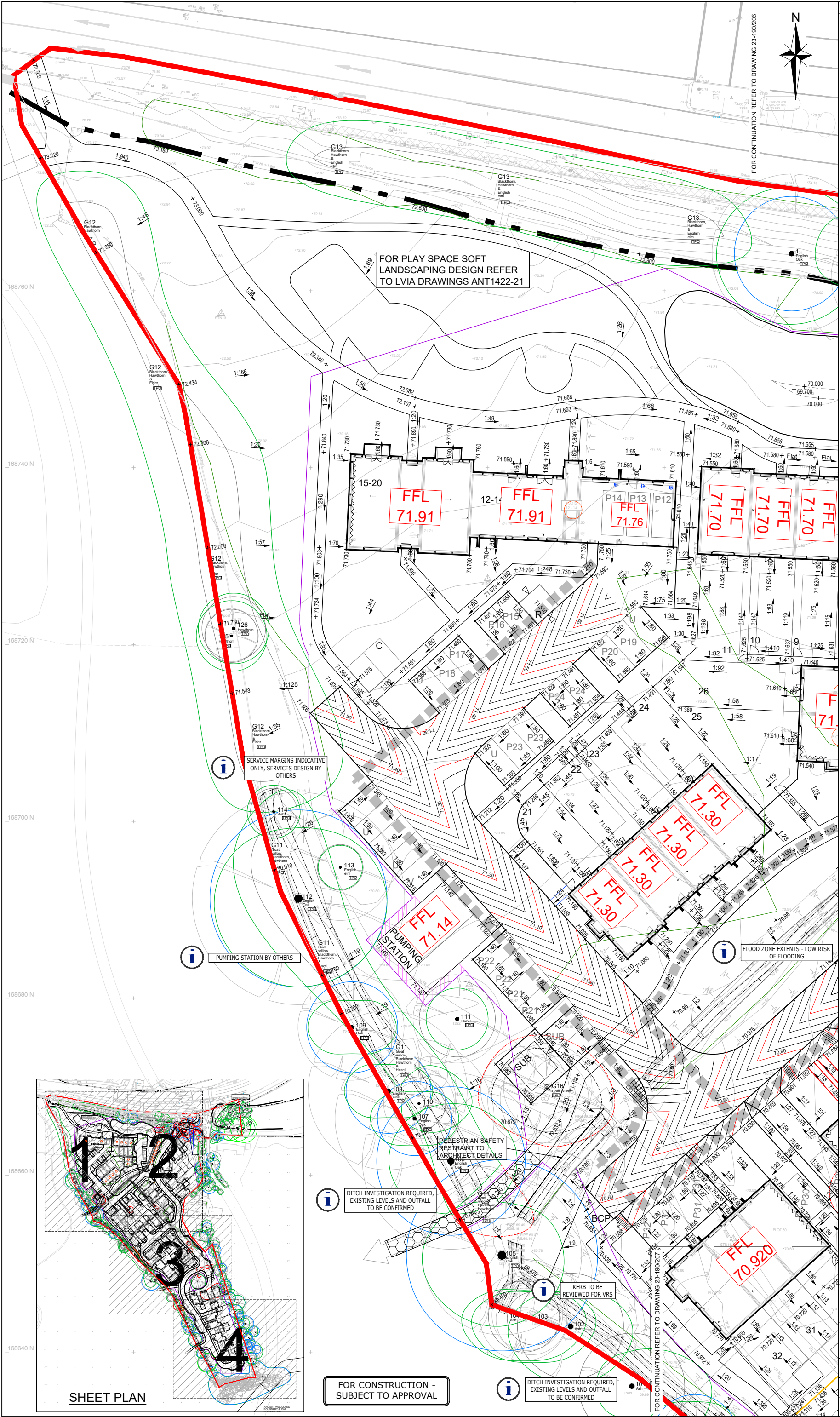


P:23-190 - St Anne's Drive, Wokingham (Antler) Tech Acad Drawings 200 Series - Engineering (Antler) 23-190-205 - 209 - Levels Layout.dwg



NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- EXISTING GROUND LEVELS (SHOWN TO AN ORDNANCE DATUM) ARE BASED ON "GROUNDSURVEYS LTD" TOPOGRAPHICAL SURVEY - JOB NO. 5965 DATED 2023. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL OF ACCURACY OF SURVEY INFORMATION PROVIDED.
- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ALL FOOTWAYS TO HAVE A MINIMUM 1:40 CROSS FALL AND NOT EXCEED 1:20, UNLESS SPECIFIED OTHERWISE ON PLAN. A PRELIMINARY CBR OF 2.5% HAS BEEN ASSUMED FOR PAVEMENT DESIGN BASED ON GEO-ENVIRONMENTAL GROUND INVESTIGATION, HOWEVER GIVEN THAT THE SOILS ARE LIKELY TO BE DISTURBED DURING CONSTRUCTION BY PLANT IT WILL BE NECESSARY TO REASSESS THE CBR VALUE AS CONSTRUCTION PROGRESSES.
- THE PAVEMENT FORMATION SHOULD BE PROOF ROLLED AND ANY SOFT SPOTS FOUND SHOULD BE EXCAVATED AND REPLACED WITH COMPACTED GRANULAR MATERIAL.
- IF THERE IS ANY AMBIGUITY BETWEEN THE SPECIFICATION AND THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER.
- CONTRACTOR TO LOCATE THE POSITION AND DEPTH OF ALL SERVICES BEFORE COMMENCING ANY WORKS.
- ALL TOPSOIL STRIPPED FOR RE-USE ON VERGES ETC. TO BE STOCKPILED AT A LOCATION TO BE AGREED WITH THE ENGINEER.
- PROTECTIVE FENCING / SITE HOARDING IF REQUIRED TO BE PROVIDED BY A PRIOR AGREEMENT WITH THE ENGINEER AND WBC.
- STATUTORY SERVICE DIVERSION WORKS - IF DEEMED NECESSARY - TO BE AGREED WITH THE APPROPRIATE STATUTORY UNDERTAKER.
- MH COVERS TO BE POSITIONED 1/4 CARRIAGEWAY WIDTH OR OUT OF THE MAIN VEHICULAR WHEEL TRACKS AND OPPOSITE ROAD JUNCTIONS TO ENABLE FUTURE MAINTENANCE WITHOUT CLOSING THE ROAD.
- CONTOURS SHOWN IN THIS DRAWING ARE AT 20 mm VERTICAL INTERVALS.
- FOR TREE PROTECTION INFORMATION REFER TO DAVID ARCHER ASSOCIATES DRAWING TIP(P) 03. ALL WORKS WITHIN RPZ ZONES TO BE HAND DUG UNDER SUPERVISION OF THE ARBORICULTURALIST.
- WHERE BANK BATTERS ARE STEEPER THAN 1:3 BANK STABILIZATION IS TO BE USED.
- IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN, THERE ARE HOWEVER AREAS OF REQUIRED INFORMATION PENDING FURTHER INVESTIGATION. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE.

LEGEND

- EXISTING HIGHWAY BOUNDARY
- TRANSCRIBED FROM WBC RECORDS
- SITE BOUNDARY
- SURFACE GRADIENT
- BANKING - 1 IN 3 (MAX) TO 1 IN 10 (MIN)
- PROPOSED FINISHED FLOOR LEVEL
- RAISED DPC - WHERE EXTERNAL GROUND LEVEL IS LESS THAN 150mm BELOW FFL
- WHERE GROUND LEVEL IS ABOVE FFL TANKING WILL BE REQUIRED
- EXPOSED BRICKWORK/UNDERBUILD - WHERE EXTERNAL GROUND LEVEL IS GREATER THAN 150mm BELOW FFL
- STEPS
- PROPOSED LEVELS SUBJECT TO CHANGE
- ASSUMED EXISTING LEVELS
- GRAVEL BOARD - MAX. 300mm HIGH
- RETAINING WALL HEIGHT AS INDICATED
- FLEX MSE RETAINING WALL TO MANUFACTURERS SPECIFICATION
- PROPOSED HIGHWAY CONTOURS
- TACTILE PAVING TO COMPLY WITH LATEST WOKINGHAM STANDARDS
- INDICATIVE SERVICE CORRIDOR - REFER TO SERVICES DRAWINGS FOR SERVICE LOCATIONS
- TREE TO BE REMOVED
- CATEGORY A TREES ROOT PROTECTION AREA
- CATEGORY B TREES ROOT PROTECTION AREA
- CATEGORY C TREES ROOT PROTECTION AREA
- ROOT PROTECTION FENCING
- 1m PROTECTION ZONE AROUND PUMP STATION

KEY TO HEALTH AND SAFETY SYMBOLS

ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN OUTCOMES SHOWN ON THIS DRAWING MAYBE INDICATED BY MEANS OF THE FOLLOWING SYMBOLS.	
INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.	
INDICATES A RESIDUAL RISK FOR INFORMATION.	
INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.	
INDICATES A RESIDUAL RISK AS A WARNING.	

F	PLOTS 8-11 ROTATED	LG	UK	BAC	13.05.25
E	ISSUE FOR CONSTRUCTION	EW	LG	BAC	14.03.25
D	LAYOUT UPDATED AS PER ANTILER HOMES COMMENTS DATED 22.10.2024.	LG	SW	SW	23.10.24
C	LAYOUT UPDATED TO REFLECT LATEST DESIGN.	LG	SW	SW	05.08.24
B	LEVELS UPDATED TO LATEST DESIGN. DRAINAGE OMITTED FOLLOWING ANTILER HOMES REQUEST	LG	BC	BC	29.04.24
A	LEVELS UPDATED TO LATEST ANTILER HOMES SITE LAYOUT AMENDMENTS	LG	BC	BC	16.02.24
Rev	Amendments	Dm	Chk	App	Date

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ST ANNE'S DRIVE WOKINGHAM

LEVELS LAYOUT SHEET 1 OF 4

ANTLER HOMES

Scale	1:200 @A1	Date	DEC 23	Designed	LG
Drawn	LG	Checked	SW	Approved	SW
Job No	23-190	Drawing No	23-190-205	Rev	F

SHEET PLAN