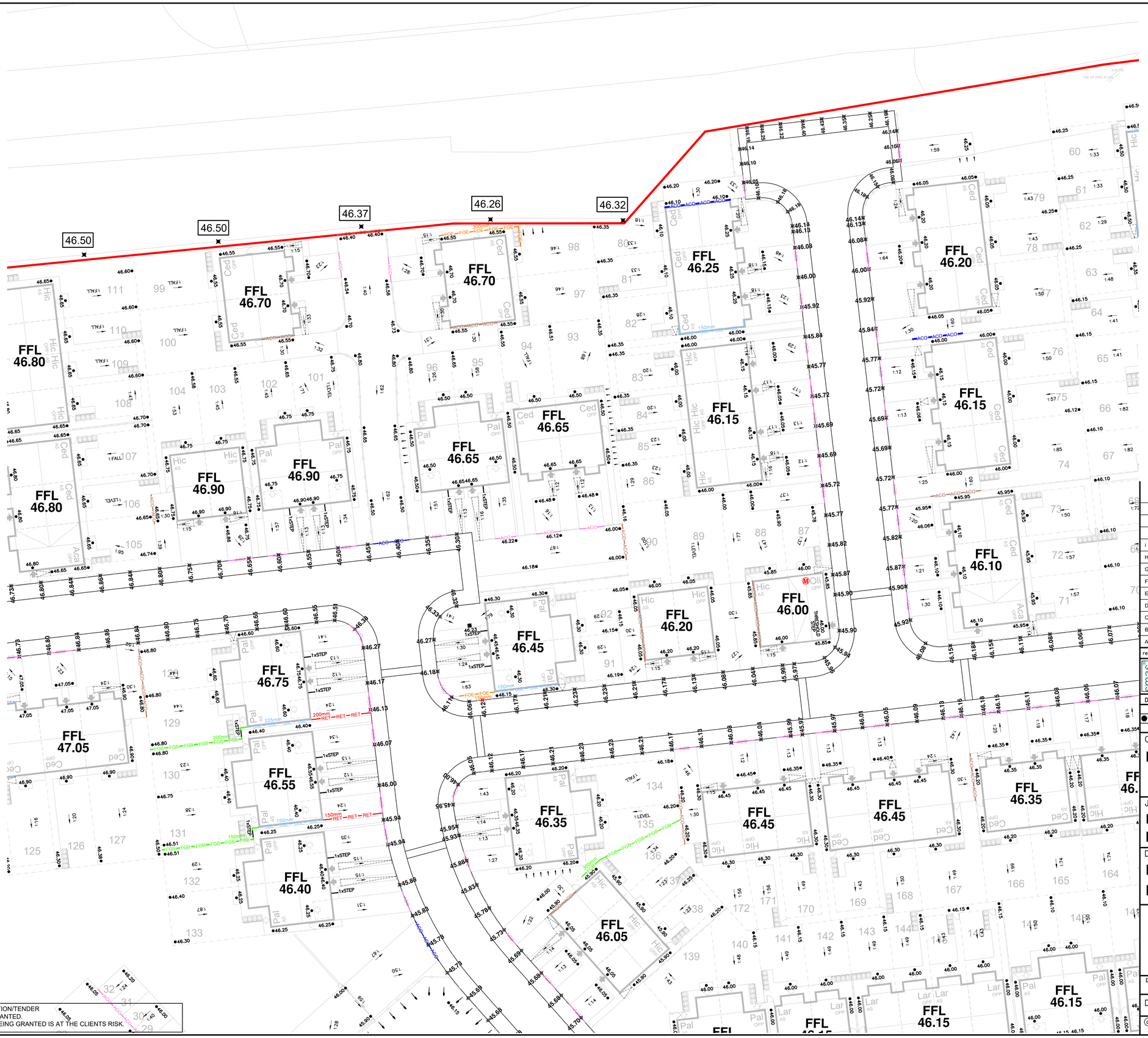
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DRAWING NUMBER:- KH006 A-100
REVISION:-U
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C.D.M. REGULATIONS 2015

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rev	Revision details	Rev.By	Date
i	TO PLANNING LAYOUT REV U	RW	28.02.24
H	REVISED FOLLOWING CLIENTS COMMENTS	RW	06.11.23
G	TO PLANNING LAYOUT REV O	RW	24.10.23
F	TO PLANNING LAYOUT REV Q	RW	19.10.23
E	TO PLANNING LAYOUT REV M FFL'S REVISED	RW	13.07.23
D	TO PLANNING LAYOUT REV L	RW	06.04.23
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A	REVISED FOLLOWING CLIENTS COMMENTS	RW	28.11.22

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Drawing Stage			Drawing Status		
	Draft		Comments	●	Tender
●	Issued		Information		Construction
		●	Approval		As Built

Client
KELLEN HOMES

Job title
BENNETT STREET MANCHESTER

Drawing title
EXTERNAL WORKS DRG 4

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Fax:-(01942) 230816
CONSULTING ENGINEERS
CIVIL• STRUCTURAL
GEOTECHNICAL• ENVIRONMENTAL

Date	Scale	Drawn
17.11.22	1/250	RW

DRAWING No 22122/106/4 Rev i

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A1 SHEET

EXTERNAL WORKS KEY

32.50 900mm RET RET RET 31.60	DENOTES RETAINING STRUCTURE AS CLIENTS STANDARD DETAILS RETAINED HEIGHTS ARE FOR RETAINED DEPTH ONLY AND DO NOT ALLOW FOR HANDRAIL OR PARAPET WALL HANDRAILS/BALLUSTRADES AS CLIENT DETAILS TO COMPLY WITH APPROVED DOCUMENT
UBL UBL UBL 450mm 150 150	DENOTES DEPTH OF FACING BRICKWORK IN ADDITION TO STANDARD 150mm BETWEEN FFL/DPC AND FLAG LEVEL
FOE FOE FOE	DENOTES LOCATION OF FLAG ON EDGE MAX. RETAINED HEIGHT 450mm
ACO ACO ACO	CLASS A LINEAR DRAINAGE CHANNEL
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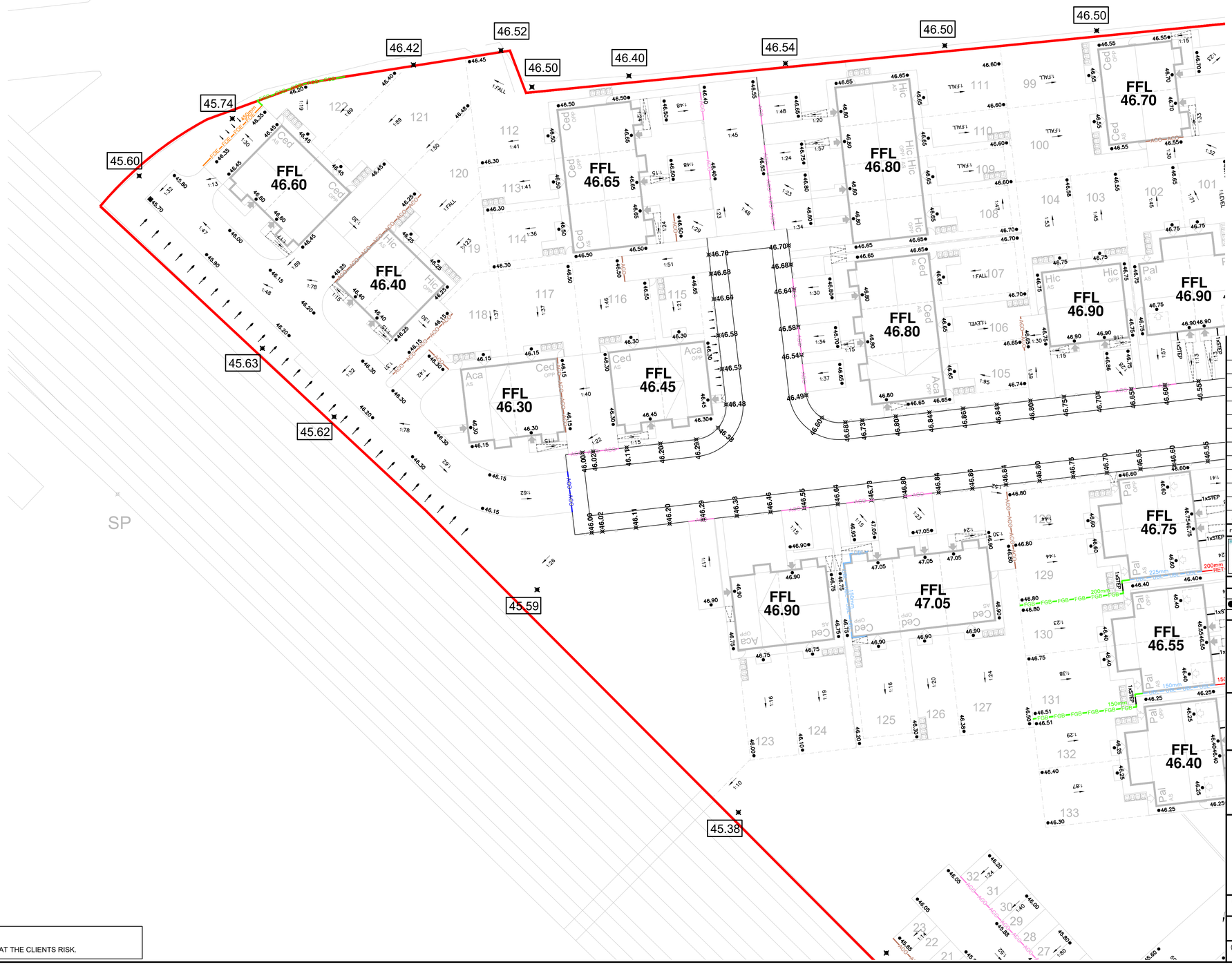
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rev	Revision details	Rev.By	Date
i	TO PLANNING LAYOUT REV U	RW	28.02.24
H	REVISED FOLLOWING CLIENTS COMMENTS	RW	06.11.23
G	TO PLANNING LAYOUT REV O	RW	24.10.23
F	TO PLANNING LAYOUT REV Q	RW	19.10.23
E	TO PLANNING LAYOUT REV M	RW	13.07.23
D	TO PLANNING LAYOUT REV L	RW	06.04.23
C	UPDATED TO PLANNING LAYOUT REV H	RW	25.01.23
B	PLOTS 119-122 FFL REVISED	RW	30.11.22
A	REVISED FOLLOWING CLIENTS COMMENTS	RW	28.11.22

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Drawing Stage			Drawing Status		
	Draft		Comments	●	Tender
●	Issued		Information		Construction
		●	Approval		As Built

Client
KELLEN HOMES

Job title
BENNETT STREET MANCHESTER

Drawing title
EXTERNAL WORKS DRG 5

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Date	Scale	Drawn
17.11.22	1/250	RW

DRAWING No 22122/106/5 Rev i

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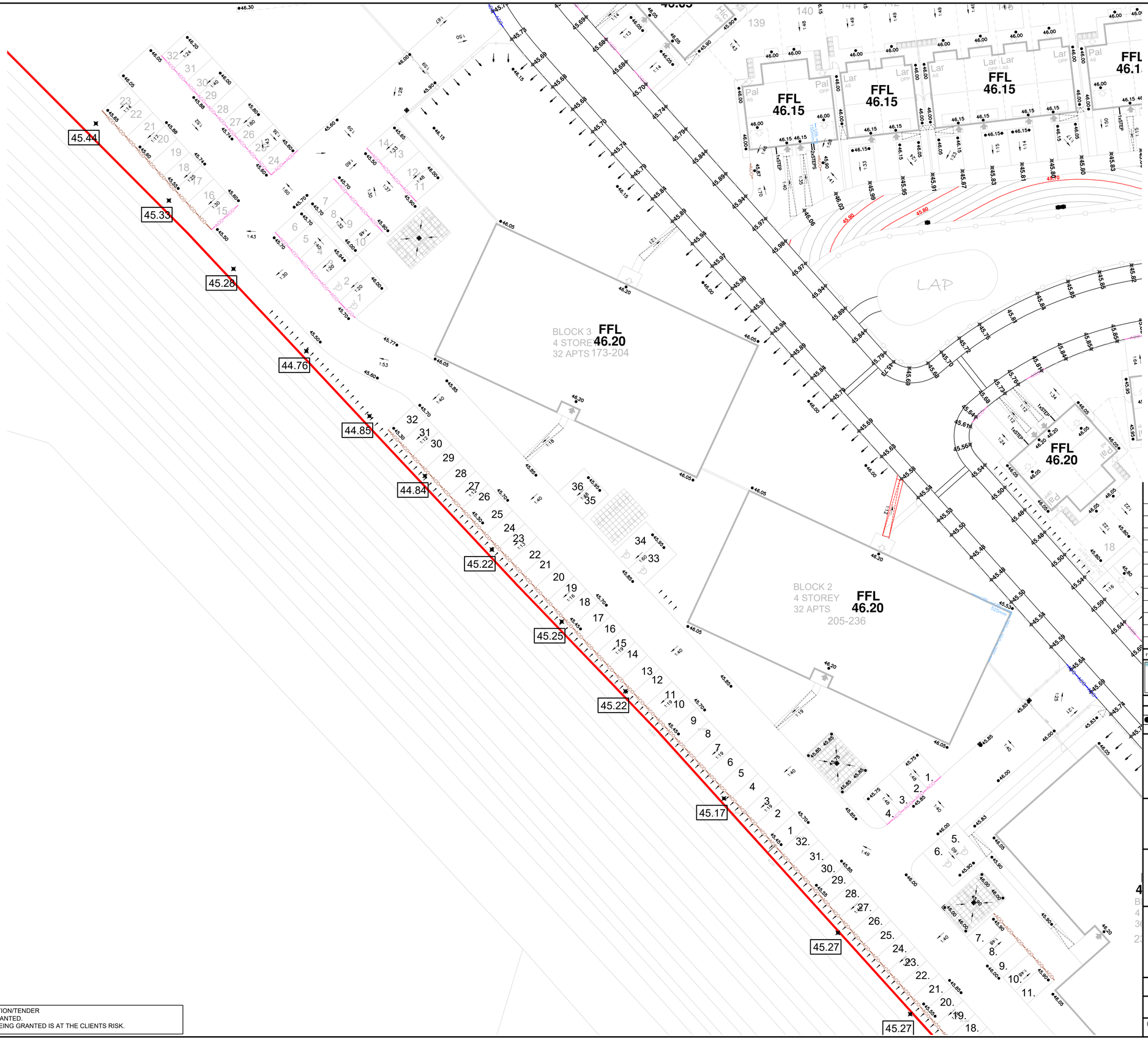
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i	TO PLANNING LAYOUT REV U	RW	26.02.24
H	APARTMENT BLOCK FFL'S UPDATED	RW	29.11.23
G	TO PLANNING LAYOUT REV O	RW	24.10.23
F	TO PLANNING LAYOUT REV Q	RW	19.10.23
E	TO PLANNING LAYOUT REV M FFL'S REVISED	RW	13.07.23
D	TO PLANNING LAYOUT REV L	RW	06.04.23
C	UPDATED TO PLANNING LAYOUT REV H	RW	25.01.23
B	ADDITIONAL GULLIES TO SHARED DRIVEWAY SERVING APARTMENT BLOCKS	RW	08.12.22
A	REVISED FOLLOWING CLIENTS COMMENTS	RW	28.11.22

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Client
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Job title
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Date	Scale	Drawn
17.11.22	1/250	RW

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