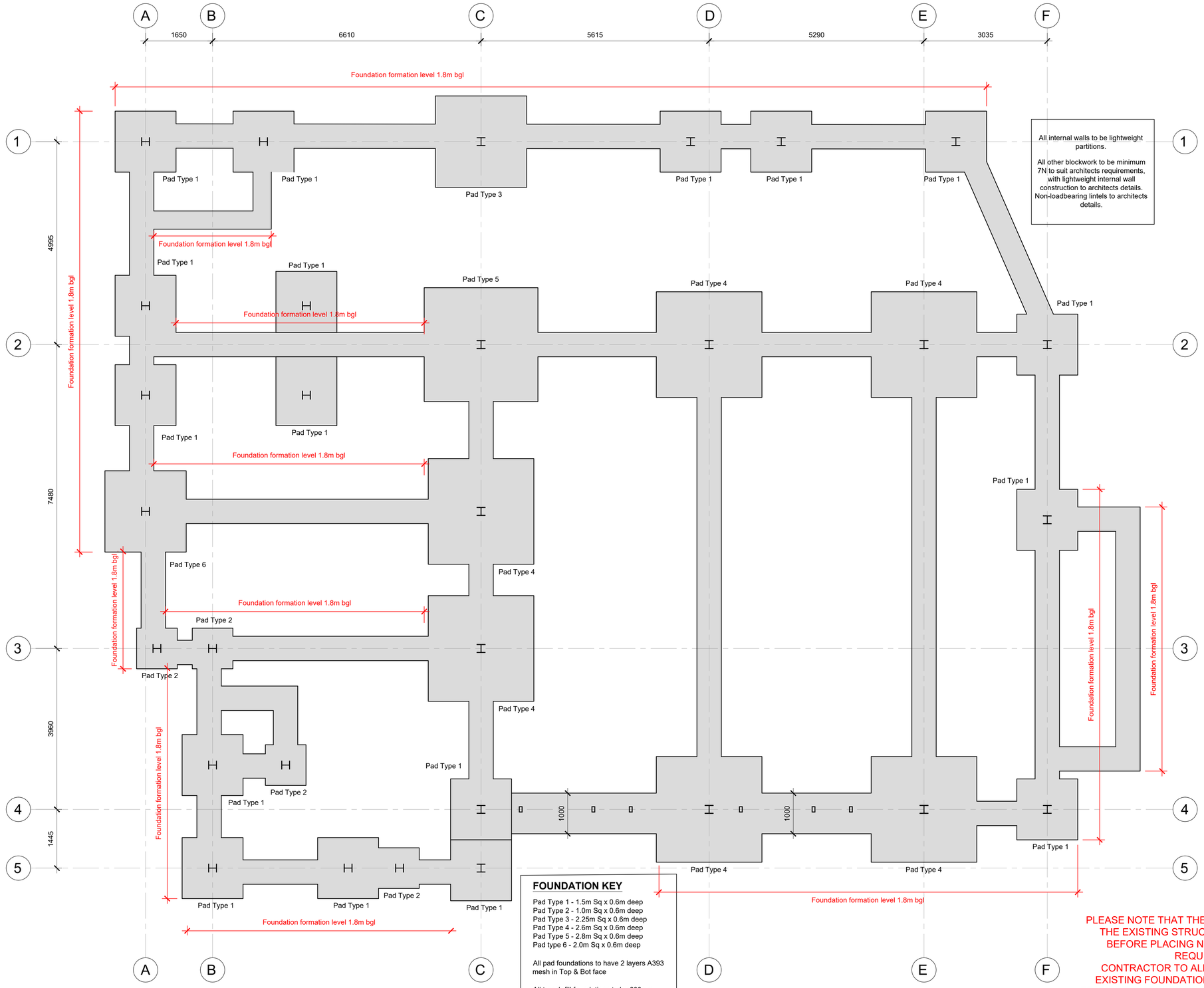

All internal walls to be lightweight partitions.

All other blockwork to be minimum 7N to suit architects requirements, with lightweight internal wall construction to architects details. Non-loadbearing lintels to architects details.

FOUNDATION KEY

Pad Type 1 - 1.5m Sq x 0.6m deep
Pad Type 2 - 1.0m Sq x 0.6m deep
Pad Type 3 - 2.25m Sq x 0.6m deep
Pad Type 4 - 2.6m Sq x 0.6m deep
Pad Type 5 - 2.8m Sq x 0.6m deep
Pad type 6 - 2.0m Sq x 0.6m deep

All pad foundations to have 2 layers A393 mesh in Top & Bot face

All trench fill foundations to be 600mm wide unless otherwise shown, trench fill foundations to have a layer of A393 mesh in bottom face.

All foundations to be founded onto the natural claygate member strata approx 1.5m below existing ground level refer to SI, in areas of close proximity to trees foundations will need to be be deepened as indicated. 75mm claymaster to be included in foundations deeper then 1.5m, this is to be placed on the inside face of all external walls.

PLEASE NOTE THAT THE EXISTING FOUNDATIONS FOR THE EXISTING STRUCTURE ARE TO BE REMOVED BEFORE PLACING NEW FOUNDATIONS TO THE REQUIRED DEPTH.
CONTRACTOR TO ALLOW FOR THE REMOVAL OF EXISTING FOUNDATIONS, FOR AREAS OF EXISTING FOUNDATION REFER TO RECORD & EXISTING DRAWINGS

PRE-CAST FLOOR CONSTRUCTION

1. All design packages used for pre-cast concrete floor units shall be B.S.I. or agrément approved. Copies of relevant documentation shall be supplied to the Engineer on request.
2. The pre-cast unit manufacturer shall supply the Engineer with 2 copies of all design calculations, drawings etc. (including reinforcement drawings for R.C. elements) and shall not proceed with manufacture until comments are received from the engineer. Allow 5 working days for comments and programme works to comply with main contractors programme.
3. All structural concrete design shall comply with BS 8110 and shall allow for the following unfactored loadings:

   Finishes & screed load

All areas	-	2.5kN/m^2

   Imposed load

Office loading	-	3.0kN/m^2
Plant Room	-	7.5kN/m^2
Main Hall	-	5.0kN/m^2
Partitions	-	1.0kN/m^2

4. Self weight of floor units for ground floor construction to be not more than 300 kg/m³.
5. Self weight of floor units for upper floor construction to be not less than 300 kg/m² and not more than 340 kg/m².
6. Where beam and block floor systems are used, air bricks to ventilate the under floor voids shall not be located under beam bearings.
7. All concrete units to have nominal 90mm (minimum 75mm) bearings on structural steelwork sections and nominal 100mm (minimum 90mm) bearings on masonry except where shown otherwise on the drawings.
8. Where sides of hollow plank units are built into walls, pin up hard between wall and underside of unit with 1:3 cement:sand mortar to ensure structural continuity.
9. All concrete infill between hollow plank units and for closing up of holes around services etc. Not to be less than grade C25/30, S3 slump to BSEN206-1, BS8500-1 and BS8500-2.
10. Grouting of units shall be in strict accordance with manufacturer's instructions.
11. External and party walls parallel with beam span shall be restrained at top of upper floor levels with galvanised 30 x 5.0mm straps having a size not less than 100 x 900 at no more than 2.0m centres in houses and 1.25m centres in flats.
12. PCC planks to be designed to suit holes and notches as detailed on the drawings. Floor supplier to include for trimming around service holes, except as detailed on the drawings.

Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorized modification or amendment to, or any transmission, copy or use of the material, or any proprietary work contained therein, by the Employer, Other Project Team Member, or any other third party.

All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications

Do Not Scale © Ingleton Wood LLP

FOUNDATION NOTES

1. The Contractor shall verify all site and setting out dimensions before putting work in hand. Where dimensions are shown on the Engineers drawings, any discrepancies shall be reported to him.
2. The foundation design is based on the assumption that strata capable of providing a design bearing capacity of 80kN/m², will be found at the depths indicated. Foundations shall be founded at the depths indicated as a minimum. The discovery of conditions not in accordance with this assumption shall be reported to the Engineer before proceeding with the construction of the foundations.
3. Bottoms of all foundation excavations shall be trimmed, levelled and protected from inclement weather, all excavations and the surrounding site shall be kept free of water.
4. Bottoms of excavations to receive reinforced concrete, shall be blinded with not less than 50mm of designated concrete grade GEN1 to BSEN206-1, BS8500-1 and BS8500-2.
5. Foundations taken down lower than the depths indicated shall, with the approval of the Engineer and NHBC, Building Control or other statutory bodies, be made up with designated concrete grade RC35 to BSEN206-1, BS8500-1 and BS8500-2. Also aggressive concrete mix design to incorporated for a design sulphate class of DS-1 and aggressive chemical environment for concrete (ACEC) of AC-1s. In accordance with part 1 of the BRE Special Digest 1.
6. In order to suit levels, the bottoms of foundation excavations may be stepped a maximum of 500mm high by a minimum 1000mm long unless otherwise noted on the drawings.
7. The Contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction.
8. Reinforced concrete shall be compacted by means of a mechanical vibrating poker and the workability shall be such that, when compacted, a dense concrete, free from voids shall be produced.
9. Construction joints in mass concrete foundations shall be located at least 1.5m from any foundation junction, pad base or step in underside of foundation. Joints to be formed against a vertical grout tight shutter and shall incorporate 4No. H16 bars x 900 long (2 top, 2 bottom) with 100mm cover to sides.
10. Footings to be founded 300mm below the invert of any adjacent/perpendicular existing or proposed drainage, or as shown on the drawing, whichever is the deeper.
11. The Contractor is to ensure, so far as is reasonably practical, that the Client has obtained all necessary Building Regulations and/or similar approval before he commences work on site.

TRENCH FILL FOUNDATIONS ON CLAY SITES

1. The clay at this site is of LOW volume change potential, with an allowable bearing pressure of 80kN/m². Report to the Engineer if ground conditions vary, before proceeding with construction of the foundations.
3. Foundation depths shall be increased as required to penetrate a minimum of 500mm below any root activity. Depths determined by this requirement shall not be less than those shown on the drawings.
4. To ensure compliance by the Contractor with note 3, a Banksman shall be employed to inspect excavated soil during the final 500mm of any excavation. The Banksman should break open clumps of soil excavated to examine the soil for roots. If in doubt the Engineer should be consulted before proceeding further with construction of the foundations.
5. All foundations shall be constructed with a vertical face without the presence of any overbreak or concrete overspill. The Engineer is to be informed if such criteria are not met to agree appropriate remedial action.
6. Foundation depths shown apply only to the location of buildings and details of trees & shrubs shown on the drawings. Report to the Engineer if site conditions or details of trees / shrubs vary from information shown.
7. Where no details of proposed planting are shown on the drawings, the Client/Employer shall ensure that new tree or shrub planting is in compliance with the following requirements:
8. Foundations to each plot, or group of units shall bear onto consistent ground conditions throughout.
9. Where foundations bear into non shrinkable soils (such as sands and gravels) which are underlain by shrinkable clay, foundation depths may be varied to suit site conditions subject to the receipt of prior written approval of the Engineer and Local Authority.
10. Where non shrinkable soils (such as sands and gravels) underlie shrinkable clays, foundation depths may be varied to suit site conditions subject to the receipt of prior written approval of the Engineer and Local Authority.
11. Sleeves / lintels etc. to allow drains and services to pass through foundations and substructure walls shall allow for the following potential ground heave:
12. The Contractor is to ensure, so far as reasonably practical, that the client has obtained all necessary Building Regulations and/or similar approval before he commences work on site.

Rev	Description	Date	Chk	Apr
P2	-Revised to Latest Layout	19.02.19	XX	XX
P1	-Issue for Comment	08/11/18	XX	XX

Project No:	Scale @ A1:	Drawn By:
600682	As Indicated	A.J.W

Ingleton Wood
Property and Construction Consultants
Issuing office: London
T: 020 7680 4400
www.ingletonwood.co.uk
Vision, form and function

Project:
New Chantry centre
Chanty Way
Billericay, Essex
CM11 2BB

Client:
Billericay Town Council

Title:
Foundation layout Option 2

Drawing Number:
CHNTY- IW -XX-XX-DR-S-7000

Status:	Purpose of Issue:	Revision:
D2	Tender	P2