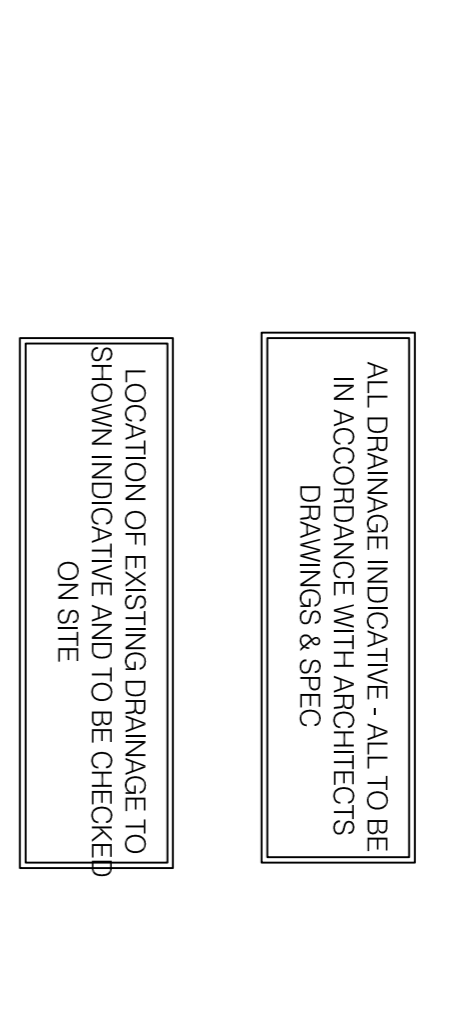
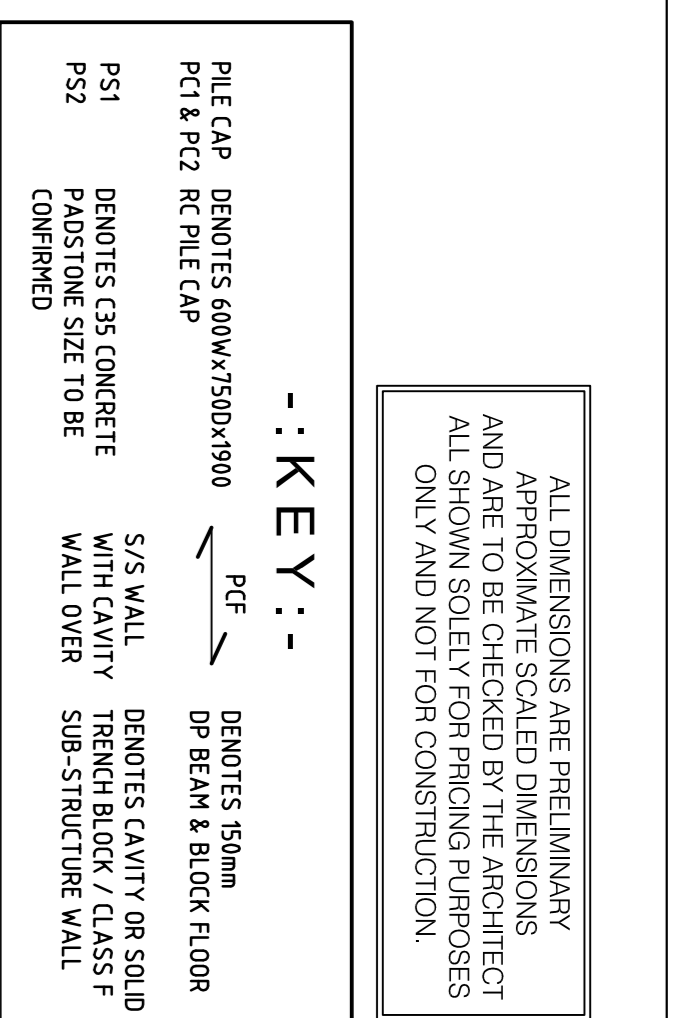
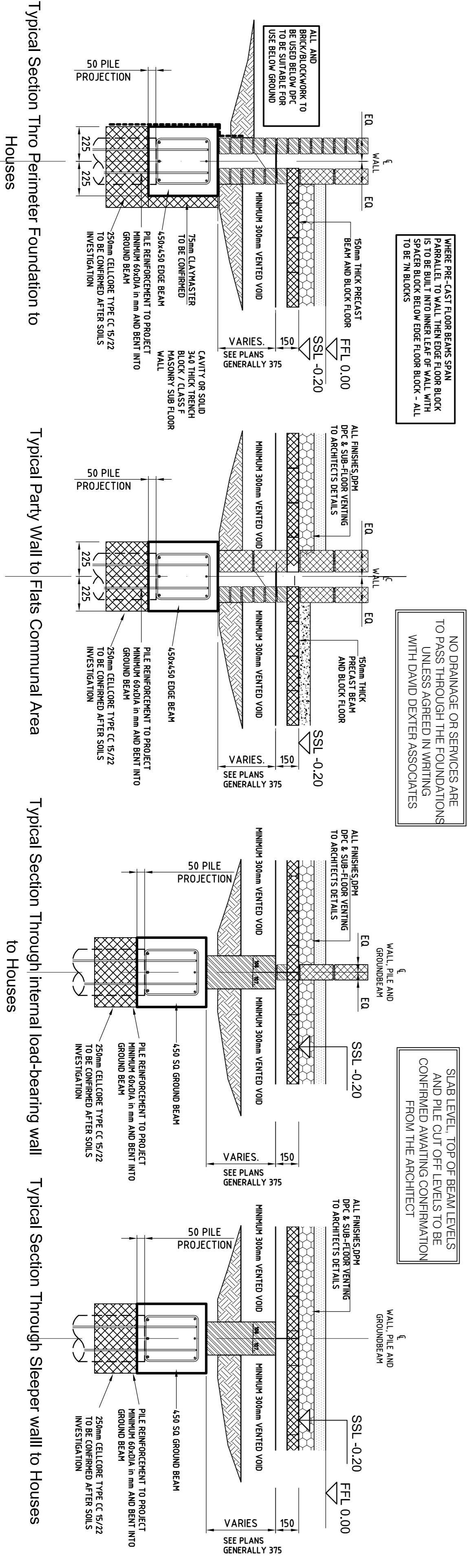


**BEAMS NOTED THIS TO BE CAST IN A PULL AND POUR FASHION IN SAME DAY AND IN SEQUENCE TO ENSURE ONLY ONE BEAM ADJACENT TO THE EXISTING WALL IS EXCAVATED PROVIDE 2400 GAUGE POLYTHENE SHEET'S BETWEEN EXISTING FOUNDATION AND EARTH AND NEW GROUND BEAM**

**ALL GROUND BEAMS 450 SQ. UNLESS NOTE OTHERWISE TOP OF GROUND BEAMS AT -0.725mm UNO (SEE PLAN)**

**PILE CAP PENETRATION ABOVE SOFFIT IN TO LOWEST GROUND BEAM & 75mm PENETRATION INTO PILE CAPS - TO BE CONFIRMED PENDING AGREEMENT OF LEVELS**

PILE No	1	2*	3*	4	5	6*	7	8	9	10	11	12	13	14	15	16	17	18	19	20*	21	22	24C	24D	25	26	27*	28*	29	30*	24A
SWL kN	200	375	375	300	350	275	350	275	350	275	350	375	250	300	300	300	300	300	300	325	300	300	300	375	350	325	375	150	300		



**NOTE:**  
PILES 27 & 30 TO BE DESIGNED TO RESIST & SUPPORT 200kN SWL TENSION LOAD & BE REINFORCED WITH MIN. OF 4 H12 BARS & 2 H20 BARS 8m LONG. ALL TO BE CONFIRMED BY PILING DESIGNER

**FOR SECTIONS A-A TO F-F SEE DRAWING 1512-H-04**

**NOTE:**  
PILES 2, 3, 6, 20, & 28 NOTED\* TO BE DESIGNED FOR 100kN SWL TENSION

**GENERAL NOTES:-**

- FOR GENERAL NOTES REFER TO DRAWING 1512-H-001 & 002 AND THE FOLLOWING NOTES WHICH ALSO APPLY X.
- This drawing must be read in conjunction with all relevant Architects and specialist drawings which must be referred to for verification of levels and setting out.
- Concrete in foundations to be grade C10.
- Maximum size aggregate to be 20mm.
- ALL CONCRETE IS TO BE CLASS S-5 IN ACCORDANCE WITH SPECIAL DIGEST 1 OF BRE GUIDANCE (CONCRETE IN AGGRESSIVE GROUND Part 1 - Assessing the aggressive (ALL TO BE CONFIRMED BY SPECIALIST ENGINEER) IF ANY VISIBLE OR CONTAMINATED SOILS ARE ENCOUNTERED TO sides of foundation excavations or service trenches, then these are to be removed.
- Foundations to be placed centrally below load bearing walls or, unless noted otherwise.
- GROUND FLOOR LOADINGS:**  
Sited: 1.8kN/m<sup>2</sup>  
Suspended: 0.5 kN/m<sup>2</sup> Sq  
Live load  
Houses: 1.5kN/m<sup>2</sup>  
Communal: 1.5kN/m<sup>2</sup>  
Rural: 4.0kN/m<sup>2</sup>
- PRECAST FLOOR MANUFACTURED TO DESIGN FOR LOCATION, TYPE & HEIGHT OF NON-LOADBEARING PARTITIONS REFER TO ARCHITECT'S DRAWINGS AND DETAILS. Note - Self weight of P.C. floors taken in block partition line loads on floor = 7kN/m refer to Architects drawings for detail.**
- The Contractor is to be responsible for maintaining the stability of all excavations, earthworks and existing structures and must take all necessary precautions to safeguard this during execution of the works.
- Brickwork below PFC to have a minimum crushing strength of 20.0 N/mm<sup>2</sup> in 1:3 mortar mix. - All below ground brickwork is to be class F.
- All steelwork below ground or below ground floor slab is to be concrete cased with a minimum of 75mm concrete cover.
- All details shown are for pricing purposes and building regulations issues only. The design and the design calculations and scheme have not been re-ordinated and have not yet been checked. No construction or procurement of services or materials should be undertaken based on the details shown until full building regulations approval has been given in writing and DAVID DEXTER ASSOCIATES LTD have checked the details and design and this drawing is formally issued by Steven Heard Associates Ltd marked and Noted Construction Issue. David Dexter Associates Ltd accept no liability for any construction commenced prior to our construction issue.
- We have not undertaken any soil contamination investigation or any gas monitoring or any desk study with regard to the likelihood of any site contamination or adverse environmental issues. These are excluded from our commission. It is the client's responsibility to investigate and check all contamination and ground gas issues, detail and design any protection / remedial measures required - we recommend the client employ Specialists in this regard.
- ALL MASONRY MATERIALS, COMPONENTS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 5628 Part 3: 2001 - ALL BELOW GROUND MASONRY CLASS F.
- ANY MASONRY BELOW DPC TO HAVE A MINIMUM CLASS DC-2 SLEEPER AS SET OUT IN BRE SPECIAL DIGEST 1: 2005 AND APPROVED BY MANUFACTURER FOR USE BELOW DPC. SET IN 1:3 MORTAR USING S.R.C.
- ALL FLOOR LEVELS AND NEW FOUNDATION, LEVELS, DEPTHS, WIDTHS AND LOCATIONS ARE SHOWN ASSUMED AND PRELIMINARY FOR PRICING PURPOSES ONLY. THESE DRAWINGS HAVE BEEN PRODUCED BASED ON THE ARCHITECT'S PRELIMINARY PLANNING DRAWINGS AND WE UNDERSTAND THAT THERE MAY BE SOME ALTERATIONS TO THE SCHEME. TO DATE WE HAVE NOT RECEIVED ANY EXTERNAL WORKS LEVELS OR DRAWINGS FROM THE ARCHITECT. THESE DRAWINGS ARE TO BE REVISED TO SUIT - THIS NO CONSTRUCTION OR PROCUREMENT SHOULD BE UNDERTAKEN BASED ON THESE DRAWINGS.

**PILES**

- SETTING OUT DIMENSIONS TO BE CHECKED BY CONTRACTOR AGAINST ARCHITECT'S DRAWINGS PRIOR TO COMMENCEMENT.
- ALL DETAILS AND PILE DESIGN TO BE SUBMITTED TO ENGINEER BEFORE PILING IS CARRIED OUT.
- PILES TO BE CAST TO A TOLERANCE OF ±5mm ON PLAN AND ±10mm ON ELEVATION. ALL PILES TO BE BORER BY THE CONTRACTOR.
- PILES TO HAVE 3.0 MINIMUM FACTOR OF SAFETY AGAINST LOADS INDICATED ON DRAWING, BUT TO BE AGREED IN FINAL DESIGN WITH HEBLY BUILDING CONTROL. PILES ARE TO BE DESIGNED TO ARIE TO BE DESIGNED ALLOWING FOR NEGATIVE SWL FACTION. ALL PILES ARE TO BE 100% INTEGRITY TESTED AND NO FURTHER CONSTRUCTION TO COMMENCE UNTIL SATISFACTORY TEST RESULTS ARE RECEIVED IN WRITING BY DAVID DEXTER ASSOCIATES LTD AND WRITTEN CONFIRMATION OF SUCH IS GIVEN FOR PRICING PURPOSES. ALLOW CONCRETE TO PILES TO HAVE A MINIMUM CEMENT CONTENT FOR CLASS DC-2 & C2 SILEPATE REQUIREMENTS AS SET OUT IN BRE SPECIAL DIGEST 1: 2005. TO BE CONFIRMED AFTER S11.
- PILES TO BE CAST TO A MINIMUM 60mm ABOVE SPECIFIED LEVEL AND TO BE CASSELTY CUT BACK 50 THA CLEAN.
- HORIZONTAL SURFACE PROTECTS 50mm INTO GROUND BEAM.
- PILE REINFORCEMENT TO PROJECT A MINIMUM OF 60BAR INTO LINE OF GROUND BEAM OR STEEL AND TO REMAIN WITHIN OVER 100mm CLEARANCE FROM REINFORCEMENT IS TO BE 60BAR. DIAMETER INTO THE HIGHEST BEAM.
- IT IS THE PILING CONTRACTORS SOLE RESPONSIBILITY TO CHECK AND ENSURE THAT ALL PILES ARE CAST TO THE CORRECT LOCATION AND DEPTH AND TO BE CORRECTED TO THE CORRECT LOCATION AND DEPTH. THE PILING CONTRACTOR IS IN DOUBT OVER ANY REQUIRED LEVELS OR DATA, THEN THIS INFORMATION SHOULD BE SOUGHT AND OBTAINED FROM THE MAIN CONTRACTOR AND ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORKS. THE PILING CONTRACTOR BY SUBMITTING HIS TENDER WILL BE DEEMED TO HAVE ACCEPTED THE STABILITY OF ALL EXISTING STRUCTURES AND MUST TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD THIS DURING EXECUTION OF THE WORKS.
- INSUFFICIENT PROTECTING REINFORCEMENT WILL BE UNDERTAKEN AND THE PILING CONTRACTORS COST ALL PILES ARE TO BE DESIGNED BY THE PILING CONTRACTOR IN ACCORDANCE WITH THE PILING SPECIFICATION AND TO THE APPROVAL OF THE LOCAL AUTHORITY - PILE DESIGNS ARE TO BE REVIEWED TO THE ENGINEER FOR REVIEW. ALLOWING IN DAY FOR REVIEW.
- ALLOW FOR DESIGN AGAINST HEAVE WITH MINIMUM OF 100 RR OF PILE TO BE REINFORCED TO BE CONFIRMED.
- IT IS LIKELY THAT THE SITE MAY BE UNDERLAIN BY SOME GRANULAR MATERIALS AS WELL AS CLAY AND IS TO EXISTING PROPOSED POSITIONS OF THE NEW PILES ARE CAST TO EXISTING PILING METHOD IS TO BE USED.

**CONTRACTOR**  
These drawings, plans and specifications and the copyright therein are the property of David Dexter Associates Ltd. No part of this drawing is to be reproduced or used in any way without the written permission of David Dexter Associates Ltd.

**Project**  
THE EIGHTH  
TORRIANO AV - HOUSES

**Client**  
BRYANSTON INVESTMENTS

**Project**  
STRUCTURAL DRAWING

NO	REVISION	DATE	INITIALS
P11	LOUVE REVISION TO SUIT MS-POSITIONED PILES	05/06/17	
P10	THE BEAM ARMED BEAM DELETED, REV CLODED	09/05/17	
P9	PRELIMINARY ISSUE - REVISION TO SUIT SITE	05/05/17	
P8	PRELIMINARY ISSUE - REVISION TO SUIT SITE	02/05/17	
P7	PRELIMINARY ISSUE - REVISION TO SUIT SITE	21/04/17	
P6	PRELIMINARY ISSUE - REVISION TO SUIT SITE	21/04/17	
P5	PRELIMINARY ISSUE - WORKS ADJUSTMENT TO	24/03/17	
P4	PRELIMINARY ISSUE FOR PILE SETTING OUT ONLY	15/02/17	
P3	PRELIMINARY ISSUE FOR PILE SETTING OUT ONLY	14/02/17	
P2	PRELIMINARY ISSUE	13/12/16	
P1	PRELIMINARY ISSUE	11/12/16	

**PRELIMINARY FOR DISCUSSION AND AGREEMENT**

**DAVIDDEXTER**  
associates

david dexter associates, Unit G East, Coale House,  
1, 201 S3 Coale Street, London, E2 9AG  
t: 020 890 0900 www.daviddexter.co.uk

**THE EIGHTH TORRIANO AV - HOUSES**

**STRUCTURAL DRAWING**

1512-H-03

1512-H-03

1512-H-03