RAINWATER DRAINAGE DESIGN

DESIGN OF GUTTERS, OUTLETS & RAINWATER PIPES IS TO BE BY THE ROOFING SUB-CONTRACTOR, IN ACCORDANCE WITH THE REQUIREMENTS OF BS EN 12056-3:2000. FOR SIPHONIC SYSTEMS THE DESIGN SHOULD ALSO BE IN ACCORDANCE WITH BS 8490:2007 AND DESIGNED & INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SIPHONIC ROOF DRAINAGE ASSOCIATION. REFER TO NBS SECTION R10 FOR DESIGN CRITERIA & MPLLP DESIGN RESPONSIBILITY SCHEDULE

NUMBER, LOCATION & SIZE OF RWOs & RWPs TO BE ADVISED AT THE EARLIEST OPPORTUNITY. FLOW RATES MUST BE CONFIRMED BY THE DESIGN SUB-CONTRACTOR AT EACH RWP TO ENSURE THAT THE ABOVE AND BELOW GROUND DRAINAGE IS COORDINATED. RAINWATER DRAINAGE CALCULATIONS TO BE PROVIDED FOR SUBMISSION TO BUILDING CONTROL

WEIR OVERFLOWS TO BE PROVIDED TO ALL ROOF AREAS IN ACCORDANCE WITH BS EN 12056-3:2000

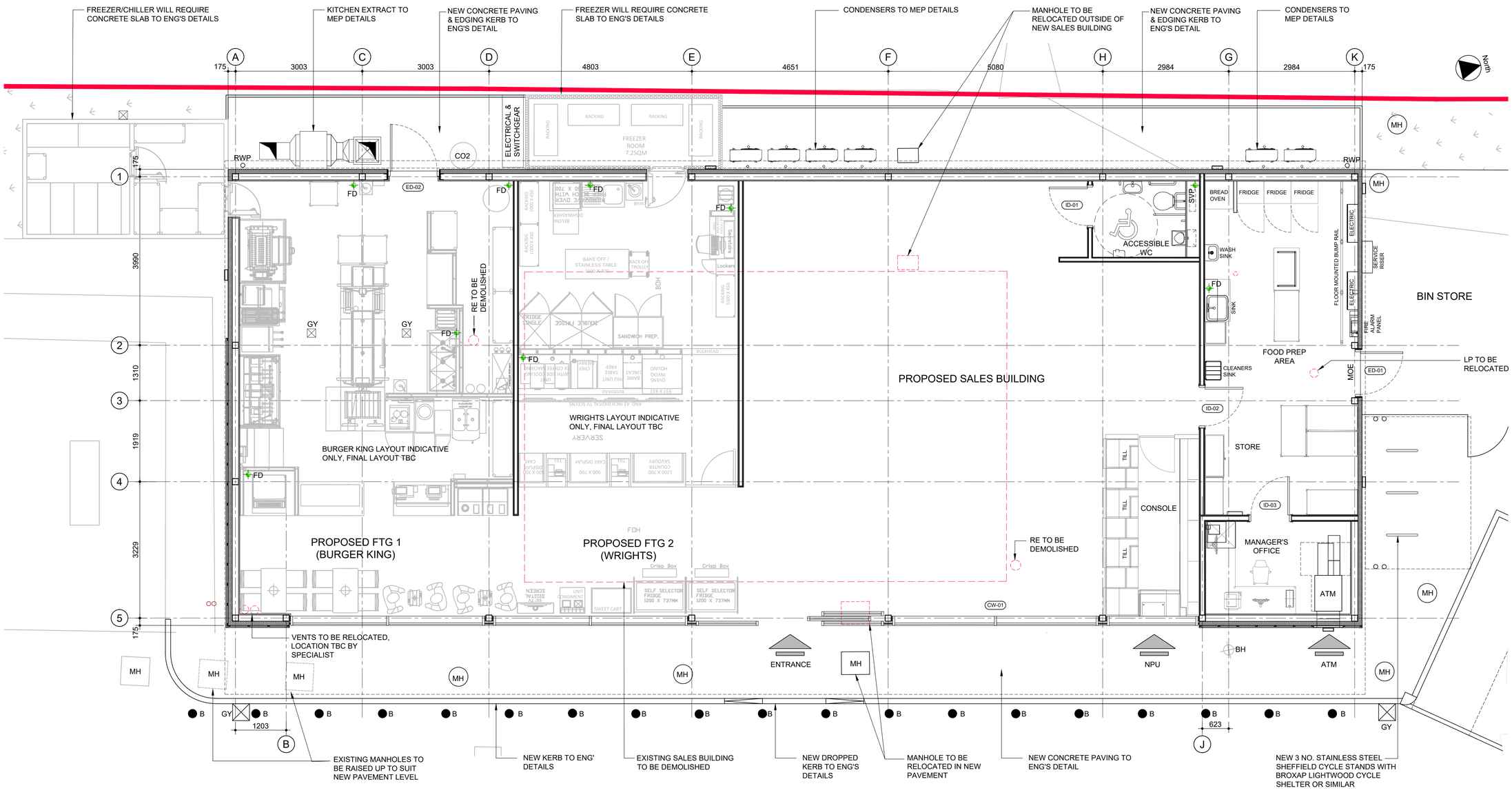
RODDING ACCESS TO ALL RWPs TO BE PROVIDED AT LOW LEVEL

KEY:

- SITE BOUNDARY
- TO BE DEMOLISHED
- EXISTING TO REMAIN

ABBREVIATIONS:

BH - BOREHOLE
B - BOLLARD
CCTV - CLOSE CIRCUIT TELEVISION
CR - CABLE RISER
FH - FIRE HYDRANT
FD - FOUL DRAIN
GY - GULLY
LP - LAMP POST
MH - MANHOLE
PW - POWER WASHER
RE - RODDING EYE
RS - ROAD SIGN
SVP - SOIL VENT PIPE



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GENERAL NOTES

- This drawing shall not be scaled. All dimensions are in mm unless otherwise stated. All dimensions shall be checked on site prior to commencing the works and errors and omissions to be reported to the architects.
- All works shall conform to the current edition of the building regulations and other statutory requirements. All materials and workmanship shall conform with the relevant British Standard specifications and codes of practice.
- If this drawing forms part of an application for planning permission on behalf of the applicant named below, it shall not be used for any other purpose without the express permission of Mountford Pigott LLP.
- This drawing may incorporate information from other professionals. Mountford Pigott LLP cannot accept responsibility for the integrity and accuracy of such information. Any clarification and/or additions that are required appertaining to such information should be sought from the relevant profession or their appointment representative as listed below.
- This drawing is not suitable for construction until it has status "A5 For Construction". Until status "A5 For Construction" is awarded, design development may be required to satisfy the requirements of the Building Regulations.

LIST OF INFORMANTS :

MBH PLANNING DWGS: 13727-20 TO 26 - FEB 2024
GEOTECNICAL ORDNANCE SURVEY: 66186-4 - DEC 2020
GEOTECNICAL UTILITY SURVEY: 66186 - DEC 2020

GENERAL

- This drawing is to be read in conjunction with the Employer's Requirements and all other relevant consultants' drawings.
- All products specified on this drawing must be installed in accordance with the manufacturers' recommendations, relevant British standards codes of practice and relevant BBA certificates.
- The Contractor shall ensure that the quality of materials and workmanship are as required by the Employer's Requirements, Regulation 7 of the Building Regulations and BS:8000.
- Design responsibility shall be assigned as in the Design Responsibility Schedule.

FIRE STRATEGY

- This drawing is to be read in conjunction with the fire strategy.
- Final specification of the external envelope must be in accordance with the approved fire strategy.
- General fire performance requirements will be stated on the fire strategy drawings. Where general fire performance requirements are not stated on other drawings, the fire strategy takes precedence. Fire performance detailed design will be contained across other documents.
- Any materials, elements or systems referenced as requiring fire performance must have certification of performance.
- No substitution of any element of an external envelope system with a fire performance requirement is permitted without review and written approval to ensure that the amended system is certified to the required level of performance.
- All fire stopping shall be designed installed & certified by a FIRAS installer.

MOUNTFORD PIGOTT LLP TENDER STATEMENT

- The designs and specifications prepared for tender form part of the Employer's Requirements describing the Scope of Works required. The Design Team has prepared this information without the Contractor's input. The final design will be carried out post-novation by the Design Team for the Contractor. As such the Contractor is required to make financial and programme provisions for all necessary design development to meet the Employer's Requirements within his tender to reflect all the risks that would be anticipated by a Contractor experienced in constructing projects of a similar nature.
- The Contractor's Information Release Schedule must be agreed with the consultant team during the tender process.
- If there are any discrepancies between drawings, specifications, and other documents issued by MPLLP or any other parties for tender the Contractor is to bring them to the attention of Employer's Agent for clarification. Should this not happen prior to tender return, the contractor is deemed to have allowed for the requirements of the higher specification.
- Should the Contractor wish to vary the specification of any product, system or component, from those indicated the Contractor shall identify the proposed variation as part of the Contractor's Proposals
- The Contractor will have the final responsibility for ensuring the interface requirements of the design sub-contractors is fully accounted for in his tender

MOUNTFORD PIGOTT LLP CONSTRUCTION STATEMENT

- The Contractor shall bring any discrepancies between Employer's Requirements, drawings, specifications, surveys and other documents issued by MPLLP or any other parties to the attention of the Employer's Agent for clarification.
- Should the contractor wish to vary the design and/or specification of any product, system or component, from those indicated, the Contractor shall bring the proposed variation to the Architect's attention and specific approval by the Employer.
- The Contractor is responsible for procuring the sub-contractors' design & information in sufficient time to allow the design team to co-ordinate their works into the scheme within the production information programme.
- The Contractor shall not vary the execution of the works from the agreed design for any reason without informing Architect in advance.
- Compatibility of damp proof and gas membrane materials must be checked with the architect prior to procurement and/or site usage.
- The steel sub-contractor is to check with the cladding sub-contractor to ensure all necessary primary and secondary steelwork has been provided and located as required for the full completion of both sub-contracts.
- The design and installation of all elements must ensure that there are no gaps within and between elements of construction, and that the completed building will achieve an air leakage rate as required by the specification or if mute to meet the requirements of Part L of the Building Regulations. The Contractor and subcontractors are responsible for ensuring all installations meet these requirements within their respective elements of construction and at junctions with adjoining elements of construction.

DRAWING, SPECIFICATION & SCHEDULE CO-ORDINATION

Drawings, specifications and schedules are to be read in conjunction with the following where applicable:

- Employer's Requirements documents
- Agreements to Lease
- Structural & Civil Engineer's drawings and specifications
- M & E Engineer's drawings and specifications
- Highways Engineer's drawings and specifications
- Landscape Architect's drawings and specifications
- Fire Engineer's Statement, drawings and specification
- Survey drawings
- Party Wall / Boundary Awards
- Other specialist design consultants' and / or specialist design sub-contractors' requirements as appointed by the contractor or nominated /named in the contract.

This drawing contains critical information in colour. To ensure this information is legible, only print or copy this drawing in full colour.

REVISIONS	DATE	DRN	CKD	REV
TENDER ISSUE	22.07.25	SC	IR	P02
PRELIMINARY ISSUE	30.06.25	SC	IR	P01

ISSUE STATUS

TENDER

CLIENT
MFG

PROJECT
CIVIC CENTRE SERVICE STATION
ROWLANDSWAY, WYTHENSHAWE

TITLE
PROPOSED SALES BUILDING
GROUND FLOOR PLAN

DRAWN	CHECKED	SCALE	DATE
SC	IR	1:50 @ A1	30.06.25

DRAWING NO

PROJECT	ORIGINATOR	TYPE	NUMBER	STATUS	REVISION
2551	A13	MP	DR-0100	A4	P02

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