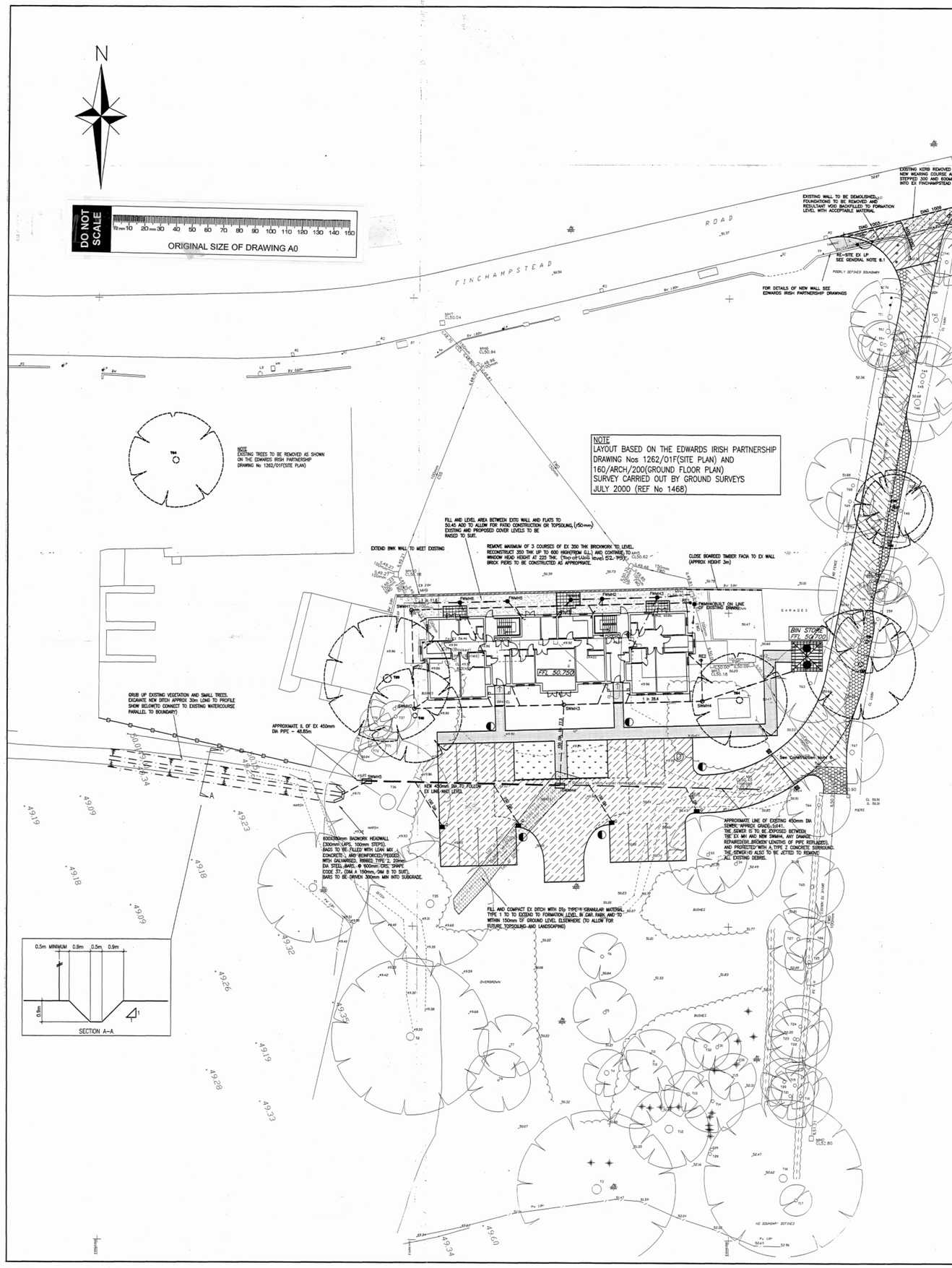

N
DO NOT SCALE
ORIGINAL SIZE OF DRAWING A0
FINCHAMPSTEAD ROAD
EXISTING WALL TO BE DEMOLISHED, FOUNDATIONS TO BE REMOVED AND RESULTANT VOID BACKFILLED TO FORMATION LEVEL WITH ACCEPTABLE MATERIAL
EXISTING KERB REMOVED ACROSS NEW ACCESS. NEW WEARING COURSE AND BASECOURSE TO BE STEPPED 300 AND 600MM RESPECTIVELY INTO EX FINCHAMPSTEAD ROAD CONSTRUCTION
OVER THIS AREA OF ACCESS RECONSTRUCTION THE TYPE 1 SUB-BASE IS TO BE REPLACED BY A 150mm THK C30 CONCRETE SLAB, WITH A393 MESH REINFORCEMENT TOP & BOTTOM, AND A 50mm THK LIGHTLY COMPACTED SAND CARPET, OVER THE EX BT DUCTS WHICH HAVE 400mm COVER.
RE-SITE EX LP SEE GENERAL NOTE 8.1
FOR DETAILS OF NEW WALL SEE EDWARDS IRISH PARTNERSHIP DRAWINGS
NOTE
EXISTING TREES TO BE REMOVED AS SHOWN ON THE EDWARDS IRISH PARTNERSHIP DRAWING No 1262/01F(SITE PLAN)
NOTE
LAYOUT BASED ON THE EDWARDS IRISH PARTNERSHIP DRAWING Nos 1262/01F(SITE PLAN) AND 160/ARCH/200(GROUND FLOOR PLAN)
SURVEY CARRIED OUT BY GROUND SURVEYS JULY 2000 (REF No 1468)
FILL AND LEVEL AREA BETWEEN EXTG WALL AND FLATS TO 50.40 AOD TO ALLOW FOR PAVED CONSTRUCTION OR TOPSOILING, (150mm) EXISTING AND PROPOSED COVER LEVELS TO BE RAISED TO SUIT.
EXTEND BWK WALL TO MEET EXISTING
REMOVE MAXIMUM OF 3 COURSES OF EX 350 THK BRICKWORK TO LEVEL. RECONSTRUCT 350 THK UP TO 600 HIGH(FROM G.L.) AND CONTINUE TO WINDOW HEAD HEIGHT AT 225 THK. (Top of Wall level 52.95)
BRICK PIERS TO BE CONSTRUCTED AS APPROPRIATE.
CLOSE BOARDED TIMBER FACIA TO EX WALL (APPROX HEIGHT 3m)
FFL 50.750
BIN STORE FFL 50.700
GARAGES
GRUB UP EXISTING VEGETATION AND SMALL TREES. EXCAVATE NEW DITCH APPROX 30m LONG TO PROFILE SHOW BELOW(TO CONNECT TO EXISTING WATERCOURSE PARALLEL TO BOUNDARY)
APPROXIMATE ℄ OF EX 450mm DIA PIPE = 48.80m
NEW 450mm DIA TO FOLLOW EX LINE AND LEVEL
600X300mm BRICWORK HEADWALL (300mm CAPS, 100mm STEPS). BASS TO BE FILLED WITH LEAN MIX CONCRETE, AND REINFORCED(PRIMED, WITH GALVANIZED, RIBBED TYPE 2, 20mm DIA STEEL BARS, @ 900mm CRS. SHAPE CODE 37, (DIM A 150mm, DIM B TO SUIT), BARS TO BE DRIVEN 300mm MIN INTO SUBGRADE.
FILL AND COMPACT EX DITCH WITH DTp TYPE1 GRANULAR MATERIAL, TYPE 1 TO TO EXTEND TO FORMATION LEVEL IN CAR PARK AND TO WITHIN 150mm OF GROUND LEVEL ELSEWHERE (TO ALLOW FOR FUTURE TOPSOILING AND LANDSCAPING)
APPROXIMATE LINE OF EXISTING 450mm DIA SEWER, APPROX GRADE 1:441. THE SEWER IS TO BE EXPOSED BETWEEN THE EX MH AND NEW SWMH4, ANY DAMAGE REPAIRED(DR. BROKEN LENGTHS OF PIPE REPLACED), AND PROTECTED WITH A TYPE 2 CONCRETE SURROUND. THE SEWER IS ALSO TO BE JETTED TO REMOVE ALL EXISTING DEBRIS.
See Construction Note 8
0.5m MINIMUM 0.9m 0.5m 0.9m
0.9m
1
SECTION A-A
SWMH1 50.600 49.984 IC
SWMH2 50.600 49.722 IC
SWMH3 50.600 49.482 IC
SWMH4 49.920 49.050 BWK
SWMH5 49.850 48.900 BWK
SWMH6 50.600 50.148 IC
RE1 50.600 50.200
RE2 50.600 50.200
FWMH1 50.600 50.050 IC
FWMH2 50.600 50.000 IC
FWMH3 50.600 49.913 IC
FWMH4 50.600 49.840 IC
FWMH5 50.600 50.000 IC
FWMH6 50.600 49.925 IC
ROADWORKS CONSTRUCTION KEY/NOTES
Adoptable Crossover/Bellmouth Construction to consist of:- 30mm DBM Wearing Course (BS4987 Cl 7.4) 60mm of 20mm nom size DBM Basecourse (BS4987 Cl 6.5) 100mm of 40mm nom size DBM Roobase (BS4987 Cl 5.1) 150mm DTp Type 1 Granular material Sub-base
Car Park Construction to consist of:- Same as Adoptable Crossover/Bellmouth except Wearing Course which shall be as follows:- 30mm Clopkes Bound Gravel wearing course by Colourpave (or similar approved), colour to be agreed, with 10mm nom size natural gravel aggregate.
Footway construction to consist of:- 200x100x60mm concrete block paviours to BS 6717/Part 1 (Colour/type to be specified by Milgate Homes) 50mm compacted thickness sand laying course to BS 882 100mm DTp Type 1 granular material sub-base Note: Formation to be cleared, shaped, compacted and treated with an approved weedkiller before construction commences.
Driveway widening consisting of 150mm DTP Type 1 granular material sub-base with 25mm of pea shingle on top, with timber edgings.
Resurface existing driveway comprising:- DTp Type 1 granular material regulating topped with 25mm of pea shingle. Timber edgings required to both sides and existing vegetation cleared to accomodate works as necessary.
Patio construction to consist of:- 400x400x50mm PCC paviours to BS7263/Part 1 (Colour/type to be specified by Milgate Homes) 30mm compacted thickness sand laying course to BS 882 100mm DTp Type 1 granular material sub-base Note: Formation to be cleared, shaped, compacted and treated with an approved weedkiller before construction commences.
Bollard Lighting(5 No - Specification to be provided by Milgate Homes)
External down lighters on Bin Store(2 No - Specification to be provided by Milgate Homes)
All connected back to Landlord's supply in communal stairway
DK
Dropped Kerb Crossing
1. All construction details shown on Drg No T270-03.
2. Proposed levels and setting out details shown on Drg No T270-02.
3. Kerbs in new car park to be Charcon Countryside Classic HB Kerb(or similar approved) silver grey in colour laid with 100mm kerb face.
4. Kerbs in adoptable crossover/bellmouth to be 125x255mm PCC Type HB2 laid with 125mm kerb upstand, Bed & Backing as detailed on Drg No T270-03. Dropped kerb crossings as detailed on Drg No T270-02.
5. New car park bay markings to be in white thermoplastic screed with applied solid gloss beads.
6. Countryside kerb laid across drive at start of car park construction. Kerb to be set 25 mm above pea shingle level on drive and flush with car park construction.
7. Car parking bays 2.4m wide x 4.8m long except disabled bay which is 3.6m wide x 4.8m long.
8. References on this drawing to other drawings are deemed to refer to the latest revision of those particular drawings.
DRAINAGE KEY/NOTES
RE1
Rodding eye to consist of 1 No 45° rodding point access plate(Marley URP1 or similar approved) surrounded with 150mm ST4 concrete, together with a 45° bend at invert shown. Pipework be bedded and surrounded with 100mm granular material to BS 5955:Pt6:1980.
Surface/Foul water PVC-U inspection chamber 450mm diameter to be bedded and surrounded in 100mm granular material to BS 5955:Pt6:1980. Cast iron cover and frame to BS EN 124:Class B125 be bedded on 150mm deep x 150mm thick ST4 concrete collar surround. Collar and inspection chamber to be seperated with a compressible filler to break bond. A 1ES1 cast iron cover and frame to BS EN 124:Class A15 may be used in planted areas. Where indicated a brickwork manhole is to be constructed, as detailed on Drg No T270-3.
Gully to be constructed with a polyethylene gully pot liner with a 150mm thick ST4 concrete surround. BS EN 124:Class B125(min) gully grate and frame to be set on 2 courses of Class B engineering brickwork. Gully connections to be 150mm diameter PVC-U bed Type Z. Gully detail shown on Drg No T270-03
Surface water drain PVC-U 100mm diameter at a gradient of 1:100 unless shown otherwise.
Foul drain PVC-U 100mm diameter at a gradient of 1:80 unless shown otherwise.
1. All pipes beneath trafficked areas are to be laid with the following bed types :- i) Less than 500m cover - Bed Type Z ii) Greater than 500mm cover - Bed Type S. Pipes in all other areas are to be laid with Bed Type B.
2. All pipes and fittings are to be PVC-U as manufactured by Marley Extrusions, or similar approved.
3. All pipes to be laid soffit to soffit.
4. Drainage details shown on Drg No T270-03.
5. Existing redundant pipes and chambers under new building to be broken out and removed from site. Resultant voids to be backfilled to formation level with acceptable fill material.
PROPOSED MANHOLE DETAILS
TREE SCHEDULE
TREE NO GIRTH HEIGHT SPREAD TYPE
71 2.8 13.0 7.0 WILLOW
72 2x2.4 10.0 10.0 WILLOW
73 3.2 17.0 10.0 OAK
74 1.2 5.0 3.0 APPLE
75 1.1 5.0 4.0 APPLE
76 1.1 5.0 3.0 APPLE
77 0.5 6.0 4.0 APPLE
78 0.5 6.0 4.0 APPLE
79 0.6 7.0 5.0 MAPLE
100 0.7 5.0 4.0 YEW
101 0.3 6.0 2.0 SYCAMORE
102 2.4 25.0 6.0 CEDAR
103 0.6 4.0 3.0 PRUNUS
104 2x0.6 6.0 4.0 HOLLY
105 0.5 6.0 3.0 MAPLE
106 2.0 15.0 10.0 OAK
107 0.6 4.0 2.0 HOLLY
108 0.8 8.0 4.0 HOLLY
109 0.5 7.0 3.0 OAK
120 2x0.7 6.0 3.0 OAK
121 0.5 8.0 3.0 OAK
122 2x0.5 7.0 4.0 MAPLE
123 0.7 6.0 3.0 HAWTHORN
124 2x0.3 7.0 4.0 OAK
125 3x0.5 7.0 3.0 BIRCH
126 0.7 7.0 3.0 HAWTHORN
127 3x0.5 7.0 4.0 SYCAMORE
128 0.6 6.0 4.0 YEW
129 0.6 6.0 4.0 YEW
130 0.6 6.0 4.0 SYCAMORE
131 0.4 6.0 3.0 MAPLE
132 0.4 6.0 3.0 MAPLE
134 1.6 16.0 5.0 SYCAMORE
135 1.6 16.0 5.0 SYCAMORE
136 2.3 8.0 8.0 OAK
137 5.4 12.0 8.0 HORSE CHESTNUT
138 0.5 5.0 2.0 CYPRESS
139 0.5 5.0 3.0 CYPRESS
140 2.7 12.0 8.0 WILLOW
141 1.4 12.0 6.0 OAK
142 0.7 6.0 3.0 ELM
143 0.6 6.0 3.0 ELM
144 1.7 15.0 6.0 SCOTS PINE
145 1.1 10.0 5.0 SYCAMORE
146 2x0.9 12.0 5.0 SYCAMORE
147 1.9 20.0 5.0 POPLAR
148 1.0 10.0 5.0 SYCAMORE
149 0.8 10.0 4.0 SYCAMORE
150 0.5 8.0 4.0 SYCAMORE
151 2.0 18.0 6.0 SYCAMORE
152 1.5 15.0 5.0 SCOTS PINE
153 1.6 15.0 5.0 SCOTS PINE
154 0.6 6.0 3.0 OAK
155 0.7 6.0 3.0 OAK
156 0.8 8.0 3.0 SYCAMORE
157 0.8 8.0 2.0 SYCAMORE
158 0.5 5.0 2.0 SYCAMORE
159 2.4 15.0 8.0 OAK
160 0.8 10.0 4.0 SYCAMORE
161 2x0.9 15.0 5.0 SYCAMORE
162 0.8 10.0 4.0 SYCAMORE
163 1.7 15.0 7.0 ASH
164 1.0 11.0 5.0 ASH
165 1.8 10.0 6.0 SYCAMORE
166 1.2 8.0 4.0 PRUNUS
167 2x0.7 5.0 4.0 YEW
168 1.2 10.0 5.0 OAK
169 1.0 14.0 6.0 SYCAMORE
170 0.4 3.0 2.0 YEW
171 0.4 6.0 2.0 CYPRESS
172 0.4 6.0 2.0 CYPRESS
TYPE NO GIRTH HEIGHT SPREAD TYPE
71 2.8 13.0 7.0 WILLOW
72 2x2.4 10.0 10.0 WILLOW
73 3.2 17.0 10.0 OAK
74 1.2 5.0 3.0 APPLE
75 1.1 5.0 4.0 APPLE
76 1.1 5.0 3.0 APPLE
77 0.5 6.0 4.0 APPLE
78 0.5 6.0 4.0 APPLE
79 0.6 7.0 5.0 MAPLE
100 0.7 5.0 4.0 YEW
101 0.3 6.0 2.0 SYCAMORE
102 2.4 25.0 6.0 CEDAR
103 0.6 4.0 3.0 PRUNUS
104 2x0.6 6.0 4.0 HOLLY
105 0.5 6.0 3.0 MAPLE
106 2.0 15.0 10.0 OAK
107 0.6 4.0 2.0 HOLLY
108 0.8 8.0 4.0 HOLLY
109 0.5 7.0 3.0 OAK
120 2x0.7 6.0 3.0 OAK
121 0.5 8.0 3.0 OAK
122 2x0.5 7.0 4.0 MAPLE
123 0.7 6.0 3.0 HAWTHORN
124 2x0.3 7.0 4.0 OAK
125 3x0.5 7.0 3.0 BIRCH
126 0.7 7.0 3.0 HAWTHORN
127 3x0.5 7.0 4.0 SYCAMORE
128 0.6 6.0 4.0 YEW
129 0.6 6.0 4.0 YEW
130 0.6 6.0 4.0 SYCAMORE
131 0.4 6.0 3.0 MAPLE
132 0.4 6.0 3.0 MAPLE
134 1.6 16.0 5.0 SYCAMORE
135 1.6 16.0 5.0 SYCAMORE
136 2.3 8.0 8.0 OAK
137 5.4 12.0 8.0 HORSE CHESTNUT
138 0.5 5.0 2.0 CYPRESS
139 0.5 5.0 3.0 CYPRESS
140 2.7 12.0 8.0 WILLOW
141 1.4 12.0 6.0 OAK
142 0.7 6.0 3.0 ELM
143 0.6 6.0 3.0 ELM
144 1.7 15.0 6.0 SCOTS PINE
145 1.1 10.0 5.0 SYCAMORE
146 2x0.9 12.0 5.0 SYCAMORE
147 1.9 20.0 5.0 POPLAR
148 1.0 10.0 5.0 SYCAMORE
149 0.8 10.0 4.0 SYCAMORE
150 0.5 8.0 4.0 SYCAMORE
151 2.0 18.0 6.0 SYCAMORE
152 1.5 15.0 5.0 SCOTS PINE
153 1.6 15.0 5.0 SCOTS PINE
154 0.6 6.0 3.0 OAK
155 0.7 6.0 3.0 OAK
156 0.8 8.0 3.0 SYCAMORE
157 0.8 8.0 2.0 SYCAMORE
158 0.5 5.0 2.0 SYCAMORE
159 2.4 15.0 8.0 OAK
160 0.8 10.0 4.0 SYCAMORE
161 2x0.9 15.0 5.0 SYCAMORE
162 0.8 10.0 4.0 SYCAMORE
163 1.7 15.0 7.0 ASH
164 1.0 11.0 5.0 ASH
165 1.8 10.0 6.0 SYCAMORE
166 1.2 8.0 4.0 PRUNUS
167 2x0.7 5.0 4.0 YEW
168 1.2 10.0 5.0 OAK
169 1.0 14.0 6.0 SYCAMORE
170 0.4 3.0 2.0 YEW
171 0.4 6.0 2.0 CYPRESS
172 0.4 6.0 2.0 CYPRESS
Kerbline
200x100 mark
4.8m
2.4m
2.4m (3.6m for disabled bay)
100
200
100
400
PARKING BAY DEMARCATION
NOTES:
NOTES:
GENERAL NOTES
1.0 GENERAL
1.1 DO NOT SCALE FROM THIS DRAWING
1.2 All dimensions are in metres.
1.3 Footway and finished floor levels are critical in order to comply with Part M of the Building Regulations.
2.0 HIGHWAYS
2.1 All highway works are to be constructed in accordance with the requirements of Wokingham District Council and the DTp Specification for Highway Works.
2.2 Within any vision splays shown for highway junctions there shall be no obstruction to visibility higher than 0.6m above adjacent carriageway level. Within adoptable vision splays, all construction, including drives and paths, must be to adoptable vehicular crossing or footway standard as appropriate.
2.3 All road signs and markings are to be in accordance with The Traffic Signs Regulations & General Directions 1994".
3.0 DRAINAGE GENERAL
3.1 Before commencing construction the contractor must check the sizes and invert levels of any existing drains, sewers or outfalls to which connections are to be made or which are to be re-connected or which might effect the proposed works.
3.2 Cover levels are shown for guidance only. Final levels to be determined on site.
Where affected by proposed works, existing covers are to be adjusted as necessary.
3.3 Attention is drawn to the presence of live sewers crossing the site.
3.4 Existing Drainage
3.4.1 Existing drainage from the Railtrack embankment crosses the site. Details are currently being sought and full advice on dealing with existing drains will be given in due course.
3.5 It is imperative that all drain laying is started from the outfall.
4.0 PRIVATE DRAINAGE
4.1 Private drainage, both foul and surface water, shall be constructed in accordance with BS 8301:1985 and Approved Document H of the Building Regulations.
4.2 UPVC pipe-work is to comply with BS 4660 or if clay-ware is used it shall comply with BS EN 295 or BS65.
4.3 Drains passing beneath, through or over footings are to be bridged by pre-cast concrete lintels of adequate strength where necessary. Minimum clearance below lintel or ground beam to be 50mm. Openings each side of footing to be closed with rigid sheet material. Pipes beneath floor slabs are to surrounded with granular material which is to taken up to the underside of the slab.
4.4 All gullies are to be trapped and roddable.
4.5 Rodding points are to be provided at the bottom of all rainwater pipes.
4.6 Pipes are to be laid in trech beds as specified and Approved Document H para. A11 shall apply to pipes close to buildings. All pipes must be protected from the effects of construction traffic.
5.0 TREES
5.1 Several trees are to be removed by the Contractor as shown on the Edwards Irish Partnership Drawing No 1262-01F. The Contractor shall take all reasonable measures to ensure that the trees remaining are not damaged as a result of the Works.
6.0 STREET LIGHTING
6.1 There is one existing column to be re-sited by the site entrance. The Contractor is to carry out this work and shall liaise with the highway authority/electricity company to relocate the column.
7.0 THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONNECTION WITH THE PROPOSED WORKS AS DESIGNED FOR THIS PROJECT:-
7.1 The works will entail excavations for which appropriate support and safety measures must be provided.
7.2 Works in the vicinity of live underground services including gas and electricity will be necessary and the advice of all statutory service companies must be sought before any works commence.
7.3 In making connection to existing sewers and drainage installations, man entry to confined spaces will be required and all appropriate safety precautions must be followed including the use of gas detection apparatus. The same precautions must be followed with respect to future inspection and/or maintenance of any part of the completed drainage system.
7.4 Works in the existing highway will involve conflict with traffic and all due precautions including traffic controls and signing must be taken to ensure the safety of operatives and the general public.
7.5 Soil conditions must be thoroughly investigated and all appropriate testing (including tests for contamination if appropriate) must be carried out so that all necessary precautions can be taken by operatives and any necessary remedial works or safety measures carried out.
7.6 Hazardous materials, including cement and bituminous materials, are specified and the manufacturers' advice on safe handling procedures must be obtained and made clear to all operatives.
CONSTRUCTION ISSUE
A Various amendments to suit Client requirements CAD 25/01/01
Rev Amendments Drwn Chkd Date
BUCHANAN CONSULTING ENGINEERS
Newcombe House
43-45 Notting Hill Gate
London W11 3QD
Telephone 020 7309 9055 Fax 020 7309 9056
Job Title
EYRE COURT WOKINGHAM
Drawing Title
INFRASTRUCTURE WORKS TECHNICAL LAYOUT
Client
MILLGATE HOMES
Scale 1:200
Date DECEMBER 2000
Designed CAD
Drawn CAD
Checked CBP
Approved
Job No T270
Drawing No T270-01
Rev A
05 FEB 2001
0518
PLANS TO COMPLY WITH COMMENTS
Y:\T270\Infrastructure\Drawings\T270-01B.RCE.dwg Mon Jan 29 17:20:20 2001 (TMD)