

Drawing subject to planning approval

It is understood the ground remedial measures taken provide stable sub-grade for construction material. Geotechnical Engineer to be consulted whether there is settlement risk.

Datum point for leveling assumed 0.39 higher than topo survey (as per information from the site - edge of road level 69.39 (69.00 as per topo survey))

Levels in yard formed to provide 45m3 of storage.

Tie in to existing road

Notes

- DO NOT SCALE
- This drawing is to be read together with all other relevant design information.
- Engineer should be informed PRIOR to construction on site if there is any conflict between the details indicated on this drawing and those shown on other drawings.
- All drawings issued are deemed to have Preliminary status and NOT for construction until from the relevant Authority technical approval has been obtained. Commencement of site work before such approval obtained is entirely at contractor's risk.
- All dimensions are in millimeters unless otherwise stated.
- It is responsibility of the Contractor to check all tie-ins for line and level with existing prior commencement of any works. In case any errors are found The Engineer should be notified immediately in writing.
- All materials with depth less than 450mm to be non-frost susceptible
- All workmanship is to comply with current British Standards.
- Gradients should not be used for setting out purposes (as they are approximate only).
- Gradients are to satisfy requirements of most current Building Regulations Approved Document M.
- Any issues relating to incorrect levels are to be reported to the Engineer immediately, and prior to commencement of construction.
- Levels are subject to confirmation when Architect's layout is finalized.
- Design subject to change when house internal layouts available.
- Contractor to liaise with Statutory Undertakers and services owners and arrange necessary diversion if required.
- All levels within tree root protection area to be verified and confirmed by Arborist
- All gradients to be confirmed by Building Control

FOR INFORMATION

Key

- 47.32 Proposed Levels
- 1:1 Proposed Gradients
- 36.7 Existing Levels
- FFL 85.40 Finished Floor Level
- Exposed Brickwork
- Tanking
- Raised DPC
- Retaining Wall
- Retaining feature (e.g. slab on edge, gravel board, etc.)
- Site Boundary
- Gully with capacity of 200m2
- Proposed Channel Drain - Gullies spaced so maximum area per gully is 200m2
- Highway Runoff

CDM 2015

UNLESS NOTED OTHERWISE BELOW, AJS STRUCTURAL DESIGN (THE DESIGNER) HAS NOT IDENTIFIED ANY SIGNIFICANT RISK ASSOCIATED WITH THE DESIGN INTENT SHOWN ON THIS DRAWING WHICH COULD NOT BE MANAGED SAFELY BY A COMPETENT CONTRACTOR.

WHERE WE HAVE IDENTIFIED A SIGNIFICANT RISK, WE REFER TO THE PROJECT RISK ASSESSMENTS ISSUED WITH DESIGN CALCULATIONS.

ELEMENT/OPERATION	IDENTIFIED HAZARDS
Excavation	Falling to trenches, collapsing Trench collapsing

WHERE THE ABOVE IS BLANK - NO UNUSUAL RISKS HAVE BEEN IDENTIFIED

RISK LEGEND

- COMPULSORY ACTION
- PROHIBITIVE ACTION
- INFORMATION
- WARNING

Rev.	Revision Description	Dm		Date
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