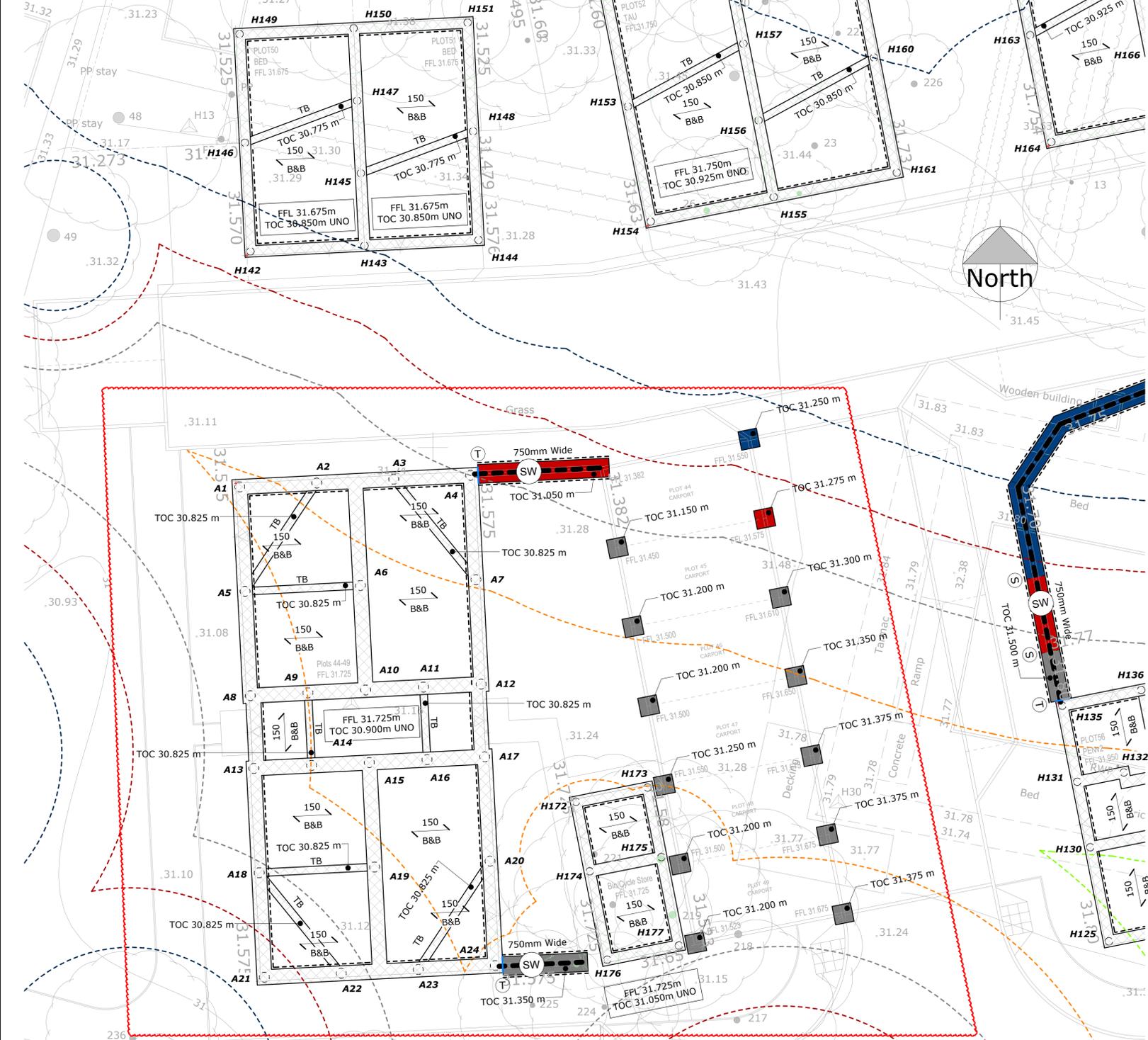


DO NOT SCALE



PILED GROUND BEAM / PILECAP NOTES

- 1. A Soils Investigation Report has been carried out on 27th OCT. 2022 by LEAP ENVIRONMENTAL LTD.
2. Concrete to be in accordance with BS EN 206-1, BS 5800-1 and BS 5800-2 and should be at minimum of the following grades:
3. Pile loads shown are un-factored in kilonewtons (kN). Piles shall be designed by the piling specialist in accordance with the requirements of the project specification and associated documents using recognised empirical formulae and to the satisfaction of the checking authority.
4. Maximum pile diameter to be 300mm and to be positioned centrally about ground beams unless noted otherwise, any variation from this diameter is to be notified to the Engineer immediately.
5. Bottoms of all foundation excavations shall be trimmed, levelled and protected from inclement weather and kept free of water.
6. The Contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction.
7. All ground beams to be shuttered using MAX FRANK PECAFIL or equivalent permanent formwork unless ground conditions provide good stability of trench sides.
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 ground beams shall be formed against a vertical grout tight shutter and shall be located in the middle third of any beam span between piles, subject to being a minimum of 1.5m from any junction with other ground beams.
10. Piles are to be left in a sound condition with the reinforcement projecting 40 x bar diameter above the stated cut off level.
11. Piles have been designed on a maximum deviation position of 75mm. Any piles out of position greater than 75mm to be reported to the Engineer immediately.
12. Pile Head to have a minimum embedment of 50mm into ground beams and 75mm into Pile Caps.
13. All Piles are to be cast a minimum of 300mm above their cut off level and then broken down to the levels indicated on the Pile Table.
14. All piles to be 100% integrity tested. Provide one static load test to 1.5 x working pile load with F.O.S. of 2.5 or alternatively design for a F.O.S. of 3.0 with no static load test required subject to Local Authority and NHBC approval.
15. The maximum vertical settlement of the pile is not to exceed 10mm, unless noted otherwise in the specification.
16. For all crane base foundations, refer to crane suppliers drawings and details for links and stirrups to be cast into foundations.

TRENCHFILL FOUNDATIONS ON CLAY SITES

- 1. A Soils Investigation Report has been carried out on 27th OCT. 2022 by LEAP ENVIRONMENTAL LTD. Additional investigations carried out on 29th APRIL 2025 by Sevenoaks Environmental Services.
2. Foundation depths shown on the drawings should be a minimum of 900 mm below existing or proposed ground level whichever gives the greatest depth and should penetrate all soft spots, made up or disturbed ground by a minimum of 150mm into undisturbed RIVER TERRACE DEPOSITS WITH UNDERLYING WEALD CLAY at depth with an allowable bearing pressure of 85 kN/m².
3. Foundation depths are based on the greater of:
4. Foundation depths shall be increased as required to penetrate a minimum of 500mm below any root activity.
5. To ensure compliance by the Contractor with note 4, an appropriately qualified Engineer shall be employed to inspect excavated soil during the final 500mm of any excavation.
6. All foundations shall be constructed with a vertical face without the presence of any over break or concrete overspill.
7. Foundation depths shown apply only to the location of buildings accounting for the presence of trees & shrubs shown on the drawings.
8. All foundation depths have been derived in accordance with all existing trees indicated on the Arboricultural Report.
9. Foundations to each plot, or group of units shall bear onto consistent ground conditions throughout.
10. 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.
11. 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.
12. Sleeves / lintels etc. to allow drains and services to pass through foundations and substructure walls shall allow for the following potential ground heave:
13. 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.
14. The Contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction.
15. Heaveguard should be provided to the inside face of perimeter Trenchfill foundations when deeper than 1500mm to a depth of 500mm above founding level when the heave potential is HIGH or MEDIUM (See note 8 above).
16. Foundation concrete to be in accordance with BS EN 206-1, BS 5800-1 and BS 5800-2 and should be at minimum of the following grades:



GENERAL NOTES

- 1. The drawings, design and all information contained therein are the sole copyright of Richard Jackson Ltd and reproduction in any form is forbidden unless permission is obtained in writing.
2. All drawings shall be read in conjunction with all relevant Civil / Structural Engineers drawings, the project specification and Architects, Services Engineers & Landscape Architects drawings.
3. For all setting out information, D.P.M., D.P.C., Finishes and waterproofing details refer to the Architects drawings and details.
4. The Contractor shall verify all site and setting out dimensions before putting work in hand.
5. Dimensions must not be scaled from the Engineers drawings.
6. All dimensions are in millimetres unless noted otherwise.
7. Dimensions marked * are subject to confirmation by site measurement before construction proceeds.
8. All dimensions are given to structural surfaces unless noted otherwise.
9. All lightning connectors to be fixed in accordance with specialist details.
10. No holes, chases, cut-outs, existing or proposed services or the like may be formed in or pass through any beam, column, or load bearing wall unless written permission is obtained from the Engineer.
11. Holes smaller than 225 x 225mm through slabs are not necessarily shown on the Engineers drawings.
12. For size and location of all services refer to the Service Engineers and Architects drawings.
13. Inspections made by the Local Authority, NHBC or other Statutory bodies, shall be arranged by the Contractor to suit his programme.
14. Non-structural fixings are generally not shown on the Engineers drawings and if any such detail is indicated it must be confirmed by cross-reference to other specialists before construction.
15. All drawing specifications are given in accordance with NBS (National Building Specification) e.g. E10/130 which refers to NBS Section E10, Clause 130.

ALL TRENCHFILL FOUNDATIONS TO BE 450mm WIDE AND CENTRALLY LOCATED BENEATH WALLS UNO

ALL PILED FOUNDATIONS TO BE 450w x 450dp AND CENTRALLY LOCATED BENEATH WALLS UNO. ALL TIE BEAMS TO BE 300w x 300dp UNO

PRECAST FLOOR CONSTRUCTION

- 1. All design packages used for pre-cast concrete floor units shall be B.S.1. or agreement approved.
2. The pre-cast unit manufacturer shall supply the Engineer with 2 copies of all design calculations, drawings etc.
3. All structural concrete design shall comply with BS 8110 and shall allow for the unfactored loadings listed below.
4. Where beam and block floor systems are used, air bricks to ventilate the under floor voids shall not be located under beam bearings.
5. All concrete units to have nominal 90mm (min. 75mm) bearings on structural steelwork sections and nominal 100mm (min. 90mm) bearings on masonry except where shown otherwise on the drawings.
6. Where the sides of precast units are built into walls, pin up hard between wall and underside of unit with 1:3 cement:sand mortar to ensure structural continuity.
7. All concrete infill between hollow plank units and for closing up of holes around services etc, not to be less than grade C28/35 and BS 8500-2.
8. Grouping of units shall be in strict accordance with manufacturer's instructions.
9. External and party walls parallel with beam span shall be restrained at top of upper floor levels with galvanised 30x5.0mm straps having a size not less than 100x1000 and at no more than 2.0m centres in housing and 1.25 centres in flats.
10. PCC planks to be designed to suit holes and notches as detailed on the drawings.
11. Contractor/PCC Plank Supplier to submit erection sequence of planks prior to construction.

Table with 4 columns: Rev, Date, Description, Drawn/Chkd. Lists revisions for apartment block foundations and construction issues.

REVISIONS
This drawing is to be read in conjunction with all other Engineer's drawings and all other project information.

Key table with 2 columns: Key, Description. Defines symbols for beam spans, masonry sub-structure, steps, foundation depths, and tie beams.

SAFETY HEALTH & ENVIRONMENTAL INFORMATION

THIS IS TO BE READ IN CONJUNCTION WITH RISK REGISTER DOCUMENT
It is a requirement that only experienced and competent contractors carry out the described, using a recognised safe method of working.

- CONSTRUCTION:
- Differential Settlement - Foundations must extend 150mm into Bearing Material
- Deep Excavations - Possible collapse of ground
- Flooding risk - River Bourne 360m west of site
- Contaminated ground potential

NO SETTING OUT INFORMATION IS SHOWN ON THIS DRAWING. FOUNDATION LOCATIONS ARE BASED ON ARCHITECTURAL HOUSETYPE LAYOUTS AT THE TIME OF DESIGN. FOR SETTING OUT OF FOUNDATIONS IN RELATION TO THE WALLS REFER TO ARCHITECTS HOUSETYPE DRAWINGS.

Key table with 2 columns: Key, Description. Defines excavation depths and heaveguard requirements.

Table: Minimum Foundation Thicknesses. Columns: Minimum Width, Minimum Thickness. Values range from 500mm to 900mm.

Table: Load Description, Value. Lists Dead Loads, Live Loads, Private Stair Loading, and Block Walls with their respective values.

PROJECT COURT LANE NURSERIES HADLOW, KENT

FOUNDATION GA SHEET 12

Client information for Richard Jackson Engineering Consultants, including contact details, project name (FOUNDATION GA SHEET 12), and drawing status (AUTHORISED & ACCEPTED).