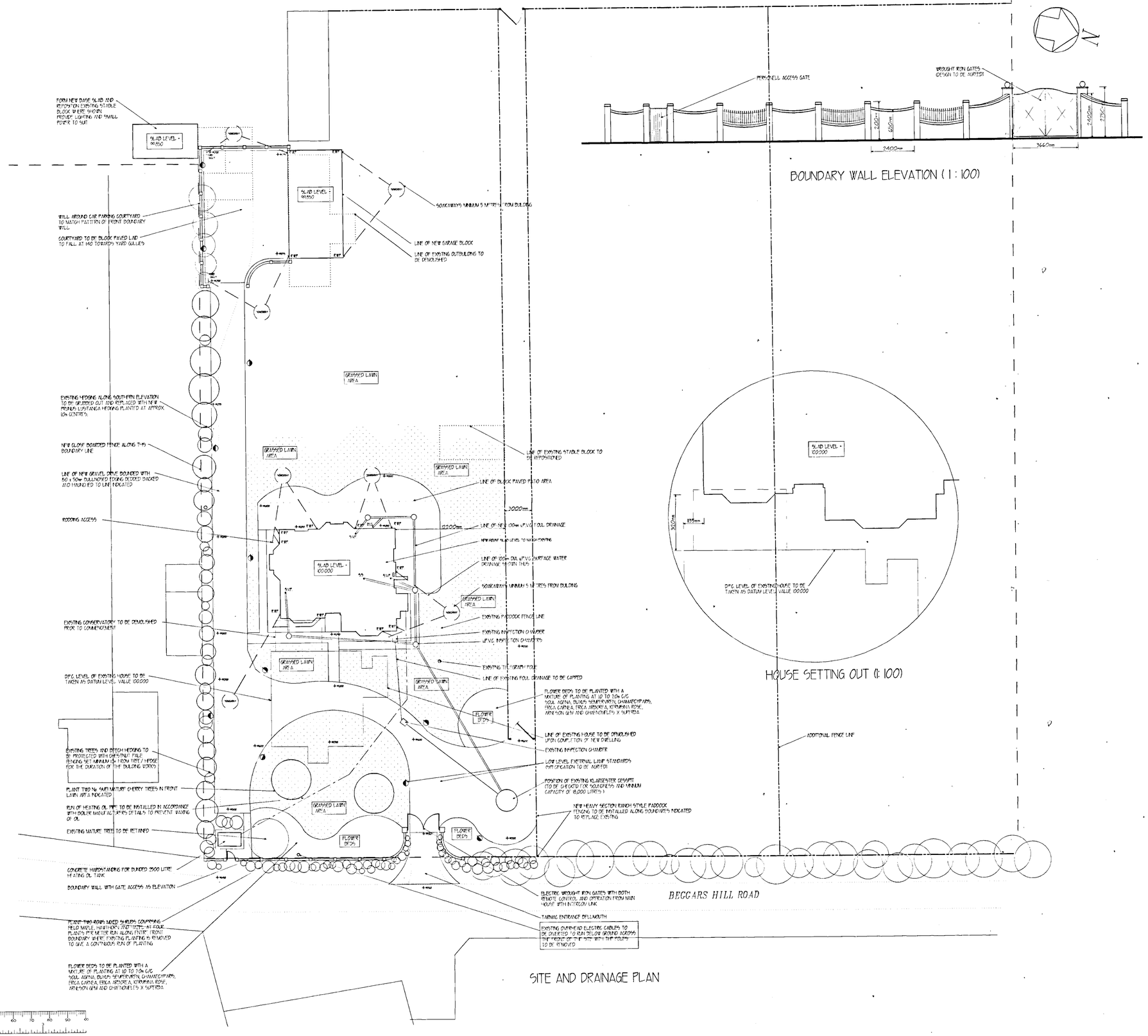

NOTES / SPECIFICATION

These drawings are to read in conjunction with the specification. All work to be carried out in accordance with any local byelaws and codes of practice. All works to comply to the current Building Regulations and N.H.B.C. requirements. All site particulars / dimensions levels, sizes of existing structure, position and depth of existing drainage are to be checked with drawing by the contractor and any discrepancies reported before any work commences.
The contractor is to check all setting out, dimensions and levels before work is carried out. All B.S. and C.P. numbers may be revised and / or updated and current documentation regarding standards and Codes of Practice should be followed throughout the construction period.

Do not scale from drawing. Dimensions to be checked on site.

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DRAINAGE

Materials and Design – Foul and surface water drainage chambers pipes and fittings to be proprietary Upvc system to BS 4660. 100mm dia. pipes to be laid to a fall of not less than 1:80 (1:150 for 150mm dia. pipes) unless otherwise shown by levels on drainage layout plan. Gradient to be min. 1:40 where flow rate is less than 10 litres / second.
Foul Drainage to Sewer – Foul drainage to be laid out as shown on drainage plan with connections from soil/vent pipes, soil stacks and back inlet gullies where indicated. Saddle connection or manhole to connection with existing system where shown to site inspectors approval.
Surface Water Drainage to Soakaways – Surface water drainage to be laid out as shown or drainage plans with connections from rodding manhole discharge gullies, yard gullies and channel gullies where indicated. Pipes to run to soakaways where shown on plans constructed as soakaway specification.
Soakaways – To be positioned minimum at least 5m from any building.
Soakaway construction to suit site and soil conditions as follows:
1. Rubble filled – soakaway to be taken down to a permeable subsoil strata 1.0m dia. to be filled with granular material eg broken brick crushed rock or gravel with particle size 10 – 150mm. Soakaway to be capped with concrete binding.
2. Storm brickwork – soakaway to be taken down to a permeable subsoil strata and built from storm brickwork on 300 x 150mm deep strip foundations. Soakaway to be capped with in situ concrete slab.
3. Concrete rings – soakaway to be taken down to a permeable subsoil strata and perforated precast concrete ring sections laid on suitable concrete foundations and surrounded with granular material.

If requested by local Authority / Site Inspector, a percolation test is to be carried out in accordance with BRE digest 151 and the soakaway size determined before construction commences.

Flexible Pipe Bedding and Backfill – Generally flexible pipes should be min. 0.6m deep below ground level in garden areas with special protection over where less cover exists.
Pipes to be firmly supported throughout their length and should be either: laid directly on the trench bottom where the trench can be accurately trimmed and is sufficiently firm or bedded on min. 100mm of granular material to be BS 882 Part 2. Pipes to be surrounded on both sides with min. 100mm of granular material with min. 100mm of either granular material or selected fill above crown of pipe. Selected backfill (free from boulders, lumps of concrete, timber and vegetable matter) should be placed in layers not deeper than 150mm and should be well compacted. (mechanical compaction to be used only when backfill is at least 450mm above the crown of the pipe).
Additional Pipework Protection – Where pipework has less than 0.6m of cover below garden areas provide concrete paving slab bridging as protection with min. 75mm of granular material between crown of pipe and underside of slabs. Where pipework runs below foundation level pipes should be suitably encased in concrete to local Authority/Approved Inspector's approval.

SERVICES.

Electric – New service to be brought on site below ground to meter position indicated. Existing service to disconnected when original house is demolished.

Water – New water service to be connected to existing house supply which is to be disconnected and capped when original house is demolished.

Telecom – A telephone duct is to be installed ready to accept a new underground cable. The existing overhead cable arrangement is to be removed if possible.

REVE 24-4-01 LANDSCAPING DETAILS AMENDED, LEVELS ADDED TO SETTING OUT PLAN
REVD 8-3-01 LANDSCAPING DETAILS AMENDED, SPOT LEVELS ADDED
REVC 1-3-01 LANDSCAPING DETAILS ADDED, WALL DETAILS AMENDED.
REVB 19-1-01 LINE OF DRIVEWAY ALTERED, WALL ADDED AROUND GARAGE COURTYARD GARAGE COURTYARD SHOWN AS BLOCK PAVED, FENCE LINE AMENDED AND FENCING QUANTITY INCREASED, ADDITIONAL SOAKAWAY ADDED TO GARAGE AREA.
REVA 5-1-01 STABLE BLOCK SHOWN AS BEING RELOCATED.

Client
Mr C Sollesse,
Land adjoining 'Woodside',
Beggars Hill Road,
Wokingham.

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Title
SITE PLAN & DRAINAGE

Date	Scale	Drawn
23-11-00	1:200	P.J.C.
Drawing No. TDM/2259/101		Revision E