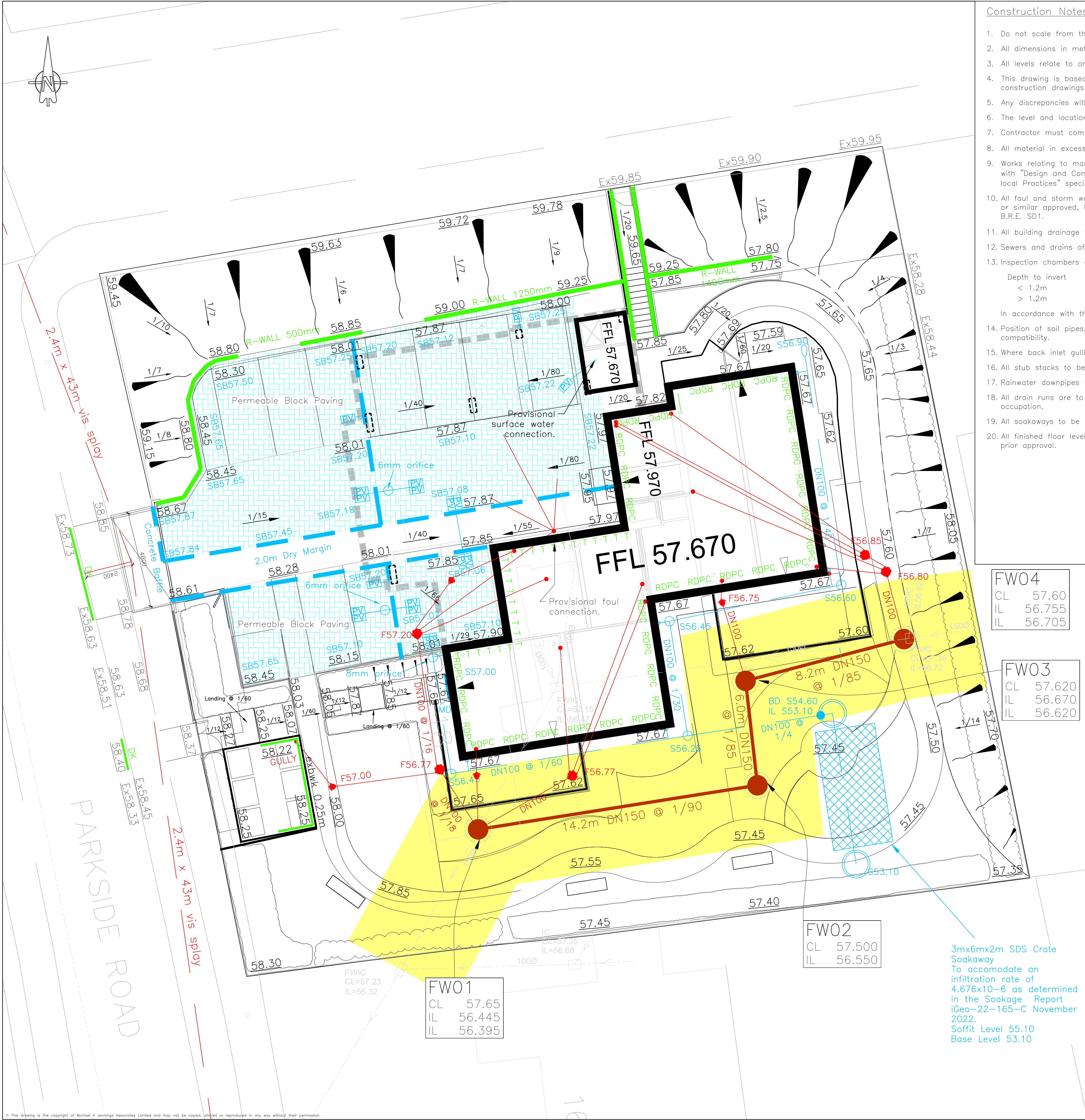




Construction Notes:

- Do not scale from this drawing.
- All dimensions in metres.
- All levels relate to ordnance datum.
- This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant longitudinal sections and construction drawings.
- Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
- The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
- Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.
- All material in excess of 20kg (i.e. kerbs, manhole units cover etc.) shall be mechanically lifted and laid where possible at all times.
- Works relating to manholes, sewers, headwalls and other structures intended to convey surface water or sewerage should be carried out in accordance with "Design and Construction guidance for foul and surface sewers offered for adoption under the Code for Adoption Agreements" and "Thames Water local Practices" specification and addendum.
- All foul and storm water drains which are not to be adopted as public sewers under a section 104 agreement shall be constructed using uPVC pipes or similar approved, bedded and backfilled in accordance with the manufacturers instructions and to the Building Regulations Part H, BS EN 752 & B.R.E. SD1.
- All building drainage to be 100mm dia. laid at a minimum gradient of 1 in 60 (FW) and 1 in 80 (SW) unless otherwise shown.
- Sewers and drains of different diameters should be laid soffit to soffit.
- Inspection chambers on private drains shall be non-access preformed polypropylene.

Depth to invert	Minimum size
< 1.2m	DN450
> 1.2m	DN600

In accordance with the Building Regulations Part H & BS EN 752.
- Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
- Where back inlet gullies are used they should be roddable.
- All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
- Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
- All drain runs are to be flushed through and building materials removed where necessary at the time of final test by Building Inspector and prior to occupation.
- All soakaways to be positioned a minimum of 5.0m from buildings
- All finished floor levels are shown on the drawing for guidance only and may need to be adjusted on site. However there is to be no deviation without prior approval.

KEY:

Externals:

Raised DPC – External ground level is level or 0.15m below finished floor level.
Raised DPC to Structural engineer specification.

Tanking – External level is above finished floor level, specified by structural engineer.

DPC where ground level is 0.15m below finished floor level.

Retaining Wall – Refer to structural engineer details

Finished floor levels shown thus:

Proposed Levels

Existing Levels

Primary Access

Secondary Access

In accordance with Part-M of the Building Regulations – Every flight of steps with three or more risers (approach to primary access point to have a suitable grippable handrail on one side of the flight (or both sides where the flight is wider than 1000mm). This grippable handrail is 850–1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.

Structural column locations.

Visibility Splays

Dropped Kerb with 25mm face

KEY:

Proposed Adoptable Sewers:

Foul sewer

6m Sewer Easement

Proposed Private Drainage:

Foul drain

Storm drain

Rodding eye

Invert levels shown thus: F10.00 S10.00

Back Drop levels shown thus: BD10.00

Private inspection chambers shall be non-access structural wall plastic. Chamber sizes to accord with manufacturers specifications, Building Regulations Part H, BS EN 752 and to NHBC Standards.

Multi drain– Multi drain installed at thresholds with ground falling towards it.

Permavoid – Surface Water Collector & Distribution Cell Size and specification, site specific.

Permeable block paving; refer to construction details

Concrete baffle; refer to construction details

Proposed Private Attenuation & Soakaways:

1200mm dia PCC chamber to SDS specification

SDS GEOLIGHT 400 crate SOAKAWAY to SDS specification

P6	30.03.23	Updated to clients comments received 22/03/2023	EP	AKD
P5	21.03.23	Drainage amended to avoid cane pad location.	EP	AKD
P4	20.03.23	Levels amended to comply with Part M4(2) requirement.	EP	AKD
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED

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Project 18 Parkside Road Reading		Scale: 1:100 @ A1	Status: PRELIMINARY	
Title Engineering Layout		Drawn: EP	Project Engineer JAK	MJA Project No: 6810
Drawing Number: 6810-MJA-SW-XX-DR-C-001		Date: 17/11/2022		Rev: P6