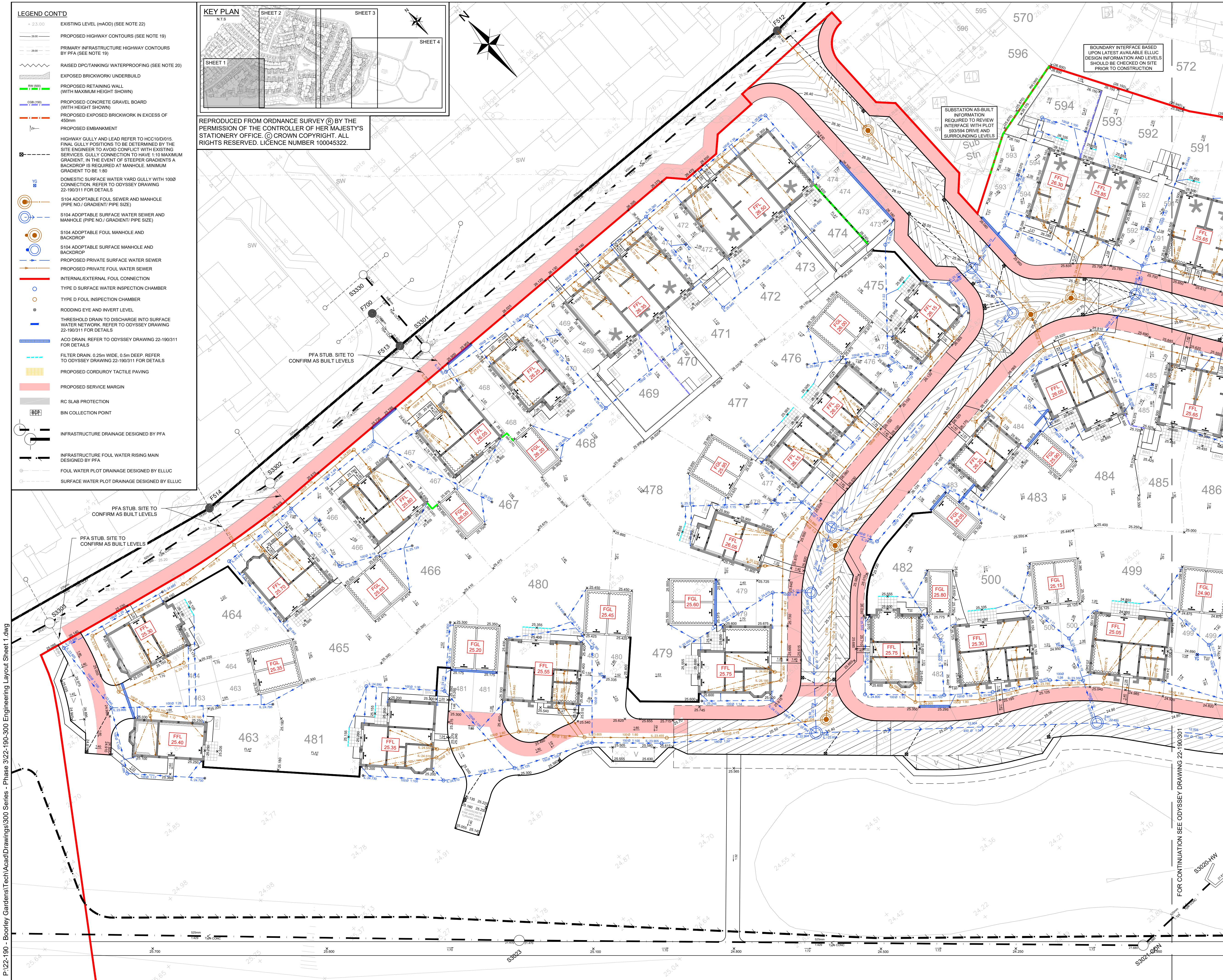




NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER. CODE FOR ADOPTION, HAMPSHIRE COUNTY COUNCIL STANDARDS AND NHBC STANDARD DETAILS
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY
- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PERMISSION FROM THE ENGINEER
- ALL TESTING REQUIRED TO OBTAIN ADOPTION FROM SOUTHERN WATER (DRAINAGE) IS TO BE CARRIED OUT AT THE CONTRACTORS EXPENSE
- PRIVATE FOUL WATER AND SURFACE WATER DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, BS EN 752: NHBC STANDARDS CHAPTER 5.3 AND RELEVANT AGREEMENT CERTIFICATES
- PRIVATE DRAINS TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES TO BS 65 "SUPER STRENGTH" SPECIFICATION (HEPWORTH SUPERSLEEVE OR SIMILAR APPROVED) OR UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS EN 1401. BEDDING AND BACKFILL IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE SPECIFICATIONS LISTED IN NOTE 1
- INSPECTION CHAMBER SIZES ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, TABLE 11 AND MANHOLE SIZES TABLE 12
- BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OR OTHER STRUCTURES TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H, DIAGRAM 8
- INSPECTION CHAMBER COVERS IN PRIVATE AREAS SHOULD BE GROUP 1 CLASS A15, IN PEDESTRIAN AREAS INACCESSIBLE TO WHEELED VEHICLES AND GROUP 4 CLASS D40 IN VEHICULAR AREAS
- ALL SOIL VENT PIPE, STUB STACKS, AIR ADMITTANCE VALVES AND RAIN WATER PIPE LOCATIONS ARE INDICATIVE ONLY. FOR ACTUAL LOCATIONS REFER TO ARCHITECTURAL PLANS AND ELEVATIONS
- TRAPPED GULLIES SITUATED IN AREAS ACCESSIBLE TO WHEELED VEHICLES TO BE OF SUITABLE CONSTRUCTION - HEPWORTH RGP7 GULLY POT WITH IN SITU CONCRETE BED AND SURROUND, FITTED WITH DRAINAGE CASTINGS CODE D0651 GRATING AND FRAME (OR SIMILAR APPROVED)
- SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO ADAPTABLE AREAS
- DRAINS TO BE CONSTRUCTED UNDER DWELLINGS WITH SUSPENDED FLOOR SLABS SHOULD EITHER BE USING A PROPRIETARY HANGER SYSTEM WHERE "BEAM AND POT" OR SIMILAR CONSTRUCTION IS USED, OR SHOULD BE CAST INTO LOCAL SLAB THICKENING WHERE REINFORCED CONCRETE GROUND SLABS ARE TO BE POURED IN SITU
- DRAINS IN AREAS OF MADE GROUND TO BE CONSTRUCTED BY FIRST MAKING UP THE AREA TO APPROXIMATELY FINISHED LEVEL AND THEN EXCAVATE THROUGH THE FILL MATERIAL INTO UNDISTURBED GROUND. THE DRAIN TRENCH IS THEN TO BE BACKFILLED TO FORMATION LEVEL USING SUITABLE GRANULAR FILL MATERIAL WELL COMPACTED IN LAYERS NOT EXCEEDING 250mm
- ALL RWPS TO HAVE RODDING ACCESS
- ALL FOUL AND SURFACE WATER DRAINAGE PIPES WITHIN PRIVATE AREAS TO BE 100mm Ø UNLESS SPECIFIED OTHERWISE
- CONTOURS SHOWN ON THIS DRAWING ARE AT 20mm VERTICAL INTERVALS
- WATERPROOFING TO BE INSTALLED IN ACCORDANCE WITH NHBC CHAPTER 5.4 BY SUPPLYING CONTRACTOR FROM A PROPRIETARY MANUFACTURER. RAISED DPC/TANKING / WATERPROOFING SHOWN ON THIS DRAWING IS IN AREAS WHERE FINISHED GROUND LEVEL IS LESS THAN 150mm BELOW FFL. EXPOSED BRICKWORK/ UNDERBUILD HAS BEEN INDICATED WHERE EXTERNAL LEVELS ARE GREATER THAN 150mm BELOW FFL. REFERENCE SHOULD BE MADE TO THE STANDARD DETAILS PRODUCED BY THE DEVELOPER, ARCHITECT AND STRUCTURAL ENGINEER FOR THE SPECIFIC CONSTRUCTION TYPE OF THE PLOT
- IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED ITS DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE
- TOPOGRAPHICAL SURVEY HAS BEEN PROVIDED BY BELLWAY HOMES. ODYSSEY DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY INFORMATION
- SITE LAYOUT IS BASED ON THRIVE DRAWING BELL220612 SLOT A
- FIRST SURFACE WATER INSPECTION CHAMBERS TO BE 600mm DEEP UNLESS SPECIFIED OTHERWISE
- FIRST FOUL WATER INSPECTION CHAMBERS TO BE 750mm DEEP UNLESS SPECIFIED OTHERWISE
- REFER TO ACD DRAWING BELL22453 11 FOR LANDSCAPING DETAILS
- RETAINING WALL HEIGHTS SHOWN ARE MAXIMUM HEIGHT. RETAINED HEIGHT WILL VARY ALONG ITS LENGTH. BRICK WALLS ARE ASSUMED TO RETAIN 300mm WITHOUT ADDITIONAL SUPPORT

LEGEND

- BELLWAY PARCEL BOUNDARY
- PROPOSED LEVEL (mAOD)
- ELLUC DESIGN LEVEL (mAOD)
- PROPOSED GRADIENT
- PROPOSED FINISHED FLOOR LEVEL (mAOD)
- PROPOSED FINISHED GARAGE LEVEL (mAOD)
- PROPOSED STEPS, HANDRAILS ARE REQUIRED WHERE FLIGHT COMPRISES THREE OR MORE RISERS. EACH STEP IS UNIFORM WITH AN UNOBSTRUCTED WIDTH OF 300mm. THE GOING OF EACH STEP IS NOT LESS THAN 280mm AND THE RISE IS 150mm
- 1 x STEP

TENDER ISSUE

SUBJECT TO TECHNICAL APPROVAL

Rev	Amendments	AM	SOM/LH	08.04.25
A	UPDATED AS PER CLIENT COMMENTS			

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Job Title: BOORLEY GARDENS PHASE 3

Drawing Title: ENGINEERING LAYOUT SHEET 1

Client: Bellway

Scale: 1:250 @A1

Date: DEC 24

Designed: SOM

Drawn: TB

Checked: RM

Approved: LH

Job No: 22-190

Drawing No: 22-190/300

Rev: A