



Minimum pipe cover to soffits to be as per The Building Regulations 2010 Part H for thermoplastic pipes:

- 0.6m in pedestrian or landscaped areas
- 0.9m in vehicle accessible areas

Any pipes with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround

A CCTV survey of the as-built drainage is to be undertaken by the Contractor and provided to the Engineer for final approval

Internal foul drain pipe minimum gradients:

- 1:80 from SVP & WC to IC
- 1:40 from Basin & Sink to IC

Refer to Architect's/M&E drawings for pipe sizes and setting-out information.

Refer to Architect's drawings for setting-out of external RWP's

Refer to Architect's or M&E Consultant / Contractor's drawings for setting-out of internal drainage points

- 1** Treatment trench with perforated drain and 400mm sump with access chamber
- 2** Gravel trench to collect the surface water from the landscape areas and to discharge into the local 1.5x1.5x1.5m soakaway. For construction details please refer to FW1263 405-407 drawings.
- 3** Gravel trench to collect the surface water from the hardstand layout located within the landscape areas and to discharge into the proposed surface water network. For construction details please refer to FW1263 405-407 drawings.
- 4** 1.7 m² saw tooth roof area to be drained using a rwp which will discharge locally into the proposed trench. For rwp location and proposed trenches please refer to architectural drawings.
- 5** Crane bases and ducting route shown indicative only. For details please refer to ISG drawings.
- 6** Pipes located within the proposed crane base to be protected.

- General Notes
- DO NOT SCALE.
 - This drawing is to be read in conjunction with all other relevant drawings and details.
 - Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
 - Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning / density negotiations.
 - All dimensions are in millimetres unless otherwise stated.
 - The Farrow Walsh Consulting Designers Risk Assessments for this project must be reviewed PRIOR to the commencement of any works on site.
- NOTES
- This drawing is for Construction purpose.
 - This drawing is to be read in conjunction with all other relevant Engineers and Architect's details.
 - All work is to be carried out in accordance with the current British Standards, codes of practice and building regulations.
 - The design of any temporary works required shall be the responsibility of the Contractor.
 - Do not scale this drawing. All dimensions are in millimetres unless noted otherwise. Any discrepancies are to be recorded and reported to the Engineers immediately.
 - All work is to be to the satisfaction of the Engineer.
 - The Contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
 - All workmanship and materials are to be to current British Standards.
 - All services are to be located and protected as necessary by the Contractor prior to the commencement of the works.
 - Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the Contractor. Any variations are to be recorded and reported to the Engineer immediately.

- LEGEND
- Site Boundary
 - 300mm dia. IC Max Depth 0.75m
 - 450/600mm dia. IC Max Depth 3.0m
 - ○ 900/1200mm dia. IC
 - ▶ Rodding eye (storm only)
 - CP 600mm dia. Catchpit
 - Collector drain Ø100 - Ø150mm perforated plastic pipe
 - Linear Drain
 - Perforated treatment trench drain (Ø250mm)
 - PCP1 Voided stone attenuation area (Depth 225mm unless shown otherwise depth is variant depends on IL, W-water storage depth)
 - Area of geomembrane tanking within 5m of foundations.
 - Existing Tree and Root Protection Area
 - Aco Brickslot Drain (or similar approved)
 - Yard gully
 - Floor gully
 - Backdrop
 - Concrete pipe surround
 - Data ducts
 - Hot and cold water flow and return
 - Crane base

- C6 Drainage schedules revised to accommodate the revised drainage due to the changes to the layout and ISG instructions regarding the Pump relocation. 08.06.18 op jd
- C5 Surface water and foul water network rerouted to accommodate the crane pads and the ducting. 23.04.18 op jd
- C4 Hotel extension revised to accommodate the latest site layout dated 29/03/18. Crane bases and ducting shown as requested by ISG on the 16.04.18 17.04.18 op jd.
- C3 Additional note added to the drawing. 05.03.18 op jd
- C2 Drainage layout revised to accommodate the confirmed existing invert levels. Concrete surround for foul pipes in front of block D shown. Issued for construction. 08.02.18 op cf
- C1 Drainage layout revised and issued to Building Control for Phase 1 and 2 approval 02.01.2018 02.01.18 op

CONSTRUCTION

JOB: COMET HOTEL, HATFIELD
DRAINAGE LAYOUT SHEET 2 OF 2

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DRAWN: jd **CHECKED:** cf
SCALE: 1:250 @ A1
DATE: April 2017

FW1263 401C6

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