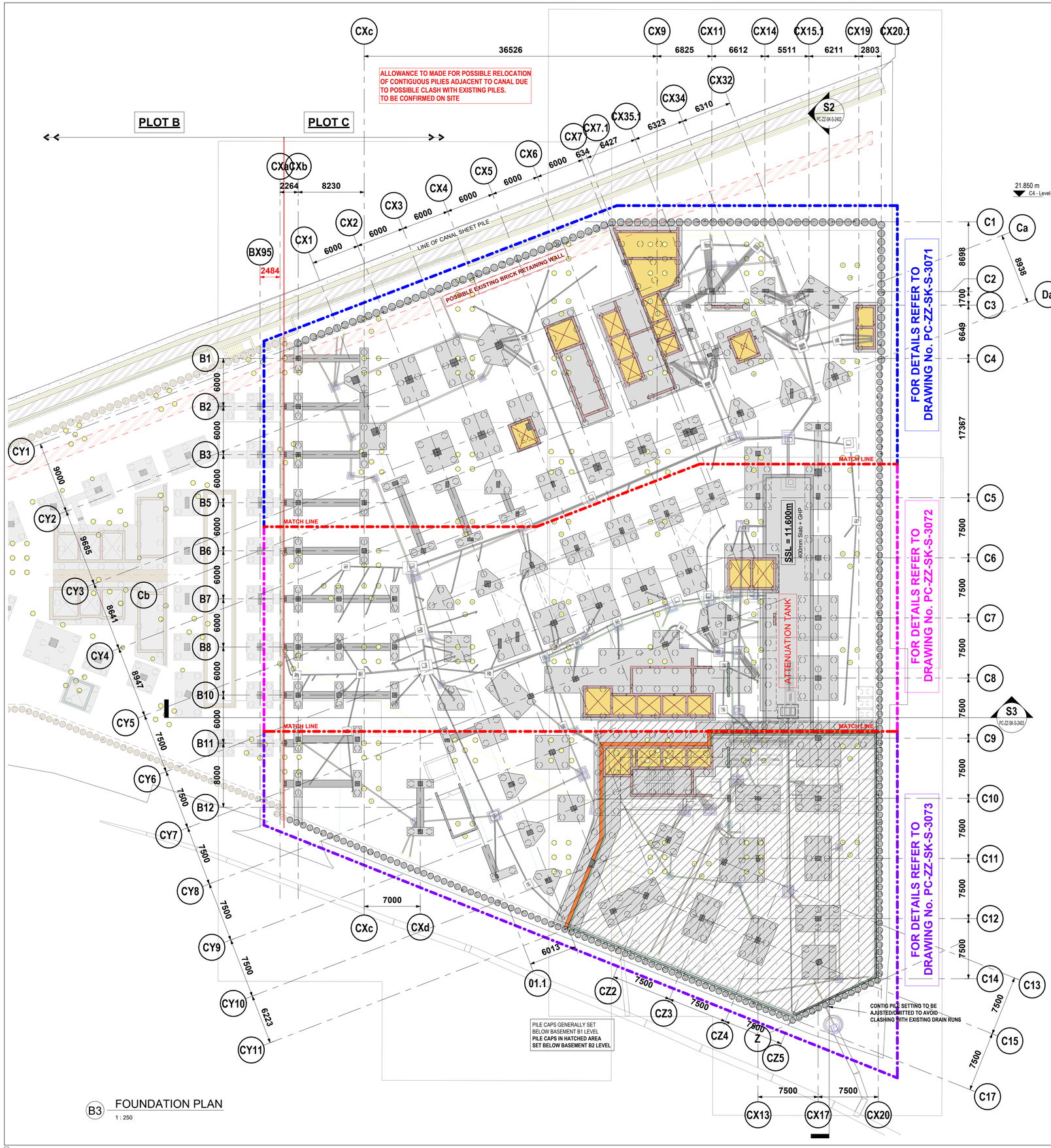
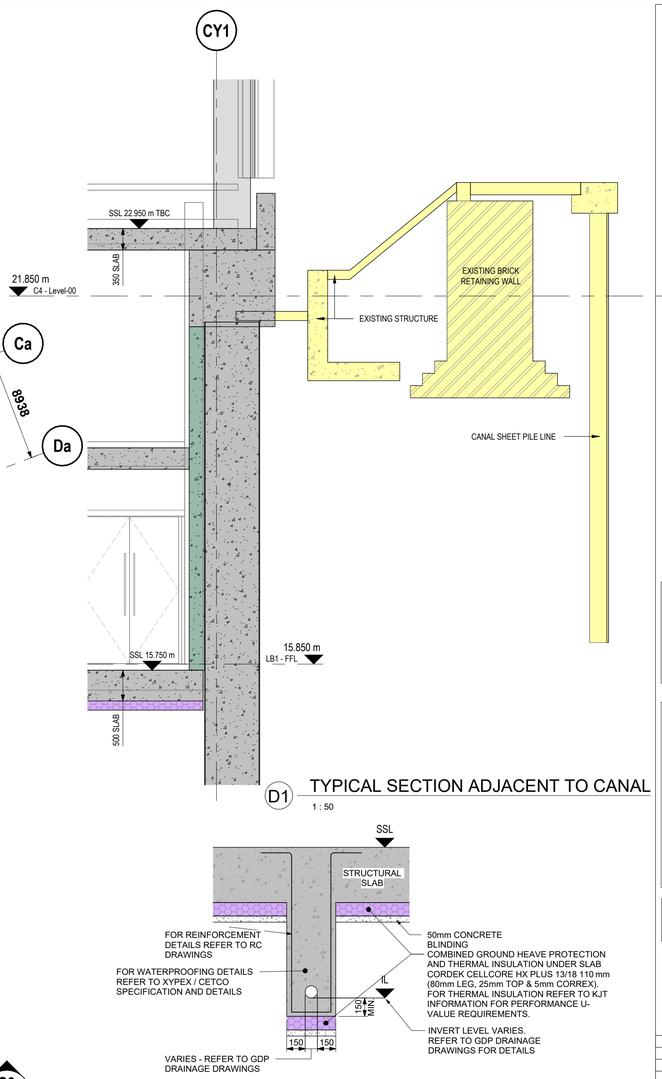
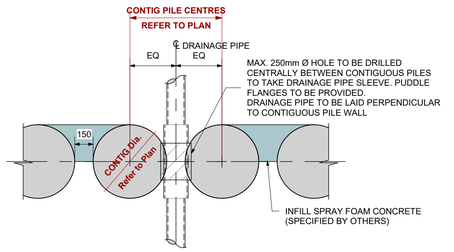


B3 FOUNDATION PLAN
1 : 250



D1 TYPICAL SECTION ADJACENT TO CANAL
1 : 50

TYPICAL PIPE BEDDING / ENCASEMENT DETAIL BELOW BASEMENT SLABS
(SCALE 1:25)



TYPICAL DRAINAGE PIPE THROUGH CONTIGUOUS WALL BELOW CAPPING BEAM

CONTRACTOR PROGRAM RISK :
THE Istructe REPORT PREPARED ON DESIGN AND CONSTRUCTION OF A MECHANISED LETTER-SORTING OFFICE, The Structural Engineer/Volume 63A/No. 41/April 1985, DESCRIBED THE COMPLICATIONS DURING THE BUILDING WORKS DUE TO EXISTING GRANARY BUILDING FOUNDATIONS.
IT HAS BEEN FOUND FROM SITE TRIAL PITS THAT THE FOUNDATIONS TO THE FORMER GRANARY BUILDING HAD BEEN MADE BY EXCAVATING TO A COMMON LEVEL, APPROXIMATELY 6m BELOW CANAL WATER LEVEL. A HYDRAULIC LIME CONCRETE RAFT, SOME 750MM THICK, HAD THEN BEEN PLACED OVER THE WHOLE 0.8ha BUILDING AREA, ABOVE WHICH THE BASES TO THE CAST IRON COLUMNS HAD BEEN FORMED BY POSITIONING SEVERAL LAYERS OF 225mm THICK MASSIVE SANDSTONE BLOCKS ON A 4.2m GRID. INFILLING ABOVE THE CONCRETE RAFT AND AROUND THE SANDSTONE BLOCKS HAD BEEN CARRIED OUT WITH APPROXIMATELY 1.2m OF CLAY ON WHICH BRICK SETT FLOOR HAD BEEN CONSTRUCTED.

KEY

- EXISTING STRUCTURE
- EXISTING PILES 600mm ø LOCATIONS WITHIN NEW PLOT C FOOTPRINT ARE ASSUMED. PILES POSSIBLY STEEL SLEEVED WITHIN PART FOOTPRINT OF EXISTING PLOT.

STRUCTURAL WALL KEY

- STRUCTURAL WALLS 300mm THICK RC WALLS
- STRUCTURAL WALLS 250mm THICK RC WALLS

NOTES

1. DO NOT SCALE THIS DRAWING.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS, AND SERVICE'S ENGINEERS DRAWINGS & SPECIFICATIONS.
3. ALL DIMENSIONS ARE IN MILLIMETRES (mm).
4. WORK TO FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES TO BE BE REPORTED TO GD PARTNERSHIP FOR CLARIFICATION. IF IN DOUBT ASK.
5. ALL WORK TO COMPLY WITH THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND THE BUILDING REGULATIONS.
6. RELEVANT CONCRETE DESIGN MIX:
   - FOUNDATIONS, PILE CAPS,CAPPING BEAMS, GROUND BEAMS, SLABS, BEAMS AND WALLS INCLUDING RETAINING WALLS: C32/40
   - COLUMNS: C40/50
7. SULPHATE CLASS DS-3 AND DESIGN CLASSIFICATION OF AC-3. IF LONDON CLAY ARISINGS ARE PROPOSED FOR REUSE BEHIND ANY CONCRETE STRUCTURES THEN THE CLASSIFICATION WILL NEED TO BE INCREASED TO AC-5 AND DS-5.
8. ~~BASEMENT~~ B2 SLAB & BASEMENT B1 SLAB NOT OVER BASEMENT B2 AREA, BASEMENT B2 & B1 LINING WALLS, CAPPING BEAMS TO CONTIGUOUS BASEMENT WALLS, LIFT PITS IN BASEMENT B2 & B1, ATTENUATION TANK BASE SLAB & WALLS, RETAINING WALLS AND EXTERNAL GROUND FLOOR SLABS TO RECEIVE XYPEX C - SERIES ADMIX WATERPROOF CONCRETE & CETCO VOLTEX DS MEMBRANE SYSTEM TO XYPEX SPECIFICATION. TO BE INSTALLED TO MANUFACTURER RECOMMENDATIONS & WARRANTY REQUIREMENTS.
9. ALL REINFORCED FOUNDATIONS AND SLABS TO HAVE 50mm CONCRETE BLINDING UNLESS SITTING ON LEAN MIX CONCRETE.
10. FOR TANKING & WATERPROOFING OF BASEMENT REFER TO DETAILS IN XYPEX / CETCO SPECIFICATION, FOR DAMP PROOF COURSES REFER TO ARCHITECTS DETAILS.
11. FOR UNDERGROUND DRAINAGE REFER TO DRAWING No.
12. FOR THERMAL INSULATION REFER TO KJT INFORMATION FOR PERFORMANCE U-VALUE REQUIREMENTS.

REINFORCEMENT ALLOWANCE FOR RC FRAME ELEMENTS

• RC WALLS	200Kg/m³
• ATTENUATION TANK RC WALLS	175Kg/m³
• ATTENUATION TANK BASE SLAB	275Kg/m³
• RC COLUMNS	325Kg/m³
• RC BEAMS	325Kg/m³
• RC PILE CAPS	200Kg/m³
• RC MAIN CORE PILE CAP	250Kg/m³
• RC CAPPING BEAMS	275Kg/m³

NOTES:

- All building elements below ground must be designed and constructed in accordance with the recommendations of BS 8102:2009.
- Upon completion, all areas of the building must achieve a minimum grade 3 standard as defined in Table 2 (Grades of Waterproofing Protection) of BS8102:2009.
- The ground waterproofing system should be designed in conjunction with ground drainage. The Contractor must notify the design team at tender stage if there is any requirement to alter the ground drainage in order to meet the ground waterproofing system performance requirements. The Contractor´s design should also mitigate for degradation of the drainage and waterproofing system over time.
- A warranty is required from a single contractor covering the whole waterproofing system including design, material and workmanship for a design life of 60 years and full guarantee period of 15 years. The warranty will be insurance backed and operational from the date of practical completion of the whole project (not individual sections).

ALL LOADINGS STATED ARE UNFACTORED

ASSUMED BEARING PILE SIZE 750mmØ
ASSUMED PILE SWL 2800kN
(UNLESS NOTED OTHERWISE)
SUBJECT TO SPECIALISTS DESIGN

Rev.	Date	By / Chk'd	Revision Notes
P01	02.02.23	MM / RD	ISSUED FOR INFORMATION - WIP

Client:
REEF GROUP

GD Partnership Ltd. GDP
Consulting Engineers
The Cart Lodge, Lullingstone Lane, Eynsford, Kent. DA4 0HZ
Tel: 01322 868622 Fax: 01322 861050
Email : contact@gdteam.co.uk

Project:
Tribeca - Plot C

Drawing:
Foundation Plan

Drawing Status:
PRELIMINARY

Scale: As indicated		at A1	GDP Reference 21-131
Drawn: RJW	Checked: YG/RD	Date: Oct. 2022	
Project No. TRI			Rev. P01

Originator	Zone	Level	Type	Role	Number
GDP	PC	ZZ	SK	S	3070

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