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The contractor is to comply in all respects with the current Building Regulations.
The contractor is to check all site dimensions and levels.
Do not scale from this drawing, use written dimensions.
If in doubt, ASK.

NOTES

DRAINAGE
All appliances to discharge into drainage system via. soil and vent pipes or back inlet gullies with rodding facility. Drainage to be 100mm dia. flexibly jointed VC pipework laid directly to trimmed trench bottom and backfilled with selected material max. 40mm hand rammed into layers. Where drains pass within 1000mm of foundations the pipes shall be encased with 100mm concrete and filled to u/s of foundation with lean mix concrete. Where pipes pass through walls pressure relieving lintels shall be incorporated over, flexible material to be packed around pipes to allow movement but to restrict vermin. All pipes to be encased in concrete where passing under new extension, if this pipe is taking waste from more than one dwelling (public sewer) then advice should be sought from Main Drainage Department. Manholes shall be constructed with 215mm brick walls in local hard commons or Class B Eng. In C/S mortar 1:3 flush pointed inside. Walls to be built off 150mm thick concrete slab, channels to be laid to falls on slab and haunching formed around these to suit flow. Alternatively manholes may be of the the pre-cast concrete interlocking type b built off bases for brickwork, or pre-formed PVCu combined inspection chambers fully installed to manufacturers recommendations and max. depth.
All IC covers to minimum medium duty Group 2 ductile cast iron

RAINWATER
New roofs to discharge into existing system by extending gutters onto new facias, these shall match in size, profile and colour. Existing gutters to be adjusted where necessary to provide recommended falls. Where necessary provide and install new fall pipes to match existing min. 63mm dia. to discharge into new or existing back inlet gullies

EXTERNAL SURFACING
Excavate to reduced levels and form new hard surfacing

PATH, RAMP and HARD STANDING
150mm MOT type 1 granular material as sub-base well rolled and compacted
50mm of 20mm nominal size dense bitumen macadam base course with 20mm of 6mm nominal size dense bitumen macadam wearing course well rolled and compacted with hand punning to edges laid to cross falls 1:60
Formed between 50mm PC concrete edgings laid to line and level set on 150mm concrete foundations suitably haunched in mass concrte

RAMP LANDINGS
150mm MOT type 1 granular material as sub base well rolled and compacted with 100mm C30 concrete slab landing with trowelled finish lid to cross falls 1:60

FENCING
1200mm high timber pallisade to match existing comprising
100x100mm min SW tanalised posts with ½rd minimum planted root at 1800mm centres suitably morticed to take 3No. 97x38mm SW tanalised rails with staggered scalf joints to be clad using 75x19mm nominal planned SW tanalised pales centres to match existing

HANDRAILS
Allow for provision to gradient ramp areas 45mm∅ SW tan handrail at 900mm above finished level on suitable galv. MS handrail brackets secured to 75x75mm SW tan posts minimum ½rd planted root overall height 1100mm at 900mm centres
hand rail to extend 300mm horizontal beyond to and bottom
To be painted on completion 00E55 (white) 1 u/c and 1 full gloss

To existng fence side allow for hand rail fixed to existng posts

PLAY EQUIPMENT and TEMPORARY BUILDINGS
Allow for dismantling or re-siting complete existing timber demountable play buildings TB3, TB4,TB5 and TB6 as directed by Nursery Manager

Allow for resiting outdoor play equipment OP1 and OP2 by specialist contractor in accordance with EN1176 , exact locations to be agreed on site
Parkdale Play and Leisure Limited
Tel 01756 700123 sales@parkdaleplay.co.uk

EXISTING LEVELS 100.00

PROPOSED LEVELS 100.000

THE CONTRACTOR SHALL
include for everything necessary to carry out the works whether same mentioned or not but is reasonably inferred. Check and clarify ALL building and site dimensions prior to ordering materials or commencing on site. The works shall comply in all respects with the current Building Regulations, Codes of Practice, Local Planning requirements whether or not specifically stated on this drawing. Make good all walls, floors, ceilings, roof elements, external surfaces, etc. where disturbed by the works and leave the site clean and tidy. All work upon completion shall structurally sound and capable of carrying out the functions for which it was intended. All works shall satisfy and comply with Inspecting Building Control and Planning Officers and the final result shall be to the satisfaction of the building owner.
Any building works within 6 metres of a neighbouring property foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Work to an existing party wall/fence requires you to give at least two months notice of your intentions. If consent to carry out the work cannot be reached procedures dealing with any dispute should be followed in (Party Wall Act 1996 incl. amendments).

HEATH Property Services Ltd

Client	KINGPINS NURSERY
Project	THE KINGSTONE SCHOOL BROADWAY BARNSLEY S70 6RB SINGLE STOREY EXTENSION
Title	EXTERNAL WORKS

Scale	1:100	Date FEB. 2009	Drawn JBM/AD
Drwg No.	HPS/004		Revision

FSB
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Proposed External Works
Scale 1:100

Section A-A
Scale 1:100