

SITE PLAN

1 : 50

0m 0.5m 1m 1.5m 2m 2.5m

VISUAL SCALE 1:50 @ A1

READ DRAWINGS IN CONJUNCTION WITH BELOW GROUND SERVICES & PLUMBING SERVICE DRAWINGS

PRINCIPAL BUILDING CONTRACTOR IS TO PUT IN PLACE THE FOLLOWING:

DURING CONSTRUCTION WORKS, A WHEEL WASHING PROCEDURE SHALL BE FULLY IMPLEMENTED BEFORE DEVELOPMENT COMMENCES.

SUCH MEASURES SHALL BE RETAINED FOR THE DURATION OF THE ORDINARY NEIGHBOURING PROPERTY CONSTRUCTION PERIOD. NO LORRY SHALL LEAVE THE SITE UNLESS ITS WHEELS HAVE BEEN CLEANED SUFFICIENTLY TO PREVENT MUD BEING CARRIED ONTO THE HIGHWAY. REASON: IN THE INTERESTS OF HIGHWAY SAFETY.

LABC REF:
TBC

SOUTHERN WATER:
TBC

DETAILS OF THE EXISTING DRAINAGE ARE SHOWN ON PLAN FOR REFERENCE ONLY. THE POSITIONS OF THE PIPES HAVE BEEN TRACED ELECTRONICALLY AND THEIR ROUTE AND LOCATION ARE BELIEVED TO BE CORRECT.

HOWEVER BEFORE ANY MECHANICAL PLANT IS USED THE ACTUAL POSITION AND ROUTE OF THE DRAINAGE SYSTEM SHOULD BE VERIFIED ON SITE.

NOTE IF ANY DRAINAGE AND OR SERVICES ARE FOUND TO BE OUTSIDE OF THE SPECIFICATIONS, THE BUILDER SHOULD REPORT THIS TO THE ENGINEER AND ARCHITECT BEFORE PROCEEDING.

THE LOCATION OF THE EXISTING DRAINAGE COULD AFFECT THE FOUNDATION SPECIFICATIONS.

A WATER TIGHTNESS TEST MUST BE CARRIED OUT ON ALL NEW BELOW GROUND PREWORK AND INSPECTION CHAMBERS TO PREVENT WATER SEEPAGE AND EROSION OF THE SUBSOIL, AND IN THE INTEREST OF PUBLIC HEALTH.

TEST

1.5M HEAD OF WATER TO STAND FOR 2 HOURS AND THEN TOPPED UP. LEAKAGE OVER THE NEXT 30 MINUTES SHOULD BE MINIMAL.

I.E.

100MM PIPE - 0.05 LITRES PER METRE, WHICH EQUATES TO A DROP OF 6.4MM/M IN THE PIPE.

NO STRUCTURE (FOOTING, WALLS ETC) RUNNING PARALLEL TO THE LINE OF THE EXISTING PUBLIC FOUL SEWER IS PERMITTED WITHIN 500MM OF THE SEWER OR A MANHOLE.

WHERE WITHIN 3.00 METRES OF THE SEWER, FOUNDATIONS MUST BE TAKEN A MINIMUM OF 150MM BELOW THE INVERT LEVEL OF THE SEWER/MANHOLE.

ALSO, CARE MUST BE TAKEN WHEN WORKING IN THE AREA OF THE PUBLIC SEWER PIPELINE SP THAT NO DAMAGE IS CAUSED, AS ANY DAMAGE WILL BE AT THE CLIENTS/BUILDING CONTRACTORS EXPENSE.

SOAKAWAY

SOAKAWAY MIN 5 METRES FROM DWELLING LOCATION TBC ON SITE WITH BCO.

BCO TO CONFIRM AND INSPECT PROPOSED SURFACE WATER SOAKAWAY ON SITE

INVERT LEVELS OF PROPOSED DRAINAGE TO BE DETERMINED ON SITE

SOAKAWAY NOTES:

USE DRAINAGE CRATES IN LAWN AREAS AND IN DRIVE AND HANDSTANDING AREA USE HEAVY DUTY CRATES (SUITABLE FOR VEHICLE PARKING AREA) WRAPPED IN GEOTEXTILE MEMBRANE AND INSTALLED AS PER MANUFACTURERS SIZE TO SERVICE ROOF SURFACE WATER AREA (SINGLE) DWELLING: 66.8 M2

SOAKAWAY CALC:

SURFACE AREA OF ROOF SERVING RWP'S TO SOAKWAY: 66.8 M2

RESIDUAL SURFACE WATER ALLOWANCE AT 10%: 6.68M2

EFFECTIVE AREA = 73.48 X 1.29 = 94.788 M2

MAX RAINFALL PER HOUR = 40MM/H

SOAKAWAY VOLUME REQUIRED = 94.788 M2 X 0.040M/H (3.791 M3) / 3

SOAKAWAY CAPACITY: 1.28 M3 BELOW INVERT OF DISCHARGE PIPE

RECOMMEND MIN SOAKAWAY CAPACITY OF 1.5 M3 USING CRATES.

ASSUMED X8 CRATES IN 2 ROWS OF 2 DEEP.

PROPOSED DWELLING

WHERE DRAINAGE PIPES PASS THROUGH WALLS, CONCRETE LINTELS WILL BE REQUIRED

PIPEWORK THROUGH RADON GAS MEMBRANE: SEAL GAS MEMBRANE TO PIPE(S) USING DOUBLE SIDED BUTYL TAPE AND WRAP WITH THE WRAP: REFER TO MANUFACTURERS SPECIFICATIONS. BCO TO INSPECT.

FOUL WASTE FROM KITCHEN

FOUL WASTE WC & 1ST FLOOR BATHROOM

NOTE: ANY NEW FOUNDATION WITHIN 3 METRES FOR SHARED FOUL WASTE PIPE SHOULD BE TAKEN DOWN MIN 150MM BELOW INVERT SEWER PIPE LEVEL



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Scale is correct when printed to the stated ISO size. Figured dimensions are to be used in preference to scaled sizes and all dimensions must be checked on site by the contractor before ordering materials and/or commencing work. All dimensions in mm (millimetres) unless otherwise stated. The contractor is to ensure the works are inspected and completed to the satisfaction of the local authority. Compliance with building regulations or a party wall award / agreement is not to be assumed.

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Under the construction (design and management) regulations 2015 (CDM2015) all design work for both domestic and commercial development(s) are to conform to those regulations. E&EO.

Client(s):

Steven Kendall

Project:

Land behind 55 New Road, Havant PO9 1DD with access via James Road

Drawing Title:

DRAINAGE PLAN 1

Project number: 0212

Date: 29/05/2019

Revision: Rev A

Drawn by: JJ

Project Status: Stage 2

C005.1

Scale 100% @ A1

1 : 50

PRELIMINARY

AN INSPECTION OF WORK BY A SOUTHERN WATER CLERK OF WORKS IS REQUIRED FOR ALL NEW SHARED DRAINAGE AND CONNECTIONS TO SHARED DRAINAGE (FOUL AND SURFACE WATER).

PLEASE CONTACT MICK VINCE OUR ASSISTANT PROJECT MANAGER FOR THIS AREA ON 07803259227 GIVING AT LEAST 2 FULL WORKING DAYS NOTICE, IN ORDER FOR A MUTUALLY CONVENIENT DATE AND TIME FOR THE INSPECTION OF THE WORKS TO BE ARRANGED.

CONNECTIONS TO NEW AND EXISTING MANHOLES AND THE ARRANGEMENT OF PIPE JUNCTIONS WITHIN ANY MANHOLES SHOULD BE IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION AND SOUTHERN WATER GUIDANCE DOCUMENTATION.

PLEASE REFER TO ELECTRONIC SURVEY OF DRAINAGE AND CONFIRM SURVEY DETAILS TO ON SITE DRAINAGE BEFORE CONSTRUCTION AND/OR ORDERING ANY MATERIALS TO CONFIRM DEPTH AND LOCATION

ALL WORKS TO COMPLY WITH SEWER FOR ADOPTIONS 7TH EDITION.

DRAINAGE BELOW GROUND:

PROVIDE SEPARATE FOUL AND STORM DRAINAGE. ALL PIPE WORK TO BE UPVC AND TO COMPLY WITH BS7158 AND BS8012005. INSTALLATION TO BE IN ACCORDANCE WITH HINC GUIDANCE NOTE 5.3 MIN DRAIN COVER TO BE 750MM IN GRASSED AREAS, 900MM IN PEDESTRAIN AREAS AND 1200MM IN VEHICULAR AREAS.

ANY DRAIN HIGHER THAN THE MINIMUM TO BE WRAPPED IN PLYTHENE AND ENCASED IN 150MM CONCRETE. ANY DRAIN WITHIN 1M OF THE FOUNDATIONS AND REQUIRING EXCAVATION BELOW THE FOUNDATION LEVEL SHALL BE CONCRETE TRENCH FILLED TO THE LEVEL OF THE FOUNDATIONS.

ANY DRAIN WHICH IS LESS THAN 1M FROM THE BUILDING, THE TRENCH IS TO BE FILLED WITH CONCRETE TO WITHIN THE VERTICAL DISTANCE BELOW THE BOTTOM OF THE FOUNDATION NOT MORE THAN THE HORIZONTAL DISTANCE FROM FOUNDATION LESS 150MM. SEE DIAGRAM AT CLAUSE 5.3-3 HINC GUIDANCE.

EXCAVATIONS OF DRAINS ARE TO BE LAID IN TRENCHES WHICH ARE SET OUT, EXCAVATED AND SUPPORTED. TRENCH TO BE CUT TO THE REQUIRED GRADIENT OR FALL.

A GRADIENT MAY BE DEFINED AS FALL DIVIDED BY DISTANCE.

A FALL MAY BE DEFINED AS GRADIENT X DIVIDED FALL X GRADIENT X DISTANCE.

MINIMUM / MAXIMUM GRADIENTS ARE DEFINED IN PART H OF BUILDING REGS. FOR 100MM PIPE, TRENCH TO BE 1 TO 1.80 GRADIENT IS PRESCRIBED, AND WILL DEPEND ON FLOW RATES. A TYPICAL ACCEPTABLE FALL FOR FOUL WASTE IS BETWEEN 1:80 AND 1:40 BCO TO CONFIRM ON SITE WITH BUILDING CONTRACTOR. INVERT LEVEL OF DRAINAGE TO BE DETERMINED ON SIT.

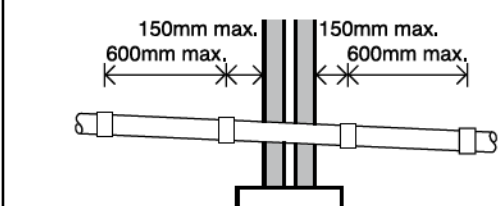
PREWORK THROUGH WALLS: WHERE NEW PIPEWORK PASSES THROUGH EXTERNAL WALLS FORM ROCKER JOINTS EITHER SIDE WALL FACE OF MAX LENGTH 600MM WITH FLEXIBLE JOINTS WITH SHORT LENGTH OF PIPE BEDDED IN WALL. ALTERNATIVELY PROVIDE 75MM DEEP PRE-CAST CONCRETE PLANK LINTELS OVER DRAIN TO FORM OPENING IN WALL TO GIVE 50MM SPACE ALL ROUND PIPE. MASK OPENING BOTH SIDES WITH RIGID SHEET MATERIAL, AND COMPRESSIBLE SEALANT TO PREVENT ENTRY OF FILL OR VERMIN. AS THE PIPE EMERGES FROM THE BUILDING A FLEXIBLE COUPLER IS TO BE USED ON EITHER SIDE OF THE WALL WRAPPED IN COMPRESSIBLE MATERIAL AND BACK FILLED WITH FEA GRAVEL TO A MIN 150MM. PIPE JOINTS MUST BE WATERTIGHT UNDER ALL WORKING AND MOVEMENT CONDITIONS.

BRANCH PIPES TO SOIL STACKS: ALL SOIL STACKS 100MM WITH SD04 WASTES TO WASH HAND BASINS, ADJIA WASTES TO SHOWERS, BATHES AND SINKS, ALL WITH DEEP SEAL TRAPS. PROVIDE ACCESSIBLE TRAPS TO SHOWER TRAYS.

RAINWATER GOODS: HALF ROUND UPVC CAST INLET 112MM HIGH CAPACITY STORMWATER SYSTEM COMPLETE WITH 68MM DIAMETER DOWNPIPES. INSTALL RAINWATER GOODS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. COLOUR: BLACK

Diagram 7 Pipes penetrating walls

(a) Short length of pipe bedded in wall, joints formed within 150mm of either wall face. Adjacent rocker pipes of max. length 600mm with flexible joints



(b) Arch or lintel opening to give 50mm space all round the pipe

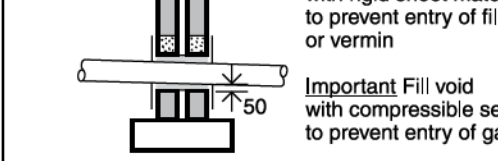
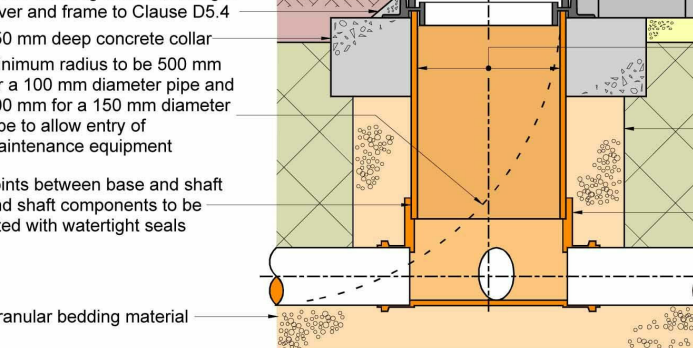


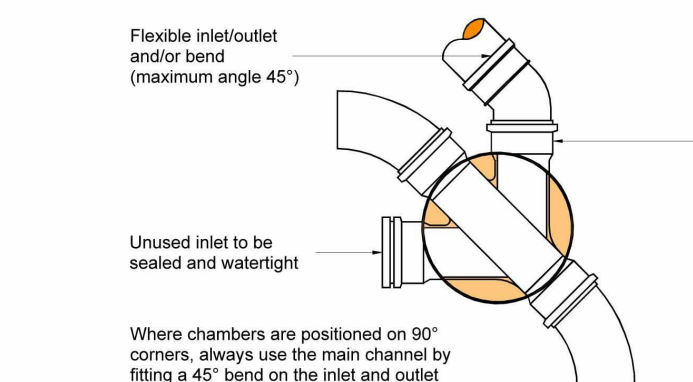
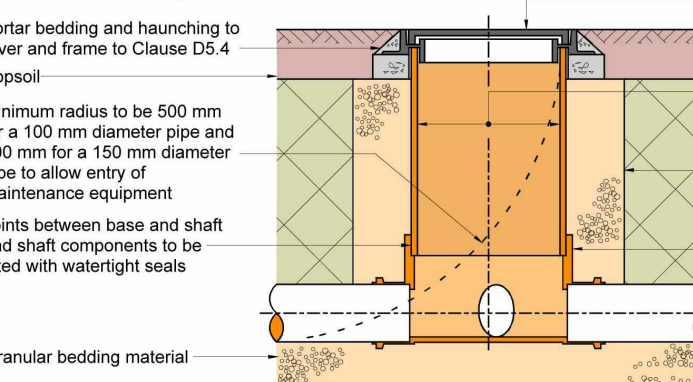
FIGURE B.14 TYPICAL INSPECTION CHAMBER DETAIL - TYPE 4 (Flexible material detail) Maximum depth from cover level to soffit of pipe 2m, non-entry

Plastic chambers and rings shall comply with BS EN 13598-1 and BS EN 13598-2 or have equivalent independent approval

Sited in driveways/paved areas



Sited in domestic gardens



Note: Where the access chamber is in the highway the Highway Authority can have specific requirements

Not to scale

EXPECTATION OF PRINCIPAL BUILDING CONTRACTOR:

THE PROJECT IS TO BE CONSTRUCTED AS PER THE APPROVED DRAWINGS WITHOUT DEVIATION. ANY PROPOSED CHANGES(S) TO THE DESIGN ARE TO BE DISCUSSED AND AGREED WITH THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER. THIS SHOULD BE DONE IN GOOD TIME AND BEFORE ORDERING ANY MATERIALS. IT IS NOT THE RESPONSIBILITY OF THE BUILDING CONTRACTOR(S) TO AGREE CHANGES TO THE DESIGN.

WHERE SPECIFIED MATERIALS AND/OR SPECIALIST CONTRACTORS HAVE BEEN LISTED, THEY ARE TO BE USED AND INCLUDED WITHIN THE TENDER. FOR TENDER THE BUILDING CONTRACTOR SHOULD CONTACT ANY LISTED SPECIALIST CONTRACTOR OR MATERIAL PROVIDER TO SEEK AND INCLUDE THE RIGHT ALLOWANCE WITHIN THE TENDER. THIS INCLUDES UNDERSTANDING THE PRODUCT REQUIREMENTS AND MAKE ALLOWANCE FOR LEAD TIMES.

IF AT ANY POINT BEFORE OR DURING THE PROJECT, THE BUILDING CONTRACTOR DOES NOT UNDERSTAND, HAVE THE KNOWLEDGE OR SKILLS TO BUILD WHAT IS REQUIRED AND WITHIN COMPLIANCE FOR CDM 2015 THEY SHOULD POINT THIS OUT TO THE DESIGN TEAM BEFORE CONTINUING.

INFORMATION AND GUIDANCE CAN BE REQUESTED FROM THE DESIGN TEAM AT ANY POINT.

CDM COMPLIANCE

THE PROJECT WILL REQUIRE CDM COMPLIANCE.

NO WORK CAN START ON SITE UNTIL CDM COMPLIANCE IS IN PLACE.

PLEASE READ PRE-CONSTRUCTION PLAN (PCP) FOR TENDER AND PLANNING.

THE PRINCIPAL BUILDING CONTRACTOR WILL SUPPLY A CONSTRUCTION PHASE PLAN (CPP) AND MAINTAIN A SITE MANUAL (SM) AND A HEALTH AND SAFETY FILE (HSF) ON SITE. THE PRINCIPAL CONTRACTOR CAN REQUEST A CPD SM & HSF FROM THE PRINCIPAL DESIGN PRIOR TO STARTING ANY CONSTRUCTION WORKS. DURING CONSTRUCTION THE HEALTH AND SAFETY FILE MUST BE MAINTAINED AND ON FINISHING CONSTRUCTION PASSED TO THE CLIENT OR PRINCIPAL DESIGN.

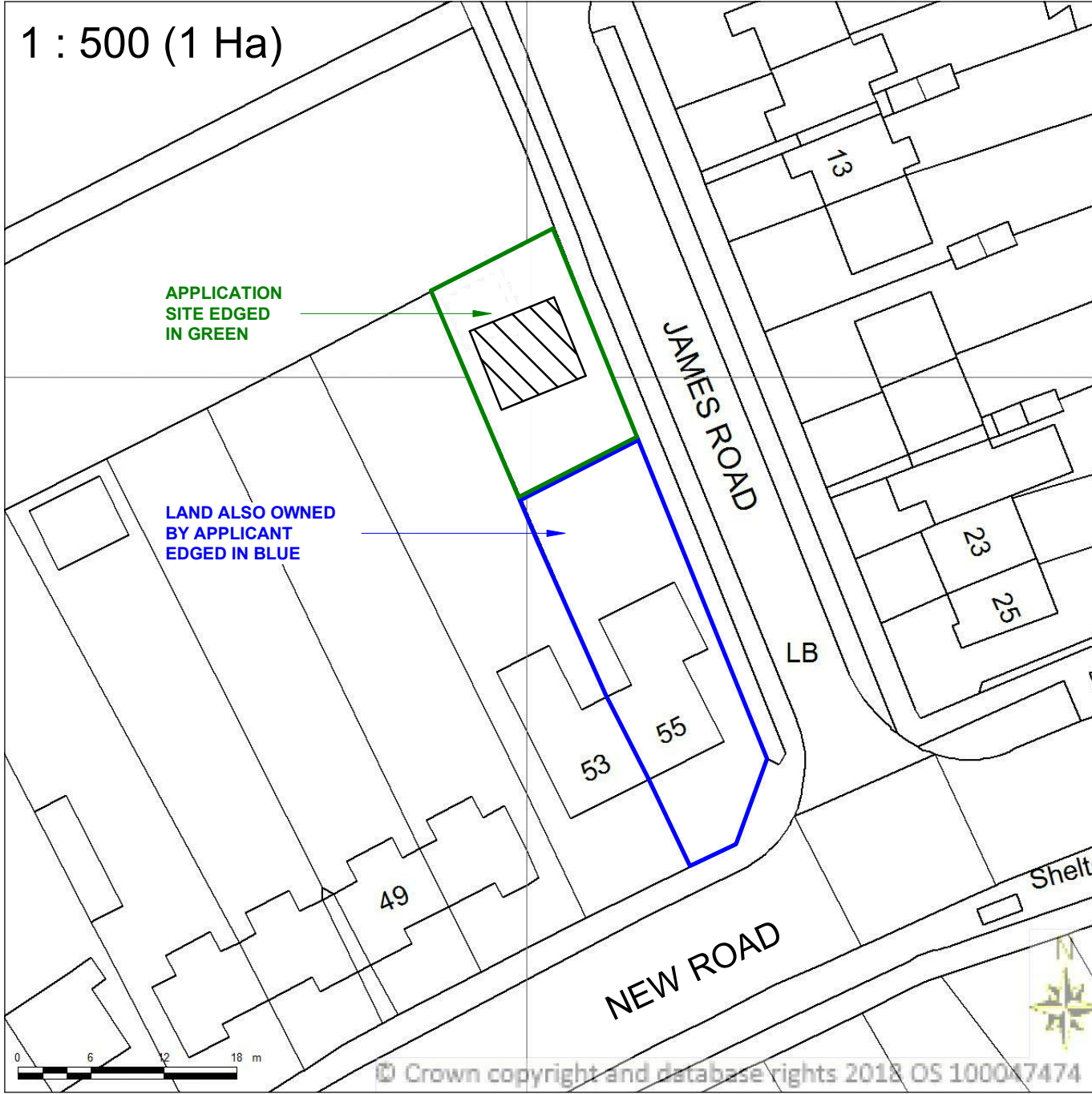
FOR TENDER THE PRINCIPAL CONTRACTOR IS TO ALLOW AN ESTIMATED FREE ALLOW OF £1000 FOR CDM COMPLIANCE AND DUTIES.

USING THESE DRAWINGS:

MEASUREMENTS AND DIMENSION LISTED ON THE DRAWINGS ARE FOR SETTING OUT PURPOSES ONLY.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BY THE BUILDING CONTRACTORS.

MEASUREMENTS AND DIMENSION LISTED ON THE DRAWINGS, SCALED FROM WALLS ARE FROM FINISHED WALL SURFACES I.E. RENDERED OR PLASTER FINISHED FACES. ANY ALLOWANCE IS TO BE MADE FOR WET TRADES. IF IN ANY DOUBT THE BUILDING CONTRACTOR SHOULD CONTACT THE ARCHITECT.



Property Address: Land behind 55 New Road, Havant, Hampshire PO9 1DD (Access via James Road)
Local Authority: HBC

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