



- Construction Notes:
1. Do not scale from this drawing.
 2. All dimensions in metres.
 3. All levels relate to ordnance datum.
 4. 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.
 5. Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
 6. The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
 7. Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.
 8. All material in excess of 20kg (i.e. kerbs, manhole units cover etc.) shall be mechanically lifted and laid where possible at all times.
 9. Manholes, sewers, headwalls and other structures intended to convey surface water or sewerage are to be constructed in accordance with the Water Authorities Association specification "Sewers for Adoption" 7th edition and to Thames Water specification and addendum.
 10. Gullies, gully connections, drains, manholes, catchpits, soakaways, headwalls and other drainage structures intended to convey highway water are to be constructed in accordance with the specification issued by Oxfordshire County Council.
 11. 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. S91.
 12. 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.
 13. Sewers and drains of different diameters should be laid soffit to soffit.
 14. 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.

15. Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
16. Where back inlet gullies are used they should be roddable.
17. All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
18. Rainwater downpipes to be connected directly to drains via removable adaptor to permit access for rodding.
19. Positions of yard and house gullies are nominal and may be adjusted on site, oco drains to be installed at the end of all drives falling towards the public highway. All gully gratings in drives and parking areas should be of sufficient strength to withstand vehicular loading.
20. Linlets or sleeves are to be provided for drains passing through foundation brickwork.
21. All gully connections to be 150 dia. uPVC ultraorb or similar.
22. All gully connections other than to manholes to be "Y" junctions.
23. 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.
24. All soakaways to be positioned a minimum of 5.0m from buildings (where utilised).
25. 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.
26. All drives are to have a crossfall or gradient of 1:40 minimum. Maximum drive gradient on down slope to be 1 in 10 and 1 in 8 on up slopes.
27. Continuous edging to be laid at rear of service margin.

- KEY:
- Macadam surfacing
To NHBC specification in undercroft parking
 - Macadam surfacing with thermoplastic markings
 - Permeable Block Paving.
Marshalls Priora, colour natural,
Laid in 90 degree herringbone bond
 - Impermeable Block Paving.
Marshalls Keyblock, colour brindle,
Laid in 90 degree herringbone bond
 - Impermeable Block Paving.
Marshalls Keyblock, colour grey,
Laid in stretcher pattern
 - Logs as per Aspect landscaping detail
 - Open Space
 - 2.4mx1.8m Garden Shed
 - 1.8m Closeboard Fence
 - 1.8m Brick Wall Fence
 - 1.2m Jackson Estate Railing Fence
 - Gates
 - BROXAP BX17 150x150mm Square
reflective bollards with ground bolt so
can be removed in an emergency
 - 5mm kerb face for pedestrian crossing
25mm kerb face vehicle crossover
 - 50mm kerb face shared surface
 - 125mm kerb face
 - Flush kerb
 - Street Lighting
 - Trees

PRELIMINARY				
F	08.11.19	Paving slabs amended to Bellway's comments received 01.11.19	EP	
E	05.07.19	Lap larch fencing removed, garden gates and garage accesses added	JS	
D	15.01.19	Amended to clients comments	NB	
C	19.10.18	Amended to clients comments	JS	
B	12.10.18	Headwalls removed from SWALES	JS	
A	10.09.18	Street lighting added, size added to tank & spot levels added	JS	
REV. No.	DATE	DESCRIPTION	INITIALS	
Client				
				
Project Portman Road Reading		Monarch House, Barton Lane, Abingdon, Oxon, OX14 3NB Tel: 01235 555173 Fax: 01235 523226		
Title External Works Sheet 2		Scale 1:250 @ A1	Date Aug 18	Drawing No. 5672:41
		Checked AMc	Drawn JS	Rev F