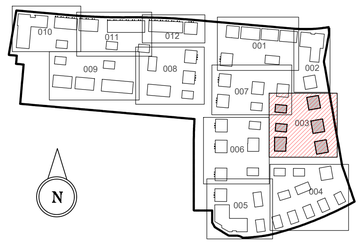
NOTES:

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

PLOTS 24-25
(BEAM GRILLAGE)
TOC – 12.000
BOC – 10.700

PLOT 64
(BEAM GRILLAGE)
TOC – 12.100
BOC – 10.800

PLOT 63
(BEAM GRILLAGE)
TOC 11.850
BOC 10.750

PLOTS 26-27
(BEAM GRILLAGE)
TOC – 11.625
BOC – 10.600

PLOTS 61-62
(BEAM GRILLAGE)
TOC – 11.950
BOC – 10.250

PLOTS 28-29
(BEAM GRILLAGE)
TOC – 11.850
BOC – 10.700

13.350 FFL. | 13.150 FFL. | 13.050 FFL. | 13.050 FFL. | 12.675 FFL. | 12.675 FFL. | 13.000 FFL. | 13.000 FFL. | 12.900 FFL. | 12.900 FFL. | 13.125 FFL.

600wd. STRIP FOUNDATION | 950wd. STRIP FOUNDATION | 650wd. STRIP FOUNDATION

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.

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

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

* *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.*

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 FOR EXTERNAL WORKS DETAILS

0 5 10
SCALE BAR

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
Revision Details	By / Check	Date	Suffix

Drawing Status
CONSTRUCTION

Client
dandara

Project Name
ASHMERE PHASE 12 & 13
EBBSFLEET

Drawing Title
FOUNDATION LAYOUT
SHEET 3
PLOTS 24-29 & 61-64

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

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