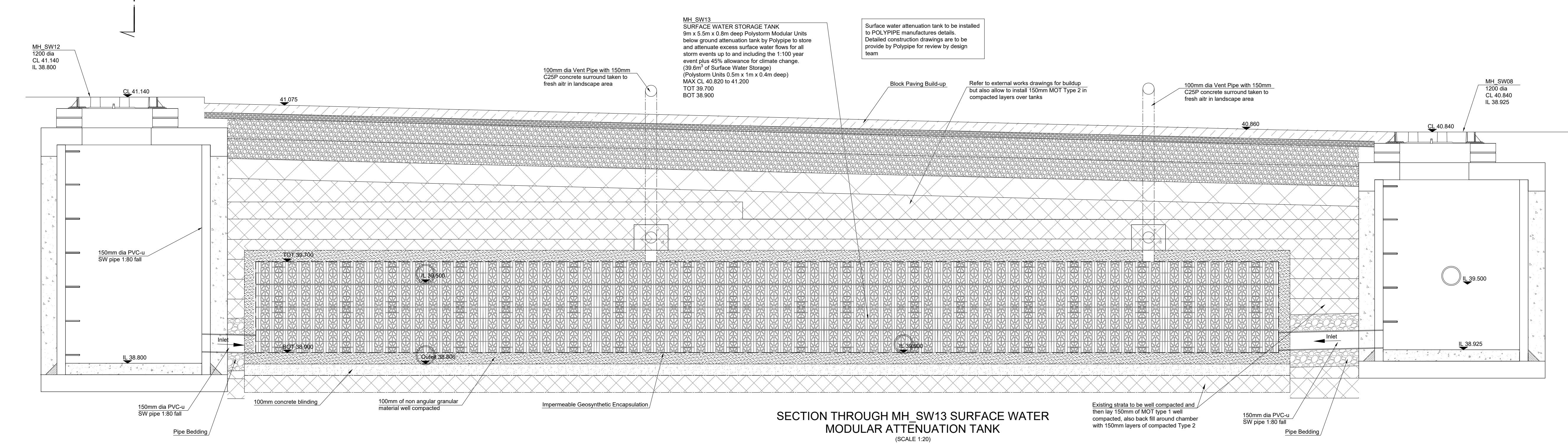
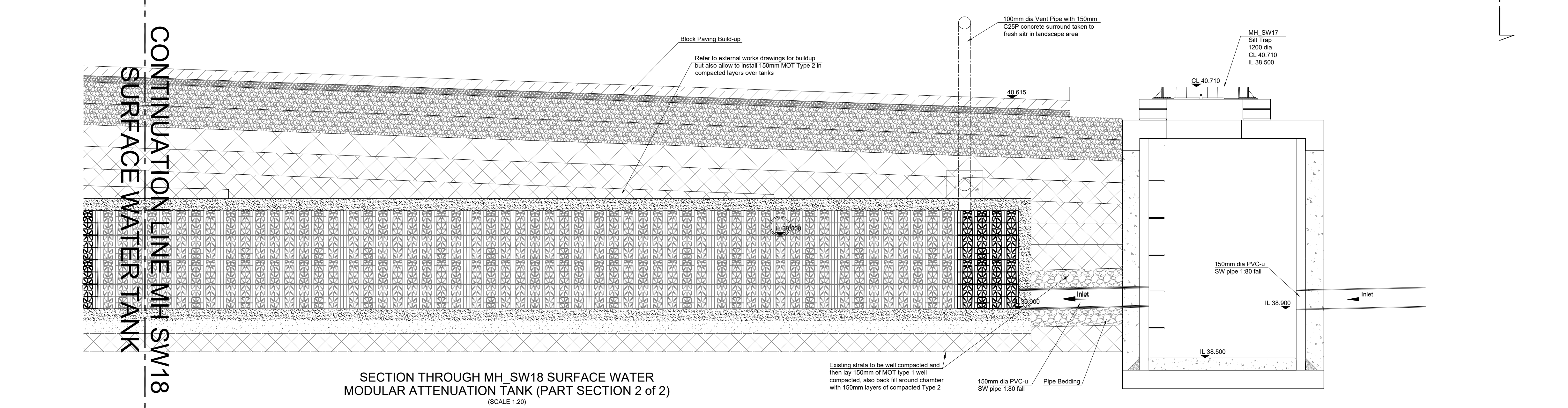
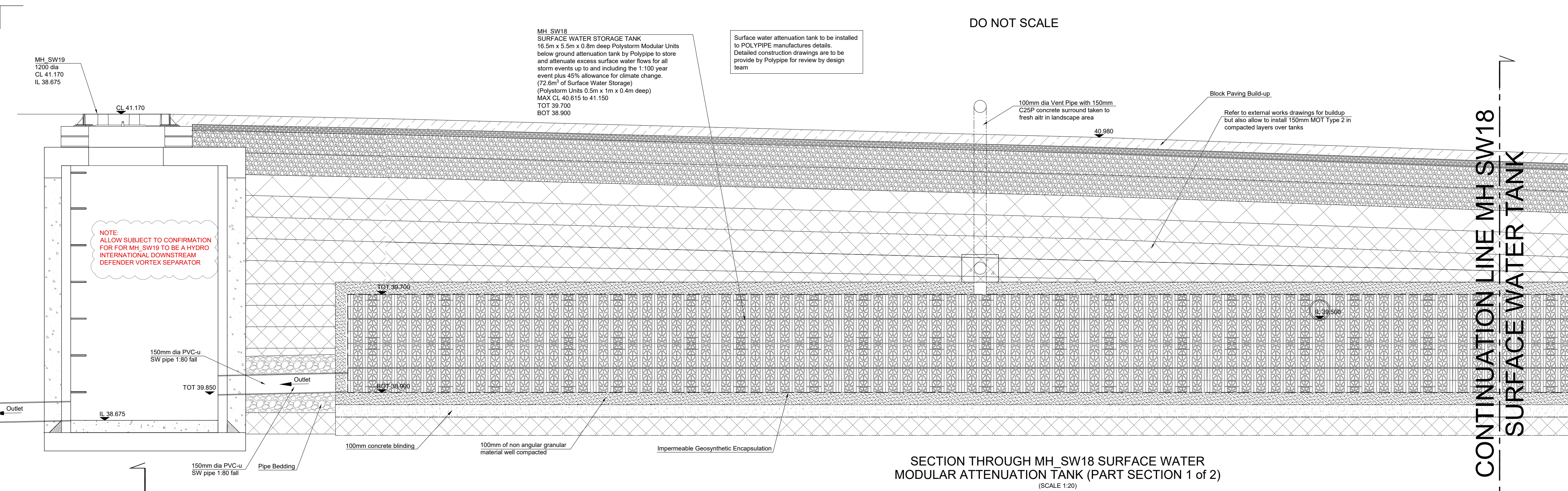




ENGINEERING NOTES

- This drawing is to be read in conjunction with all relevant Architects, Engineers and Subcontractors drawings and details.
- All levels relate to levels given on survey drawing.
- Refer to Architects drawings for details of all paving types & patterns, soft landscaping, fences, gates & bollards.
- All works to be carried out in accordance with Sewers for Adoption 7th Edition, BS EN 752 'Drain and sewer systems outside buildings' and the current edition of The Building Regulations 'Approved document H'.
- New drainage connections are to be made with appropriate lengths of rocker pipes & couplings.
- All manhole chamber covers to be installed parallel to final kerbs, edgings, paving joints or building lines as appropriate.
- This drawing details all below ground drainage up to finished floor level. For details of drainage above finished floor level, refer to Architects drawings.
- All stack connections under buildings to be minimum 100mm diameter solid PVC-U to BS EN 1401-1BS4660 & laid at a minimum gradient of 1 in 80 unless otherwise noted. If the stack is greater than 100mm then the diameter of the connection is to be increased to match it.
- All RWP connections to be minimum 100mm diameter solid PVC-U to BS EN 1401-1BS4660 & laid at a minimum gradient of 1 in 80 unless otherwise noted. If the RWP is greater than 100mm then the diameter of the connection is to be increased to match it.
- All private foul water pipework up to 150mm in diameter to be PVC-U to BS EN 1401-1BS4660.
- All private surface water pipework up to 150mm in diameter to be solid PVC-U to BS EN 1401-1BS4660. All private surface water pipework 225mm and above to be structured wall plastic sewer pipe complying with clause 518 of the specification for highway works.
- Plastic chambers shall comply with BS EN 1917 and BS 5911-3.
- All adoptable foul water and surface water pipework up to 225mm in diameter to be Kitemark certified Vitrified Clay (VC) with flexible spigot and socket joints and shall comply with the requirements of BS EN 295. All adoptable foul water and surface water pipework 300mm and above to be concrete sewer pipe with flexible spigot and socket joints and shall comply with the requirements of BS EN 1916 and BS 5911, Part 1.
- On completion of development all drainage shall be jet cleaned and CCTV surveyed.
- Redundant drainage & services marked to be removed are to be dug out with chambers demolished & void filled with Type 1 material to clause 803 & 806.
- All existing services shown are based on topographical survey. Location of all services in close proximity to works should be confirmed by means of trial pits under supervision of statutory undertaker & in accordance with HSE document 'Avoiding Danger from Underground Services'.

NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS & SUB-CONTRACTORS DRAWINGS AND DETAILS AND THE PROJECT SPECIFICATION. WHERE ANY DISCREPANCY MAY EXIST BETWEEN THESE NOTES & THE SPECIFICATION, THE SPECIFICATION SHALL PREVAIL.
- ALL SETTING-OUT TO BE CHECKED AGAINST ARCHITECT'S LATEST SETTING OUT DRAWING.
- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING.
- NO DEVIATION MAY BE MADE FROM THE DETAILS SHOWN ON THIS DRAWING WITHOUT PRIOR AGREEMENT OF THE ENGINEERS.
- ANY DISCREPANCY BETWEEN THIS DRAWING AND ANY OTHER DOCUMENT SHOULD BE REFERRED IMMEDIATELY TO THE ENGINEER.
- ALL WORKMANSHIP, MATERIALS AND LOADINGS TO BE IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF:
 - ECO - BASIC STRUCTURAL DESIGN
 - EC1 - ACTIONS ON STRUCTURES
 - EC2 - DESIGN OF CONCRETE STRUCTURES
 - EC3 - DESIGN OF STEEL STRUCTURES
 - EC7 - GEOTECHNICAL DESIGN
 - THE BUILDING REGULATIONS, MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR IS TO ALLOW FOR ALL TEMPORARY WORKS AS NECESSARY TO UNDERTAKE AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROPOSED BUILDING AND SURROUNDING STRUCTURES AT ALL TIMES.

CONTRACTOR TO PROVIDE FULL DESIGN AND FABRICATION DRAWINGS FOR RETAINING WALLS AND GEOSYNTHETICS CELLWEB TREE PROTECTION SYSTEM TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

NOTE:
Contractor is responsible for liaising between Retaining Wall Designer and Installer and GEOSYNTHETICS Cell web system and final design aspects for acceptance by Contract Administrator and Clients Design Team

NOTE:
Retaining Wall and GEOSYNTHETICS Cellweb details shown are for indication. All final design and working details are to be designed by Contractors specialist contractor to manufacturer details and provide detailed design and drawings for approval by Clients Design Team
GEOSYNTHETICS details:
Jamie Leake tel 01455 241507
jamie.leake@geosyn.co.uk

NOTE:
For all dimensions and setting out refer to architects drawings

NOTE:
Refer to M&E spec and drawings for additional excavation locations for incoming and redirected services on site

NOTE:
THE CONTRACTOR IS TO REFER TO ALL RELEVANT INFORMATION
PROJECT MANAGERS CONTRACT DOCUMENTATION, ARCHITECTS SPEC AND DRAWING
M&E SPEC AND DRAWINGS
QUARTET DESIGN ARBORICULTURAL CONSULTANTS SPEC AND DRAWINGS
SOIL INVESTIGATION REPORT, TOPO SURVEY, SUBSCAN SURVEY, UTILITIES REPORT.

NOTE:
THE CONTRACTOR IS TO REFER TO STARBUCKS DEVELOPER DRIVE THROUGH SPECIFICATION AND ALL DRAWINGS

CONTRACTOR IS TO CHECK WITH DESIGN TEAM FOR THE LATEST REVISION SPECIFICATION AND ALL DRAWINGS

Contractors Design & Tender Requirements
The contractor's is to ensure full compliance with the Project Managers, Architects, M&E, Arboriculturist, Engineers and Tenants specifications / requirements.

Contractor is to allow for detailed design of all retaining walls, Geosynthetics Cellweb and detailed fabrication drawings including full dimensioned drawings for approval by Design Team

Contractor is to Allow for liaising with Thames Water and making applications for off site connections to existing public sewer system for separate surface water and foul water connections and for all application fees

P1	ISSUED FOR PLANNING CONDITION 6	GB	11.06.26
T2	DRAWING TITLE CORRECTED	GB	28.05.26
TT	MH_SW19 NOTE FOR DOWNSTREAM DEFENDER VORTEX SEPARATOR ADDED	GB	26.05.26
TK	ISSUED FOR TENDER	GB	26.05.26
	REVISION	BY	DATE

DRAWING STATUS

ISSUE

DRAWING TITLE

PROPOSED SURFACE WATER AND FOUL WATER DRAINAGE DETAILS (SHEET 2 OF 2)

PROJECT

STARBUCKS POD,
SCOURS LANE,
TILEHURST,
READING, RG30 6AX

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London, Henley-on Thames and Gloucester

Drawn GB	Chkd -	Scales 1:20	Date 08/04/26
Purpose of Issue ISSUE			
Project Number P24-0805	Drawing Number PH03	Revision P1	