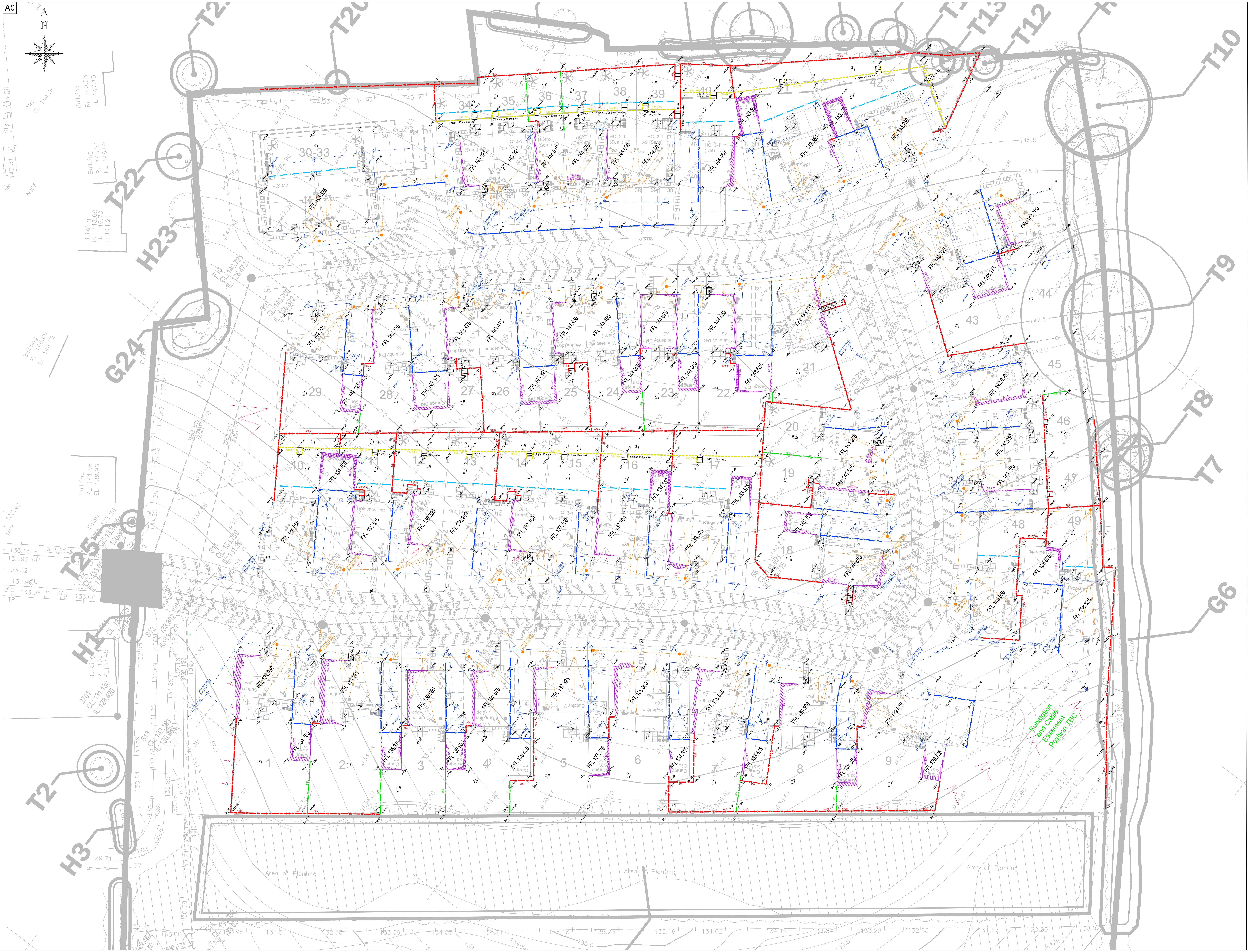

Notes

1. Do not scale this drawing. If in doubt, ask.
2. This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.
3. All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.
4. Any discrepancies, of whatever nature, must be reported to the Engineer prior to the commencement or continuance of any further works.
5. The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer shall be notified immediately, in writing, should any errors be found.
6. It is the responsibility of the Contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the Principal Designer, within his rates.
7. All private drainage works to be in accordance with the requirements of Building Regulations 2000, Part H, "Drainage and waste disposal". Pipes with less than 600mm cover to be protected in accordance with Part H, Diagram 11.
8. All pipes to be 100 or 110mm diameter, unless specified otherwise. All foul to be laid at a minimum 1 in 80, all Storm to be laid at minimum 1 in 100 unless noted otherwise.
9. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.
10. Pipes which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.
11. All manholes and inspection chambers situated in areas subject to vehicular loading to have min class B125 covers and frames to BS EN124. C250 will be required in shared drive and court yard areas (advice should be sought from the Engineer). Those not subject to vehicular loading are to have class A15 covers and frames.
12. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NHBC Practice Note 3.
13. Private drainage frames must be tied to manhole risers by use of manufacturers ties (eg. Polypipe ref FRK500 fixing kit and FRK501 black ties.) The ground works contractor will be held fully responsible for any accidents due to incorrect fitting or failure to use the correct manufacturers fixing equipment.
14. All existing land drains encountered on site during construction to be re-connected.
15. Should any departure from the slab level be considered, agreement shall be sought from the Engineer immediately and prior to commencement or continuance of any works, and should take full account of all restrictions to the slab level.
16. Where a drive slopes towards a garage there is to be a 20mm upstand to the garage slab.
17. Where pipework serves more than two properties a 5m clearance should be provided, where possible, to the rear of the dwelling.

Key

F93.15 ○	Foul 310mm dia shallow inspection chamber (Max depth to invert 600mm).
F93.15 ●	Foul 460mm dia inspection chamber (Non man entry 350mm restricted access required for depths greater than 1m).
S93.15 ⊖	Surface water 460mm dia inspection chamber (Non man entry 350mm restricted access required for depths greater than 1m).
ACO ACO	ACO Drainage Channel.
▷	Rodding Eye.
☒	Yard Gully.
LD LD	Land Drain (CP) refers to catch pit 300mm deep sump.
DDPC ▨	Double Damp Proof course.
TK 4C ▩	Tanking required to external wall. TK 4C refers to additional brick courses above DPC. Face brickwork should continue a further 150mm above retained ground level. (Example - TK4C requires 4 courses of retaining with 2 courses of face brickwork above DPC).
EX 4C ▨	Exposed brickwork required to external wall. EX 4C refers to additional facing brick courses where the difference in external ground level and DPC is greater than 150mm. (Example - EX4C requires a total of 6 courses of facing brick i.e. 4 courses in addition to the standard 2C below DPC).
750 (FP) RW RW	Masonry Retaining Wall (750) number denotes retained height. (FP) denotes fall protection required (min. 1100mm high) where falls are greater than 600mm.
300 GB GB	Gravel Board (300) number denotes retained height
300	Timber Sleeper (300) number denotes retained height
3 steps	Steps. Each step to have a rise of 150mm with a minimum going of 280mm. Every flight with 3 or more risers to have a suitable handrail to one side. Handrail to be 850-1000mm above the pitch line of the flight and extend 300mm beyond the top and bottom nosings.
☒	Landing platform required where gradient exceeds 1:20.
	Garden or drive gradient.
x 92.70	Proposed spot level.
	Banking works 1:3 unless stated otherwise.
FFL 67.575	Finished Floor level.
LSL 67.575	

Rev	Date	Amendments	By	Chk
C	14.07.23	Updated to suit client comments.	CR	TN
B	09.06.23	Updated to suit client comments.	JP	LD
A	21.12.22	Updated to suit changes made in S38 & 104 comments, Drawing sheet amended to show all external works.	SS	TN

PJS CONSULTING ENGINEERS
Delivering Innovative Solutions

PJS Consulting Engineers Limited, Geneva II, Lakeview,
Sherwood Business Park, Nottingham, NG15 0ED.
Registered number: 10815993 Tel: 0115 704 3969 Email: Enquiries@pjs-ce.co.uk

Client
Cora

Project
Thornton

Drawing Title
Private Drainage & External Works

	Drawn	Checked	Status	Scale
Initial	WA	TN	Tender	1:200
Date	18/11/22	18/11/22		

Project Number	Drawing Number	Revision
PJS22-058	DR-600	C