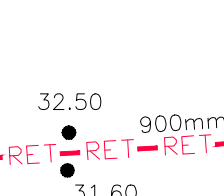
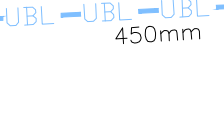


EXTERNAL WORKS KEY


 DENOTES RETAINING STRUCTURE AS CLIENTS STANDARD DETAILS
 RETAINED HEIGHTS ARE FOR RETAINED DEPTH ONLY AND DO NOT ALLOW FOR HANDRAIL OR PARAPET WALL
 BALLUSTRADES AS CLIENT DETAILS TO COMPLY WITH APPROVED DOCUMENT


 DENOTES DEPTH OF FACING BRICKWORK IN ADDITION TO STANDARD 150mm BETWEEN FFL/DPC AND FLAG LEVEL


 DENOTES LOCATION OF FLAG ON EDGE MAX.
 RETAINED HEIGHT 450mm


 DENOTES LOCATION OF ACO DRAIN TO CONNECT TO SW SYSTEM


 DENOTES FINISHED GROUND / SURFACE LEVEL


 DENOTES PROPOSED GRADIENTS


 ACCESS RAMP TO COMPLY WITH APPROVED DOCUMENT PART M SECTION 6.14
 1 in 15 max. GRADIENT OVER A MAXIMUM DISTANCE OF 10m
 1 in 12 max. GRADIENT OVER A MAXIMUM DISTANCE OF 5m


 DENOTES SITE BOUNDARY LEVEL FROM TOPO. SURVEY


 DENOTES BATTER SLOPES


 ACCESS RAMP AS ABOVE BUT FORMED TO SHAPE USING DRIVEWAY SURFACING MATERIAL


 DENOTES PROPOSED RAMP POSITIONS TO BE AGREED WITH CLIENT


 YARD GULLY TO CONNECT TO PRIVATE SW SYSTEM



1. All adoptable sewers and associated works are to comply fully with "Design and Construction Guidance" & Local Practices
2. All highway works to be to adoptable standards and to comply fully with the Local Authority specification.
3. All private drainage works are to comply fully with Part H of the Building Regulations.
4. All existing invert levels to be checked by the Contractor at the start of works and any discrepancies notified to REFA.
All levels are based on topographical survey information provided by others.
5. All materials to bear the relevant B.S./KEMK and comply fully with the specifications.
6. All concrete & concrete products must use Sulphate resistant cement (unless the site investigation report proves that sulphate attack from soils and groundwater will not occur)
7. All opening notices etc. as required under highways acts etc. are to be obtained prior to commencement of works.
All works are to be inspected by L.A., NHBC or Relevant Water Authority as applicable.

In line with the above regulations we are obliged to inform the Client of their responsibilities under section DCM 15/1, and residual risks that may be encountered in the construction of these works. The Contractor work to be carried out with Health and Safety aspects given full consideration. Wherever possible risks have been eliminated from the design, however due to the very nature of this type of work it is not possible to remove all the risks from the design. The Client is also reminded of their obligations to take all reasonable steps in ensuring that only competent Contractors who have a valid safety policy are employed. They should also provide satisfactory responses at tender stage as to the manner in which they will deal with the elevated risk involved in this type of work and in particular those highlighted by REFA below:-

- The above list is by no means exhaustive but it does highlight operations that present a risk to contractors and the general public.
For clarification on any item please contact REFA.

A	TD LATEST LAYOUT REV G	AS	0596-2	
rev	Revision details	RevBy	Date	
smas[®] worksafe designer www.smasltd.com as recognized by SSIP SAFETY SCHEMES IN PROCUREMENT				

Drawing title

EXTERNAL WORKS

Date 25.07.23	Scale 1/250	Drawn AS
DRAWING No	18070/154/1	Rev A

THIS DRAWING IS BASED ON PLANNING
LAYOUT PROVIDED BY CLIENT
DRAWING NUMBER:- 102
REVISION:- G
CLIENT TO ENSURE THE ABOVE LAYOUT IS CURRENT BEFORE
USING THIS DRAWING FOR CONSTRUCTION PURPOSES

PLEASE NOTE THAT THIS DRAWING IS ISSUED FOR INFORMATION/TENDER PURPOSES ONLY UNTIL TECHNICAL APPROVAL HAS BEEN GRANTED.
ANY WORK UNDERTAKEN PRIOR TO TECHNICAL APPROVAL BEING GRANTED IS AT THE CLIENTS RISK.