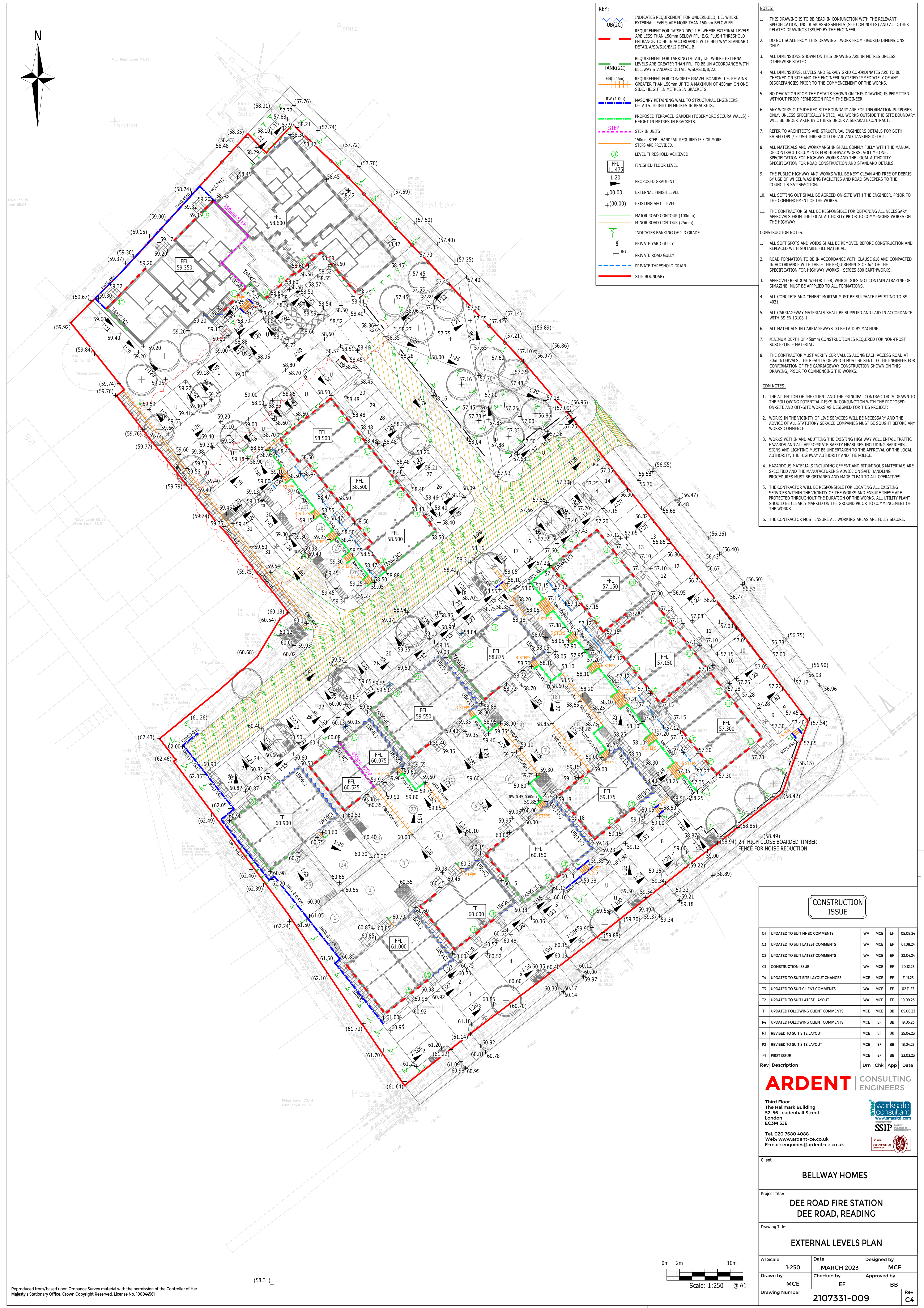




KEY:

- UB(2C) INDICATES REQUIREMENT FOR UNDERBUILD, I.E. WHERE EXTERNAL LEVELS ARE MORE THAN 150mm BELOW FFL. REQUIREMENT FOR RAISED DPC, I.E. WHERE EXTERNAL LEVELS ARE LESS THAN 150mm BELOW FFL. E.G. FLUSH THRESHOLD ENTRANCE. TO BE IN ACCORDANCE WITH BELLWAY STANDARD DETAIL A/SD/S10/8/12 DETAIL B.
- TANK(2C) REQUIREMENT FOR TANKING DETAIL, I.E. WHERE EXTERNAL LEVELS ARE GREATER THAN FFL. TO BE IN ACCORDANCE WITH BELLWAY STANDARD DETAIL A/SD/S10/8/22.
- GB(0.45m) REQUIREMENT FOR CONCRETE GRAVEL BOARDS, I.E. RETAINS GREATER THAN 150mm UP TO A MAXIMUM OF 450mm ON ONE SIDE. HEIGHT IN METRES IN BRACKETS.
- RW (1.0m) MASONRY RETAINING WALL TO STRUCTURAL ENGINEERS DETAILS. HEIGHT IN METRES IN BRACKETS.
- STEP PROPOSED TERRACED GARDEN (TOBERMORE SECURA WALLS) - HEIGHT IN METRES IN BRACKETS.
- STEP STEP IN UNITS
- 150mm STEP - HANDRAIL REQUIRED IF 3 OR MORE STEPS ARE PROVIDED.
- LEVEL THRESHOLD ACHIEVED
- FINISHED FLOOR LEVEL
- 1:20 PROPOSED GRADIENT
- +00.00 EXTERNAL FINISH LEVEL
- +00.00 EXISTING SPOT LEVEL
- MAJOR ROAD CONTOUR (100mm).
- MINOR ROAD CONTOUR (25mm).
- INDICATES BANKING OF 1:3 GRADE
- PRIVATE YARD GULLY
- RG PRIVATE ROAD GULLY
- PRIVATE THRESHOLD DRAIN
- SITE BOUNDARY

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS (SEE CDM NOTES) AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
 - REFER TO ARCHITECTS AND STRUCTURAL ENGINEERS DETAILS FOR BOTH RAISED DPC / FLUSH THRESHOLD DETAIL AND TANKING DETAIL.
 - ALL MATERIALS AND WORKMANSHIP SHALL COMPLY FULLY WITH THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS, VOLUME ONE, SPECIFICATION FOR HIGHWAY WORKS AND THE LOCAL AUTHORITY SPECIFICATION FOR ROAD CONSTRUCTION AND STANDARD DETAILS.
 - THE PUBLIC HIGHWAY AND WORKS WILL BE KEPT CLEAN AND FREE OF DEBRIS BY USE OF WHEEL WASHING FACILITIES AND ROAD SWEEPERS TO THE COUNCIL'S SATISFACTION.
 - ALL SETTING OUT SHALL BE AGREED ON-SITE WITH THE ENGINEER, PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING WORKS ON THE HIGHWAY.
- CONSTRUCTION NOTES:
- ALL SOFT SPOTS AND VOIDS SHALL BE REMOVED BEFORE CONSTRUCTION AND REPLACED WITH SUITABLE FILL MATERIAL.
 - ROAD FORMATION TO BE IN ACCORDANCE WITH CLAUSE 616 AND COMPACTED IN ACCORDANCE WITH TABLE THE REQUIREMENTS OF 6/4 OF THE SPECIFICATION FOR HIGHWAY WORKS - SERIES 600 EARTHWORKS.
 - APPROVED RESIDUAL WEEDKILLER, WHICH DOES NOT CONTAIN ATRAZINE OR SIMAZINE, MUST BE APPLIED TO ALL FORMATIONS.
 - ALL CONCRETE AND CEMENT MORTAR MUST BE SULPHATE RESISTING TO BS 4021.
 - ALL CARRIAGEWAY MATERIALS SHALL BE SUPPLIED AND LAID IN ACCORDANCE WITH BS EN 13108-1.
 - ALL MATERIALS IN CARRIAGEWAYS TO BE LAID BY MACHINE.
 - MINIMUM DEPTH OF 450mm CONSTRUCTION IS REQUIRED FOR NON-FROST SUSCEPTIBLE MATERIAL.
 - THE CONTRACTOR MUST VERIFY CBR VALUES ALONG EACH ACCESS ROAD AT 30m INTERVALS, THE RESULTS OF WHICH MUST BE SENT TO THE ENGINEER FOR CONFIRMATION OF THE CARRIAGEWAY CONSTRUCTION SHOWN ON THIS DRAWING, PRIOR TO COMMENCING THE WORKS.
- CDM NOTES:
- THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:
 - WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
 - WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
 - HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

CONSTRUCTION ISSUE

C4	UPDATED TO SUIT NHBC COMMENTS	WA	MCE	EF	05.08.24
C3	UPDATED TO SUIT LATEST COMMENTS	WA	MCE	EF	01.08.24
C2	UPDATED TO SUIT LATEST COMMENTS	WA	MCE	EF	22.04.24
C1	CONSTRUCTION ISSUE	WA	MCE	EF	20.12.23
T4	UPDATED TO SUIT SITE LAYOUT CHANGES	MCE	MCE	EF	21.11.23
T3	UPDATED TO SUIT CLIENT COMMENTS	WA	MCE	EF	02.11.23
T2	UPDATED TO SUIT LATEST LAYOUT	WA	MCE	EF	19.09.23
T1	UPDATED FOLLOWING CLIENT COMMENTS	MCE	MCE	BB	05.06.23
P4	UPDATED FOLLOWING CLIENT COMMENTS	MCE	EF	BB	19.05.23
P3	REVISED TO SUIT SITE LAYOUT	MCE	EF	BB	25.04.23
P2	REVISED TO SUIT SITE LAYOUT	MCE	EF	BB	18.04.23
P1	FIRST ISSUE	MCE	EF	BB	23.03.23
Rev	Description	Drn	Chk	App	Date

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SSIP
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PERSONNEL

Client	BELLWAY HOMES			
Project Title:				
DEE ROAD FIRE STATION DEE ROAD, READING				
Drawing Title:				
EXTERNAL LEVELS PLAN				
A1 Scale	Date	Designed by		
1:250	MARCH 2023	MCE		
Drawn by	Checked by	Approved by		
MCE	EF	BB		
Drawing Number	2107331-009			Rev C4

