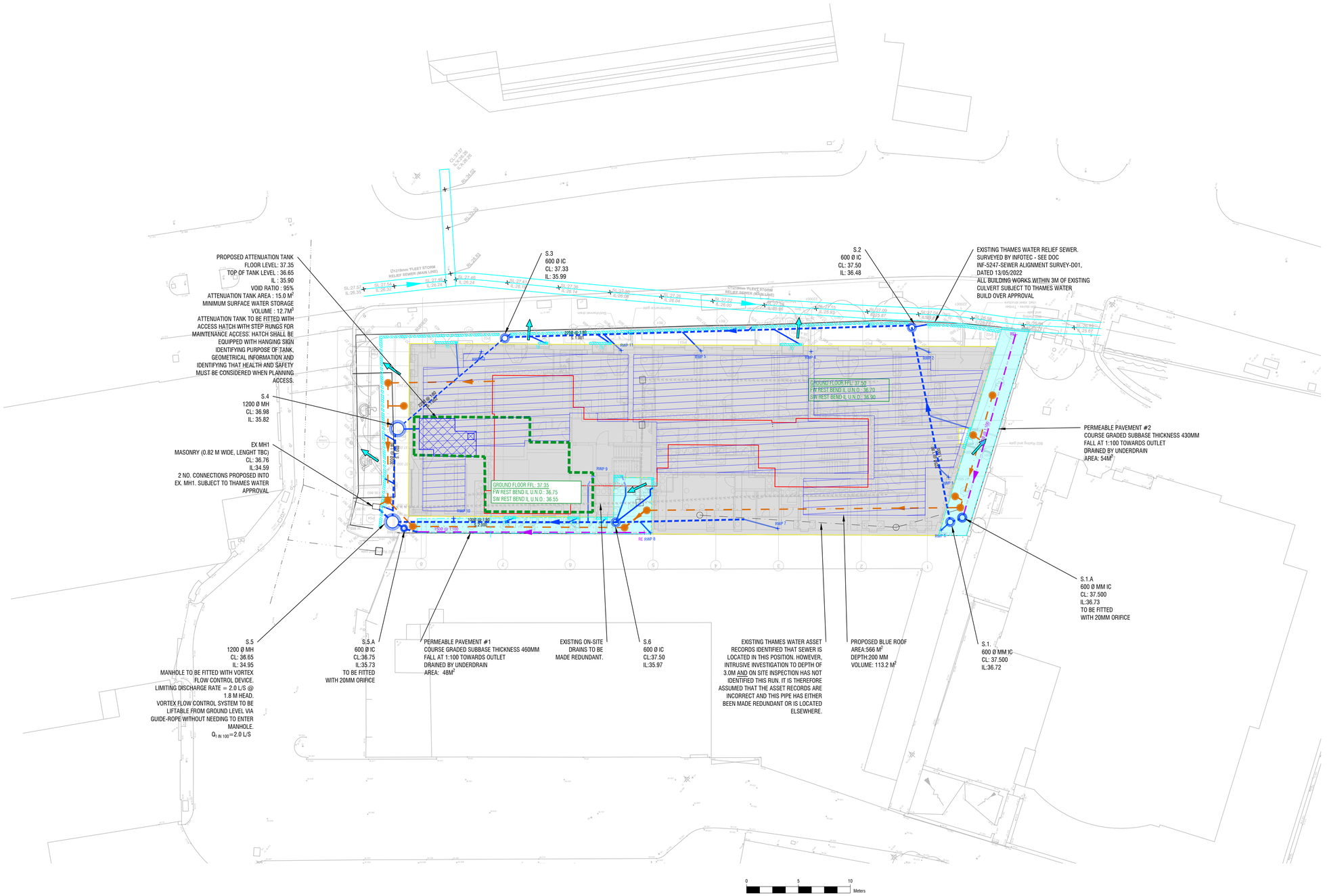

- PROPOSED SITE BOUNDARY
- EXISTING PRIVATE FOUL WATER DRAINAGE CHAMBER
- PROPOSED PUBLIC SURFACE WATER SEWER AND CHAMBER
- PROPOSED SURFACE WATER DRAINAGE PENETRATION POINT AND DRAINAGE SPUR (150 @ 1:40 UNO). REFER TO ABBREVIATIONS
- PROPOSED PERFORATED PIPE
- EXISTING PRIVATE DRAIN TO BE REMOVED
- TD PROPOSED CHANNEL DRAIN/THRESHOLD DRAIN
- CHANGE OF FINISHED FLOOR LEVEL
- GROUND EXTENT
- BASEMENT EXTENT
- PERMEABLE PAVING
- CD **PROPOSED CHANNEL DRAIN**
- PROPOSED BLUE ROOF
- PROPOSED ATTENUATION TANK

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S AND ARCHITECT'S DRAWINGS, SPECIFICATIONS AND RISK REGISTERS.
2. DO NOT SCALE FROM THIS DRAWING. USE ONLY DIMENSIONS AS INDICATED. CHECK ALL SITE DIMENSIONS PRIOR TO PLACING ANY ORDER OR FABRICATION. WHERE A CONFLICT OF INFORMATION EXISTS SEEK CONFIRMATION FROM CONSULTANTS PRIOR TO PROCEEDING FURTHER WITH THE WORKS.
3. THIS DRAWING IS TO BE PRINTED IN COLOUR.
4. TEMPORARY STABILITY OF THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED ELEMENTS OF PERMANENT WORKS DURING CONSTRUCTION IS SOLELY CONTRACTOR'S RESPONSIBILITY.
5. ONLY DRAWINGS AND SPECIFICATIONS ISSUED FOR **CONSTRUCTION** CAN BE USED FOR THE WORKS. IT IS CONTRACTOR'S RESPONSIBILITY TO SEEK THE INFORMATION FROM CONSULTANTS.
6. ALL PROPRIETARY ITEMS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. ALL WATERPROOFING SUCH AS TANKING DETAILS, DAMP PROOF MEMBRANES, DAMP PROOF COURSES, CAVITY TRAYS ETC. ARE TO BE INSTALLED AS PER ARCHITECT'S DETAILS.
7. THE ACTUAL FORM, EXTENT AND CONDITION OF ANY ELEMENTS MARKED AS "TBC", IS TO BE CONFIRMED BY THE CONTRACTOR VIA LOCAL OPENING/TRIAL PIT PRIOR TO COMMENCEMENT OF ANY WORKS. EXACT DETAILS OF FINDINGS ARE TO BE IMMEDIATELY REPORTED TO ENGINEER.

DRAINAGE NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DETAILS.
2. ALL PRIVATE ON-PLOT DRAINAGE WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART H. ALL ADOPTABLE DRAINAGE TO BE CARRIED OUT IN ACCRDANCE WITH SEWERAGE SECTOR GUIDANCE, APPENDIX C - DESIGN AND CONSTRUCTION GUIDANCE (SSG)
3. THE CONTRACTOR IS RESPONSIBLE FOR VALIDATING ALL ASSUMPTIONS PRIOR TO THE COMMENCEMENT OF WORKS, INCLUDING THE POSITION, DEPTH AND SIZE OF ANY EXISTING EXISING DRAINAGE INFRASTRUCTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE WORKS ARE ADVANCED.
4. ALL WORKS ARE DESIGNED FOR THE FINAL CONSTRUCTED USE. TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR.
5. ALL DRAINAGE WORKS ABOVE THE UNDERSIDE OF THE LOWEST STRUCTURAL SLAB BY OTHERS. DRAINAGE POINTS ARE SHOWN APPROXIMATELY ONLY. EXACT POSITION OF THESE ARE SET OUT AS FOLLOWS:
6. RAINWATER BY ARCHITECT
7. FOUL WATER AND ALL ASSOCIATED FITTINGS AND INTERNAL GULLIES - MEP
8. ANY STATED COVER LEVELS ARE FOR GUIDANCE ONLY AND SHALL BE SET TO THE FINISHED LEVELS SPECIFIED BY THE ARCHITECT.
9. THE CONTRACTOR SHALL ADJUST THE EXACT POSITION OF GULLIES AND DRAINS TO SUIT THE AS-BUILT SURFACE LEVELS. GULLIES SHALL BE PLACED AT LOWS SPOTS.
10. ALL PIPES TO CONNECT SOFFIT TO SOFFIT UNLESS OTHERWISE STATED.
11. ALL INTERNAL MANHOLES TO BE RECESSED, DOUBLE SEALED, AIRTIGHT TYPE IN ALUMINIUM OR STEEL. RECESS DEPTH TO THE SPECIFICATION OF THE ARCHITECT.
12. ALL INTERNAL MANHOLES SHALL BE SET OUT BY THE ARCHITECT. THE CONTRACTOR MUST ENSURE THE GRADIENT AND SIZE OF CONNECTING PIPE-WORK IS AS SHOWN ON THIS DRAWING.
13. ALL GROUND-FLOOR AND BASEMENT RWP'S AND SVP'S TO BE FITTED WITH ABOVE GROUND RODDABLE ACCESS PLATES TO ALLOW FOR JETTING/ CLEARANCE FROM THE INSIDE.
14. ALL BELOW SLAB RAINWATER PIPES TO BE 150MM Ø @ 1:80 AND FOUL WATER TO BE 100MM Ø @ 1:40 (DIA) UNLESS OTHERWISE STATED
15. THE CONTRACTOR SHALL CLEAN OUT AND REPAIR ALL RETAINED EXISTING DRAINAGE ON-SITE
16. SEALANT DETAIL THROUGH ALL WATERPROOFED STRUCTURAL ELEMENTS TO BE AGREED WITH TANKING SPECIALIST AND INSTALLED IN STRICT COMPLIANCE WITH THEIR INSTRUCTIONS.

DRAINAGE STRATEGY

THE BELOW GROUND DRAINAGE STRATEGY SHOWN IS BASED ON A 3 PART BLUE ROOF WITH A COMBINED DISCHARGE RATE OF 1.95 L/S AS PER BAUDER CALCULATIONS. REFER TO ARCHITECTURAL PLANS FOR THE EXACT EXTENT OF BLUE ROOF. THE BLUE ROOF COVERS AN AREA OF 566 M² AND COLLECTS RUN-OFF FROM A ROOF AREA OF 770 M².

ADDITIONAL BELOW GROUND ATTENUATION TANK IS PROVIDED IN DEEP WHICH WILL ALLOW THE DISCHARGE RATE FROM THE SITE (INCLUDING RUN-OFF FROM IMPERMEABLE PAVEMENTS) TO BE LIMITED TO 2 L/S AS SHOWN FOR 1% ANNUAL EXCEEDANCE PROBABILITY RAINFALL EVENT.

rev	date	description	by	checked
P02	2022.09.03	DISCHARGE RATE REDUCED TO 2 L/S	ON	KG
P01	2022.07.05	FIRST ISSUE	ON	KG

PROJECT TITLE:
19-37 HIGHGATE ROAD

CLIENT:
GM LONDON

PROJECT No: E0751 | DRAWN: ON | CHECKED: KG

DRAWING TITLE:
PROPOSED DRAINAGE STRATEGY

DRAWING No:
E0751-EEE-00-XX-DR-C-7599

SUITABILITY STATUS:
SUITABLE FOR PLANNING

REV: P02 | SCALE: 1:200@A1

engineeria
structural and civil engineers
a: 7 Ridgmount Street, WC1E 7AE, London, United Kingdom
e: contact@engineeria.com
t: (+44)207 580 4588
w: www.engineeria.com