STARMOOR DRIVE

HEATHERDALE DRIVE

BRINSU

N

GENERAL NOTES

A1.1 THIS DRAWING TO READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

A1.2 ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR / FABRICATOR PRIOR TO COMMENCEMENT OF WORKS.

A1.3 ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

A1.4 ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS AND WHERE APPLICABLE LOCAL AUTHORITIES REQUIREMENTS.

A1.5 ALL MATERIALS TO BE MARKED WITH BSI KITE MARK WHERE APPLICABLE.

EXISTING SITE CONDITIONS

E1.1 THE DEVELOPER SHALL NOT COMMENCE ANY WORK WHICH AFFECTS THE PUBLIC HIGHWAY UNTIL ALL THE APPROVED TRAFFIC SAFETY AND MANAGEMENT MEASURES NECESSITATED BY THE WORKS ARE IN PLACE.

E1.2 THE DEVELOPER SHALL MAINTAIN ACCESS TO AND ALONG ALL EXISTING FOOTWAYS, PRIVATE ACCESSES, PUBLIC RIGHTS OF WAY AND PROPOSED CROSSINGS OF THE WORKS THROUGHOUT THE CONSTRUCTION PHASE.

E1.3 THE CONTRACTOR IS TO CONFIRM EXISTING ROAD LEVELS AT ALL PROPOSED JUNCTIONS BETWEEN NEW AND EXISTING ROAD CONSTRUCTION PRIOR TO COMMENCEMENT OF WORKS.

EXISTING SERVICES

E2.1 PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO ENSURE THAT:

NO PROPOSED DRAINAGE CLASHES WITH ANY OF THE EXISTING SERVICES.

ANY NEW HIGHWAY WORKS DO NOT ADVERSELY AFFECT THE COVER TO EXISTING SERVICES BELOW THE RELEVANT MINIMUM COVER REQUIREMENTS.

THE CONTRACTOR IS TO ALLOW FOR THIS PROVISION WITHIN THE TENDER SUM.

E2.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ATTAINING ALL NECESSARY APPROVAL FOR ANY SERVICE DIVERSIONS REQUIRED TO FACILITATE THE PROPOSED WORKS.

E2.3 THE CONTRACTOR SHALL CHECK ALL EXISTING COVER / INVERT LEVELS AND PIPE / SEWER SIZES ON SITE PRIOR TO START OF WORKS TO ENSURE PROPOSED DRAINAGE CAN BE CONSTRUCTED AS INDICATED ON THE DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

E2.4 ALL GULLIES TO BE PROTECTED FROM SILT DURING THE CONSTRUCTION PROCESS WITH A LAYER OF HESSIAN SHEETING PLACED UNDER THE GULLY GRATING. THE HESSIAN SHALL BE CLEANED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD

E2.5 ALL LIVE CONNECTIONS IDENTIFIED IDENTIFIED IN THE CCTV SURVEY, MUST BE RE-PIPED TO ANY DIVERTED SEWERS.

E2.6 ANY LAND DRAIN OR WATERCOURSE ON SITE TO BE DIVERTED SO AS NOT TO PASS UNDER PROPOSED BUILDING. ANY DIVERSION TO BE INSPECTED ON SITE BY LOCAL AUTHORITY.

REDUNDANT DRAINAGE

E3.1 DRAINS OR SEWERS LESS THAN 1.5m DEEP WHICH ARE IN OPEN GROUND SHOULD AS FAR AS IS PRACTICABLE BE REMOVED. OTHER PIPES SHOULD BE SEALED AT BOTH ENDS AND AT ANY POINT OF CONNECTION, AND GROUT FILLED TO ENSURE THAT RATS CANNOT GAIN ACCESS.

E3.2 LARGER PIPES (225mm AND ABOVE) SHOULD BE GROUT FILLED TO PREVENT SUBSIDENCE OR DAMAGE TO BUILDINGS OR SERVICES IN THE EVENT OF COLLAPSE.

WHERE EXISTING CHAMBERS ARE TO BE REUSED:

E4.1 THE COVER AND INVERT LEVELS ARE REQUIRED TO CONFIRM THE DESIGN.

E4.2 ALLOW FOR REPLACING COVER AND FRAMES WHERE DAMAGED, MISSING, BURIED OR WHERE RECESSED COVERS ARE REQUIRED TO RECEIVE ARCHITECTS FINISHES.

E4.3 ALLOW FOR REPLACING THE EXISTING CHAMBER SUBJECT TO CONDITION OR THE REQUIREMENTS OF THE SEWERAGE UNDERTAKER.

KEY PLAN

+99.935	PROPOSED LEVELS
×93.21	EXISTING LEVELS
FFL 95.000	FINISHED FLOOR LEVELS
2C	TANKING / DOUBLE DPC 2C = 2 COURES ABOVE STANDARD DPC LEVEL (DOUBLE DPC REQUIRED) OVER 2C (TANKING REQUIRED)
4C	UNDERBUILD BRICKWORK 4C = 4 COURSES BELOW STANDARD (IE 6 COURSES BELOW FFL)
RTW900	RETAINING FEATURE RTW = RETAINING WALL GB = GRAVEL BOARD 1350mm DIFFERENCE IN LEVEL
94.500	MAJOR CONTOUR
94.400	MINOR CONTOUR

DESIGN CONTINGENCY

FOR COST PURPOSES THE CONTRACTOR IS TO INCLUDE THE FOLLOWING CONTINGENCY (% OF PRIMARY CIVILS DESIGN COST) AT THE RELEVANT PROJECT STATUS INDICATED ON THE DRAWING.

RIBA STAGE S2 - CONCEPT DESIGN - 25%
RIBA STAGE S3 - SPATIAL COORDINATION - 15%
RIBA STAGE S4 - TECHNICAL DESIGN - 10%
RIBA STAGE A5 - PRODUCTION INFORMATION - 5%

SCALE BAR 1:250

0 5 10 15 20 25

REV	ISSUED FOR TENDER	07.02.25	JW	DS
Rev	Description	Date	By	Chkd

Drawing Status
S4 - TECHNICAL DESIGN

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Client
MOSSCARE ST.VINCENTS HOUSING

Project
ALDERFORD PARADE
CHEETHAM HILL
MANCHESTER

Drawing Title
PROPOSED LEVELS LAYOUT
SHEET 2

Date	Drawn By	Checked By
JAN '25	JW	DS

Scale at A1	Project Number	Status	Revision
1:250	33716	S4	T01

Sheet Number
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