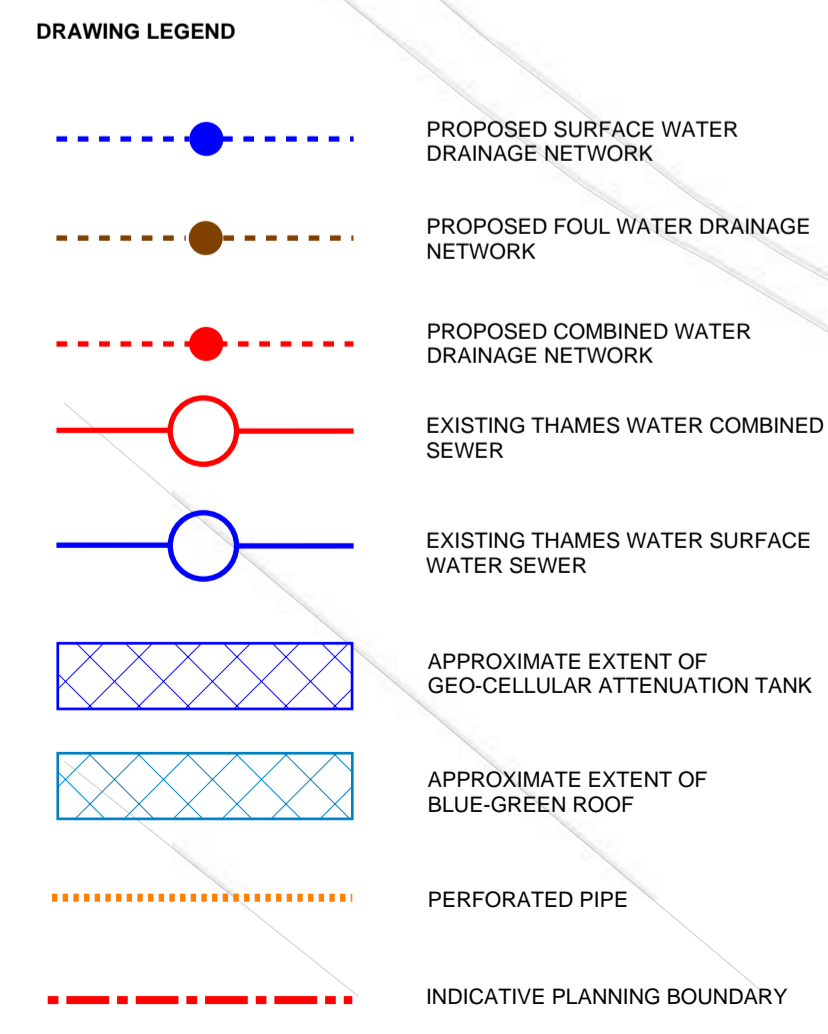


- GENERAL NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RENAISSANCE, ARCHITECTS, LANDSCAPE ARCHITECTS AND BUILDING SERVICES ENGINEERS DRAWINGS.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE BELOW GROUND DRAINAGE SPECIFICATION SP-C-0050, MANHOLE SCHEDULE ON DRAWING C-01301 AND DETAILS SHOWN ON DRAWING SERIES C-03301 & C-03311 TO C-03312.
 - THE FINAL CONNECTION TO THE PUBLIC SEWER IS SUBJECT TO UNITED UTILITIES APPROVAL AND IS TO BE IN ACCORDANCE WITH THEIR AGREED DETAILS.
 - 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, SSS AND FLOOR GULLIES ARE TO HAVE RODDABLE ACCESS POINTS ABOVE GROUND FLOOR TO BUILDING SERVICES DETAILS. ALL FLOOR GULLIES AND RWPs ARE TO BE TRAPPED.
 - ALL GULLY AND CHANNEL DRAIN LOCATIONS 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.
 - THE ATTENUATION TANK AND FLOW CONTROL ARE TO BE TO SUPPLIERS DESIGN AND DETAILS. INSTALLATION IS TO BE IN ACCORDANCE WITH THE SUPPLIERS REQUIREMENTS.
 - 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. REFER TO DETAILS SHEETS.
 - 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.
 - THE CONTRACTOR IS TO KEEP A RECORD SET OF THE AS INSTALLED DRAINAGE ON SITE AND PROVIDE THIS TO RENAISSANCE UPON COMPLETION OF THE WORKS TO ALLOW FOR PRODUCTION OF A FINAL CONSTRUCTION ISSUE DRAWING.
 - 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.
 - MANHOLE COVERS ARE TO BE ACCORDANCE WITH BS EN 124 FOR THE RATING INDICATED IN THE MANHOLE SCHEDULE.
 - THE CONTRACTOR IS TO SUBMIT DETAILS FOR THE PROPOSED MANHOLE COVERS TO THE ENGINEER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
 - 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) 18. 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. BEDDINGS AND BACKFILL MATERIAL TO CONFORM TO THE D. 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.
 - SULPHATE RESISTANT CEMENT (C20-DC2) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDED PROVIDING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
 - 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.
 - ALLOW FOR ALL EXISTING DRAINAGE ON SITE TO BE GRUBBED UP AND BACKFILLED.
 - ANY CONNECTIONS FROM THE SITE TO THE PUBLIC SEWER TO THE SITE ARE TO BE CAPPED AND GROUTED.



ATTENUATION TANK
 ATTENUATION TANK TO BE DESIGNED FOR SUITABLE LOADING. SUPPLIERS TO UNDERTAKE DETAILED BUOYANCY CHECK AND ADVISE ON ANY TIE DOWN DETAILS. ALLOW FOR VENT PIPE AND INSPECTION CHAMBERS. SUPPLIER TO ADVISE PRIOR TO STAGE 4
 ALL STORAGE VOLUMES ARE INDICATIVE ONLY AND SUBJECT TO CHANGE AS THE DESIGN PROGRESSES.

BLUE ROOF
 ALL BLUE ROOF DISCHARGE RATES AND STORAGE VOLUMES ARE INDICATIVE AND SUBJECT TO CHANGE AS THE DESIGN PROGRESSES.

SVP AND RWP SETTING OUT
 SVP AND RWP LOCATIONS ARE INDICATIVE. FOR DETAILED SETTING OUT, REFER TO ARCHITECTS/BUILDING SERVICES ENGINEERS DRAWINGS. ALL CAPILLARY DRAINAGE IS IN ABEYANCE UNTIL SETTING OUT OF ALL SVPs, STACKS AND RWPs IS CONFIRMED BY THE ARCHITECT AND BUILDING SERVICES ENGINEER.

THE INFORMATION ON THIS DRAWING HAS BEEN PRODUCED DURING RIBA STAGE 2 TO INFORM THE CONCEPTUAL DESIGN FOR THE PROPOSED DEVELOPMENT. ALL AREAS OF ATTENUATION, BLUE ROOF AND ARE SUBJECT TO DESIGN DEVELOPMENT. SURFACE WATER STORAGE VOLUMES AND FLOW RATES INTO PUBLIC SEWERS TO BE CONFIRMED BASED ON FEEDBACK FROM THAMES WATER AND THE LLFA.

Rev.	Description	Date	By	Chkd
P04	PLANNING COMMENTS INCORPORATED	04.01.24	HW	AI
P03	PLANNING COMMENTS INCORPORATED	09.11.23	HW	EM
P02	DRAFT ISSUE	06.09.23	SA	EM
P01	DRAFT ISSUE	14.04.23	HW	AI



HARRINGTON SQUARE CAMDEN

BELOW GROUND DRAINAGE GENERAL ARRANGEMENT

STAGE 2

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	APR 23	SA	SA	EM

Scale:	Project No:
1:100	2202-03

HSC-REN-ZZ-FN-DR-C-01100-P04