

KEY

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Adoptable SW drainage
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Adoptable FW drainage
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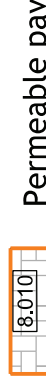
Existing FW drainage
- 

Adoptable rising main
- 

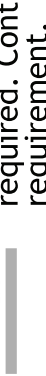
Storm drainage
- 

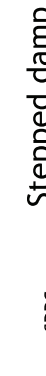
Foul drainage
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Gully
- 

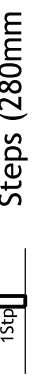
Linear Drain (ACO or similar approved)
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Permeable paving & Bottom of stone level
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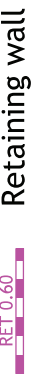
Extra facing brickwork indicating minimum required. Contractor to confirm exact requirement.
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Stepped damp proof course (SDPC) to Architects details
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Steps (280mm min. going 150mm max. riser)
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Gravel board (Max. retaining as annotated)
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Retaining wall (Max. retaining as annotated)
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Part M - Access type
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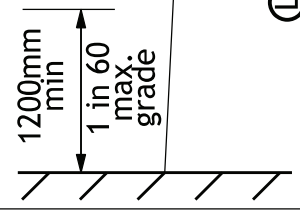
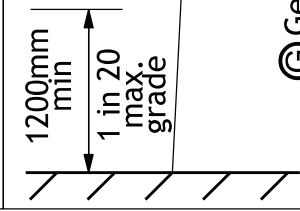
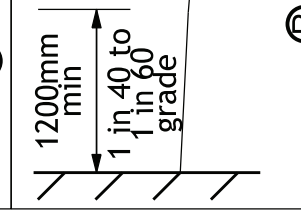
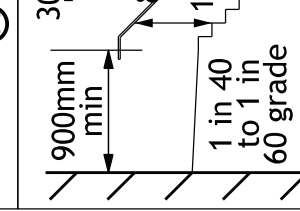
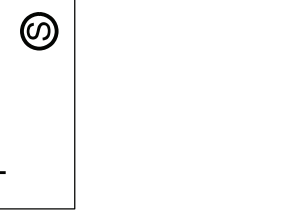
Housing Association
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Spot level
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Gradient
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Finished Floor Level

FFL 96.350

Part M - Mobility Access Types	
	1 in 60 max. grade
① Level approach	
	1 in 20 max. grade
② Gently sloping approach	
	1 in 12 max. grade (5m max. length) 1 in 15 max. grade (10m max. length)
	1.2m landings at 1 in 20 required
③ Ramped approach	
	280mm min. going 75mm max. riser 150mm max. riser 12 no. steps max (without intermediate landing) 850mm to 1000mm handrail one side to 1 in 60 grade
④ Stepped approach	
	280mm min. going 75mm max. riser 150mm max. riser 12 no. steps max (without intermediate landing) 850mm to 1000mm handrail one side to 1 in 60 grade

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.
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- 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.

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.

REV	DESCRIPTION	DRN	CHD	DATE
1	PRELIMINARY			
2	CONSTRUCTION			

SCALE	1:200 @ A1	DATE	JULY 2019
DRAWN	WFN	CHK	CLS
DRAWING NO.	17748-BARN-5-600	REV	-

TITLE	YAPTON ROAD BARNHAM
DETAILS	ENGINEERING LAYOUT SHEET 1



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