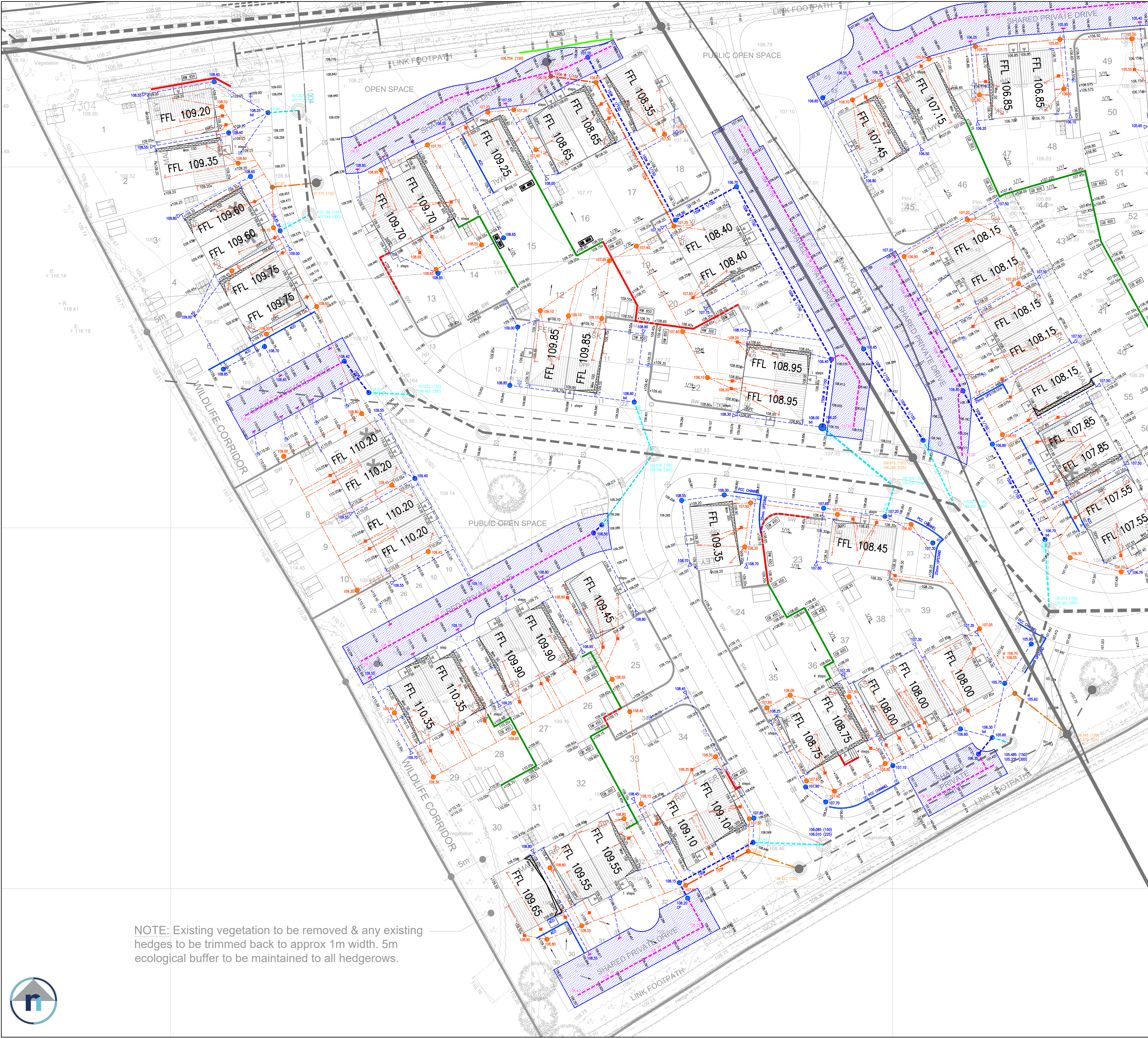




External works key

FFL 100.00

LSL 100.00

SW 900

RW 900

GB 600

TR 450

SP 1000

99.99x

Max 2c

DDPC

Max 2c

Double damp proof course.

Additional 150mm of engineering brickwork, DPM and telescopic vents to be extending as applicable

Max number of tanking courses to building, depth is measured from the normal threshold 150mm below the DPC level.

Building drainage key

FEATURE

FILTER

150Ø PP

Storm drainage run, pipe diameter 100mm unless otherwise stated.

Land drainage to clients details.

Foul drainage run, pipe diameter 100mm unless otherwise stated.

Yard gully, min 375mm dia 450mm deep trapped gully with c250 standard grate min 0.65m<sup>2</sup> waterway area.

Rodding eye with aluminium cover.

Access chamber, 450mm dia max depth 5m. The addition of "sump" can be specified for the chamber.

Concrete manhole construction to SSG.

Small inspection chamber e.g. 225mm dia inspection chamber max depth 600mm.

Access chamber, 450mm dia max depth 5m.

Concrete manhole construction to SSG.

Permeable drive construction to site specific detail.

Concrete protection to private drainage with less than 600mm cover.

Side door committed to ensure that external works design is as effective as possible

General 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 noted on site are to be reported to the Engineer immediately.

5. It is the responsibility of the Contractor to locate any Gbvice apparatus in the vicinity of the works prior to the commencement of any intrusive works.

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 CDM regulations 2015. The Contractor will be deemed to have allowed for full compliance, including full liaison with the principal designer/principal contractor, within the rates.

7. 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.

8. All private drainage works to be in accordance with the requirements of building regulations 2010, part H, "drainage and waste disposal", 2015 edition

9. Pipes with less than 600mm cover to be protected in accordance with part H, diagram 11.

10. All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with the manufacturers instructions.

11. Pipes which run adjacent to buildings shall be installed in strict accordance with part H, clauses 2.23 to 2.25 and diagram 8.

12. All manholes and inspection chambers situated in areas subject to vehicular loading to have class B125 covers and frames to BS EN124 and those not subject to vehicular loading to have class A15 covers and frames.

13. All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of NIBS practice note 3.

14. All plots to have a minimum access arrangement in accordance with the building regulations 2010, part M4(1), 2015 Edition

E

REVISED TO CLIENTS COMMENTS DATED 14.10.24

16.10.24

LN

D

REVISED TO REMOVE PLOT SPLIT AND TO INCORPORATE DESIGN CHECK CHANGES

12.09.24

LN

C

REVISED TO UPDATED PLANNING LAYOUT, INFRASTRUCTURE, CLIENTS COMMENTS AND INTRODUCTION OF PERMEABLE PAVING

06.09.24

LN

B

REVISED TO UPDATED INFRASTRUCTURE

23.07.24

LN

A

REVISED TO UPDATED PLANNING LAYOUT AND INFRASTRUCTURE

01.07.24

LN

REV

DESCRIPTION

DATE

INITIAL

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consulting engineers

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Company registration number: 10827228

CLIENT

AVANT

homes

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT AT  
LYCHGATE LANE

TITLE

EXTERNAL WORKS &  
PRIVATE DRAINAGE  
SHEET 1 OF 2

DRAWN

LN

DATE

25-04-2024

PURPOSE OF ISSUE

☒ PRELIMINARY

☐ APPROVAL

☐ CONSTRUCTION

SCALE

1/250

SIZE

A1

DWG NO.

E323-90-01

REV.

E