600
600
600
600

T.O.F. -0.825
B.O.F. -1.425

450

T.O.F. -0.825
B.O.F. -1.425

T.O.F. -0.825
B.O.F. -1.425

650x450x600x450

600

T.O.F. -0.825
B.O.F. -1.425

UP

FOUNDATION LAYOUT
1 : 50

• Mass Concrete ACEC Class To Be Confirmed Upon Receipt Of Ground Investigation Report.
• Ground Floor Slab To Be Reinstated To Match Existing, Minimimum 150mm Thk. C25/30 Concrete With A393 Mesh, 50mm Cover Bottom On 150mm MOT Type 1 Fill.

225x225x15mm Thk.
Baseplate With 4No. M12
Hilti HAS-U Threaded Rods In
Hilti HIT-HY 200-A Injection
Mortar. Minimum
Embedment Depth 150mm.

25 175 25
25
175
225
25
225

TYPICAL BASEPLATE
FOR 80SHS
1:10@A1

Proposed Wall Types

🟩	Proposed Cavity Wall
🟪	Proposed Single Skin Wall

FOUNDATIONS

a. For details of ground conditions refer to ground investigation report. The Engineer shall be immediately notified of any variations to the reported ground conditions.
b. Foundation depths and formation condition are dependant on ground conditions encountered on the site at the time of excavation and are subject to inspection and approval of the Building Control Officer, prior to concreting.
c. Engineer is to be informed immediately if foundation depths substantially exceed the minimum depths indicated upon the drawings.
d. Foundations to be cast on firm and level formation in undisturbed natural soils free of soft material, water and roots.
e. Allowable bearing capacity of **100kN/sq m** to be achieved at formation in accordance with the assumptions in the building design calculations.
f. **Foundation depths near trees in cohesive soils have been calculated using NHBC Technical Standards, Chapter 4.2 allowing for moderate plasticity clay sub-soil.**
g. **Wall footings to be either strip footing (concrete thickness up to 500mm and depth below ground level not more than 1.2m) or trench fill (concrete thickness in excess of 500mm).**
h. **Strip footings to be central under wall and minimum 600mm wide by 150mm thick, except where shown otherwise. Minimum depth 1.0m below lower of original and final ground levels.**
i. **Trench fill foundations over 2.5m deep have been designed accordingly and must be dug and poured in simultaneous operations.**
j. **Where construction joints to trench fill footings are unavoidable they should not be positioned close to returns in the foundation. The joint face should not be vertical and should be cleared of any soil before pour continues.**
k. **All steps in strip or trench fill foundations shall be in accordance with clause 2E2(d) The Building Regulations & NHBC Standards.**
l. Foundations to be taken down below depth of adjacent existing foundations and any redundant foundations (whether removed or left insitu), drainage pipes and below any other disturbed ground.
m. Any obstructions found, shall be removed for the extent of the foundation works and back filled to the approval of the Engineer.
n. No service or drain to pass through or under a footing.
o. Where appropriate and unless foundation formations are concreted immediately, then min. 50mm of mass concrete blinding shall be provided. Concrete to be Designated Mix **Gen 3** or a designed mix to achieve grade C16/20 in accordance with BS EN 206-1 / BS 8500-1. The blinding depth shall not be regarded as part of the foundation depth noted on the drawings.
p. Any over-site concrete to be Designated Mix GEN 1 or a designed mix to achieve grade C8/10 in accordance with BS EN 206-1 / BS 8500-1.
q. All mass concrete unless noted otherwise to be Designated Mix **Gen 3** or a designed mix to achieve grade **C25/30** in accordance with BS EN 206-1 / BS 8500-1. Nominal maximum size of aggregate 20mm. Concrete to be slump class S3 except for trench fill foundations which should be S4.
r. All concrete in ground to be ACEC Class **AC-15, DS-1** in accordance with Table A2 to BS8500-1.
s. Cement to be ordinary Portland Cement to BS EN 197-1 (or approved equivalent). No additives or admixtures unless approved by the Engineer.
t. Column pad foundations to be central under column. Size as shown on drawings.
u. For all general levels refer to Architects and Topographical survey drawings.
v. Holding down bolts and anchor plates shall be set into the foundation concrete by the Main Contractor in accordance with the Steel Frame Manufacturer's drawings.
w. Any fixings into concrete to utilise epoxy resin fixings with a hole depth no greater than 0.5 x member thickness unless noted otherwise.

DESIGNERS CDM NOTES ON RESIDUAL RISKS

THE SAFETY, HEALTH AND ENVIRONMENTAL ISSUES NOTED BELOW ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION HAZARDS AND RISKS
•None relevant to this drawing

MAINTENANCE/ CLEANING HAZARDS AND RISKS
•None relevant to this drawing

DEMOLITION HAZARDS AND RISKS
•None relevant to this drawing

GENERAL NOTES

1. This drawing is to be read in conjunction with all relevant Architect's / Engineer's drawings, specifications and CDM documentation.
2. This drawings has been produced electronically and may have been photo reduced or enlarged when copied. Work to figured dimensions only. DO NOT SCALE. All dimensions to be checked on site. Any errors or omissions to be reported to the engineer immediately.
3. All dimensions are in millimeters and levels in meters except where shown otherwise.
4. Where proprietary products are specified these may be substituted by an equivalent product subject to approval by the Engineer. All products are to be installed strictly in accordance with the manufacturer's recommendations.
5. Before commencing construction the Contractor is to ascertain the position and depth of private and utility services and other plant or equipment on and adjacent to the site and report any conflicts with proposed works to the Engineer.
6. All work and materials not specified shall be in accordance with the NHBC Standards' technical requirements and guidance (ISBN 0907257 series).
7. All construction products to have CE Marking in accordance with relevant European Technical Standards in force at the time.
8. This drawing is copyright and shall not be copied in whole or in part without written permission of SWJ Consulting.
9. Until technical approval has been obtained from the relevant Authorities it should be understood that all drawings issued are preliminary and NOT for construction. Should the contractor start site work prior to approval being given, it is entirely at his own risk.
10. Should there be any discrepancies between details indicated on this drawing and those indicated on other drawings the Engineer should be informed PRIOR to construction on site.