

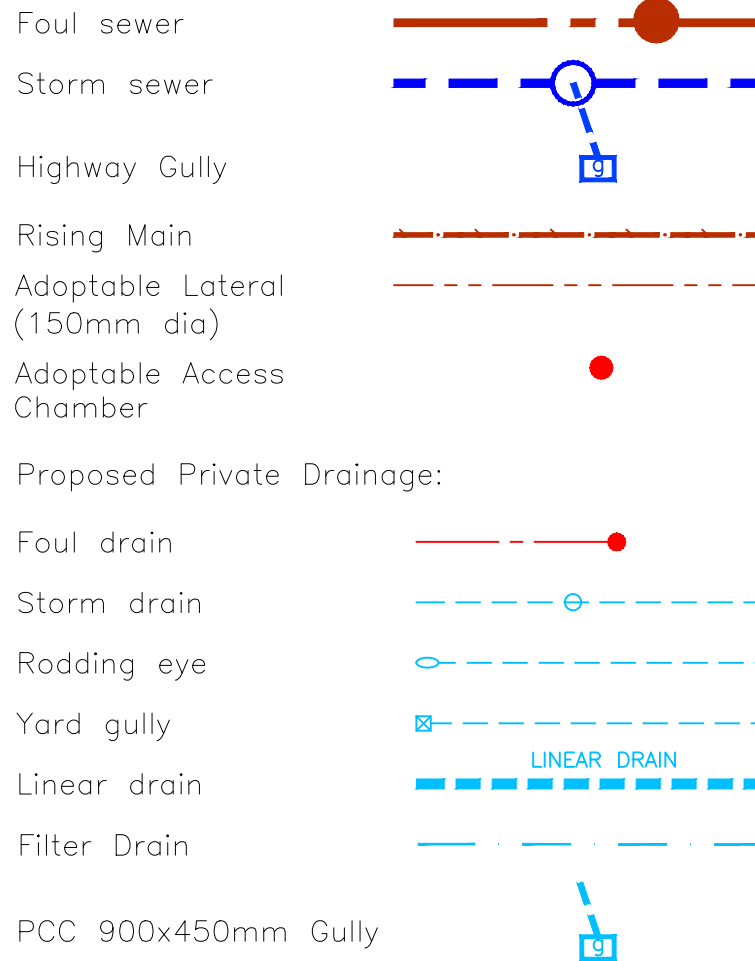
Construction Notes:

- Do not scale from this drawing.
- All dimensions in metres.
- All levels relate to ordnance datum.
- This drawing is based on the latest Architectural planning layout and shall be read in conjunction with all other relevant development technical drawings & details.
- Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineers.
- The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
- 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.
- Gullies, gully connections, drains, manholes, catchpits, soakways, headwalls and other drainage structures intended to convey highway water are to be constructed in accordance with the specification issued by Hampshire Water Council.
- 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.
- 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.
- Sewers and drains of different diameters should be laid soffit to soffit unless otherwise specified.
- 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.
- Position of soil pipes, stubstacks, WC outlets rainwater downpipes etc positions shall be checked against architects house type drawings to ensure compatibility.
 - Where back inlet gullies are used they should be raddable.
 - All stub stacks to be fitted with air admittance valve where branch drain exceeds 12m except at head of run.
 - Rainwater downpipes to be connected directly to drains via removable adapter to permit access for rodding.
 - Lintels or sleeves are to be provided for drains passing through foundation brickwork.
 - All gully connections to be 150 dia. uPVC ultrarib or similar.
 - All gully connections other than at manholes to be "Y" junctions
 - 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.
 - All soakways to be positioned a minimum of 5.0m from buildings (where utilised)
 - 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
 - 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.
 - Continuous edging to be laid at rear of service margin.

KEY:

Proposed Adoptable Sewers:



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 DPC to architects specification.

External Brickwork EXT BWK

Tanking T T T

Retaining Wall RWALL CCB

Fall Arrows

Finished floor levels shown thus: FFL 10.00

Proposed Levels

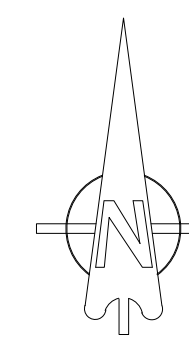
Primary Access

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.



C8	06.11.23	Lighting column added fronting plot 375.	TC	TC
C7	13.07.23	Levels & drainage amended to plot 375-377 driveway.	TC	TC
C6	03.03.23	Levels & drainage amended to plot 385 driveway.	TC	TC
C5	31.01.23	Boundary wall to plots 393 & 387 amended.	TC	TC
C4	30.01.23	Pylon sign adjacent to plot 393 added.	TC	TC
C3	09.11.22	Manhole SW3 amended and SW3A added.	WJ	TC
C2	22.03.22	As built surface water sewer invert levels added.	TC	TC
C1	21.03.22	Construction issue.	TC	TC
P7	01.03.22	Garage to plot 402 relocated.	TC	TC
P6	22.11.21	Foul drainage to plots 356 & 386 amended.	TC	TC
P5	05.11.21	Filter drains added as requested.	RUC	TC
P4	04.11.21	Surface water sewer through R02 & 2A added, connecting drainage amended accordingly.	JW	TC
P3	27.10.21	Bellmouth updated as per PFA design. Gully moved out of driveway (plot 361). Shared parking (plot 385/386) updated to suit latest tracking. Parcel boundary shown. H20 amended. Filter drains added as requested.	WJ	TC
P2	23.08.21	Updated to suit latest client comments.	RUC	TC
P1	28.06.21	First issue.	JW	TC
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED

Client: **Vistry Group**

Project: Boorley Green, Parcel C6

Title: Engineering & Drainage Layout

Scale: 1:250 @ A0

Status: CONSTRUCTION

Drawn: WJ

Project Engineer: MJA Project No: 6470

Date: 14/05/2021

Rev: C8

B1015-MJA-P6-XX-DR-C-001

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