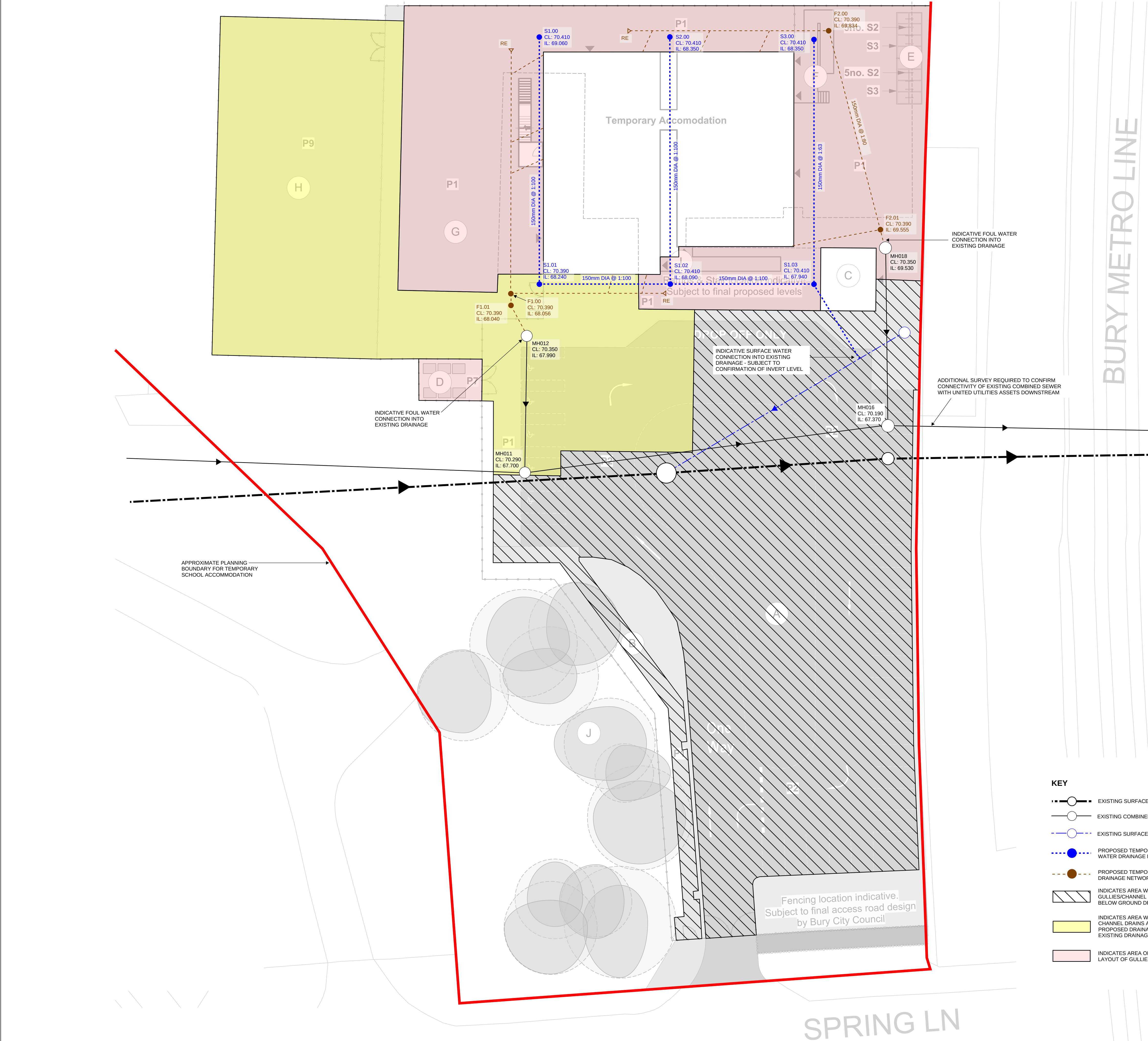




- GENERAL NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RENAISSANCE, ARCHITECTS, LANDSCAPE ARCHITECTS AND BUILDING SERVICES ENGINEERS DRAWINGS.
 - FOR ALL ABOVE GROUND DRAINAGE AND ASSOCIATED PUMPS REFER TO BUILDING SERVICES AND ARCHITECT'S DRAWINGS.
 - ALL BELOW GROUND DRAINAGE WORKS TO BE IN ACCORDANCE WITH RELEVANT BUILDING REGULATIONS AND SEWER SECTOR GUIDANCE APPENDIX C - DESIGN AND CONSTRUCTION GUIDANCE. IF DISCREPANCIES ARE NOTED BETWEEN SSG AND DRAWINGS THESE SHOULD BE BROUGHT TO THE ATTENTION OF RENAISSANCE FOR REVIEW.
 - RWPs, SVPs, SSSs AND FLOOR GULLEYS ARE TO HAVE RODDABLE ACCESS POINTS ABOVE GROUND FLOOR TO BUILDING SERVICES DETAILS. ALL FLOOR GULLEYS AND RWP'S ARE TO BE TRAPPED.
 - ALL GULLY AND CHANNEL DRAIN LOCATIONS ARE INDICATIVE. REFER TO ARCHITECT AND LANDSCAPE ARCHITECT DRAWINGS FOR SETTING OUT AND SPECIFICATION.
 - ALL FOUL AND SURFACE WATER DRAINAGE TO BE 150mm DIA UNLESS NOTED OTHERWISE.
 - SEWERS TO BE LAID IN CLASS 3 BEDDING (150mm GRANULAR BED AND SURROUND), WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN: 1.2m IN HIGHWAYS OR VERGES, OR LESS THAN 0.9m IN PEDESTRIAN AREAS. THEN A 150mm CONCRETE SLAB SHOULD BE PROVIDED ABOVE THE GRANULAR BED AND SURROUND.
 - THE CONTRACTOR IS TO UNDERTAKE A FULL CCTV SURVEY AT COMPLETION OF THE PROJECT TO DEMONSTRATE THAT THE DRAINAGE IS CLEAN. ANY DEFECTS ARE TO BE CORRECTED BY THE CONTRACTOR PRIOR TO HANDOVER OF THE SYSTEM TO THE CLIENT.
 - DURING THE WORKS ALTERATIONS TO THE DRAINAGE LAYOUT ARE TO BE MARKED UP BY THE CONTRACTOR AND AGREED WITH RENAISSANCE IN WRITING.
 - THE CHAMBER SIZE OF PCC MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
 - ALL INTERNAL MANHOLE COVERS TO BE RECESSED AND TRIPLE SEALED.
 - COVER SLABS MUST CARRY THE BSI KITEMARK. WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOAD BEARING REDUCING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO REQUIRED SIZE.
 - ALL SEWERS TO BE BSI KITEMARK (CERTIFIED TO WIS 4-35-01)
 - ALL CONCRETE PIPES TO BE TO ES EN 1916 CLASS 120 (54kN/m).
 - BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2).
 - IF PLASTIC PIPES ARE TO BE USED THEN THE FOLLOWING MUST APPLY:
A. BSI KITEMARK (CERTIFIED TO BS EN 13476-1 AND WIS 4-35-01)
B. PIPES LESS THAN OR EQUAL TO 500mm DIA
C. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENTS OF THE WATER INDUSTRY SPECIFICATION 4-08092 (TABLE A2)
 - THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm DIA. 40kN/m, 150mm DIA. 40kN/m, 225mm DIA. 45kN/m AND 300mm DIA. 72kN/m.
 - THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE CLASS 120 TO EN 1916/BS5911-1 2002. PLASTIC PIPES SHOULD CONFORM TO WIS 4-35-01 AND BS EN13476.
 - SEWER PIPES TO BE LAID IN MAXIMUM 3 METER LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER PIPES, AND THIS IS AGREED BY THE CONTRACTOR WITH THE PIPE MANUFACTURER.
 - RAINWATER PIPE LOCATIONS ARE INDICATIVE AND SUBJECT TO CONFIRMATION FROM THE ARCHITECT/ BUILDING SERVICES ENGINEER. THIS MAY IMPACT PIPE SIZES SUBJECT TO LOCATIONS.
 - ALL FOUL AND SURFACE WATER BELOW GROUND SYTEMS ARE TO BE VENTED WITHIN THE ABOVE GROUND DRAINAGE TO THE BUILDING SERVICES ENGINEERS DETAILS.

- KEY**
- EXISTING SURFACE WATER CULVERT
 - EXISTING COMBINED WATER SEWER
 - EXISTING SURFACE WATER SEWER
 - PROPOSED TEMPORARY SURFACE WATER DRAINAGE NETWORK
 - PROPOSED TEMPORARY FOUL WATER DRAINAGE NETWORK
 - INDICATES AREA WHERE EXISTING GULLIES/CHANNEL DRAINS AND ASSOCIATED BELOW GROUND DRAINAGE IS TO BE RETAINED
 - INDICATES AREA WHERE EXISTING GULLIES & CHANNEL DRAINS ARE TO BE CONNECTED INTO PROPOSED DRAINAGE NETWORK - LAYOUT OF EXISTING DRAINAGE TBC ON SITE
 - INDICATES AREA OF NEW HARDSTANDING - LAYOUT OF GULLIES/CHANNELS TBC

P01	ISSUE FOR PLANNING	03.10.23	HW	PW				
Rev:	Description:	Date:	By:	Chkd:				
		Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG						
Project: STAR RADCLIFFE ACADEMY								
Drawing Title: TEMPORARY SCHOOL ACCOMMODATION BELOW GROUND DRAINAGE GA								
Status: STAGE 3								
Size:	A1	Date:	OCT '23	Drawn by:	HW	Designed by:	Checked by:	PW
Scale:	1:200	Project No:	2303-02					
Project:	Originator:	Volume:	Level:	Type:	Role:	Category/Number:	Rev:	
FS1013-REN-EX-00-D-C-5215-P01								