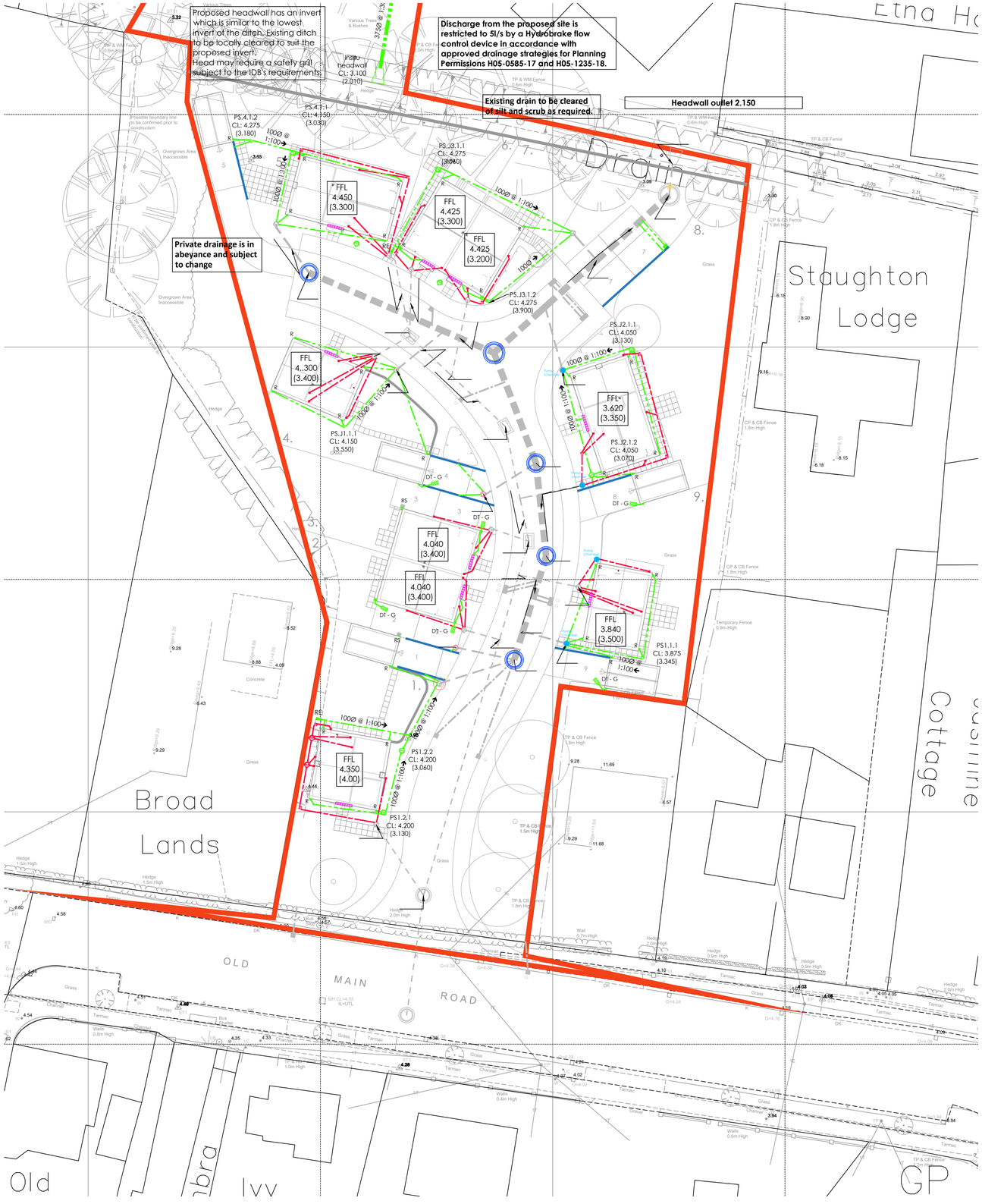
STUDIO 11 ARCHITECTURE



Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the below office.

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The General Contractor is to check all dimensions on site and report discrepancies to the designer.

The details and information shown hereon relating to existing underground drains, main services, cables, etc. and existing structural details, are as obtained by normal survey observation method. Although all reasonable effort has been made, no guarantee can be made or given for the completeness or accuracy of this information.

Notes:

1. All drawings to be read in conjunction with Structural Engineers Drawings.
2. All dimensions are in metres unless noted otherwise, drainage pipes are specified in millimetres.
3. All discrepancies, of any nature to be reported back to the office stated in the title block.
4. If in doubt, ask!
5. Drainage to be constructed in accordance with building regulations part H.
6. Details to be read in conjunction with all other relevant drawings.
7. Setting out to be in accordance with the Architectural plans.
8. All proprietary items to be installed in strict accordance with the manufacturers instructions and recommendations.
9. All works to be carried out in accordance wit the current British Standards, Codes for practice and Building Regulations.
10. If the developer's construction sequences no not allow for the porous sub-base to be continuous or flow into each other, then they must ensure that a fin drain serves that compartment.
11. RWP's, fin drains, SVP's and similar junctions are to be determined on site, and in accordance with building regulations.
12. All RWP's, SVP's, etc., to be fitted with rodding access.
13. Drainage generally designed to incorporate a side step down into the main channel invert of PPIC's of 100mm. Details vary dependant on the preformed base and manufacturer selected.
14. Backdrops might be required to ensure that building drainage above foundations are able to enter the PPIC - refer to details.
15. All RWP's and below ground foul drainage pipes to be 100mm Ø unless noted otherwise.
16. Foul drain/sewer gradients to have be a minimum of 100Ø @ 1:80 if a WC is connected or 100Ø @ 1:40 if not. Pipes can be 150Ø @ 1:150 if 5 or more WC's are connected to it.
17. All RWP's and below ground foul drainage to be set out be the Architect.
18. All PPIC's deeper than 1.2m are to be fitted with non-access covers, in accordance with building regulations.
19. The site is designed to ensure that all storms up to and including 100 year + 40% climate change event are contained without above ground flooding.
20. Manhole covers are to be D400 in adoptable areas and the main access way, C250 for shared parking areas, B125 for private domestic car parking and A15 for soft landscaped and non-vehicle areas.
21. Foul water connection to the Anglian Water Sewer to be agreed.
22. Position and depth of both the existing Anglian Water foul sewer and the existing surface water ditch to be checked prior to construction. Design is not valid until these items have been confirmed and the engineer has ratified the design.
23. For Private drainage , the pipework needs concrete pipe protection if the following depths to soffit cannot be achieved (see detail sheet 3200):
    23.1. For PVC - 0.9m in vehicular areas or 0.6m in soft landscaping.
    23.2. For clayware or concrete - 1.2m in vehicular areas or 0.6m in soft landscaping.
    NB. Refer to building regulations part H for further guidance.
24. Building construction to be in accordance with the FRA.
25. Prior to commencement of construction, the developer will need to obtain discharge consent from the IDB for surface water and AW for the foul water.
26. It is the developers responsibility to ensure that third party rights of connection into the ditch have been consented.
27. If falls to fin drains are prevented by other construction, additional fin drains to be provided to ensure the sub-base is drained.

REVISION	DATE	DRAWN	DESCRIPTION
C	08.02.2022	S11	FFL and pump chambers amended to units 8 & 9
B	15.04.2019	S11	Drawing re-purposed as the private drainage drawing, general changes to site layout.
A	18.03.2019	ZEK	First Issue

STUDIO11 architecture
THE BOATHOUSE, HARBOUR SQUARE,
NENE PARADE, WISBECH,
CAMBRIDGESHIRE, PE13 3BH
T: 01945 467339
E: design@studio11architecture.co.uk
W: www.studio11architecture.co.uk

CLIENT Belmont Contractors

PROJECT Residential Development off Old Main Road, Fleet Hargate

DRAWING Private Drainage Plan

DRAWN	PROJECT DESIGNER	PROJECT DIRECTOR
S11	LAR	KB
DATE	**SCALE**	**PAPER SIZE**
18.03.2019	1:250	A1

DRAWING NUMBER 356.FH.100

Working in partnership with **Ralph Charman Associates** & **Eleven Consultants**

INFRASTRUCTURE