

19 Appendix C – Below Ground Drainage Drawings

GENERAL NOTES:

1. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE ESTABLISHED ON SITE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES DRAWING - PB-277-001.
3. THIS DRAWING IS TO BE READ WITH ALL RELEVANT ARCHITECT'S AND SERVICES ENGINEERS DRAWINGS.
4. THE CONTRACTOR IS TO NOTIFY THE CONTRACT ADMINISTRATOR (CA) OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND SITE CONDITIONS BEFORE IMPLEMENTING THE WORK. DETAILS ON THIS DRAWING ARE TO BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER SO THAT ADJUSTMENT MAY BE MADE TO THE DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND CHECKING THE SETTINGS OUT OF ALL GRADINGS, LEVELS AND DATUMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE EXISTING STRUCTURES ON THE SITE AND MUST TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD THE STABILITY.
7. ANY TEMPORARY WORKS INCLUDING, NEEDING, SHORING, STRUTTING AND PROPPING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL DEMOLITION WORKS SHALL BE UNDERTAKEN STRICTLY IN ACCORDANCE WITH THE PARTY WALL AGREEMENTS.

Key

- PROPOSED FOUL WATER DRAIN
- PROPOSED RISING MAIN
- PROPOSED FOUL WATER PUMP
- PROPOSED IN-SITU RECTANGULAR MANHOLE CHAMBER

FOUL WATER STRATEGY

1. PUMPS TO BE CONFIRMED BY ARCHITECT AND PUBLIC HEALTH ENGINEER!
2. ABOVE GROUND DRAINAGE TO BE ROUTED AT HIGH LEVEL TO EXISTING CONNECTION WHERE POSSIBLE.
3. PUMP TO DISCHARGE AT HIGH LEVEL VIA RISING MAIN TO EXISTING DISCHARGE POINT.
4. DISCHARGE POINT TO BE CONFIRMED ONCE CCTV SURVEY HAS BEEN COMPLETED.
5. CAVITY DRAINAGE TO BE SPECIFIED BY OTHERS.

SURFACE WATER STRATEGY

1. RWPS TO BE CONFIRMED BY ARCHITECT AND PUBLIC HEALTH ENGINEER
2. SURFACE WATER TO DRAIN AT HIGH LEVEL WHERE EVER POSSIBLE
3. NO INCREASE IN IMPERMEABLE AREA
4. PROPOSED GREENROOF WILL PROVIDE A REDUCTION IN RUN-OFF AND A LEVEL OF ATTENUATION.



REV	DATE	DESCRIPTION	BY
PO1	15.11.16	ISSUED FOR PLANNING	MG
-	04.11.16	ISSUED FOR PLANNING	MG
AMENDMENTS			

Project: **159-163 KINGS CROSS RD**
BELOW GROUND DRAINAGE BASEMENT

Client: **BALCAP RE LTD**
 Architect: **PLANNING**

Designed: MG	Drawn: MG
Checked: MG	Date: NOV '16
Project No: 1676	Scale: 1:50 @ A1:
Drawing No: SKD100	Revision: PO1

GENERAL NOTES:

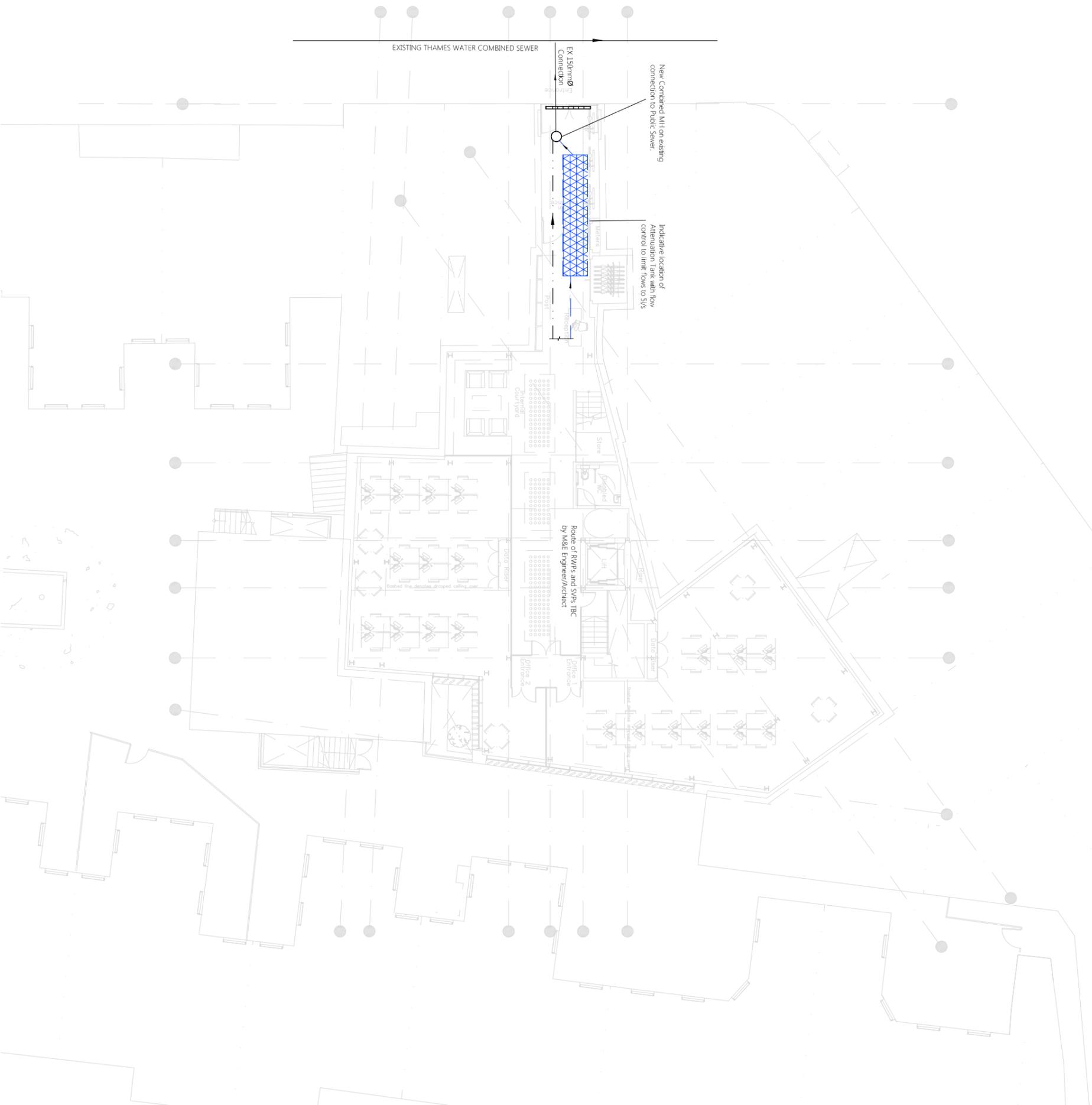
1. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE ESTABLISHED ON SITE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES DRAWING - PB-2773-001.
3. THIS DRAWING IS TO BE READ WITH ALL RELEVANT ARCHITECTS AND SERVICES ENGINEERS DRAWINGS.
4. THE CONTRACTOR IS TO NOTIFY THE CONTRACT ADMINISTRATOR (C/A) OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND SITE CONDITIONS BEFORE IMPLEMENTING THE WORK. DETAILS ON THIS DRAWING ARE TO BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER SO THAT ADJUSTMENT MAY BE MADE TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND CHECKING THE SETTING OUT OF ALL GRIDLINES, LEVELS AND DATUMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE EXISTING STRUCTURES ON THE SITE AND MUST TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD THE STABILITY.
7. ANY TEMPORARY WORKS INCLUDING, NEEDLING, SHORING, STUFTING AND PROPPING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL DEMOLITION WORKS SHALL BE UNDERTAKEN STRICTLY IN ACCORDANCE WITH THE PARTY WALL AGREEMENTS.

Key:

-  PROPOSED SURFACE WATER DRAIN
-  EXISTING COMBINED SEWER
-  EXISTING THAMES WATER STORM RELIEF SEWER
-  PROPOSED RODDING PIE
-  PROPOSED ACO DRAINAGE CHANNEL

SURFACE WATER STRATEGY

1. RWPS TO BE CONFIRMED BY ARCHITECT AND PUBLIC HEALTH ENGINEER.
2. SURFACE WATER TO DRAIN AT HIGH LEVEL WHERE EVER POSSIBLE AND SHOULD MAKE USE OF EXISTING CONNECTIONS POINTS.
3. NO INCREASE IN IMPERMEABLE AREA.
4. PROPOSED GREENROOF and ATTENUATION TANK WILL PROVIDE A REDUCTION IN RUN-OFF AND A LEVEL OF ATTENUATION.



REV	DATE	DESCRIPTION	BY
PO1	15.11.16	ISSUED FOR PLANNING	MG
-	04.11.16	ISSUED FOR PLANNING	MG
AMENDMENTS			

Project: **159-163**
KINGS CROSS RD

Title: **BELOW GROUND DRAINAGE**
GROUND LEVEL

Client: **BALCAP RE LTD**

Architect:

PLANNING

Designed: **MG** Drawn: **MG**

Checked: **MG** Date: **NOV '16**

Project No: **1676** Scale **1:100**
 @ A1:

Drawing No: **SKD101** Revision: **PO1**