



INDICATIVE SUBSTRUCTURE PLAN  
MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND DRAWINGS

GENERAL

UNDER NO CIRCUMSTANCES SHOULD DIMENSIONS BE SCALED FROM THIS DRAWING "IF IN DOUBT ASK".  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS  
ALL WORKS TO COMPLY TO ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICES, EURO CODES AND BUILDING REGULATIONS.  
THE USE OF ALL MANUFACTURED MATERIALS AND COMPONENTS, WHETHER SPECIFIED HERE OR AT THE CONTRACTORS / SUB-CONTRACTORS CHOICE IS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S LITERATURE AND IN ACCORDANCE WITH ANY AGREEMENT CERTIFICATE. IT IS THE CONTRACTORS / SUB-CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL THE RELEVANT STANDARDS, MANUFACTURER'S LITERATURE AND INSTRUCTIONS, AND BBA CERTIFICATES TOGETHER WITH ALL THE DOCUMENTS REFERRED TO ABOVE ARE AVAILABLE ON SITE. WHERE THESE DRAWINGS DIFFER FROM ANY MANUFACTURER'S INFORMATION OR INSTRUCTIONS THIS IS TO BE DISCUSSED WITH THE ARCHITECT.  
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE WORKS BY THE PROVISION OF ADEQUATE TEMPORARY WORKS.

FOUNDATIONS

FOUNDATIONS SHOWN ARE INDICATIVE ONLY.  
DRAWING TO BE READ IN CONJUNCTION WITH THE STRUCTURAL SPECIFICATION AND DRAWINGS FOR SUB-STRUCTURE BY PROJECT STRUCTURAL ENGINEERS  
FOUNDATION DEPTHS AS SPECIFIED ARE MINIMUM. DEPTHS TO BE INCREASED TO SUIT LOCAL BEARING STRATA AND 'SOFT SPOTS'. ALL FORMATION LEVELS TO BE INSPECTED BY A SUITABLY QUALIFIED ENGINEER / INSPECTOR TO ENSURE REQUIRED BEARING STRATA IS ACHIEVED.  
FOUNDATIONS TO BE CENTRAL UNDER WALLS EXCEPT WHERE NOTED OTHERWISE ON THE DRAWING.  
EXISTING FOUNDATIONS THAT ARE ENCOUNTERED ARE TO BE REMOVED 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 TO BE KEPT FREE FROM WATER, LOOSE MATERIAL AND RUBBISH. THE FORMATION LEVEL SHALL NOT BE EXPOSED UNTIL THE DAY OF THE CONCRETE POUR.  
IF DRAINAGE PASSES CLOSE TO THE FOUNDATIONS THEN INCREASE DEPTH OF FOOTING AS REQUIRED

WALLS BELOW DPC  
MASONRY BELOW GROUND LEVEL TO BE EITHER NON FROST SUSCEPTIBLE BLOCKWORK WITH A MINIMUM COMPRESSIVE STRENGTH OF 7N/mm², OR CLASS B ENGINEERING BRICKWORK, BOTH IN CLASS (i) MORTAR.  
ALL WALL TIES ARE TO BE STAINLESS STEEL AND COMPLY WITH BS 1243 AND MEET THE PERFORMANCE REQUIREMENTS OF STANDARD DD140: CLASS 1, AND ARE TO BE INSTALLED IN FULL ACCORDANCE WITH BS 5628 - PART 3: 2001.  
RESIDUAL CAVITY AND CAVITY BELOW WALL TIES TO BE FILLED WITH GEN 1 GRADE CONCRETE WITH A CONSISTENCE CLASS OF S3.  
WHERE SERVICES PASS THROUGH WALLS ALLOWANCE SHOULD BE MADE TO ACCOMMODATE MOVEMENT. EITHER PROVIDE SUITABLE PRE-STRESSED CONCRETE LINTEL OVER WITH SLEEVE PROVIDING MINIMUM 50MM CLEARANCE AROUND PIPE SUITABLY SEALED TO PREVENT INGRESS OF VERMIN, OR IF PIPES ARE BEDDED PIPE TO HAVE FLEXIBLE JOINTS BOTH SIDES OF WALL A MAXIMUM OF 10MM FROM THE FACE OF THE WALL.  
GROUND BEARING CONCRETE SLAB  
PROPOSED GROUND FLOOR BUILD-UP:  
1. ASSUMED POWER FLOATED GROUND BEARING CONCRETE SLAB TO STRUCTURAL ENGINEERS REQUIREMENT  
2. 1200 GAUGE POLYTHENE DPM  
3. MINIMUM 40MM SAND BLINDING  
4. 150MM CLEAN COMPACTED HARDCORE. IF RECYCLED AGGREGATE IS USED IT MUST BE COMPLETELY FREE OF CONTAMINATES AND PLASTER  
PRIOR TO CONCRETING ANY WATER OR DEBRIS THAT MAY HAVE COLLECTED ON TOP OF THE DPM SHOULD BE REMOVED. CONCRETE SHOULD IDEALLY BE READY MIXED AND AT LEAST GEN3 (OR TO STRUCTURAL ENGINEERS SPECIFICATION). EXPANSION JOINTS TO BE PROVIDED TO PREVENT CRACKING CAUSED BY SHRINKAGE.  
N.B ALL FLOOR LEVELS TO BE AGREED ON SITE