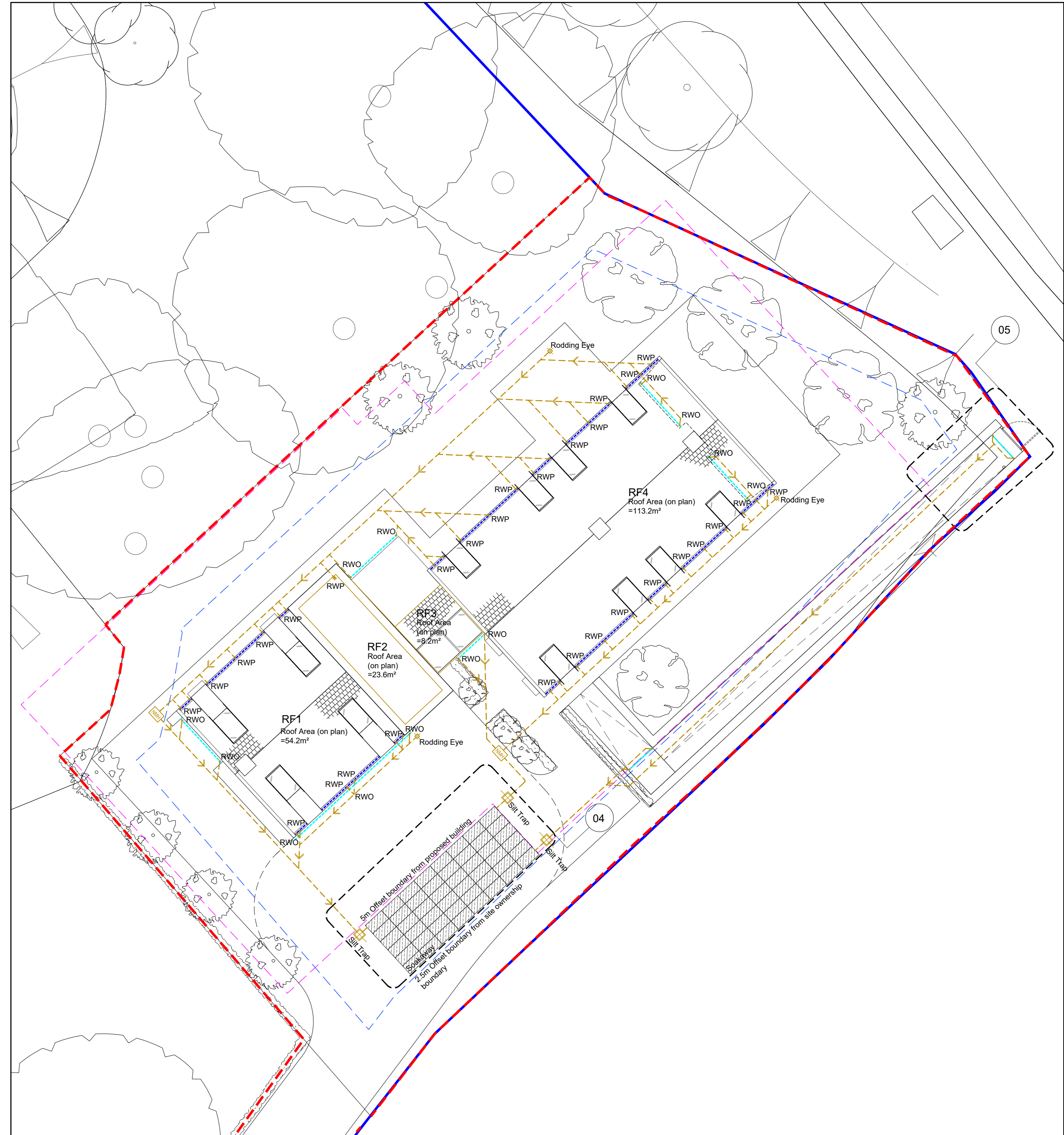
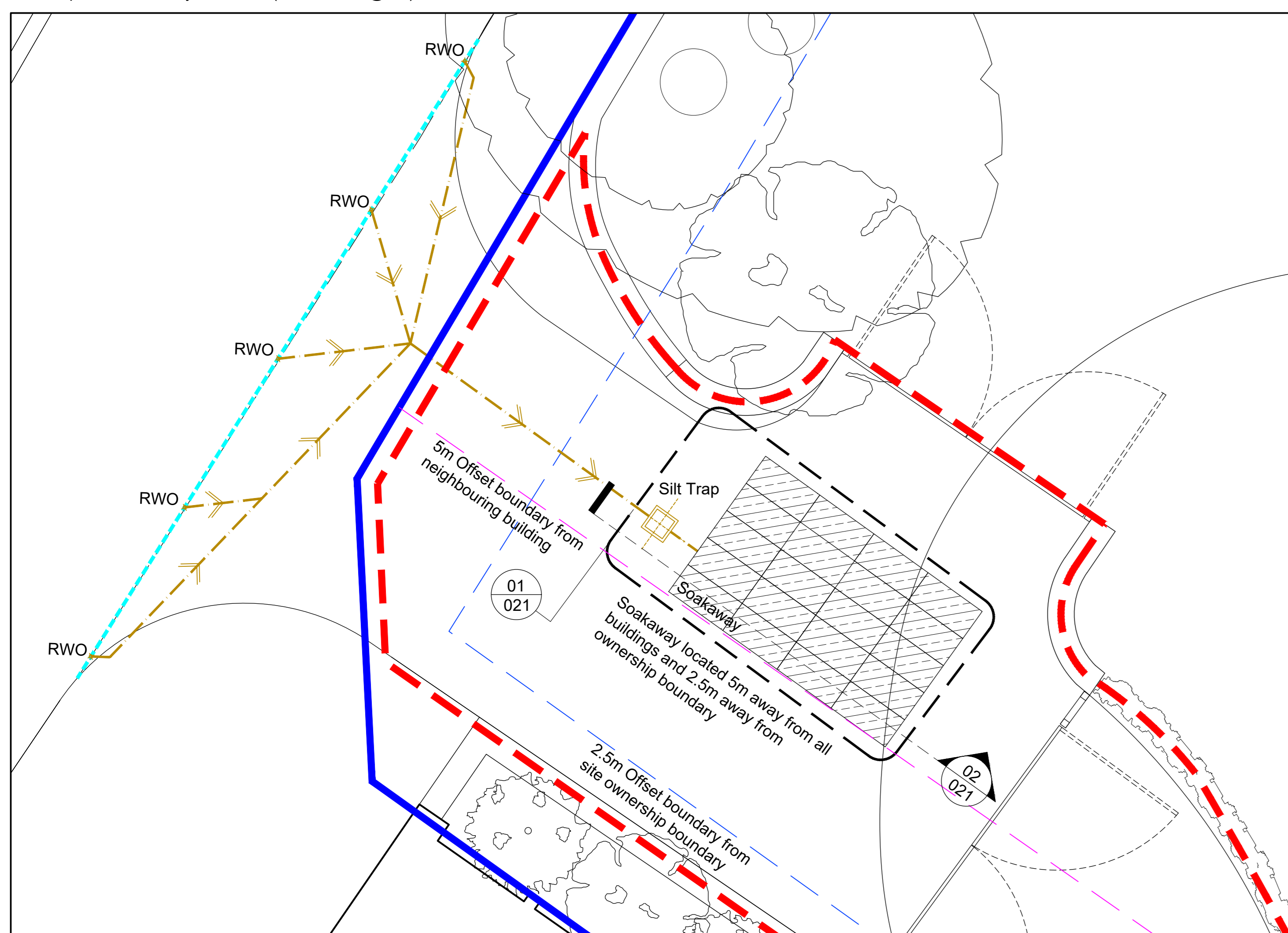




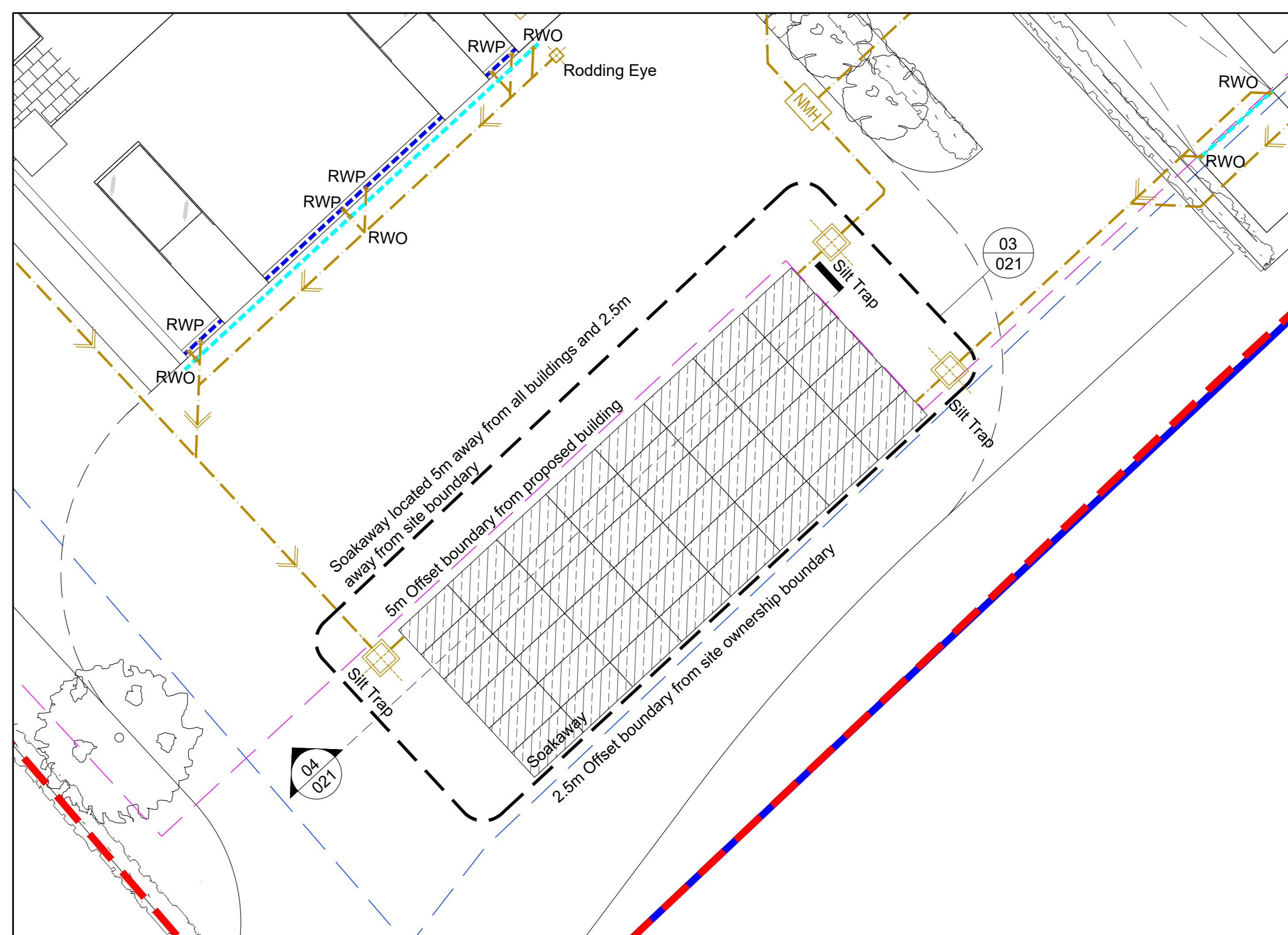
01 - Proposed Soakaway Locations (Scale 1:200 @ A0)



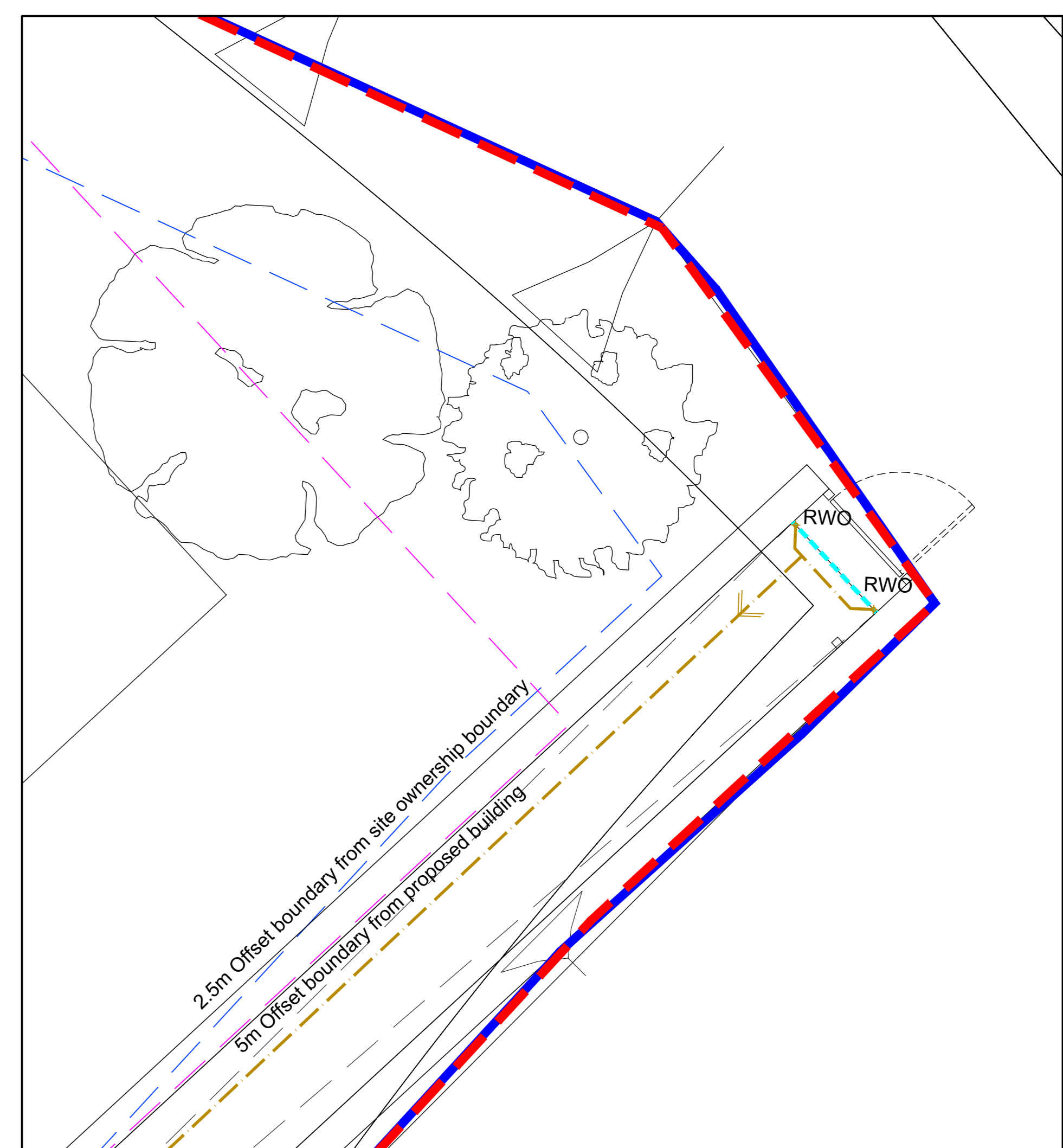
02 - Proposed Building Soakaway Drainage Strategy (Scale 1:100 @ A0)



03 - End of Private Drive Soakaway Position (Scale 1:50 @ A0)



04 - Proposed Building Soakaway Position (Scale 1:50 @ A0)



05 - Proposed End of Pedestrian Ramp Drainage Strategy (Scale 1:50 @ A0)

- Notes
- The existing building has been drawn by a third party and has been prepared for our client as part of a full measured survey. Considerable attention to the dimensions of any proposed works must be applied, taking site dimensions and templates as necessary. All dimensions are to be verified on site prior to any commencement of works.
 - While this drawing can be used as a base drawing for construction purposes, it is very important that all dimensions are checked carefully before any work commences or any materials are ordered. Your builder may require more information and it is therefore important to discuss with him this in greater detail.
 - Report all errors and discrepancies promptly to the employer prior to proceeding with the works.
 - Do not scale from this drawing. Figured dimensions to be worked to in all cases.
 - The contractor is responsible for checking dimension, tolerances and references.
 - All structural information to be taken from the engineer's drawings.
 - It is the responsibility of the client to ensure that all appropriate planning approvals have been obtained and that the works are undertaken with the conditions set out within.
 - All relevant party wall agreements are to be entered into and approved prior to works on site.
 - All build over agreements with utility companies to be agreed and approved prior to works on site.
 - Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.
 - Storm water and drainage strategy shown indicatively for design intent purposes only. Strategy and details to be developed further by a specialist.

KEY:

- Site Boundary
- Ownership Boundary
- Proposed Drainage Route
- Integrated Roof Gutter
- Recessed Linear Floor Drain
- 2.5m Site Boundary Offset
- 5m Building Offset
- Rainwater Pipe
- Rainwater Outlet / Gully
- Proposed Manhole Position
- Proposed Silt Trap Position

Soakaway Calculations

Proposed Dwelling and Pedestrian Ramp:

Calculation Parameters

- Soakaway capacity to hold a maximum daily rainfall of 40mm as referenced from BRE 356 Figure 1.0
- Storage depth to be minimum 1.0m
- Soakaway to be based on a proprietary storage cell unit(s)

Volume required = design area x rainfall (0.040)

RF1 area = 54.2m² (on plan)
 RF2 area = 23.6m² (on plan)
 RF3 area = 8.2m² (on plan)
 RF4 area = 113.2m² (on plan)

RF1, RF3 and RF4 are pitched roofs at 50°
 = plan area x 1.5557 (pitch factor)

RF2 is a flat roof therefore no pitch factor to be accounted for.

RF1 area 54.2m² x 1.5557 = 84.32m²
 RF3 area 8.2m² x 1.5557 = 12.76m²
 RF4 area 113.2m² x 1.5557 = 176.11m²
 Plus RF2 flat roof area = 23.6m²

Total roof area = 296.79m²

296.79m² x 0.040 (daily rainfall as defined within BRE 365) = 11.8716m³

Additional catchment area (pedestrian ramp and hardstanding area(s) = 347m² (rounded to 350m²)

Assume 2m² per 100m² of hardstanding area. Therefore 3.5 x 2m² = 7m³

Total rainwater = 11.8716m³ x 7m³ = 18.8716m³

Preformed storage cells 1.0 x 0.5 x 0.4 = 0.2m³

18.8716m³ / 0.2 = 94.358 therefore 95 cells shall be required to soakaway adjacent to proposed dwelling. Rounded up to 96

Base of Private Driveway:

Calculation Parameters

Driveway catchment area = 385.4

Assume 2m² per 100m² of hardstanding area. Therefore 3.85 x 2m² = 7.7m³

7.7m³ / 0.2 = 38.5 therefore 39 cells shall be required rounded up to 40.

10m Scale Bar 1:200
 1m Scale Bar 1:100
 1m Scale Bar 1:50