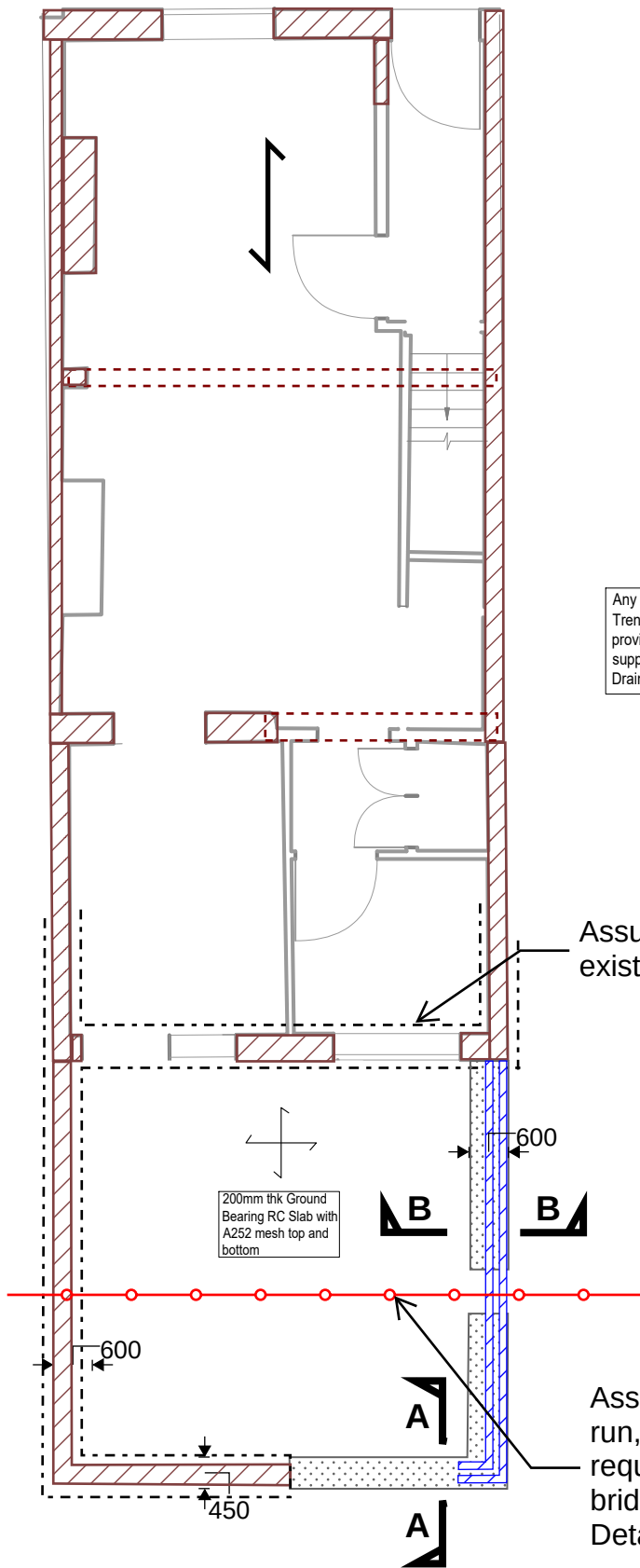


TRENCH FILL FOUNDATION NOTES

- Soil volume change potential assumed as HIGH.
- All trench fill foundation widths are shown on the foundation plans. Minimum thickness of concrete shall be half the foundation width or 300mm, whichever is the greater.
- All trench fill foundation depths to be established as the greater depth from the following:-
 - Minimum 1.5m deep (high volume change potential soils)
 - Minimum depth due to influence of trees as indicated on plan.
 - 300mm below existing tree root activity.
 - 250mm into undisturbed natural ground.
 - All foundation depths are to be measured from the lower of existing or proposed levels.
 - Foundations adjacent to pipe runs or manholes are to have their formation level set above the invert level no higher than the equivalent of the horizontal distance between the pipe/excavation trench and the foundation minus 500mm.
- The anticipated founding level has been calculated from available information to assist in planning and tendering the works. The actual levels should be determined during excavation based on the above.
 - Assumed soil conditions: Made ground overlying clay. If conditions other than these, or variable formation conditions, are encountered then Engineer shall be informed prior to concreting.
 - A safe bearing pressure of 80kN/m² for undisturbed natural clay.
- Heave protection to be provided where foundations are within the influence zone of trees and where the foundation depths indicated on the foundation drawings are greater than 1.50m, in line with the details and specifications indicated on the foundation sections drawing.
- Building Control to inspect and approve foundation formations prior to the placing of concrete.
- Where foundations are excavated deeper than 2.50m inform Engineer to allow these foundations to be re-designed.
- Any existing foundations encountered are to be grubbed out locally at new foundation positions, to 300mm below the depth of the existing formation level, and the new foundation formation level is to be at this depth, with stepping to adjoining foundations accordingly.
- All excavations shall be kept free from water, loose material and rubbish etc. The formation level shall not be exposed until the day of the concrete pour. If concrete pours are delayed the formation shall be protected by minimum 50mm of concrete blinding to prevent deterioration.
- Concrete is specified in accordance with BS 8500-1 and BRE Special Digest No. 1. All concrete is to conform to BS EN 206-1 and BS 8500-2.

Minimum Compressive Strength Class: C25/30
- Before commencing any excavation work, the contractor should carry out a thorough survey of all extg. services bellow ground. In any event, the top 2.0m should be excavated with great care.
- All top soil and organic material is to be removed from within the building footprint, any plantation roots>5mm dia. or root balls convering more than 1%area of the foundations. any desiccated materials/soft spots are to be removed to undisturbed material are required.



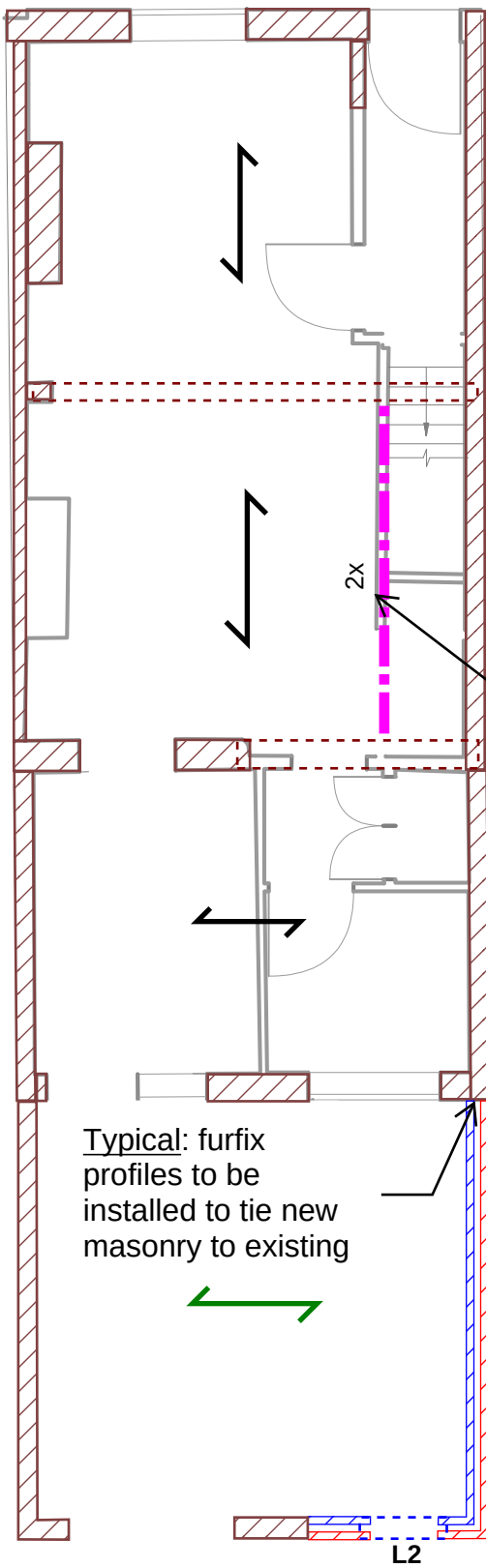
FOUNDATION PLAN

NEW FOUNDATIONS TO BE TAKEN DOWN TO BEARING STRATA MIN 1.5m BELOW GROUND LEVEL TO BE APPROVED BY BUILDING CONTROL INSPECTOR

Any new proposed drainage runs through new foundation: Trench fill foundation to stop and start either side and provide 2no. R7 Naylor lintels (min. 150mm bearing) to support masonry structure over. Max clear span 700mm. Drainage runs to be backfilled with pea shingle.

Assumed line of existing foundation

Assumed existing Thames Water run, buildover agreement may be required. New foundations to bridge over with lintels - refer to Details



GROUND FLOOR PLAN
SHOWING STRUCTURE OVER

Lintel Schedule

L1: Naylor Lintel R6

L2: CG90/100 Catnic lintel

L3: CN71A Catnic lintel

HEALTH, SAFETY & ENVIRONMENT

It is the responsibility of the client to ensure that those undertaking the works are competent and experienced in the type of work to be undertaken.

In addition to the hazards usually associated with the types of work detailed on this drawing, the following specific hazards have been identified through design risk assessment. The planning and execution of the works should take into account all usual and specific hazards.

Hazards should also be taken into account in the maintenance, operation, decommissioning and demolition of the works.

NOTES

- All dimensions are in millimetres (mm) and levels in metres Above Ordnance Datum (mAOD) unless noted otherwise.
- Do not scale from this drawing.
- The copyright in this drawing belongs to Panoptic Design Consulting; the designs and details may not be used on any project other than that indicated in the titleblock.
- Where CAD or BIM files of the drawing are issued, they are provided for the convenience of others, and shall not be used for construction purposes or relied upon for accuracy or completeness.

LEGEND

- Assumed existing loadbearing masonry wall (cavity width TBC)
- New C30 mass concrete trench foundation
- New cavity wall below DPC - min. 7.3N block or eng brick
- Span of flat roof joists. Min. C24 50x200dp joists @ 350mm centres
- Assumed span of existing timber joists above
- New steel beam, Grade S275
- Assumed existing beam
- 2x Timber beam formed of doubled up timber joists (u.n.o) bolted together with M10 @ 450c/c
- New lintel. Refer to lintel schedule for sizes

T1	06/03/24	First Issue	KP	VM	VM
Rev.	Date	Amendment	Drawn	Chkd.	Appd.



Client
SARAH & DANNI

Project Title
63 POYNTON ROAD

Drawing Title
PROPOSED STRUCTURE
FOUNDATION & GROUND
FLOOR G.A.

Drawn	Date	Checked	Date	Approved	Date
VM	06/03/24				
Scale		Orig Size		Dimensions	mm
Project No.	Drawing File				
1193					
Drawing No.	1193-2001				Rev.
				T1	

TENDER