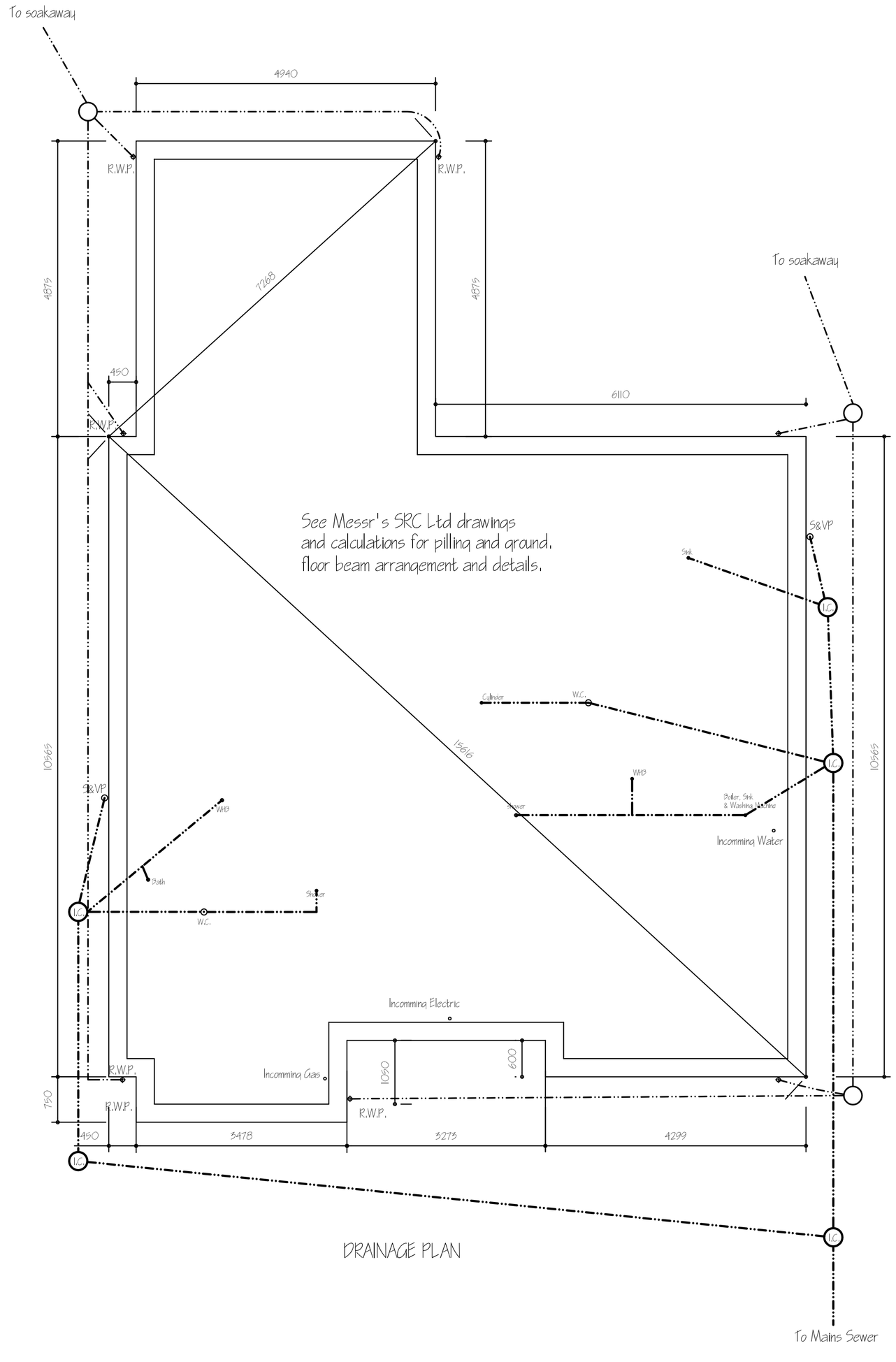
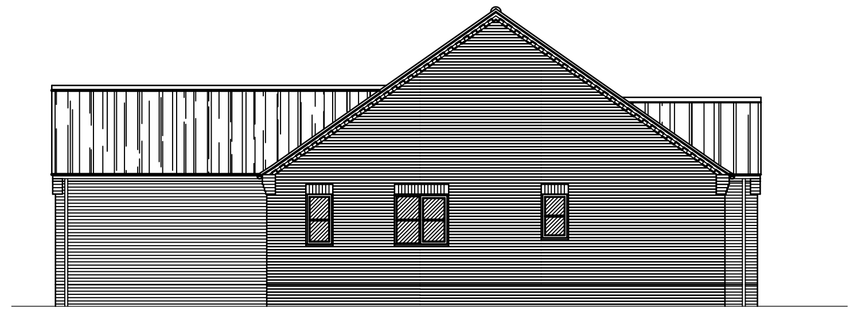



DRAINAGE PLAN



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Preparation and Foundations: -
See SRC's drawings and calculations for details of pilling and ground floor beam arrangement and details.

Sub-structure Walling: -
100mm thick class A dense concrete blocks (7N/mm2) made up to 525mm above ground level with PL quality splash course brickwork using red engineering bricks. Provide weak mix concrete infill to base of cavities to terminate 225mm below lowest DPC level.

Prestressed beam and block floor: -
Provide 150mm deep beams by Floorspan Contracts of Wisbech (tel. 01945 476161) or similar approved and lay them in accordance with manufacturers design and details, which are to be submitted to building control 28 days prior to erection on site. The ground below the beams should be free from vegetation and surface soil and treated with a weedkiller. There is to be a clear void left between the underside of the beams and the soil of at least 150mm and where the potential for soil heave exists this should be increased to at least 225mm. Joists to be laid onto a DPC with a minimum 90mm end bearing (ensure beams do not protrude into cavity). The whole floor should be grouted with a 1:3 cement/ sharp sand mix as soon after laying as possible. Where 2 or 3 beams are placed close together they should be infilled with concrete.

DPC's: -
All openings to be formed with vertical and horizontal polythene DPC's in cavity. DPC 525mm above ground level to be lapped to ground floors DPM minimum 90mm. To lintels above openings on external walls provide suitable DPC cavity tray over lintel with stopends and at least 2no. catnic or sim. Weepholes in brickwork per opening not more than 450mm apart. Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to CP 121.

Ground floor finish (not Garage) (to achieve U value of at least 0.15W/m2K): -
Off oversite provide 100mm thick Celotex or similar approved product, then 500 gauge polythene vapour barrier then 50mm Flow Screed.

Underground drainage: -
To be 110mm diameter UPVC pipes by approved manufacturer to be laid at a minimum fall of 1:70 bedded and surrounded in 100mm thick pea gravel. Where drains pass through walls provide over wall pre-cast concrete lintel, also leave 50mm gap around pipe and fill with compressible sealant, also mask both sides of opening with rigid sheet material to prevent entry of fill or vermin.
Inspection chambers to be 450mm diameter UPVC base and risers with cast iron frame and cover (same manufacturer as pipes). Covers to be Grade C - light duty covers (to be screwed down) unless IC's are in driveways where Grade B - medium duty covers are to be used. Inspection chambers not to exceed 1000mm below ground level (any deeper and a manhole will be required constructed to latest local authority specifications). Back inlet gullies to be rodddable type. Protection to underground pipes as follows: where pipes are not under a road and have less than 600mm cover, concrete paving slabs should be laid as bridging above the pipes on minimum 100mm pea gravel. If under a road and have less than 900mm cover, reinforced concrete bridging should be used in lieu of paving slabs. In both cases a layer of compressible material needs to be placed under the bridging. All underground drainage to BS 8301.

Soakaway: -
To be a minimum 5000mm from any building and to be crate system with inlet pipe discharging to centre of soakaway.

| ref: | revision | date |
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| A | DRAINAGE ALTERATIONS TO INCLUDE BOILER & TANK | MAY '17. |

**G. R. MERCHANT LTD.**
**I.ENG AMICE FIWO**

**ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS**

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**Tel: 01406 490800**
**Fax: 01406 425744**
**E-Mail: gr.merchant@btconnect.com**

**Project**
RESIDENTIAL DEVELOPMENT
OFF FEN ROAD
HOLBEACH
SPALDING, LINCS, PE12 8qa.

**Client**
D. BROWN BUILDING CONTRACTORS LTD.

**Drawing**
PLOT 4.
DRAINAGE PLAN & ELEVATIONS
- PROPOSED

| Job Ref. | Drawing No. |
|---|---|
| 2920-16. | 23A. |
| **Date** | **Drawn** |
| APRIL 2017. | SLD |

**Scales**
1/50 1/100 (unless otherwise stated).

**DO NOT SCALE FROM THIS DRAWING**

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