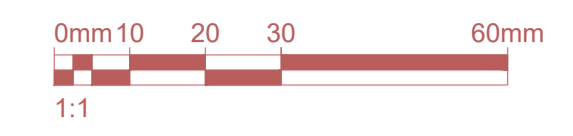


DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. REPORT ANY DISCREPANCIES TO DRAWING AUTHOR AND PROPERTY SERVICES TEAM. DRAWING OR CONTENTS SHOULD NOT BE DUPLICATED WITHOUT PRIOR CONSENT.

DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, SCHEDULES



NOTES



PROPOSED PLAN
Scale 1:50

Note:
- Pavement reinstatement works to be agreed with BMBC Highways.
- Visibility (wall heights) to be agreed with BMBC Highways & Planning.

Note:
- For existing site sections refer to BMBC Drg. 007.
- For proposed site sections refer to BMBC Drg 011.
- For Type A + B retaining wall details refer to BMBC Drg.009.

All BMBC drawings to be read in conjunction with Align Structural Engineers drawings.

Scope of New Works:

Work Items:

- 1 Wall Type A - Construct new low brickwork retaining wall construction in style to match low brick wall to frontage of No.4. Top of wall to be 325mm above pavement level. Provide half round coping stone to match existing. Provide new metal railing fence to top of wall - total height to be 1225mm (railing height to be 900mm). Railings to have posts securely set into new wall. Refer to Structural Engineers drawings for retaining wall design.
- 2 Wall Type B - Construct new brick retaining party wall between No. 4 and No.6 with brickwork piers and timber fencing panels between. Refer to Drgs 008 & 009 for details. Refer to Structural Engineers drawings for retaining wall structural design.
- 3 Wall Type C - Retain existing high stone wall to frontage of No.6. Wall to be suitably propped and protected during demolition of out-buildings.
- 4 Further to demolition of existing out-buildings provide buttress wall - Refer to Structural Engineers drawings for design.
- 5 Following removal of structural floors and sub-walls, reduce ground levels and provide new sub-soil and topsoil build-up and turf to create new drive, tarmac and grassed areas.
- 6 Provide new 50mm PCC pin kerb and suitable haunching to form new edgings to areas shown. Make good to any disturbed hard landscape finish (tarmac or concrete) to match existing - see note below regarding provisional sum.
- 7 Clear / jet existing gully and below ground drainage as required to ensure draining freely. Remove existing gully and provide new trapped gully in suitable location. Modify drainage to receive new below ground drainage connection from new linear drainage channels serving drive and new gully. PQS to allow provisional sum.
- 8 Make good to disturbed existing yard to No.6 following removal of existing fencing and construction of new retaining wall.
- 9 Make good to disturbed tarmac to existing adopted footway following demolition of existing walling and construction of new retaining walls.
- 10 Form new concrete drive with brushed finish and trowelled margins and suitable sub-base. New edging detail to be either stepped dwarf brickwork wall or PCC flush pin kerb with suitable concrete haunching. Wall and pin kerb to be used in conjunction with linear drainage channel. Refer to plan and sections for extent and arrangement.
New drive construction to consist of:
200mm thick PAV2 mix with S3 slump; To include synthetic strand fibre mesh; Air entrained; Onto minimum thickness 150mm sub-base.
Provide fibreboard joint between new concrete and all adjacent abutting surfaces. Provide polysulphide joint over board.
- 11 New metalwork double gates; min. 900mm high; Black polyester powder coated finish on hot dipped galvanised steel. To consist of 15mm dia. solid steel railings at 120mm cts with 10 x 50mm flat bar top and bottom. Posts to be 50x50mm topped with 30mm dia steel balls and suitable concrete base.
Gates to open inwards only.
- 12 New metal railings to match gate design. Railings to be min. 1200mm high. Posts to be set into concrete bases below new concrete slab to drive.
- 13 New linear drainage channel (Aco or similar).
Drain outlet to connect to existing SW drainage with new below ground drainage as required.
- 14 Form new foot-way construction for extent shown; Assume new construction as:
25mm thick AC6 DENSE S/C
50mm thick AC20 DENSE BIN
100mm thick TYPE 1 SUB-BASE (if required dependent on existing sub-base build up).
Remove existing kerb stones and provide new as indicated on plan.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH BMBC HIGHWAYS REQUIREMENTS- CONTRACTOR TO APPLY FOR APPROPRIATE LICENCE TO CARRY OUT WORKS.
- 15 New stepped dwarf retaining brickwork wall (215mm thick) with brick on edge coping (cant brick) with suitable foundation. Wall height to ensure no more than 600mm drop from top of wall to lower ground level.
- 16 New tarmac foot-path and sub-base laid to existing falls to new drainage channel.
- 17 Allow for providing 8 No. new kerbs + haunchings as follows:
- 6 No. kerbs including tapers (each kerb 915mm length); To be set out from centre of new gate opening; To include 4 No. centre drop kerbs, 2 No. taper kerbs and 2 No. K10 kerbs (to be adjusted on site to suit reduced kerb face to existing kerbs). All works to be agreed on site with BMBC Highways.
PQS to allow provisional sum to provide either new tarmac finish or turf finish to interface new drive with existing finished levels.
All setting out to be agreed on site following demolition of existing buildings.

P2	Concrete drive specification updated; Adopted footway notes added.	13/09/24	MJY
P1	First Issue	19/07/24	MJY
Rev	Notes	Date	Issued By



SERVICE
Berneslai Homes

PROJECT
4 Upper Sheffield Road - Demolition of Out-Buildings / Boundary Wall Works

TITLE
Scope New Works
(New 4.1m Wide Drive)

PROJECT REF 4 UppSheffRd	DRAWING REFERENCE 010	REV P2
SCALE 1:50	DISCIPLINE ARCHITECTURE	SHEET SIZE A1
PURPOSE OF ISSUE PRELIMINARY		Drawn MJY Checked XX