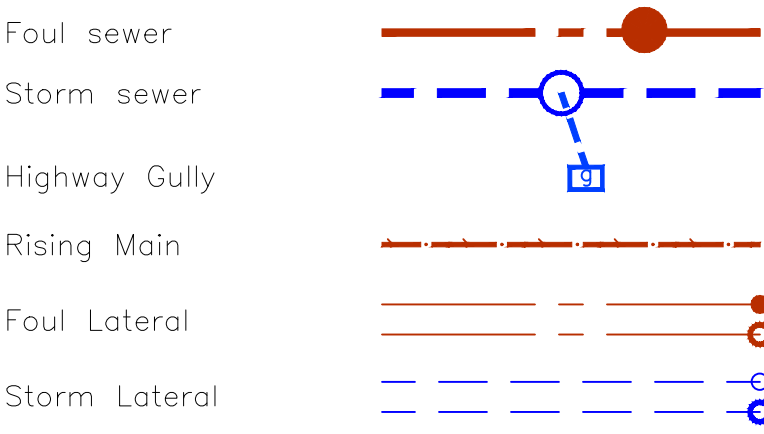
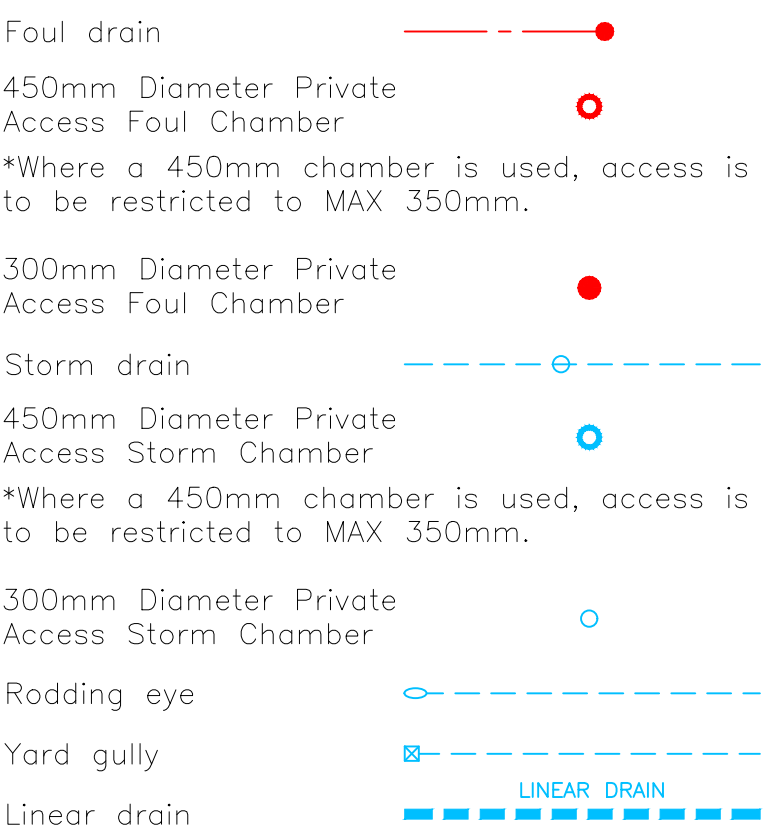


KEY:

Proposed Adoptable Sewers:



Proposed Private Drainage:



PCC 900x450mm Gully
Permeavid - 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 NIMC Standards.

Invert levels shown thus: F10.00 S10.00

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. 58-ENG-STD-02 for CGB up to 450mm.
Sloab on Edge - 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.

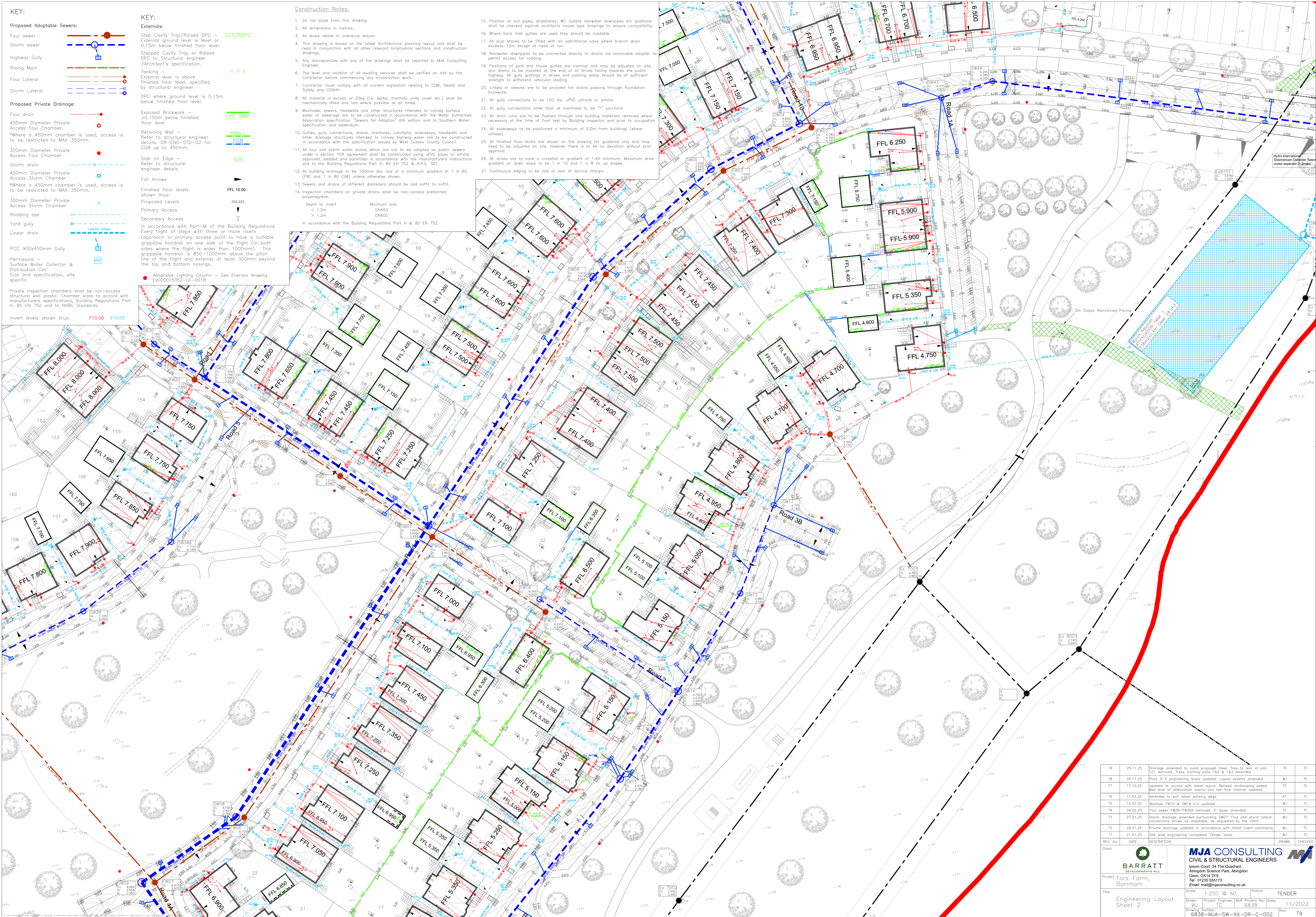
Adoptable Lighting Column - See Enveva drawing EVO20015.352-LD-001B

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.
- All material in excess of 20kg (i.e. kerbs, manhole units cover etc.) shall be mechanically lifted and laid where possible at all times.
- 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" 6th edition and to 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, 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.
- Inspection chambers on private drains shall be non-access preformed polypropylenes.

In accordance with the Building Regulations Part H & BS EN 752.

- Position of soil pipes, stubstubs, 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, gully 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.
- Unleis 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.



19	25.11.25	Drainage amended to avoid proposed trees. Tree to rear of plot 121 removed. Trees fronting plots 162 & 163 amended.	TC	TC
18	20.11.25	Plots 3-5 engineering levels updated. Layout extents amended.	WU	TC
17	17.10.25	Updated to accord with latest layout. Revised landscaping added. Bed level of attenuation basins and low-flow channel updated.	TC	TC
16	17.03.25	Amended to suit latest working dwgs.	KT	TC
15	12.02.25	Manhole FW10 & SW18 IL's updated.	WU	TC
14	04.02.25	Foul sewer FW29-FW30s removed. IC types amended.	TC	TC
13	27.01.25	Storm drainage amended surrounding SW07. Foul and storm lateral connections shown as adoptable, as requested by the client.	WU	TC
12	24.01.25	Private drainage updated in accordance with latest client comments.	WU	TC
11	21.01.25	Site wide engineering completed. Tender issue.	WU	TC
REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
Client				
		MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS Ipsum Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3YU Tel: 01235 555173 Email: mail@mjaconsulting.co.uk		
Project Tors Farm, Barnham		Scale: 1:250 @ A0	Status:	TENDER
Engineering Layout Sheet 2		Drawn: Project Engineer MJA	Project No: (Date: 11/2022)	
		Drawing Number: 6838-MJA-SW-XX-DR-C-002	Rev: T9	