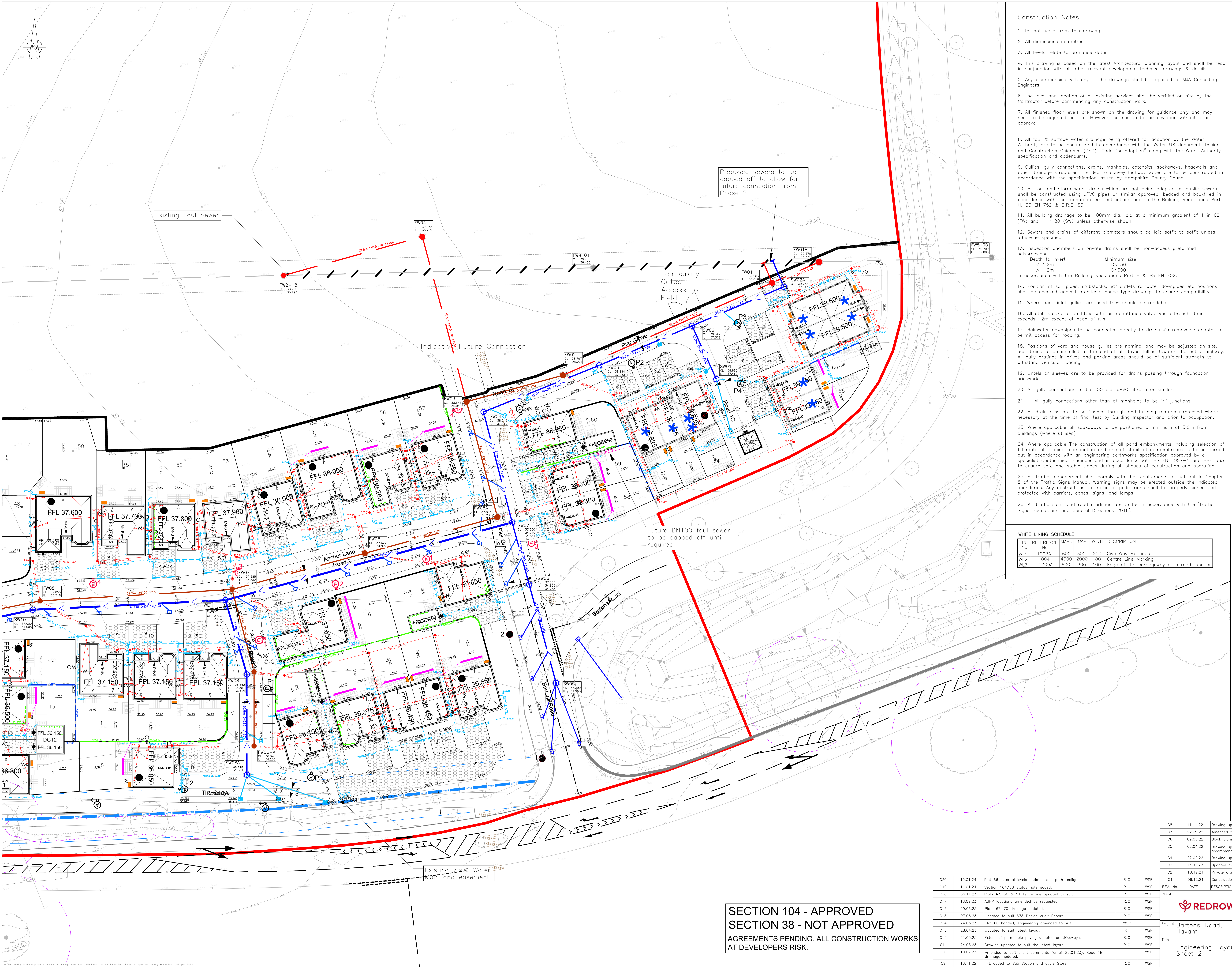




Construction Notes:

- 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 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 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 County 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 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, aco 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.
- Lintels or sleeves are to be provided for drains passing through foundation brickwork.
- All gully connections to be 150 dia. uPVC ultrarip 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.
- Where applicable all soakways to be positioned a minimum of 5.0m from buildings (where utilised)
- Where applicable The construction of all pond embankments including selection of fill material, placing, compaction and use of stabilization membranes is to be carried out in accordance with an engineering earthworks specification approved by a specialist Geotechnical Engineer and in accordance with BS EN 1997-1 and BRE 363 to ensure safe and stable slopes during all phases of construction and operation.
- All traffic management shall comply with the requirements as set out in Chapter 8 of the Traffic Signs Manual. Warning signs may be erected outside the indicated boundaries. Any obstructions to traffic or pedestrians shall be properly signed and protected with barriers, cones, signs, and lamps.
- All traffic signs and road markings are to be in accordance with the 'Traffic Signs Regulations and General Directions 2016'.

WHITE LINING SCHEDULE				
LINE No	REFERENCE No	MARK No	GAP	WIDTH DESCRIPTION
WL1	1003A	600	300	Give Way Markings
WL2	1004	4000	2000	Centre Line Marking
WL3	1009A	600	300	Edge of the carriageway at a road junction

KEY:

Proposed Adoptable Sewers:
Foul sewer
Storm sewer

Highway Gully
To be constructed in accordance with HCC Standard Detail HCC11/D/015B, HCC Model Contract Specification Appendix 5/1

Proposed Private Drainage:
Foul drain
Storm drain
Rodding eye
Yard gully
Aco drain
Permevoid diffuser

Highway Gully - To be constructed in accordance with HCC Standard Detail HCC11/D/015B, HCC Model Contract Specification Appendix 5/1 and Cycle Friendly Gully Grating HCC Series 11 Notes for Guidance HCC11/D/015B paragraph 5

All private inspection chambers shall be polypropylene non-access chambers in accordance with The Building Regulations, Part H. Chamber sizes:
SVP
Depth to invert <0.6m DN300
Depth to invert >0.6m DN475

Invert levels shown thus: F10.00 S10.00

Filter Drain
Refer to Redrow detail F-SD0105

Permeable paving

Refer to Redrow detail-EG ASPH. Vaillant aritherm PLUS specifications

Externals:
Finished floor levels shown thus: FFL 10.00
Carriageway Fall Arrows

Proposed Levels

Primary Access

Hierarchical approach to the access & threshold of the principle entrance to comply with M4 Building Regulations as thus:

THE BUILDING REGULATIONS: PART M APPROACH ROUTE SCHEMATIC

M4-A: A LEVEL APPROACH (MAX. 1:60 GRADE)
M4-B: GENTLY SLOPING (MAX. 1:20 GRADE)
M4-C: 1:12 OR 1:15 MAX.
M4-D: RAMPED APPROACH (MAX. 1:12 OR 1:15 GRADE)
M4-E: STEPPED APPROACH
M4-F: SINGLE STEP @ THRESHOLD

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 HANDErail on one side of the flight (or both sides where the flight is wider than 1000mm). This grippable HANDErail is 850-1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.

Stepped Cavity Tray or Raised DPC to architects specification.

External Brickwork
Tanking
Concrete Gravel Board
Max. Height 600mm
Retaining Wall
Embankment Tadpole
Existing Tree Root Protection Area

LIGHTING KEY:

Proposed adoptable lighting column. Refer to Enveco drawing EV0327003-LD-001-A.
Proposed private lighting column. Refer to Enveco drawing EV0327003-LD-101-A.
Proposed private lighting column. Refer to Enveco drawing EV020015041-LD-001-A.
Proposed illuminated bollard. Refer to Enveco drawing EV020015041-LD-001-A.

SECTION 104 - APPROVED
SECTION 38 - NOT APPROVED
AGREEMENTS PENDING. ALL CONSTRUCTION WORKS
AT DEVELOPERS RISK.

C20	19.01.24	Plot 66 external levels updated and path realigned.	RJC	WSR	G1	06.12.21	Construction Issue. Drainage Amended.	RJC	WSR
C19	11.01.24	Section 104/38 status note added.	RJC	WSR	REV. No.	DATE	DESCRIPTION	DRAWN	CHECKED
C18	06.11.23	Plots 47, 50 & 51 fence line updated to suit.	RJC	WSR	Client	MJA CONSULTING CIVIL & STRUCTURAL ENGINEERS  Ipsum Court, 24 The Quadrant, Abingdon Science Park, Abingdon Oxon, OX14 3YS Tel: 01235 555173 Email: mail@mjaconsulting.co.uk			
C17	18.09.23	ASHP locations amended as requested.	RJC	WSR					
C16	29.06.23	Plots 67-70 drainage updated.	RJC	WSR					
C15	07.06.23	Updated to suit 538 Design Audit Report.	RJC	WSR					
C14	24.05.23	Plot 60 handed, engineering amended to suit.	WSR	TC					
C13	28.04.23	Updated to suit latest layout.	KT	WSR	Project	Bartons Road, Havant			
C12	31.03.23	Extent of permeable paving updated on driveways.	RJC	WSR	Title	Engineering Layout Sheet 2			
C11	24.03.23	Drawing updated to suit the latest layout.	RJC	WSR	Scale:	1:250 @ A0 Status: CONSTRUCTION			
C10	10.02.23	Amended to suit client comments (email 27.01.23), Road 18 drainage updated.	KT	WSR	Drawn: RJC	Project Engineer: AMc	MJA Project No: 6383	Date:	05/2021
C9	16.11.22	FFL added to Sub Station and Cycle Store.	RJC	WSR	Drawing Number:	6383-MJA-SW-XX-DR-C-002 Rev: C20			