



Brickwork / blockwork below DPC to have max water absorption of <7% (ensure blockwork / brickwork below ground is suitable for use in the site soil conditions)

New dwelling to be cavity wall construction
 External finish - K-Rend (white)
 Outer leaf - 100mm blockwork 7N
 Cavity - 125 cavity with 125mm full fill Knauf Dritherm Ultimate 32 Cavity Slabs
 Inner leaf - 100mm blockwork 7N with 12.5mm plasterboard and skim on dabs (minimum mass of 10kg/m²)
 Blockwork above DPC Level - (Thermal conductivity = 0.47 Thermal resistance = 0.213)

Proposed foundation to be taken down to a suitable bearing strata subject to minimum foundation depths to suit ground conditions, see section A-A (minimum allowable bearing pressure of 100kN/m², to be confirmed by contractor,) and in agreement with local building inspector / engineer

Stainless steel proprietary wall starter. To provide additional weather proofing cut a vertical slot in the existing elevation and insert a vertical damp proof course. The junction perpend should be sealed with a pre compressed sealing strip or polymer based sealant

Refer to drawing 40-512 for retaining wall details

Strip footing to support CHS and retaining wall

600x600x300 Deep pad foundation

Note: Covered walkway F.F.L is level with house F.F.L

600x600x300 Deep pad foundation

125mm Thick ground bearing slab to binstore

450 Wide Strip Footing

300 Deep

Wall ties to be stainless steel and conform to BS1243. Ties to be embedded to a minimum depth of 62.5mm, positioned at maximum 750mm c/c horizontally and 450mm c/c vertically. Ties to be evenly distributed over wall area in a staggered pattern. Additional ties are to be provided at 225mm c/c to the vertical edge of all window and door openings.
Ties to be ANCON ST1 Type.

Membranes

- Laps in membranes to be rigorously sealed. A layer of double sided tape between the membranes at the overlap and run a tape over the leading edge of the outer sheet. Refer to manufacturers instructions / recommendations entirely
- Check that the wall damp proof course and floor damp proof membrane form an adequate air barrier. Make sure any laps and joints are well sealed and any tears or punctures are repaired.

Foundation General Arrangement Plan

(Scale 1:50) (Contractor to confirm all levels following demolition of existing house, levels shown are approximate only, minimum foundation level to be maintained below external ground level and ensure a minimum of 2 engineering bricks below external ground level)

Masonry Specification			
Level	Strength (N/mm ²)	MORTAR (BS5628)	DENSITY (kg/m ³)
Foundation	10.4	M12 / i	1500 - 1800
Ground - First	7.3	M4 / iii	1350 - 1500
First - Roof	7.3	M4 / iii	1350 - 1500

Blockwork - (Thermal conductivity = 0.47 Thermal resistance = 0.213)
 Note: this only applies to all blockwork above DPC level

Masonry Notes:

- Strengths are based on standard block sizes : 100 x 215 x 440mm or 140 x 215 x 440mm
- All blocks to be solid concrete category 1
- All brickwork (outer leaf) above d.p.c level is to have a minimum compressive strength of 27N/mm² and a maximum water absorption of 12%
- Brickwork / blockwork below dpc to have max water absorption of <7%
- Wall ties to be stainless steel and conform to BS1243. Ties to be embedded to a minimum depth of 62.5mm, positioned at maximum 750mm c/c horizontally and 450mm c/c vertically. Ties to be evenly distributed over wall area in a staggered pattern. Additional ties are to be provided at 225mm c/c to the vertical edge of all window and door openings
- Masonry movement joints not required below D.P.C
- Expansion joints to be formed at 6m centres to blockwork and 10m centres maximum to masonry comprising 10mm Aerofill (or equal approved) with acrylic non-hardening mastic sealant externally with appropriate Catnic or equal approved stainless steel plaster stops and movement beads internally



- GENERAL NOTES**
- This drawing to be read in conjunction with all relevant architect's, engineer's and mechanical and electrical engineer's drawings, specifications etc.
 - All dimensions to be checked on site.
 - Any discrepancies, contradictions to be notified to project architect / engineer.
 - The following drawings are intended to be used for Building Regulations and Planning approval only.
 - All works to the approval of the Local Authority Building Control and Planning Officers
 - All works to comply with the current Building regulations and subsequent amendments whether detailed in these drawings or not.
 - All works to comply with the relevant codes of practice and British Standard's and to be fitted in accordance with the manufactures instructions and recommendations.
 - Contractor to check all dimensions, angles and levels on site prior to commencement of works.
 - All elements of structure to achieve ½ hour fire resistance and to comply with the current Building Regulations.
 - Minimum U-Values to be in accordance with approved document L 2014 revision and subsequent amendments and also SAP 2014
 - Contractor to provide method statement for approval prior to any demolitions and installation of steel beams
 - All products to be installed entirely as per the manufacturers instructions / recommendations
 - All external ground levels and foundation levels are approximate only, contractor to confirm all levels following demolition of existing house.

- Concrete Notes**
- All dimensions are in mm unless shown otherwise.
 - All levels are in m and relative to ordnance datum.
 - Use figured dimensions only - do not scale.
 - This drawing to be read in conjunction with all relevant specialists drawings and specifications, any discrepancies to be brought to the attention of the engineer.
 - New foundations onto suitable bearing strata to the approval of the engineer
 - Sub grade to be proof rolled and any soft spots encountered below slabs are to be removed and infilled with compacted hardcore
 - Reinforced structural concrete to be designated mix RC35 in accordance with BS EN 206-1/BS 8500.
 - Blinding / mass concrete to be designated mix GEN3 to BS EN 206-1/BS 8500
 - Mesh reinforcement to be in accordance with BS 4483. Minimum lap to be 400mm.
 - All steel reinforcement to be in accordance with BS 4449:2005, all reinforcement to be scheduled, dimensioned, bent and cut in accordance with BS8666:2005.
 - The minimum concrete cover to reinforcement : top, bottom and sides of foundations = 40mm
 - Such additional reinforcement as required to maintain the bar in position as detailed shall be provided by the contractor.
 - Contractor to use approved spacer blocks.
 - Concrete to be DC2 sulphate resistant
 - Any soft spots encountered on site below slabs and beams are to be removed and infilled with suitable hardcore well compacted in 150mm layers.
 - All stone proposed to be used as hardcore is to be clean and free from any deleterious materials.
 - Drains within 300mm of u/s of slab/floor to be encased in GEN3 mass concrete
 - Allow floor screed to cure and dry to sufficiently low moisture content before use or before the fixing of surface finishes.

Drawing to be read in conjunction with structural engineers calculations.

Note: All internal and external joints between different materials to be fully sealed to provide air tight seal to comply with the building (England & Wales) regulations

To be read in conjunction with drawing 40-500 building regulation notes & specification and air tightness details

Construction Issue

Rev.	Date	Description	Status	Rev. by
C1	26.02.18	Construction Issue - See Revision Triangles	Building Regulations	MM
P2	29.01.18	See Revision Triangles	Building Regulations	MM
P1	20.11.17	First Issue	Building Regulations	MM

Project **40 Caldry Road**
West Kirby
Wirral

Title **Foundation Plan**

Client **Mr & Mrs Taylor**

Drawn by M.M	Checked by	Drawing Number 40-501	Rev. C1
Scale 1:50 @ A1	Date October '17		