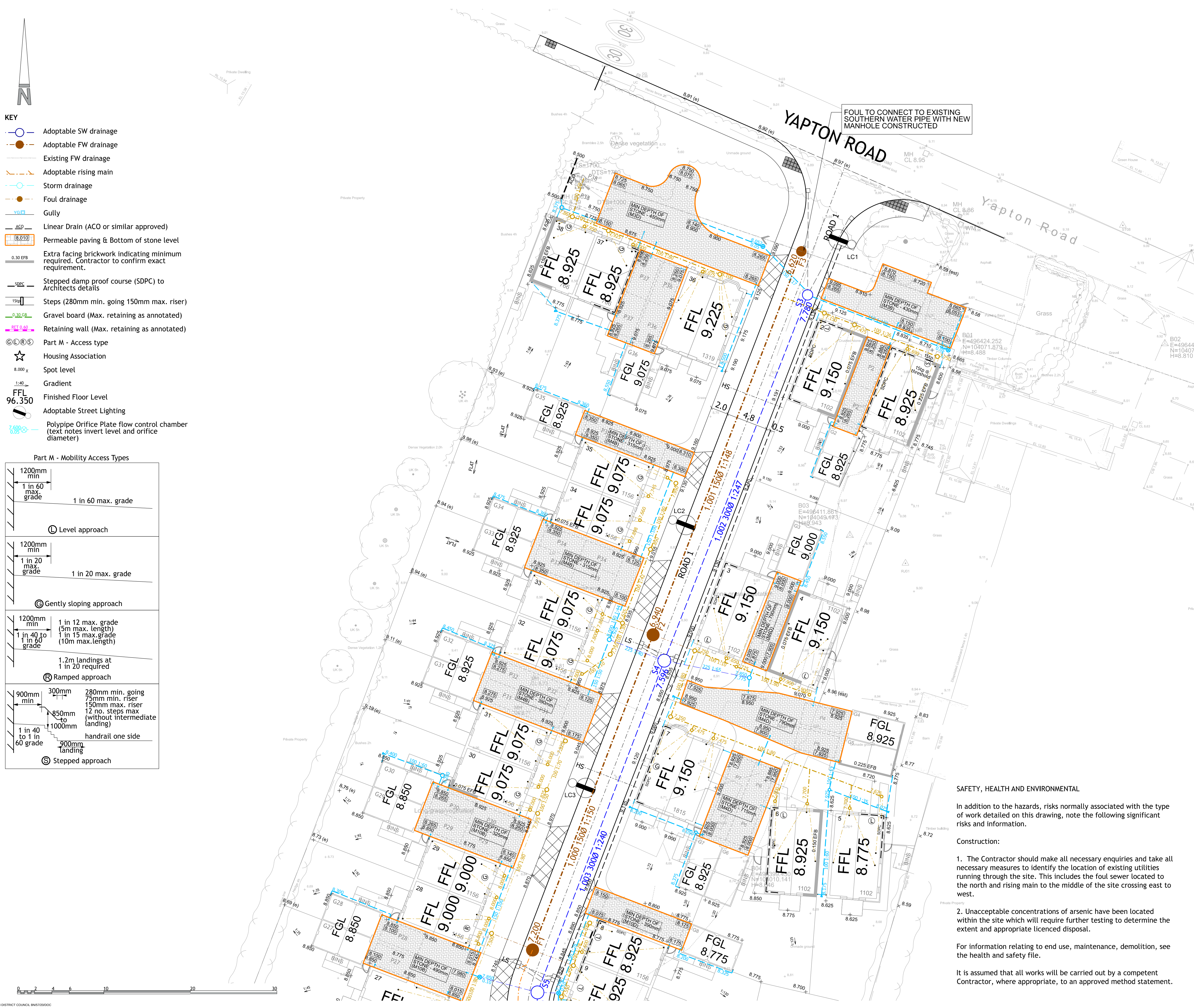
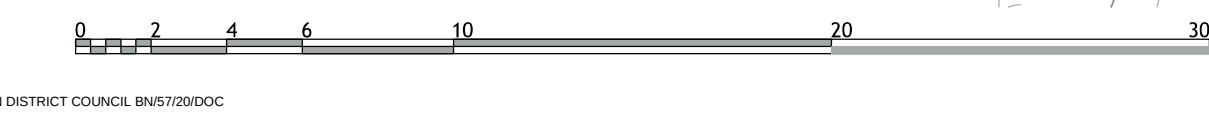




- KEY**
- Adoptable SW drainage
 - Adoptable FW drainage
 - Existing FW drainage
 - Adoptable rising main
 - Storm drainage
 - Foul drainage
 - Gully
 - Linear Drain (ACO or similar approved)
 - Permeable paving & Bottom of stone level
 - Extra facing brickwork indicating minimum required. Contractor to confirm exact requirement.
 - Stepped damp proof course (SDPC) to Architects details
 - Steps (280mm min. going 150mm max. riser)
 - Gravel board (Max. retaining as annotated)
 - Retaining wall (Max. retaining as annotated)
 - Part M - Access type
 - Housing Association
 - Spot level
 - Gradient
 - Finished Floor Level
 - Adoptable Street Lighting
 - Polypipe Orifice Plate flow control chamber (text notes invert level and orifice diameter)

Part M - Mobility Access Types		
	1200mm min 1 in 60 max. grade	1 in 60 max. grade
	1200mm min 1 in 20 max. grade	1 in 20 max. grade
	1200mm min 1 in 40 to 1 in 60 grade	1 in 12 max. grade (5m max. length) 1 in 15 max. grade (10m max. length)
	1200mm min 1 in 40 to 1 in 60 grade	1.2m landings at 1 in 20 required
	900mm min 1 in 40 to 1 in 60 grade	300mm min. going 75mm min. riser 150mm max. riser 12 no. steps max (without intermediate landing) 850mm to 1000mm handrail one side 900mm landing



- NOTES**
- Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect or Engineer before proceeding.
© This drawing is copyright.
 - Reproduced from OS Sitemap © by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number 100007126.
 - Until technical approval has been obtained from the relevant authorities, all drawings are issued as preliminary and not for construction. Should the Contractor commence site work prior to approval being given it is entirely at his own risk.
 - The Designer, Developer and Contractor shall comply with all current requirements in relation to Health, Safety and Welfare.
 - Exact location and level of all existing sewers, drains and services to be checked on site before commencing works.
 - All sewers must be laid from outfall working upstream. Precise depth of outfalls to be checked prior to proceeding with any other works.
 - All adoptable drainage shall comply with Sewers for Adoption 6th Edition for gravity and 7th Edition for pump stations.
 - All private drainage to comply with Section H of the Building Regulations (2015 Edition) and BS 8301:1985.
 - No surface water shall drain from private land or un-adoptable highway onto adopted highway or vice versa.
 - All manhole / inspection covers and frames within private drives to be Class B125.
 - Private path adjacent to plot 17 must have same construction depth as drive for acceptable loadings from suitable machinery required for ditch maintenance.
 - All pipes to be connected soffit to soffit level.
 - All connections not made to maholes to connect via oblique 45 degree junctions.
 - Regarding ditch headwall, no part od structure to encroach into the ditch profile.
 - Ditch to be cleaned out to satisfaction of ADC engineer
 - Balloon leaf guards to be fitted to all gutters
 - Polypipe orifice chmbers to be installed as per manufacturers recommendations.

G	Permeable drives adjusted following planning comments	CLS	CLS	17-07-20
F	Notes 16 & 17 added	CLS	CLS	12-05-20
E	Key amended	JGF	JGF	20-04-20
D	Amendments following planning comments	CLS	JGF	03-04-20
C	Amendments following planning comments	CLS	SD	06-02-20
B	Minor layout amendments	CLS	SD	29-01-20
A	Perm paving added to private drives and stone depths adjusted	CLS	SD	13-01-20
REV	DESCRIPTION	DRN	CHD	DATE
	☒ PRELIMINARY		☐ INFORMATION	☐ TENDER
	☐ CONSTRUCTION		☐ AS BUILT	

SCALE	1:200 @ A1	DATE	JULY 2019
DRAWN	WFN	CHK	CLS
DRAWING NO.	17748-BARN-5-600	REV	G
TITLE	YAPTON ROAD BARNHAM		
DETAILS	ENGINEERING LAYOUT SHEET 1		

Woods Hardwick
Architecture | Engineering | Planning | Surveying

BEDFORD : HEAD OFFICE 15-17 Goldington Road Bedford MK40 3NH T: +44 (0) 1234 268862	BIRMINGHAM Fort Dunlop, Fort Parkway Birmingham B24 9FE T: +44 (0) 121 6297784
---	--

ONLINE: mail@woodshardwick.com | woodshardwick.com

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS DRAWING

SAFETY, HEALTH AND ENVIRONMENTAL

In addition to the hazards, risks normally associated with the type of work detailed on this drawing, note the following significant risks and information.

Construction:

- The Contractor should make all necessary enquiries and take all necessary measures to identify the location of existing utilities running through the site. This includes the foul sewer located to the north and rising main to the middle of the site crossing east to west.
- Unacceptable concentrations of arsenic have been located within the site which will require further testing to determine the extent and appropriate licenced disposal.

For information relating to end use, maintenance, demolition, see the health and safety file.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.