NOTES:

1. DO NOT SCALE, IF IN DOUBT ASK.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS, THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS.

RISK SCHEDULE	
ITEM	DESCRIPTION OF RISK & ACTION
⚠	SPECIFIC HEALTH & SAFETY RISKS ASSOCIATED WITH THIS BUILDING ARE HIGHLIGHTED WITH THE CAUTION SYMBOL ADJACENT TO THE ITEM OF RISK. PLEASE REFER TO RISK SCHEDULE CONTAINED ON INDIVIDUAL DRAWING.
	UNLESS HIGHLIGHTED THERE ARE NO SPECIFIC HEALTH AND SAFETY RISKS ASSOCIATED WITH THIS BUILDING, AS A DIRECT RESULT OF OUR DESIGN, APART FROM THE COMMON ISSUES ASSOCIATED WITH CONSTRUCTION THAT WILL NEED TO BE ASSESSED BY A CONTRACTOR PRIOR TO THE UNDERTAKING OF ANY WORKS.



SITE KEY PLAN

PLOT 60
(BEAM GRILLAGE)
TOC – 12.150
BOC – 10.875
C3

PLOT 59
(BEAM GRILLAGE)
TOC – 12.075
BOC – 10.825
C3

PLOTS 30-31
(BEAM GRILLAGE)
TOC – 11.850
BOC – 10.750

PLOTS 32
(PILED FOUNDATIONS)
TOC – 11.850

PLOT 58
(BEAM GRILLAGE)
TOC – 11.875
BOC – 10.900

PLOTS 33
(BEAM GRILLAGE)
TOC – 11.875
BOC – 10.725
C3

PLOT 57
(BEAM GRILLAGE)
TOC – 12.000
BOC – 10.975

PLOTS 34
(BEAM GRILLAGE)
TOC – 12.125
BOC – 10.850
C3

PLOTS 35
(BEAM GRILLAGE)
TOC – 11.975
BOC – 10.975
C3

PLOTS 36
(BEAM GRILLAGE)
TOC – 11.950
BOC – 10.600

P.1.0m — PROPOSED TREE INFLUENCE LINES TO NHBC CHAPTER 4.2 FOR SOILS MEDIUM VOLUME CHANGE POTENTIAL
P.1.5m
P.2.0m
INDICATES EXISTING GROUND LEVELS

PLAN ON FOUNDATIONS

MASONRY FROM GROUND BEAMS ONLY IS SHOWN ON THIS DRAWING. FOR DETAILS OF VENTS TO SLEEPER WALLS AND AIR BRICK/TELESCOPIC VENT DETAILS TO PERIMETER MASONRY REFER TO ARCHITECTS' DETAILS.

BEAM GRILLAGE FOUNDATIONS TO BE 450wd. U.N.O.

GROUND BEAMS TO UNITS WITH PILED FOUNDATIONS TO BE 500wd. x 500dp. UNLESS NOTED OTHERWISE.

DENOTES DIRECTION OF SPAN OF P.C. BEAM AND INSULATED BLOCK AT GROUND FLOOR.

DENOTES DIRECTION OF SPAN OF P.C. BEAM AND MASONRY BLOCK INFILL AT GROUND FLOOR [GARAGES]. (MIN. 75mm R.C. TOPPING LAID TO FALLS WITHOUT INSULATION)

DENOTES EXTENT OF TANKING

DENOTES EXTENT OF UNDERBUILD

REFER TO:
LN65-XXX-110 FOR GENERAL NOTES
LN65-321-030 & 031 FOR SUBSTRUCTURE DETAILS
LN65-330-040 & 041 FOR PILING LAYOUT
LN65-340-050 TO 053 FOR EXTERNAL WORKS LAYOUT
LN65-340-060 & 061 FOR EXTERNAL WORKS DETAILS

* DENOTES STEP IN BOUNDARY/RETAINING WALL FOUNDATIONS – SEE TYPICAL DETAIL ON DRAWING No. LN65-340-060.

# DENOTES BOUNDARY/RETAINING WALL FOUNDATIONS WITHIN TREE INFLUENCE – SEE TYPICAL DETAIL ON DRAWING No. LN65-340-060.

BEAM GRILLAGE FOUNDATIONS TO FOUND A MINIMUM OF 1.5m BELOW EXISTING GROUND LEVEL INTO THE ENGINEERED FILL MATERIAL WITH AN ALLOWABLE BEARING CAPACITY OF 100kPa.
BEAM GRILLAGES HAVE BEEN DESIGNED TO SPAN 1.5m ON AN UN-SUPPORTED END (CANTILEVERED) AND 3m IN SPAN IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS (REF. ASH-P12-V3b DATED AUGUST 2026).
SEE LN65-321-030 FOR BEAM GRILLAGE REINFORCEMENT DETAILS.

ALL SETTING OUT RELATES TO CENTRE LINE OF FOUNDATIONS UNLESS NOTED OTHERWISE ON PLAN.

TOP OF CONCRETE LEVEL TO FOUNDATIONS SET A MINIMUM OF 825mm BELOW FFL TO DWELLINGS AND A MINIMUM OF 300mm BELOW EXISTING GROUND LEVEL ASSUMING A NOMINAL 300mm SITE STRIP.

SCALE BAR 0 5 10

Revision Details	By / Check	Date	Suffix
LEVELS AMENDED TO SUIT LATEST TOPO SURVEY AS CLOUDED	AG / TA	17.09.26	C3
REFERENCE AMENDED AS CLOUDED	AG / TA	28.08.26	C2
CONSTRUCTION ISSUE	AG / TA	24.07.26	C1
FOUNDATIONS AMENDED TO SUIT ARUP CLOSEOUT REPORTS	AG / TA	10.07.26	T2
TENDER ISSUE	AG / TA	22.04.26	T1
PRELIMINARY ISSUE	AG / TA	02.04.26	P1

Drawing Status: CONSTRUCTION

Client: dandara

Project Name: ASHMERE PHASE 12 & 13
EBBSFLEET

Drawing Title: FOUNDATION LAYOUT
SHEET 4
PLOTS 30-36 & 57-60

Scale at A1: 1:100	Client Project Number: LN65
Drawn: AG	BDC Project Number: 25191
Approved: JD	Date: MARCH 2026

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