

DO NOT SCALE



PRIVATE EXTERNAL WORKS NOTES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELATED RICHARD JACKSON LTD. ARCHITECTS & SUB-CONTRACTORS DRAWINGS. IN THE CASE OF DISCREPANCIES BETWEEN DRAWINGS REFER TO RJPLC FOR CLARIFICATION.
- TOPOGRAPHICAL SURVEYS UNDERTAKEN BY: HOOK SURVEY LAND & BUILDING SURVEYORS
- ALL BUILDING DRAINAGE TO BE INSTALLED AND TESTED IN COMPLIANCE WITH THE BUILDING REGULATIONS 2010 DRAINAGE AND WASTE DISPOSAL, APPROVED DOCUMENT H, 2015 EDITION.
- ALL COMPONENTS AND MATERIALS ARE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, AND LAID AND BACKFILLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND THE RELEVANT BRITISH STANDARDS.
- THE CONTRACTOR SHALL, BEFORE COMMENCING THE WORKS, VERIFY ALL SITE AND SETTING OUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRUE AND PROPER SETTING OUT OF THE WORKS AND FOR THE CORRECTNESS OF THE POSITION, LEVELS, DIMENSIONS, AND ALIGNMENT OF ALL PARTS OF THE WORKS.
- SMALL LIGHTWEIGHT ACCESS COVERS SHOULD BE SECURED (FOR EXAMPLE WITH SCREWS) TO DETER UNAUTHORISED ACCESS.
- INSPECTION CHAMBERS AND MANHOLES IN BUILDINGS TO HAVE MECHANICALLY FIXED AIRTIGHT COVERS UNLESS THE DRAIN ITSELF HAS WATER TIGHT ACCESS COVERS.
- MANHOLES DEEPER THAN 1M TO HAVE GALVANISED STEEL STEP IRONS OR FIXED LADDERS.
- ALL ABOVE GROUND DRAINAGE TO INCORPORATE RODDING ACCESS FACILITIES.
- INSITU CONCRETE FOR USE IN GENERAL DRAINAGE WORKS SHALL BE IN ACCORDANCE WITH BS 8500 AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT, AND IN ACCORDANCE WITH BRE DIGEST 1 'CONCRETE IN AGGRESSIVE GROUND' TO MEET ANY EXPECTED SULPHATE CONDITIONS.
- MANHOLE COVERS WITHIN BLOCK PAVED AREAS ARE TO BE RECESSED WITH BLOCK PAVING TO MATCH.
- ALL SHARED PRIVATE DRIVES AND PARKING AREAS ARE TO BE EDGED WITH 25mm BULLDOSE KERB, AND INDIVIDUAL DRIVES AND PARKING AREAS WITH FLUSH EDGINGS, UNLESS OTHERWISE NOTED. ALL PRIVATE FOOTWAYS TO BE EDGED WITH 9mm UPSTAND PCC EDGING.

INDICATIVE DPC LEVELS KEY
 - EXPOSED BRICKWORK
 - STEPPED DPC
 - FULLY RAISED DPC @ FFL

NOTE: DPC LEVELS SHOWN ARE INDICATIVE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

C1	13.10.25	ISSUED FOR CONSTRUCTION	MB	LJG
T4	20.06.25	POND RELOCATED TO SUIT ICOSA	JK	LJG
T3	25.04.25	LEVELS AMENDED FOR CLARITY	JK	LJG
T2	11.04.25	LEVELS AMENDED FOR CLARITY	NB	SJH
T1	25.03.25	TENDER ISSUE	NB	LJG
REV	DATE	DESCRIPTION	DRAWN	CHKD

REVISIONS
 This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



Project
COURT LANE NURSERIES HADLOW

Title
SITE AND PLOT LEVELS SHEET 2

Client
dandara

Richard Jackson Engineering Consultants

847 The Crescent, Colchester, Essex CO4 9YQ Tel: 01206 228800
 6th Floor, 1 St. Katherine's Way, London, E1W 1UN Tel: 020 7448 9910
 Jubilee House, Mill Lane, Sawston, Cambridge, CB22 3JZ Tel: 01223 314794
 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP Tel: 01603 230240
 New World Business Centre, Station Rd, Warrimley, Bristol, BS30 8XG Tel: 01172 020070
 Email Address: mail@rj.co.uk Website: http://www.rj.co.uk

Scale	AS SHOWN @ A1	Drawn	NB	Date	25/03/2025
Project Manager	LJG	Checked	NB	Approved	LJG
Status	D2	Suitability Description	FOR TENDER	RJL Project No :	62926
project	originator	zone	level	type	rate
LN41	RJL	XX	XX	DR	C
				number	revision
				122	C1