



GENERAL NOTES:
 All work to conform with Building Regulations 2010 and subsequent amendments. All materials and workmanship to current British Standards, Codes of Practice and Building Inspectors satisfaction.
 Notes on the new building see proposed plan drawing BR03 and elevations and section.

New Timber Enclosures
 To be constructed of 1800mm high close boarded larch fencing fixed vertical on larch 75x50mm frame fixed to 75x70mm corner, mid and gate posts, posts fixed to metal bases bolted to 150mm insitu concrete base with mesh reinforcement to bottom on visqueen dpm on 50mm sand blinding on 300mm hardcore.
 New double gates to be closed boarded on frame with cross bracing. Horizontal bolt and padlock housing and vertical drop bolts.

New Boundary Walls
 To be constructed as noted on drawing. Wall and piers built off 450 wide x150mm min depth insitu concrete pad and footing in 600mm deep trench on 50mm sand blinding on 225mm hardcore. Size of boundary wall footing size to be finalised by Structural Engineer and LA Control.

New External Drainage- See drainage layout drawing BR02
 To be in accordance with Part H of approved documents. Use 100mm and 150mm dia Hepsleve drain pipes to both surface water and foul water laid on 100mm min layer of pea gravel into new Polycarbonate tubular inspection chambers with preformed benching and drain outlets. Inspection chamber covers to be 450mm dia. pathway grade aluminium with double seal seating. SW to fall min 1:150 and FW to fall min 1:100. Connect to existing drainage system manholes.

New Pathway tarmac specification
 Excavate to formation levels lay Terram 2000 Geofabric layer laid in accordance with manufacturer recommendations with tar seals at joints lay to BS4987-100mm min MOT type 1 hardcore sub base course then 65mm bitumen and aggregate base course and tarmacadam 25mm surface course.

New Car park and Carriageway tarmac specification
 Excavate to formation levels lay Terram 2000 Geofabric layer laid in accordance with manufacturer recommendations with tar seals at joints lay to BS4987- 225mm min MOT type 1 hardcore sub base course then 75mm bitumen and aggregate base course, 65mm binder course and tarmacadam 35mm surface course.

New Dwarf Wall Planter
 To be constructed of 215mm solid facing brick wall 900mm high with top brick laid on edge built off 450 wide x150mm min depth insitu concrete strip footing in 600mm deep trench on 50mm sand blinding on 225mm hardcore. Size of boundary wall footing size to be finalised by Structural Engineer and LA Control.
 Coping stone to wall of 350x900mm, by 60mm deep with chamfered edge in Yorkstone or equal approved.

New Path and Car Park Kerbs
 Use 125x250mm half battered 900mm long PC kerbstones on 150mm deep insitu concrete base and backing to sides on 150mm hardcore.

New Line Marking
 All new car park bays and road marking including the disable parking space bay to be marked out as shown using white thermoplastic paint.

PROPOSED STEPS
 Construct new external steps as located on plan in PC flag with concrete brick riser. Going to be 300mm and riser to be 150mm.

× 131.109	EXISTING LEVEL
133.100	PROPOSED LEVEL

REVISIONS
 A- 22/07/2022- Reduce length to avoid existing services housing-omit Unit 5 add S Engineers grid and adjust external works.

CLIENT: MR MOHSIN ALLI
 PROJECT NO: CA-2017-3000
 DATE: 16/07/2019
 DWG No. BR01

PROPOSED SITE PLAN. SCALE 1:200

PROPOSED ERECTION OF 4 No NEW INDUSTRIAL UNITS WITH ANCILLARY CAR PARKING TO VACANT LAND AT: PLOT 5, CONNECT 4, CHANTERS WAY, DARWEN

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