



KEY:

Proposed Adoptable Sewers:

Foul sewer

Storm sewer

Highway Gully

Adoptable Lateral (150mm dia)

Adoptable Access Chamber

Proposed Private Drainage:

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

Foul drain

Foul inspection chamber

Storm drain

Storm inspection chamber

Roding eye

Yard gully

Linear Drain – Cala Homes to advise manufacturer

Permeable Sub-base level

Invert levels shown thus: F10.00 S10.00

Permavoid Collector/Diffuser

Permavoid Diffuser Size 0.708x0.354x0.150thk

Permavoid Diffuser/Collector Size 0.708x0.354x0.150thk

Permavoid Collector Size 0.708x1.062x0.150thk

Externals:

Existing Level +15.17

Proposed Finished floor levels FFL5.000

Proposed Levels XXX.XXX

Proposed Road Levels XXX.XXX

Dropped Kerb Vertical Contours – PCC BN Kerb, 25mm Face

Dropped Kerb Pedestrian Crossing – PCC BN Kerb, Flush Face

Fall Arrows

Primary Access

Secondary Access

Tactile Paving Crossing

Corridor Warning Paving

Stepped Cavity Tray

External Brickwork

Tanking

Retaining Wall

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 longitudinal sections and construction drawings.
- Any discrepancies with any of the drawings shall be reported to MJA Consulting Engineer.
- The level and location of all existing services shall be verified on site by the Contractor before commencing any construction work.
- Contractor must comply with all current legislation relating to CDM, Health and Safety and COSHH.
- 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" 8th edition and the Interim Technical Addendum No.1 (06) published May 2011 together with Southern Water specification and addendum.
- 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, tested and specified 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 40 where serving less than 1 WC, 1 in 80 otherwise (FW) and 1 in 80 (SW) unless otherwise shown.
- Sewers and drains of different diameters should be laid soffit to soffit.
- Inspection chambers on private drains shall be non-access preformed polypropylene.
- Depth to invert Minimum size DN300 DN475
- 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 roddable.
- 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.
- Positions of yard and house gullies are nominal and may be adjusted on site, no 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.
- Intels or sleeves are to be provided for drains passing through foundation brickwork.
- All gully connections to be 150 dia. uPVC ultrabon 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 utilized)
- 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.

5356-01 5356-03

5356-05

5356-02 5356-04

CONSTRUCTION

E	01/03/18	High/low points and gully locations amended, Rd 8 – 13	JS
D	10/11/17	Sub Station information updated	JS
C	24/04/17	Road 8A levels & parking bays 76-79 amended.	HJS
B	30/11/16	Layout moved to includes plots 73-77	JS

REV. No.	DATE	DESCRIPTION	INITIALS
Client			
Project West End Nursery, Angmering			
Title	Phase 2B Engineering Layout Sheet 4	Scale 1:200@A0	Date Aug 16
Checked	AMc	Drawn JS	Drawing No. 5356:04
			Rev E

MJA CONSULTING

CIVIL AND STRUCTURAL ENGINEERS

Monarch House, Barton Lane, Alington, Chichester, PO14 3NB

Tel: 01235 555173

Fax: 01235 523226

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