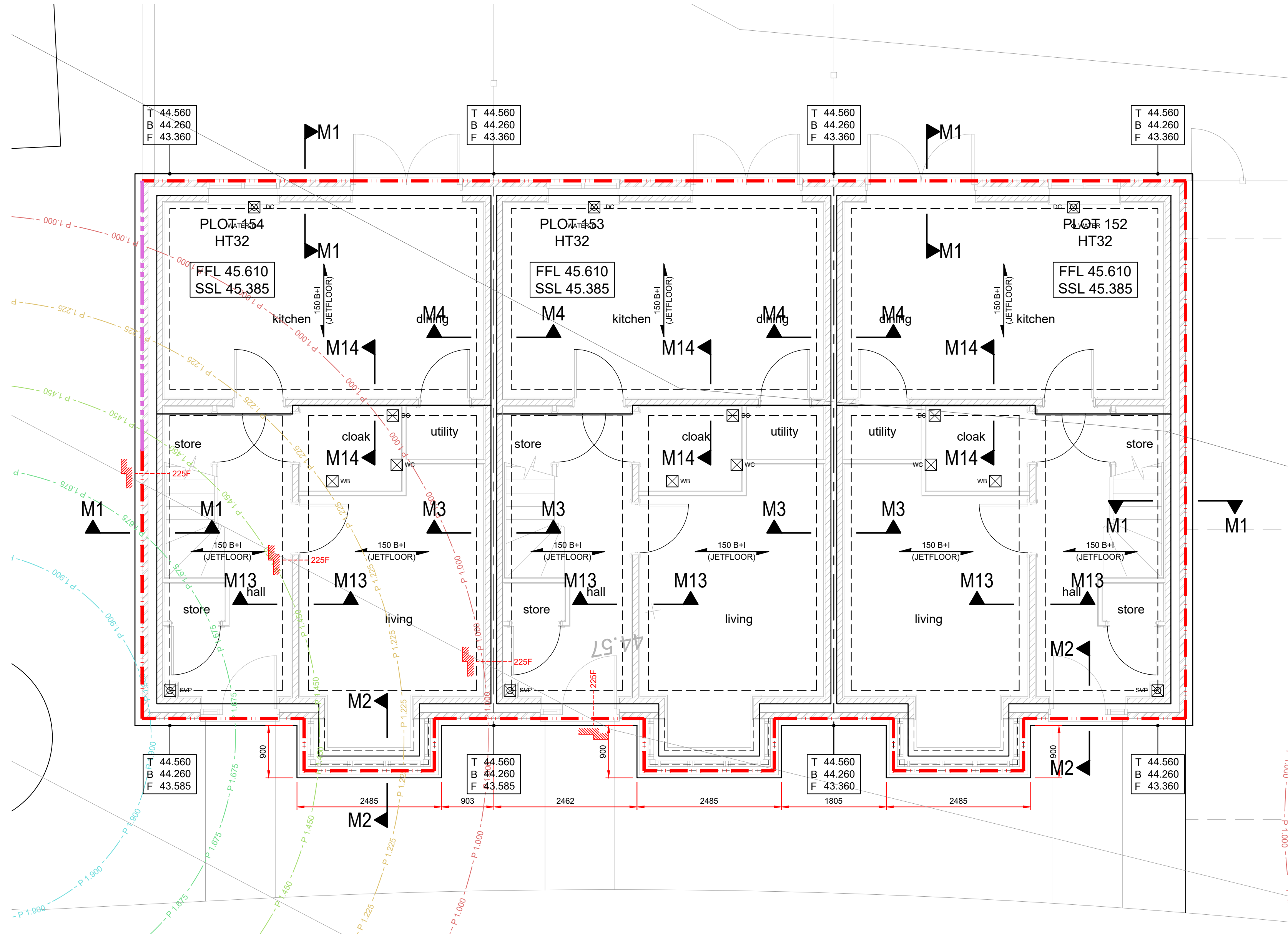




NOTES

HEALTH & SAFETY

*ALL WORKS TO BE CARRIED OUT BY A CONTRACTOR COMPETENT TO UNDERTAKE THE CONSTRUCTION OF WORKS AS INDICATED ON THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE JOB SPECIFIC RISK ASSESSMENT. THE HAZARDS NOTED 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.

GENERAL

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST SUB-CONTRACTORS DRAWINGS AND THE SPECIFICATION.
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- THIS DRAWING HAS BEEN PRODUCED BASED UPON LAYOUTS COMPILED AND SUPPLIED IN ELECTRONIC FORMAT. NO RESPONSIBILITY IS TAKEN FOR ANY INACCURACIES AND/OR OMISSIONS IN THE INFORMATION AS SUPPLIED TO REUBY & STAGG LTD.

FOUNDATIONS

- ALL FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE INCREASE IN BEARING PRESSURE OF 100 kN/m² AND ARE TO FOUND A MINIMUM OF 200mm INTO SUITABLE BEARING STRATA (WEALD CLAY) - ALL TO THE SATISFACTION OF THE NHBC.
- ALL FOOTINGS ARE TO EXTEND A MINIMUM OF 1.0m BELOW EXISTING GROUND LEVEL OR PROPOSED GROUND LEVEL - WHICHEVER IS THE LOWER (REFER TO NOTE 1 ABOVE), THROUGH ANY MADE GROUND, AND EXTEND A MINIMUM OF 200mm BELOW ANY ROOT ZONE OR DISTURBED SOIL.
- INDICATIVE FOUNDATION LEVELS ARE INDICATED THUS :-
T 53.050 T TOP SURFACE OF M.C. TRENCH FILL FOOTING
B 52.750 B BOTTOM SURFACE OF M.C. TRENCH FILL FOOTING
- LEVELS OF FOOTINGS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BASED UPON THE ACTUAL CONDITIONS ENCOUNTERED ON SITE.
- UNDER BRE SPECIAL DIGEST 1, 2005 'CONCRETE IN AGGRESSIVE GROUND, SOIL EXTRACTS FELL INTO DESIGN SULPHATE CLASS DS-1, AND A SITE CLASSIFICATION OF ACEC CLASS AC-1. THE APPROPRIATE DESIGNATED CONCRETE CLASS IS DC-1.
- ANY ADDITIONAL DEPTH REQUIRED TO EXTEND TO THE REQUIRED FORMATION LEVELS IS TO BE OF TYPE GEN1 MASS CONCRETE.
- THE ENGINEER SHALL BE INFORMED IMMEDIATELY OF ANY VARIATION TO THE EXPECTED SOIL STRATA AND CONFIRMED IN WRITING WITHIN 24 HOURS.
- ALL WALLS ARE TO BE POSITIONED CENTRALLY ON FOOTINGS UNLESS SHOWN OTHERWISE.
- ALL CONCRETE TO BE IN ACCORDANCE WITH THE NATIONAL STRUCTURAL CONCRETE SPECIFICATION FOR BUILDING CONSTRUCTION.
- STEPS TO M.C. TRENCH FILL FOOTINGS ARE REFERENCED AS FOLLOWS :-
225 T INDICATES 225mm HIGH STEP TO TOP OF M.C. TRENCH FILL
225 B INDICATES 225mm HIGH STEP TO BOTTOM OF M.C. TRENCH FILL
- ALL SERVICES ARE TO CROSS THE LINE OF THE FOUNDATIONS AS CLOSE TO 90° AS POSSIBLE.
- 75mm THICK CORDEK 'CLAYMASTER' OR SIMILAR APPROVED COMPRESSIBLE MATERIAL TO BE PROVIDED TO INNER FACE OF FOOTINGS WHERE INDICATED THUS :-
- REFER TO ARCHITECTS DRAWINGS FOR ALL INFORMATION REGARDING CONSTRUCTION ABOVE GROUND FLOOR LEVEL.

GROUND FLOOR

- GROUND FLOOR TO BE 150mm THICK PCC BEAM & INSULATION BLOCK INFILL FLOOR. FLOOR DESIGN AND LAYOUT BY SPECIALIST FLOOR MANUFACTURER. FLOOR TO BE INSTALLED IN ACCORDANCE WITH FLOOR MANUFACTURERS INSTRUCTIONS. DIRECTION OF SPAN INDICATED THUS :-
- GROUND FLOOR TO GARAGES, BIN/CYCLE STORES, ETC., TO BE 150mm THICK PCC BEAM & CONCRETE BLOCK INFILL FLOOR. FLOOR DESIGN AND LAYOUT BY SPECIALIST FLOOR MANUFACTURER. FLOOR TO BE INSTALLED IN ACCORDANCE WITH FLOOR MANUFACTURERS INSTRUCTIONS. DIRECTION OF SPAN INDICATED THUS :-
- LOADING (HOUSES) :-
IMPOSED LOAD 1.50 kN/m² (GENERAL)
PARTITIONS 2.50 kN/m² (GARAGES)
FINISHES 0.100 kN/m²
BEAM + BLOCK FLOOR 1.80 kN/m²
2.40 kN/m²
- 300mm MINIMUM CLEAR VOID TO BE PROVIDED TO UNDERSIDE OF PCC BEAM & BLOCK GROUND FLOOR (MEASURED FROM U/S OF PCC BEAMS TO SUB-SOIL LEVEL).

DOUBLE DPC (FGL <150mm WHERE INDICATED)
UNDERBUILD (FGL >150mm WHERE INDICATED)
TANKING (FGL < 0mm WHERE INDICATED)

PROPOSED FOUNDATION LEVELS

THE PROPOSED FOUNDATION LEVELS ARE BASED UPON THE ASSUMPTION THAT ALL ENABLING WORKS ARE CARRIED OUT PRIOR TO EXCAVATION OF FOUNDATIONS I.E. GROUND LEVELS ARE RAISED OR REDUCED TO FINISHED GROUND LEVELS PRIOR TO EXCAVATING FOUNDATIONS, ETC.
ANY BACKFILLING OPERATIONS ARE TO BE UNDERTAKEN SO THAT THE SUB-STRUCTURE MASONRY DOES NOT RETAIN MORE THAN 450mm AT ANY GIVEN TIME & DUE CARE WILL NEED TO BE EXERCISED WHEN COMPACTING.

NOTE

TOP OF FOUNDATION LEVELS SHOWN HAVE BEEN CALCULATED ASSUMING MIN. 225mm THICK FINISHES ON 150mm THICK BEAM AND BLOCK FLOOR ON 675mm HIGH BLOCKWORK. ANY VARIATIONS TO THESE WILL RESULT IN THE DISTANCE BETWEEN THE UNDERSIDE OF THE PCC FLOOR AND THE TOP OF FOUNDATIONS NOT BEING AN EXACT NUMBER OF BLOCK COURSES.
ALL WALLS BELOW DPC TO BE OF 100/215mm THICK 7.3 N/mm² BLOCKWORK UNLESS SHOWN OTHERWISE.

RISK SCHEDULE

ITEM	DESCRIPTION OF RISK / ACTION
	Specific health and safety risks associated with these works are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawings.
	Deep excavations. Risk of falling and/or injury. Care to be taken approaching excavation area and working in close proximity to 'open' excavations.
	Deep excavations. Risk of trench collapse. Care to be taken approaching excavation area and working in close proximity to 'open' excavations.
	Unless highlighted there are no specific health and safety risks associated with these works, as a direct result of our design, apart from the common issues associated with construction that will need to be assessed by a competent contractor prior to the undertaking of any works.

EXCAVATIONS

MAN ENTRY INTO OPEN UNSUPPORTED EXCAVATIONS IS NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. ALL EXCAVATIONS MUST BE SUPPORTED AND/OR BENCHED AT A SUITABLE STABLE SLOPE ANGLE TO PERMIT SAFE ACCESS TO SITE PERSONNEL.

C1	CONSTRUCTION ISSUE	24.06.24	BML
T3	TREE INFLUENCE ADDED. FDN LEVELS REVISED TO SUIT	26.01.24	BML
T2	PLOTS 152 & 153 HANDED	15.01.24	BML
T1	TENDER ISSUE	11.12.23	BML
Rev.	Description.	Date.	Initial.

Drawing Status:

CONSTRUCTION

Page Size:

A1

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EC2V 6EE
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Site:

PHASE 1C, MANSTON GREEN, RAMSGATE

Drg Title:

PLOTS 152-154
FOUNDATION LAYOUT

Scale:

1:50

Date:

SEPT '23

Drawn:

BML

Checked:

Drawing No:

10722-C115

Revision:

C1