Party wall construction above DPC between House and Garage;
100mm Celcon Solar or equal approved thermal block with a strength of 3.6 N/mm2 and a thermal conductivity of 0.15 W/mK.
100mm cavity filled with 90mm Kingspan K106 90mm thick rigid insulation board. Joint of board to be taped with aluminium tape.
10mm clear cavity.
100mm Celcon Solar or equal approved thermal block with a strength of 3.6 N/mm2 and a thermal conductivity of 0.15 W/mK.
Construction to give a u-value of 0.16.

HOUSE.

GARAGE.

Polymer dpc over the visquen dpm to the inner leaf, and to the external leaf. All laps in dpc to be 150mm minimum. Allow for cavity tray with weep holes.

DPC / FFL / SOP.

150

Floor Construction to the Garage;
Floor construction to be as follows, 100mm oversite concrete on 1200 gauge visqueen dpm on 150mm thick hardcore fill with 25mm sand blinding to the top.
DPM be taken up the wall and linked to the dpc.

Section through Party Wall and Slab of House and Garage. 1:10.

GARAGE.

Polymer dpc over the visquen dpm to the inner leaf, and to the external leaf. All laps in dpc to be 150mm minimum. Allow for cavity tray with weep holes.

300

GL.

Floor Construction to the Garage;
Floor construction to be as follows, 100mm oversite concrete on 1200 gauge visqueen dpm on 150mm thick hardcore fill with 25mm sand blinding to the top.
DPM be taken up the wall and linked to the dpc.

Section through the External Wall of the Garage. 1:10.

Polymer dpc over the visquen dpm to the inner leaf, and to the external leaf. All laps in dpc to be 150mm minimum.

DPC / FFL / SOP.

150

GL.

Weep holes to perp ends shown cross hatched allow for proprietary plastic weep hole to joint, holes to be at 900mm centres.

Cavity below dpm to be fully filled with lean mix concrete, top to be flush with the top of the brickwork.

External wall construction below DPC to be either;
Facing brick to external face of 3 courses below dpc, concrete brick below.
100mm cavity filled as noted below
100mm concrete brick.
OR.
300mm wide thermalite or equal approved trench block.

Foundations;
New foundations to be concrete mix CP35 size to suit site conditions, part A1 / 2 and to Local Authority Building Inspector satisfaction. Minimum size to be 600 wide x 225mm deep for external walls and 450mm wide x 225mm deep for internal load bearing walls or if trench filled depth of concrete to be not less than 450mm. Bottom of new foundation to be 1000mm below finished ground level unless instructed by the LA Building Inspector to excavate further to his satisfaction.

Typical DPC / Ground Floor Slab Detail / Typical Vertical Section through the External Wall. 1:10.

External wall construction above DPC;
Facing brick
100mm cavity filled with 90mm Kingspan K106 90mm thick rigid insulation board. Joint of board to be taped with aluminium tape.
10mm clear cavity.
100mm Celcon Solar or equal approved thermal block with a strength of 3.6 N/mm2 and a thermal conductivity of 0.15 W/mK.
Construction to give a u-value of 0.16.

1200 gauge visqueen membrane over entire area, all joints lapped 100mm and fully taped. Visqueen to be dressed up the wall and lapped under dpc to external leaf. Allow for a further layer of 1200 gauge visqueen to the top of the insulation. Edge turned up and joint taped to the face of lower dpm.

Ground Floor Construction;
Floor construction to be as follows, 100mm oversite concrete on 200mm thick Celotex rigid insulation board on 1200 gauge visqueen dpm as noted above on 150mm thick hardcore fill with 25mm sand blinding to the top.
Note allow for 25mm thick rigid insulation board upstand at the perimeter of the concrete / screed at the junction with the outside wall. DPM be taken up the existing wall and linked to the dpc.

Insulation and visqueen dpm taken across the threshold of the door opening. Allow for 75 x 75mm galvanized mild steel angle bolted to the top of the brickwork to form stop for floor construction, angle to be full width of door opening.

Roll over threshold strip screw fixed to the top of the concrete.

Paving flags laid on sand / cement bed, flags laid to fall away from the building.

Lean mix fill to the cavity taken up to the underside of the dpm just to the door openinig only to provide solid support for the insulation / dpm and the slab.

Section Indicating Level Threshold to the Front Door. 1:10

Proposed Foundation and Drainage Plan. Plot 2. 1:50.

GENERAL NOTES;

Drawings to be read in conjunction with all Structural Engineers details / calculations if applicable.
All work to be carried out by competent personnel and to all current health and safety regulations and to current British Standards.
Work detailed on the drawings is subject to Building Regulation approval and if work commences prior to written approval then that work is carried out at risk and may be required to be uncovered / replaced to LA Building Inspectors satisfaction. If any work is carried out prior to receipt of approval then notice is to be given to the LA Building Control to allow for site inspections as the work proceeds.
All materials to be fit for purpose and installed to manufacturers written and drawn product information.

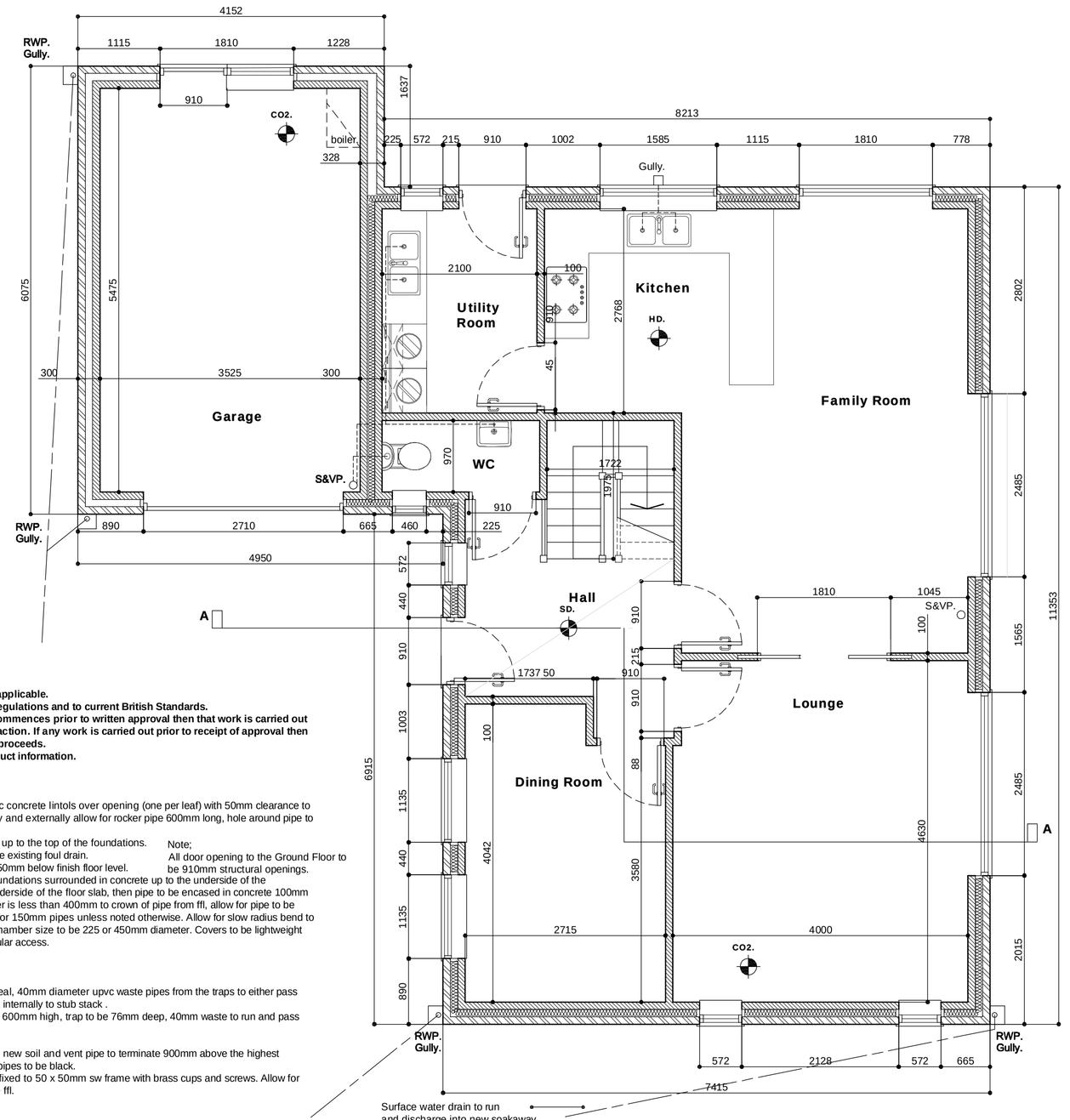
New Below Ground Foul Drainage;
Allow for rodable back inlet gully and soil and vent pipes in positions indicated.
New underground drainage pipes below ground level that pass through external wall to have pc concrete lintols over opening (one per leaf) with 50mm clearance to crown of the pipe, lintols to have 150mm end bearing. Within 150mm of face of walls, internally and externally allow for rocker pipe 600mm long, hole around pipe to be made good with compacted sand.
Foul drains that are within 1200mm of the face of any foundations to be surrounded in concrete up to the top of the foundations.
Allow for rodable gully's in positions indicated, outlet from gully to be 100mm and connect to the existing foul drain.
New soil pipe to be 100mm diameter bottom to have slow radius bend, bottom of bend to be 450mm below finish floor level.
New main drain to be 110mm plastic pipe bedded on granular fill, or where below bottom of foundations surrounded in concrete up to the underside of the foundations. If drains under building have less than 300mm cover from crown of pipe to the underside of the floor slab, then pipe to be encased in concrete 100mm thick, concrete poured with the slab, allow for flexible filler around joints. Extemally where cover is less than 400mm to crown of pipe from ffl, allow for pipe to be encased in concrete as noted above. Fall of new pipes to be 1:40 for 100mm pipes and 1:60 for 150mm pipes unless noted otherwise. Allow for slow radius bend to the bottom of all soil pipes / stub stacks, bottom to be 450mm below fNew plastic Inspection chamber size to be 225 or 450mm diameter. Covers to be lightweight for foot traffic. Manholes to be either brick built or concrete ring, covers to be suitable for vehicular access.
Foul drain to run and connect to the existing foul drain, refer to site plan for position.

Above Ground Drainage;
Waste from sinks / basins and shower to connect to anti-syphon bottle trap with 76mm deep seal, 40mm diameter upvc waste pipes from the traps to either pass through core holed drilled in the external wall and connect to new soil and vent pipe or connect internally to stub stack .
Wastes from washing machine / dishwasher to connect to running trap with stand pipe at least 600mm high, trap to be 76mm deep, 40mm waste to run and pass through core holed drilled in the external wall and disharge over rodable gully.
100mm diameter wastes from WC's to connect to stub stack / soil and vent pipe.
110mm diamter stub stack to terminate above highest water level with an air admittance valve, new soil and vent pipe to terminate 900mm above the highest openable window in weather cowl..All pipes to be clipped at 600mm centres external exposed pipes to be black.
Allow for boxing in all stub stack / soil and vent pipes with 19mm thick moisture reststant mdf fixed to 50 x 50mm sw frame with brass cups and screws. Allow for access cap to the bottom of both pipes with the centre line being no greater than 200mm above ffl.

New Surface Water Drainage;
Allow for 112mm black upvc half round gutter. Gutters to connect to 68mm diameter black upvc rain water pipes. Location as indicated on the plans.
Allow for roddable gully's in positions indicated. The gully's are to connect to 110mm plastic pipe and run as indicated to new soakaway. The soakaway is to be constructed at least 5.0mts away from building, refer to site plan for the location. New surface water drain to be 110mm plastic pipe bedded on granular fill, or where below bottom of foundations surrounded in concrete up to the underside of the foundations, fall of pipe to be 1:60 minimum.
Soakaway to be constructed using plastic drainage cells, area of each soakaway to be 1200 x 1200 x 1000mm. Hole to be formed and cells placed on geotextile membrane on 100mm pea gravel bed, cells then wrapped fully in membrane, hole filled using pea gravel surround to cells with at least 150mm surround, top of hole then made good with selected backfill.

Note;
Door opening to the Garage to be 910mm structural opening.

Note;
To maintain brick coursing and flush face of Garage wall return cavity wall within clouded area to be 328mm.



Proposed Ground Foor Plan. Plot 2. 1:50.

All dimensions to be checked and confirmed on site prior to any construction. Discrepancies to be reported to Mr. S. H. Miles immediately.

Figured dimensions to be taken in preference to those scaled.

Mr S. H. Miles accepts no responsibility for any unauthorised amendments / deviations to the drawing.

All materials/workmanship to be to current British Standards and Codes of Practice. All specified materials to be installed as manufacturers written product information and where applicable by their approved contractors. Where equal approved is noted as an alternative the contractor is to supply details as requested of alternatives proposed. All materials to be fit for purpose.

Proposed erection of 2 detached houses on land adjacent Gwynfa, Rhosrobin Road, Rhosrobin, Wrexham. LL11. 4PG. for Mr. P. Derosa.

S. H. MILES
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Title : PROPOSED FOUNDATION PLAN, GROUND FLOOR PLAN, TYPICAL SLAB AND EXTERNAL WALL DETAIL, LEVEL ENTRANCE DETAIL AND DRAINAGE NOTES. PLOT 2.

Scale :	1:10 & 1:50 @ A1.
Drawn :	SHM.
Date:	January 2020
Approved:	
Job. No:	Dwrg. No: Rev.
20/01	05

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