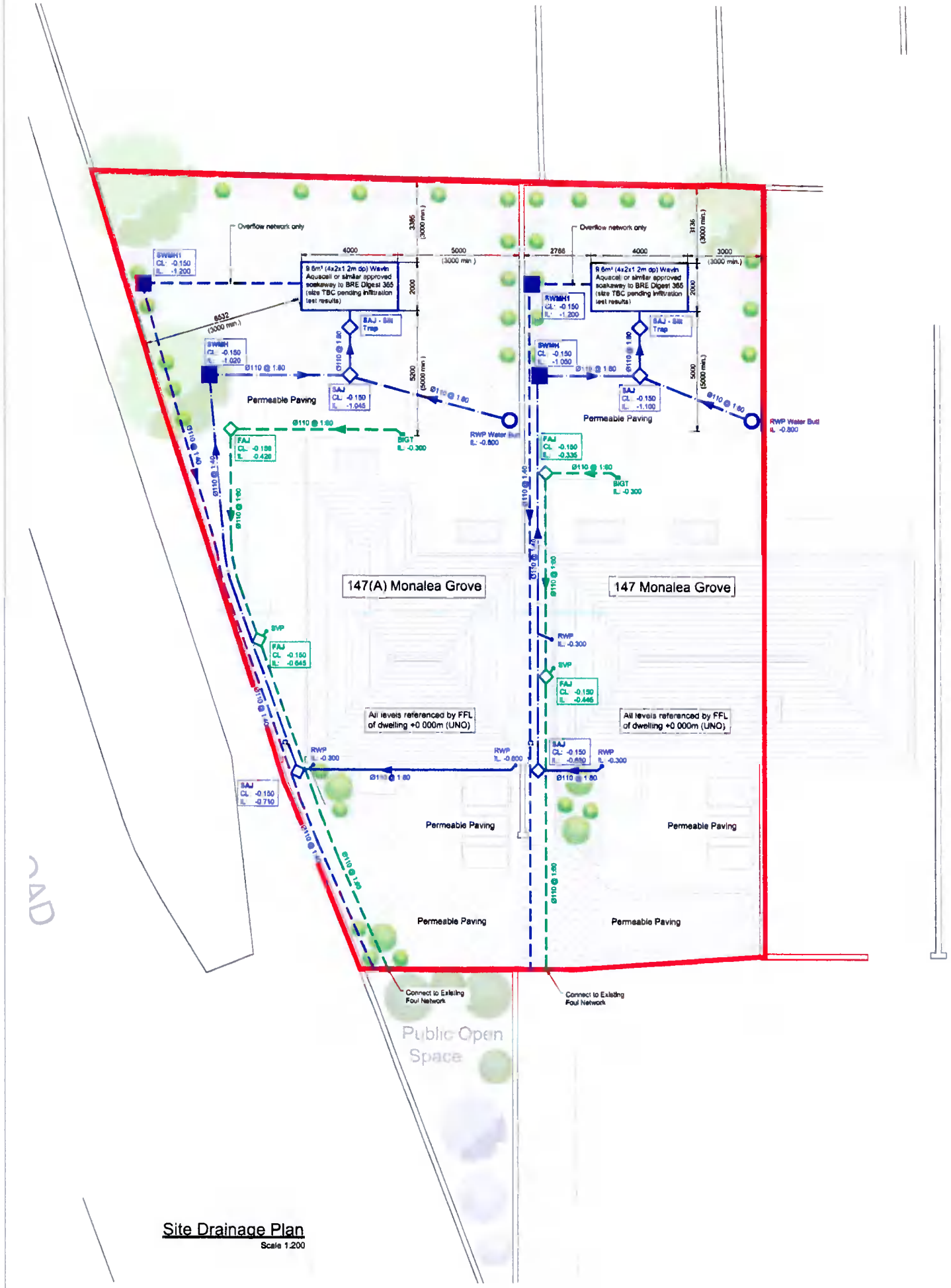
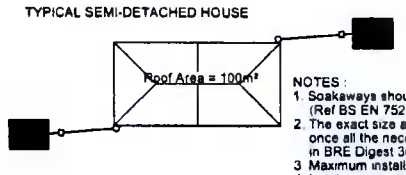


Site Drainage Plan
Scale 1:200

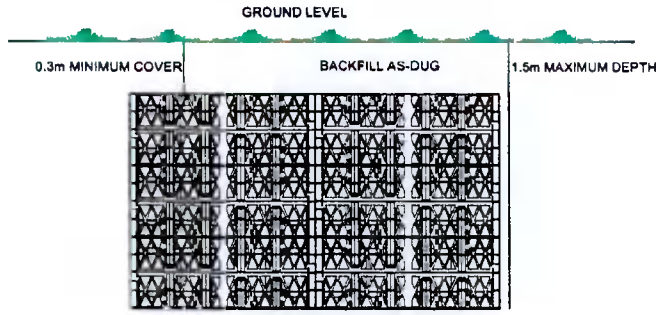
Drainage Legend

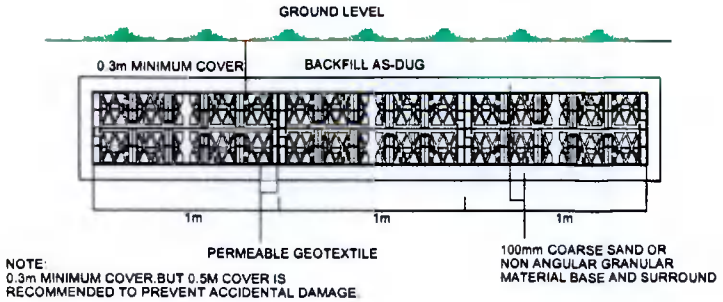
- Proposed Surface Water
- Proposed Foul Water
- Site Boundary
- Existing Foul Water
- Existing Mains Water
- SAJ CL: 00.000 IL: 00.000 — Proposed Surface Water AJ
- SWMH CL: 00.000 IL: 00.000 — Proposed Surface Water Manhole
- FAJ CL: 00.000 IL: 00.000 — Proposed Foul Water AJ

TYPICAL SEMI-DETACHED HOUSE



NOTES :
1. Soakaways should be sited at least 5m away from the building. (Ref BS EN 752)
2. The exact size and shape of the soakaways are to be determined once all the necessary calculations have been produced as described in BRE Digest 365 - Soakaway Design
3. Maximum installation depth 1.5m
4. Loading capacity 17.5 tonnes/m² vertically 4.0 tonnes/m² laterally
□ = 250mmØ Silt Trap





NOTE:
0.3m MINIMUM COVER.BUT 0.5M COVER IS RECOMMENDED TO PREVENT ACCIDENTAL DAMAGE.

Typical Soakaway Detail
NTS

Notes:

1. All dimensions to be checked on site. Engineer to be informed immediately of any discrepancies before work proceeds
2. Existing foundations are subject to site inspection.
3. All structural steelwork to be grade S355 U.N.O. and shall comply with the requirements of Eurocode 3.
4. The contractor must ensure that the location of all masonry control joints is confirmed by the architect and the engineer prior to commencement of the works.
5. All blockwork to be dense solid blockwork with a minimum compressive strength of 5n/mm² u.n.o. and shall comply with the requirements of Is 325.
6. All blockwork is shown indicatively. Refer to architects drawings for blockwork details including exact setting out.
7. All timber shall be minimum grade C16 (U.N.O.) and shall comply with I.S. 444
8. Unless noted otherwise all joints between 215 solid blockwork and RC walls/columns to be provided with 150 long stainless steel ties at 450 vertical centres (ancon sp21 or similar approved). Ties to stot into channel cast into RC element (ancon 21/18 omega channel or similar approved).
9. Stainless steel bed joint reinforcement to be provided to all window openings in 2 courses directly above and below the opening (brickforce by bell metalwork ltd or similar approved) bed joint reinforcement to be minimum 175 wide in 215 masonry) and to extend minimum 600 past the opening.
10. All foundations to be placed on minimum 50mm lean mix blinding (U.N.O.)
11. For details of underground drainage services refer to architects and engineers drawings. For exact location of services, service openings, external ducting and lighting refer to architects engineers drawings.
12. All non-structural finishes shall be to architect's details unless noted otherwise
13. All damp-proofing, radon protection insulation and fireproofing of building including service penetrations shall be to architect's details unless noted otherwise.
14. All temporary works necessary shall be the sole responsibility of the contractor
15. All steel to be CE certified
16. Contractor to provide steel fabrication drawings for review by architect and engineer. Steelwork fabricator must be CE certified
17. This drawing to be read in conjunction with all relevant architects and engineers drawings.
18. All concrete to be grade 35N/20 with a crushing strength of 35N/mm2 after 28 days.
19. Minimum of 150mm bearing on all precast elements
20. Reinforcement to have a minimum of 40mm clear cover of concrete unless otherwise noted
21. Do not scale drawing.
22. All dimensions in millimeters unless otherwise stated
23. Foundations to be formed on suitable bearing strata with capacity of 100 kn/sq m
24. Engineers office to be notified 24 hours before concrete pour
25. Foundation design subject to no presence of water. Engineers office to be notified if soil conditions differ.
26. Refer to architects drawings for setting dimensions and finishing details.
27. All dimensions and setting out to be confirmed and checked with architects drawings. Any discrepancies to be disclosed to architects and engineers office.
28. All building works to comply with current building control and regulations (BC&R).

Rev	Description	Date

Suitability Status:
PLANNING

Client:
Peter & Barbara Thornberry

Job Title:
147 MONALEA GROVE
DUBLIN 24

Drawing Title:
Proposed Drainage Layout and Soakaway Detail

Originator	Drawn by	Checked by	Scale	Date	Sheet
BK	HH	BK	1:200	29/09/21	A3

Dwg No.: 21A404-SHD-00-00-DR-C-0001
Rev:

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