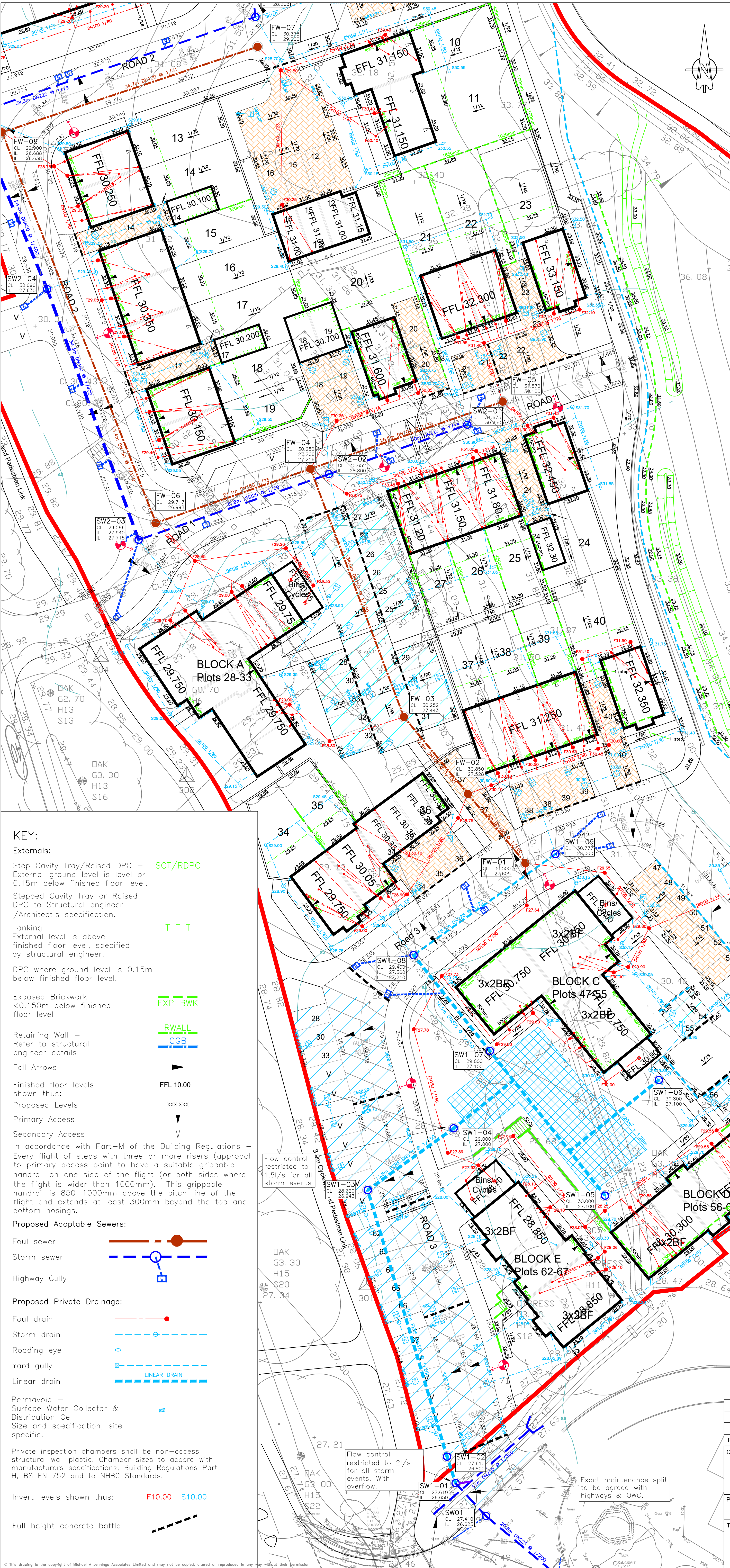




Drawing Notes:

1. This drawing to be read in conjunction with all other relevant documents and specifications, including architectural layouts and developer house type information.
Any discrepancies should be reported to MJA Consulting.
2. Do not scale from this drawing.
3. All levels relate to Ordnance Datum; all dimensions in metres unless otherwise specified. Site survey grid & co-ordinates to be checked on site prior to commencement of any works.
4. The level & location of all existing services shall be verified and marked on site by the Contractor prior to commencing any construction works.
5. All highway works should be built to an adoptable standard and carried out in accordance with the MCHW Specification for Highway Works and the requirements of the Local Highway Authority.
6. All adoptable foul & surface manholes, pipework and associated structures shall be constructed in accordance with current form of Sewers for Adoption latest 'Design & Construction Guidance (DCG)' and any relevant Water Authority specification or Addendum.
7. All highway drainage and associated structures to be constructed in accordance with Sewers Adoption guidance and any relevant specification issued by the Local Highway Authority.
8. Engineering layouts show below ground drainage only. All soil pipes, stub stacks, WC outlets and rainwater downpipe locations are indicative only. Details should be cross checked against latest development Architect's drawings to ensure compatibility. All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m, except head of run. Lintels or sleeves to be used for passing through foundation brickwork.
9. Rainwater downpipes to be connected directly to drains via removable adaptor to permit access for rodding.
10. All foul & storm water building drainage not offered for adoption shall be constructed using clay, uPVC or structural wall plastic pipework laid in accordance with manufacturer's specification, Building Regulations Part H, BS EN 752 and to NHBC Standards.
11. Building drainage. Foul drainage to be DN100 laid at a minimum gradient of 1 in 40 where serving less than 1 WC, 1 in 80 otherwise or as specified. Minimum gradient for surface water to be 1 in 80 or as specified.
Minimum depth of cover to unprotected gravity pipework should be:
 - Domestic gardens without vehicle access – 0.6m
 - Domestic driveways and parking courts – 0.9m
 - All access roads and main parking areas – 1.2m
12. 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.
13. Sewers of different diameters to be laid soffit to soffit.
14. All gully connections other than at manholes to be 'Y' junctions
15. All finished floor levels shown are for guidance only and may need to be adjusted on site where required. However, any amendments or deviation are subject to Engineer's approval. Levels shown within rear gardens are indicative only and subject to landscaping proposals.
16. Requirement for raised DPC / Tanking as follows (refer to standard details):
 - Standard DPC where ground level is 150mm below FFL
 - Raised DPC where external ground level is between -150 & level with FFL
 - Where ground level is above the FFL then tanking will be required, specified by structural engineer.
17. Position of driveway or parking area gullies and manholes are nominal and should be adjusted to suit, linear drains to be installed where private areas fall towards adjacent to public highway. All covers and gully grates to be suitable for vehicle loading.
18. All drainage chambers to be inspected and runs to be flushed through to remove any building material and debris prior to final tests by Building Inspector.

KEY:

Externals:

Step Cavity Tray/Raised DPC – SCT/RDPC
External ground level is level or 0.15m below finished floor level.

Stepped Cavity Tray or Raised DPC to Structural engineer /Architect's specification.

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

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

Exposed Brickwork –
<0.150m below finished floor level

Retaining Wall –
Refer to structural engineer details

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 Adoptable Sewers:

Foul sewer

Storm sewer

Highway Gully

Proposed Private Drainage:

Foul drain

Storm drain

Rodding eye

Yard gully

Linear drain

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

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.

Invert levels shown thus:

Full height concrete baffle

C11	11.04.24	Storm outfall updated to agreed layout	JS	AKD
C10	07.03.24	Updated notes for flow control chambers	SR	AKD
C9	07.07.23	Additional Details added to land drainage	JS	AMC
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client				
Vistry Group				
Project				
Boorley Green Gateway				
Title				
Engineering Layout Sheet 2				
MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS Ipsium Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3YS Tel: 01235 555173 Email: mail@mjaconsulting.co.uk				
Scale:		1:250 @ A1	Status:	
Drawn:		JS	Date:	
Project Engineer:		RF	Date:	
Drawing Number:		6663-MJA-SW-XX-DR-C-002	Rev:	
			C11	