

Drainage Key

- Private Surface Water Sewer

Private Surface Water PPIC Cover Level (invert)

Rodding eye - with invert level

Private Surface Rainwater Pipe Location

Private Surface Water Formpave Distribution Tank (refer to plan/details for configurations, X refers to number of units)

Private Surface Water Perforated Pipe

ACO channel

Fin drain with 110mmØ outlets

Private Foul Water Sewer

Private Foul Below Ground Drainage Point (Technologist to specify type, SVP, SS, FD, etc.)

Private Foul Water PPIC Cover Level (invert)

Existing Anglian Water foul sewer

Finished Floor Level - Dwelling


Proposed Level

Existing Level (approx. average)
- Unless shown otherwise, pipes to be 100mm dia. with a minimum fall of 1 in 100

Unless shown otherwise, pipes to be 100mm dia. with a minimum fall of 1 in 80

- Do not scale directly from this drawing. All discrepancies are to be brought to the attention of the below office.
- The copyright to this drawing is owned by studio 11 architecture.
- 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:**
- All drawings to be read in conjunction with Structural Engineers Drawings.
 - All dimensions are in metres unless noted otherwise, drainage pipes are specified in millimetres.
 - All discrepancies, of any nature to be reported back to the office stated in the title block.
 - If in doubt, ask!
 - Drainage to be constructed in accordance with building regulations part H.
 - Details to be read in conjunction with all other relevant drawings.
 - Settling out to be in accordance with the Architectural plans.
 - All proprietary items to be installed in strict accordance with the manufacturers instructions and recommendations.
 - All works to be carried out in accordance with the current British Standards, Codes for practice and Building Regulations.
 - 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.
 - RWP's, fin drains, SVP's and similar junctions are to be determined on site, and in accordance with building regulations.
 - All RWP's, SVP's, etc., to be fitted with rodding access.
 - 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.
 - Backdrops might be required to ensure that building drainage above foundations are able to enter the PPIC - refer to details.
 - All RWP's and below ground foul drainage pipes to be 100mm Ø unless noted otherwise.
 - All RWP's and below ground foul drainage to be set out by the Architect.
 - All PPIC's deeper than 1.2m are to be fitted with non-access covers, in accordance with building regulations.
 - The site is designed to ensure that all storms up to and including 100 year + 40% climate change event are contained within the site. The scheme is designed in accordance with national policy and DEFRA's non-technical standards.
 - 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.
 - Foul water connection to the Anglian Water Sewer to be agreed.
 - For Private drainage drainage, the pipework needs concrete pipe protection if the following depths to soffit cannot be achieved (see detail sheet 32003):
 - 21.1. For PVC - 0.9m in vehicular areas or 0.6m in soft landscaping.
 - 21.2. For clayware or concrete - 1.2m in vehicular areas or 0.6m in soft landscaping.
 - Refer to building regulations part H for further guidance.
 - Building construction to be in accordance with the FRA.
 - 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.
 - It is the developers responsibility to ensure that third party rights of connection into the ditch have been consented.
 - Foul drain/sewer gradients to have be a minimum of 1000 @ 1:80 if a WC is connected or 1000 @ 1:40 if not. Pipes can be 1500 @ 1:150 if 5 or more WCs are connected to it.
 - This design is not valid until the foul section 106 agreement and IDB consent has been granted.

For Tender

	27/02/24	S11	Drawing updated to suit overall site layout change
	10/04/22	BJ	General updates to drainage layout
REVISION	DATE	DRAWN	DESCRIPTION
<div><div><div>STUDIO111 architecture</div></div><div>KING'S LYNN INNOVATION CENTRE, INNOVATION DRIVE, KING'S LYNN, PE30 5BY T: 01553 970033 E: design@studio11architecture.co.uk W: www.studio11architecture.co.uk</div></div>			
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