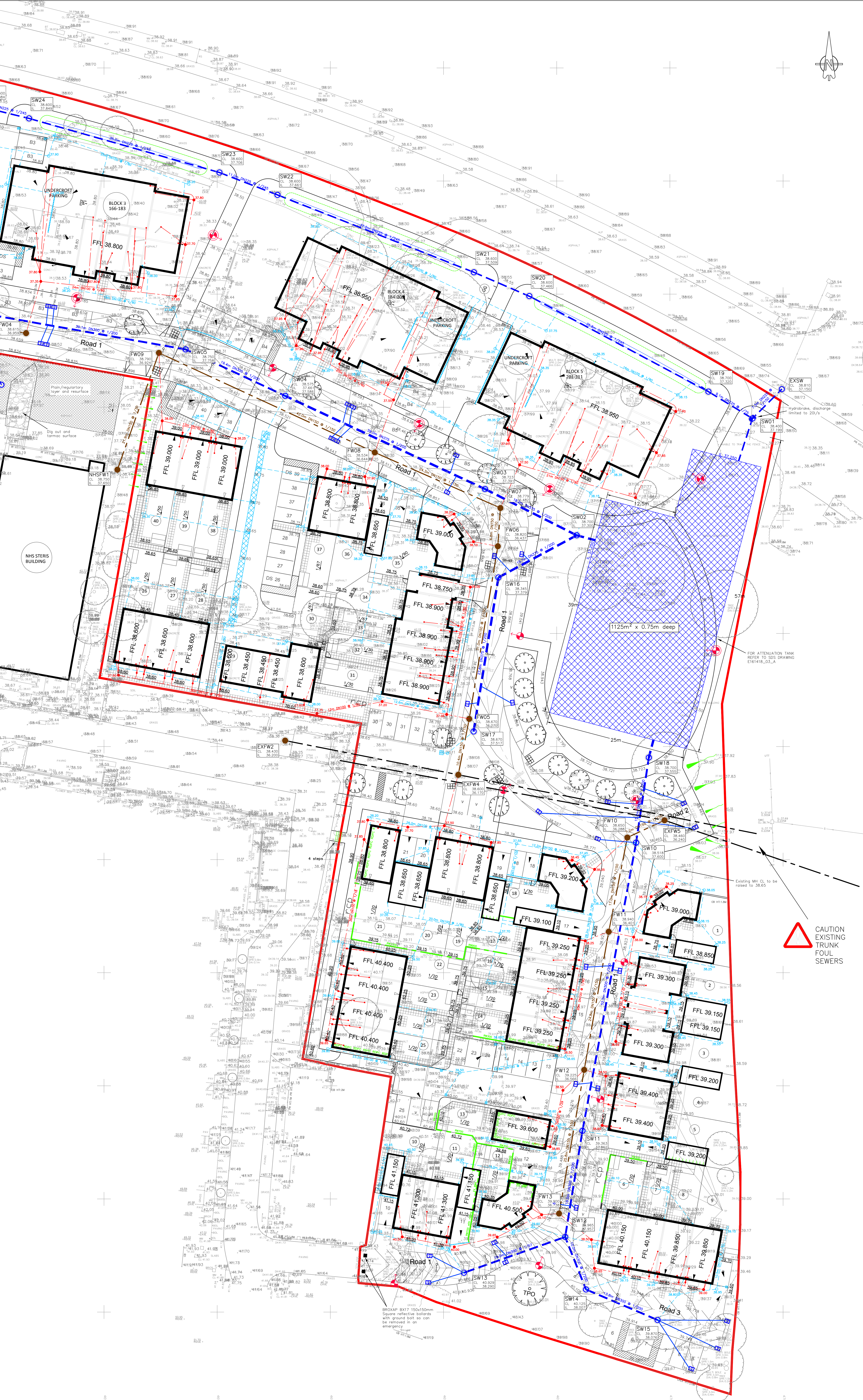
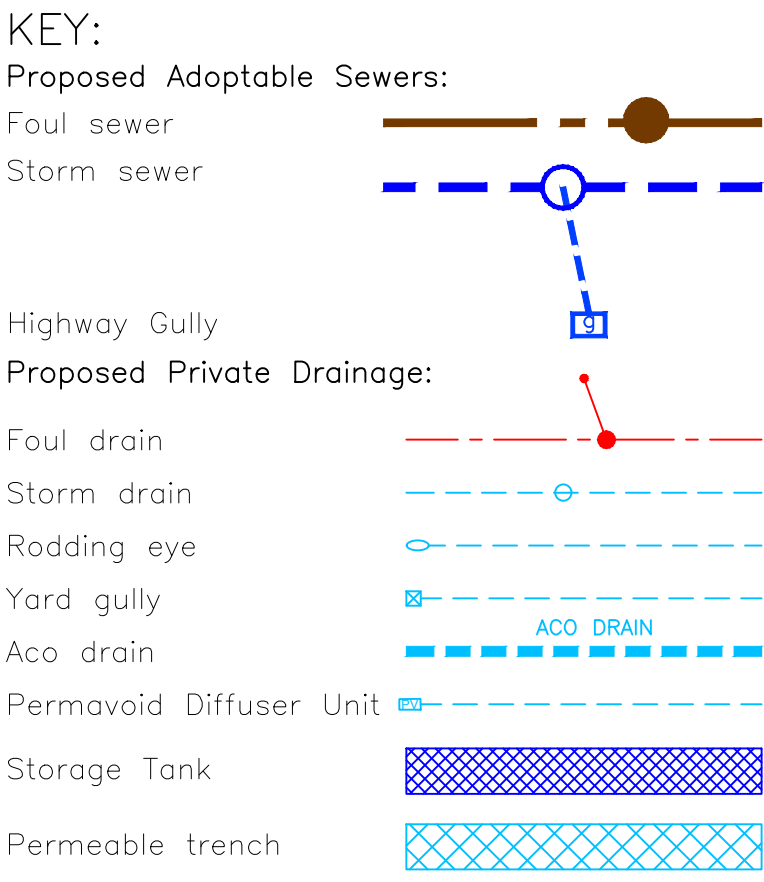




- Construction Notes:**
1. Do not scale from this drawing.
 2. All dimensions in metres.
 3. All levels relate to ordnance datum.
 4. This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant longitudinal sections and construction drawings.
 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.S.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, substacks, 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 u/slab or similar.
 22. All gully connections other than at 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.



All private inspection chambers shall be polypropylene non-access chambers in accordance with the Building Regulations, Part H.

Chamber sizes:
Depth to invert <0.6m DN300
Depth to invert >0.6m DN475
Invert levels shown thus: **F10.00 \$10.00**
Finished floor levels shown thus: **FFL 10.00**

Fall Arrows

Proposed Levels

Primary Access

Secondary Access

Stepped Cavity Tray

External Brickwork

Tanking

Retaining Wall

EXISTING MANHOLES REMAINING IN PLACE WILL REQUIRE COVERS ADJUSTING

6m Street Lighting to lantern spec below

R & L 6m Columns

Luminaire A Data

Supplier	Holophane Europe
Type	VMXL034.V1.F4Q1
Lamp(s)	LED E3000LM-4000K
Lamp Flux (klm)	3.62
File Name	VMXL034.V1.F4Q1.IE5
Maintenance Factor	0.81
Imax70,80,90(cd/klm)	461.8, 69.9, 0.0
Lamp S/P Ratio	1.50
No. in Project	19

PRELIMINARY

J	21.08.19	Plot 21 foul drainage amended and levels adjusted for footpath link	JS	
H	03.07.19	Block 2-5 Private Drainage amended	JS	
F	19.06.19	Scale label amended from A1 to A0 paper size	JS	
F	17.01.19	Design updated to clients comments	JS	
E	31.10.18	Design updated to client comments	JS	
D	19.10.18	Amended to clients comments	JS	
C	12.10.18	Storm sewer amended south of tank	JS	
B	14.09.18	Tank size and note amended to SPD's design	JS	
A	10.09.18	Street lighting added, size added to tank & spot levels added	JS	
REV.	No.	DATE	DESCRIPTION	INITIALS

ent

Project

le

Bellway



Portman Road

Reading

Engineering Layout

Sheet 2

MJA CONSULTING

CIVIL AND STRUCTURAL ENGINEERS



Monarch House, Barton Lane,
Abingdon, Oxon, OX14 3NB
Tel: 01235 555173
Fax: 01235 523226

Scale:

1:250 @ A0

Date:

Aug 18

Drawing No.:

5672:02

Rev:

J

Checked:

AMc

Drawn:

JS