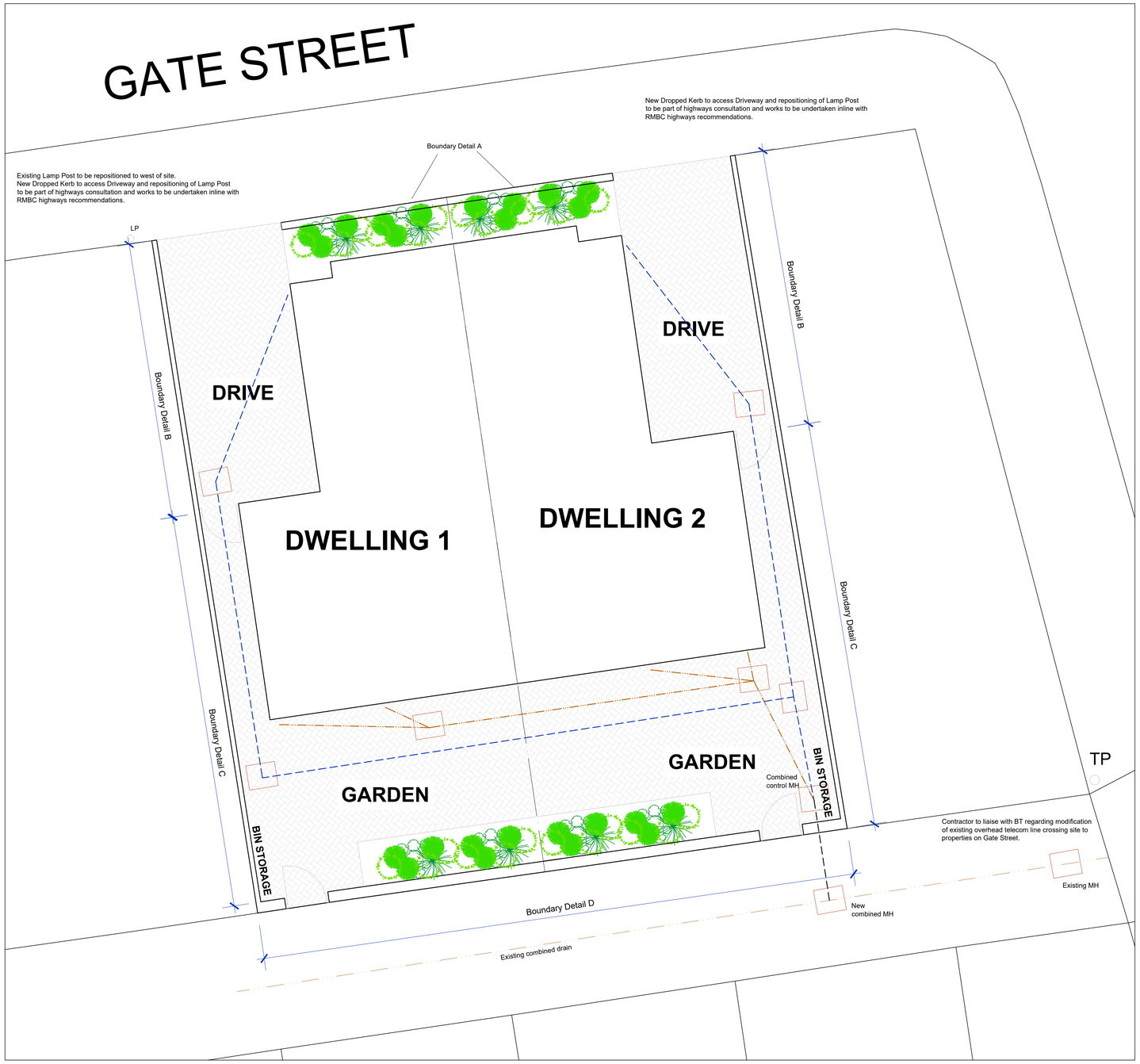


PROPOSED SITE PLAN

SURFACE WATER FLOW / DISCHARGE CALCULATION

Development Roof Area = 78.1m2

Development Drive & Paving Area = N/A (permeable paving)

Total Surface Water Drainage Area = 78.1m2

78.1 x 0.95 (impermeability factor) = 74.2m2

Rainfall intensity assume 1) 50mm/hr 2)75mm/hr

1) 74.2 x 50 = 3710 litres per hour or 1.03/sec - ok
2) 74.2 x 75 = 5565 litres per hour or 1.54/sec - ok

All drainage under building floor slabs within 400mm of the top of the slab to be encased in min 150mm concrete.

All new foundations to be constructed below invert level of new & existing drainage. Finally contractor to check existing mh depths to verify that new drainage will run into the existing on site gravity system.

All pathways to dwelling entrances to be 1 in 12 gradient/ ramp to front & rear entrances or stepped down with 100mm brickwork walling topped with 900 x 600mm concrete flags with min 25mm overhang all to Detail 1.

ANY EXISTING FW / SW SYSTEMS IN EXISTENCE ARE TO BE MAINTAINED IF POSSIBLE. DRAINS ARE TO BE TRACED ACCURATELY PRIOR TO COMMENCING DRAINAGE WORKS. TO ENABLE NATURE OF DRAINAGE (SEPARATE OR COMBINED) A CCTV SURVEY SHOULD BE UNDERTAKEN.

PROPOSED S.W. DRAINAGE 100mm DIA 1 in 100 fall

PROPOSED FOUL DRAINAGE 100mm DIA 1 in 40 fall

PROPOSED COMBINED DRAINAGE 150mm DIA 1 in 40 fall

This drawing is provided as a document to gain either Planning Permission or Building Regulation approval purposes only. It is not a guarantee that Planning Permission will be granted.

This drawing and all contents are the copyright of James Campbell Associates Ltd. No copies to be made from the drawing & details within unless authorised by James Campbell Associates Ltd.

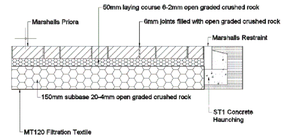
The contract for the works is between the client and his / her contractor. Contractor to visit site, study the details provided within the drawing and be familiar with both the work to be carried out in accordance with the details provided. Any stated dimension must be checked prior to any form of construction. All works and materials to comply with all relevant British Standards and carry a genuine BBA certificate. The materials specified within this drawing are a guide for the contractor as they are recognised materials with genuine BBA certificates etc. Any contractor who decides to use any different materials than that noted on the drawing must inform James Campbell Associates Ltd.

Any discrepancies discovered or items found that where not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

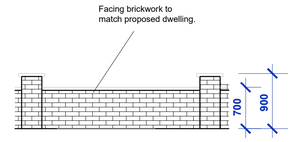
CONSTRUCTION NOTES:-



PARKING AREA
DRIVESETT ARGENT PRIORA

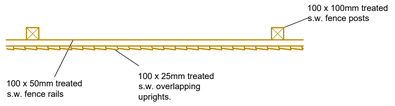


The Driveway and rear paving shall comprise permeable paving blocks with permeable sub-base. Both shall be laid in accordance with the Suppliers recommended details. The example details shown above are for Marshall's Priora Paving Blocks. An alternative Supplier's permeable block paving can be proposed. For approval of the alternative, the Contractor shall consult with RBC's Drainage Officer via Highways Department

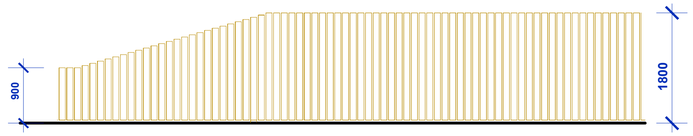


ELEVATION 1:50

BOUNDARY DETAIL A

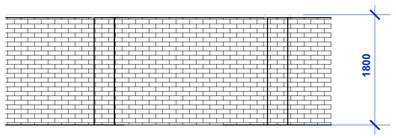


PLAN 1:25



ELEVATION 1:50

BOUNDARY DETAIL B



ELEVATION 1:50

BOUNDARY DETAIL C

DRAINAGE NOTES

1. All works are to be in accordance with "sewers for aboption" - 3rd edition.
2. All drainage is to be in accordance with BS8301 - code of practice for building drainage.
3. The contractor is responsible for setting out and for the correctness of the position and dimensions of all parts of the works.
4. The contractor shall give at least one clear working days notice to the engineer /building inspector before any formation is covered with permanent work and before testing any pipeline.
5. Vitrified clay pipes and pipeline fittings for sewers shall comply with the relevant requirements of BS65 and be of 'normal' type with flexible mechanical joints.
6. Unreinforced and reinforced concrete pipes and fittings with flexible joints shall comply with the relevant provisions of BS5911:part 100.
7. Manhole covers and frames shall comply with the relevant provisions of bs497 part 1.
8. All structural concrete is to be grade c35 with a minimum compressive strength of 35N/mm at 28 days. Minimum cement content is to be 200kg/m and maximum free water cement ratio is to be 0.6. Maximum aggregate size is to be 20mm nominal.
9. Blinding concrete is to be grade c15 with a minimum compressive strength of 15N/mm at 28 days. Minimum cement content is to be 200kg/m and maximum free water cement ratio is to be 0.6. Maximum aggregate size is to be 20mm nominal.
10. Mass concrete and concrete surrounding drains gullies and manholes is to be grade C25 with a minimum compressive strength of 25N/mm at 28 days. minimum cement content is to be 0.55. Maximum aggregate size is to be 20mm nominal.
11. All brickwork below dpc level is to have a minimum compressive strength of 27N/mm and a maximum water absorbtion of 7%.
12. All mortar below dpc level is to be 1:3 cement:sand (grade 3) - no additives will be permitted without the prior written consent of the engineer.

DRAWING TITLE
PROPOSED SITE PLAN

JAMES CAMPBELL ASSOCIATES LTD
CHARTERED ARCHITECTURAL SERVICES
CIOB
CIAT
Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN
Tel: 01706 354888
Mob: 07817 623183
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION
Land Off Gate Street
Rochdale

DRAWN:-	Martin D. Ashworth	DRAWING NUMBER:-
DATE:-	August 2020	**20.2219.2**
SCALE:-	1:50 @ A1	
ISSUE:-		