

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 development technical drawings & details.
5. Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineers.
6. The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
7. All foul & surface water drainage being offered for adoption by the Water Authority are to be constructed in accordance with the Water UK document, Design and Construction Guidance (DSG) "Code for Adoption" along with the Water Authority specification and addendums.
8. 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 Hampshire County Council.
9. All foul and storm water drains which are not being adopted as public sewers 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.
10. 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.
11. Sewers and drains of different diameters should be laid soffit to soffit unless otherwise specified.
12. Inspection chambers on private drains shall be non-access preformed polypropylene.
Depth to invert
< 1.2m
Minimum size
DN450

- > 1.2m DN600
In accordance with the Building Regulations Part H & BS EN 752.
13. Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
 14. Where back inlet gullies are used they should be roddable.
 15. All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
 16. Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
 17. Positions of yard and house gullies are nominal and may be adjusted on site, gco 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.
 18. Lintels or sleeves are to be provided for drains passing through foundation brickwork.
 19. All gully connections to be 150 dia. uPVC ultrarib or similar.
 20. All gully connections other than at manholes to be "Y" junctions
 21. 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.
 22. All soakaways to be positioned a minimum of 5.0m from buildings (where utilised)
 23. 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
 24. 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.
 25. Continuous edging to be laid at rear of service margin.

KEY:

Proposed Sewers Offered Under S104 Agreement:

Foul Water Sewer
Surface Water Sewer

Proposed Sewers to Remain Private:

Private Surface Water Sewer
Private Foul Drain
Private Storm Drain
Private Rodding Eye
Private Yard Gully
Private Linear Drain

Private PCC 900x450mm Gully
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 S10.00

See Drawing B1015-MJA-P6-XX-DR-C-002 for filter drain locations.

Externals:

Stepped Cavity Tray or Raised SCT/RDPC
DPC to architects specification.
External Brickwork
Tanking
Retaining Wall
Fall Arrows
Finished floor levels shown thus:
Proposed 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.

Proposed Street Lighting Columns.
See drawing: 2021104 – Boorley Green C6 for street lighting specification.

Proposed Street Lighting Bollards.
See drawing: 2021104 – Boorley Green C6 for street lighting specification.



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Project					
Title					
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