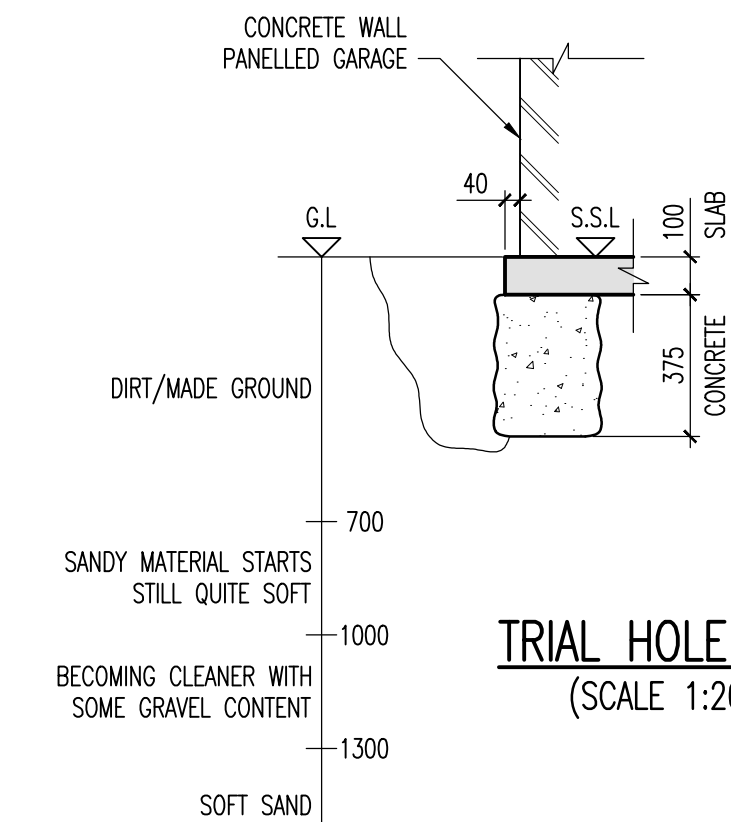
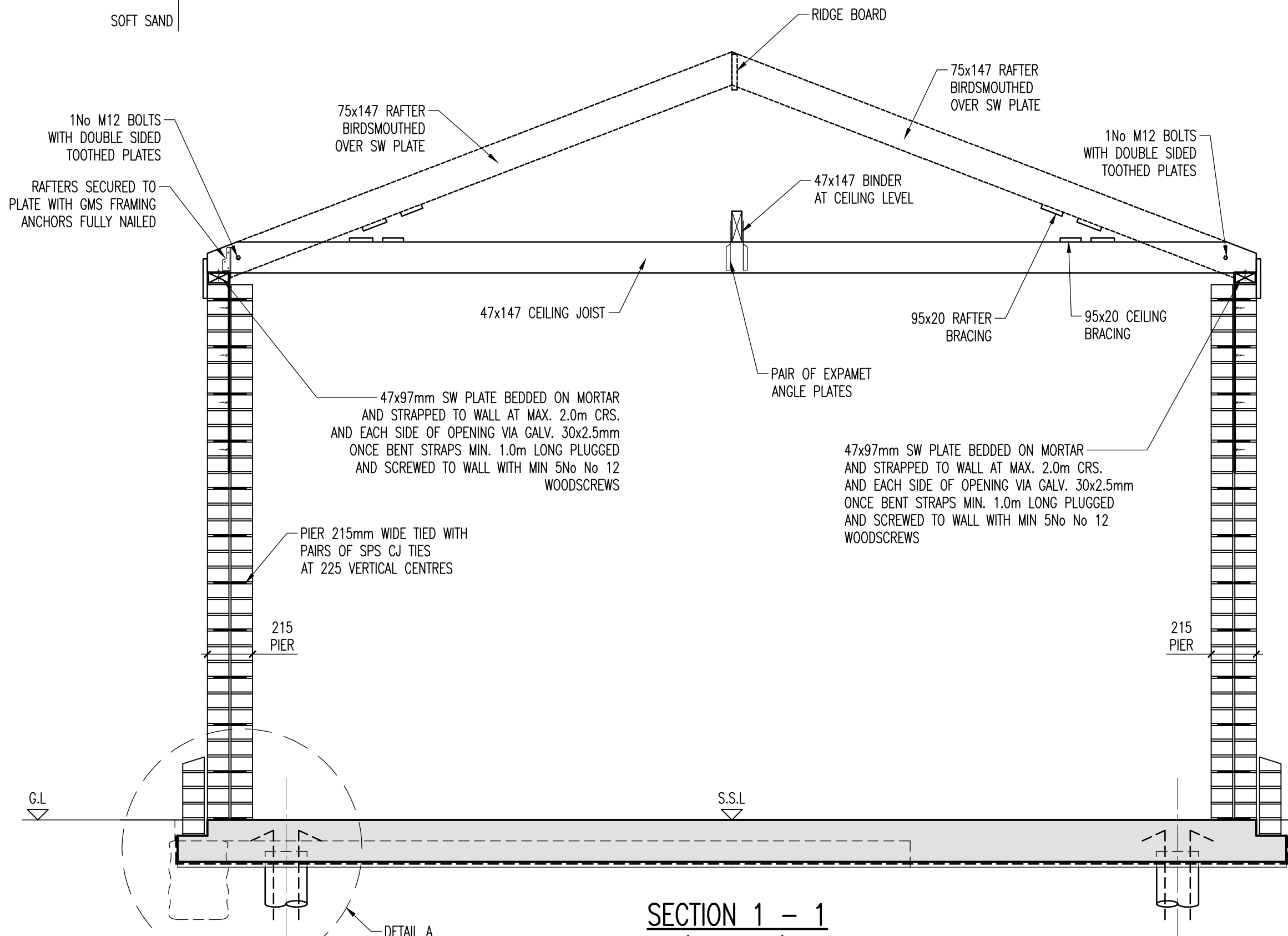


FOUNDATION PLAN
(SCALE 1:50)

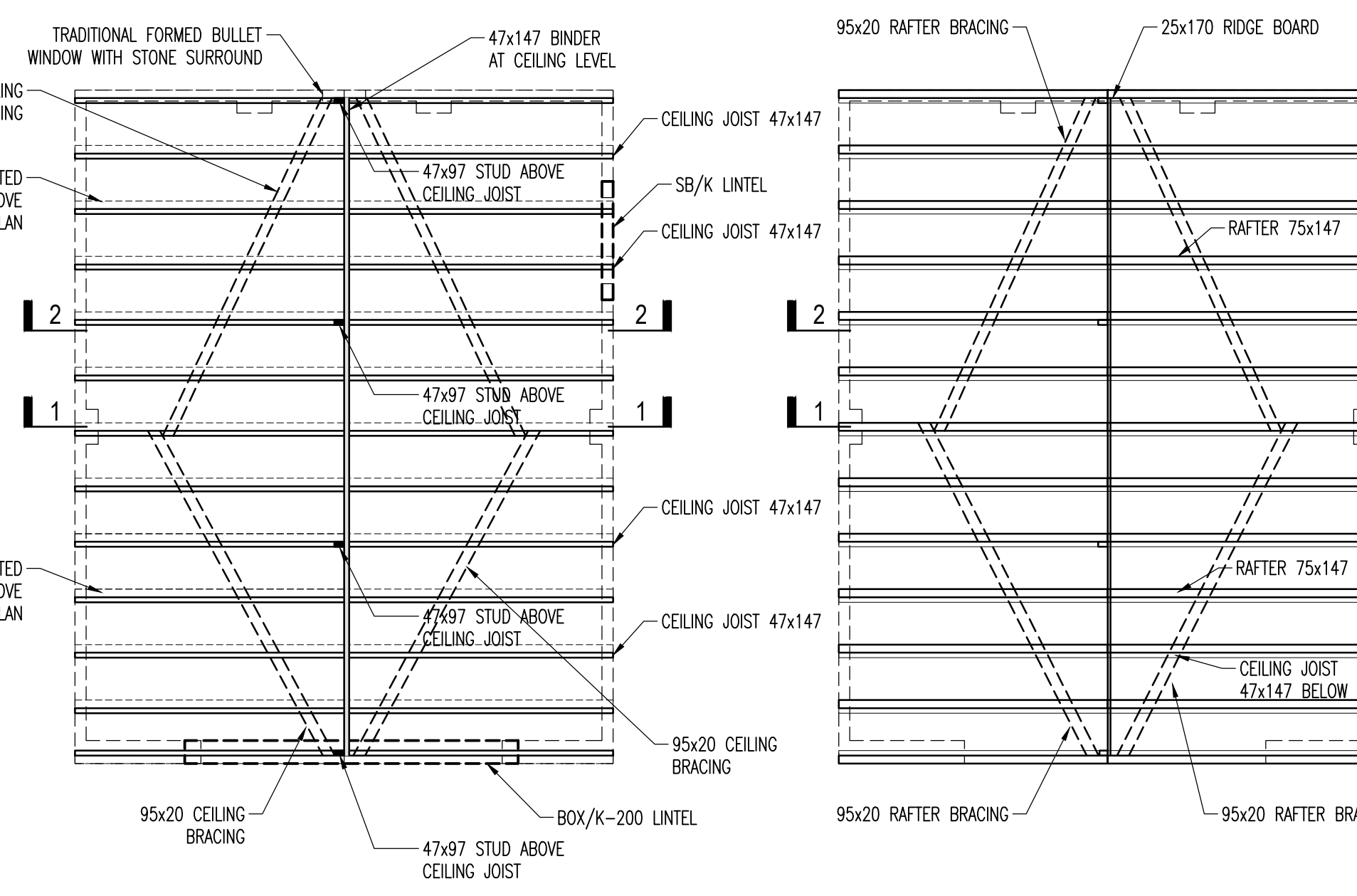
PRIOR TO PILING AND FOLLOWING THE REMOVAL OF THE EXISTING FLOOR SLAB, THE AREA IS TO BE SCANNED FOR TREE ROOTS AND PILOT HOLES INSTALLED AT THE PROPOSED PILE LOCATIONS. IF SIGNIFICANT ROOTS ARE ENCOUNTERED THE RAFT HAS BEEN DESIGNED TO ALLOW FOR THE PILE POSITIONS INDICATED TO BE MOVED BY UP TO 500mm. THE ENGINEER IS TO BE ADVISED IF THIS OCCURS TO ENABLE THE NECESSARY ADDITIONAL STRUCTURAL DESIGN CHECKS TO BE CARRIED OUT



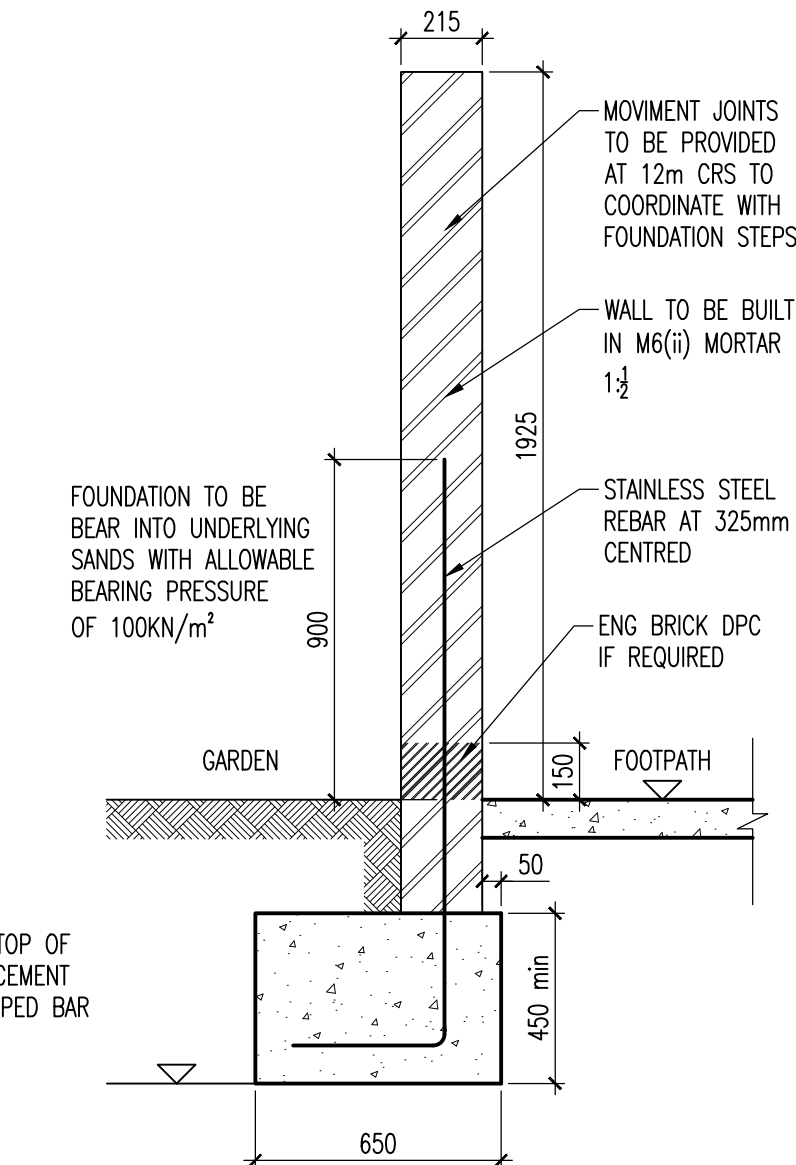
TRIAL HOLE LOG
(SCALE 1:20)



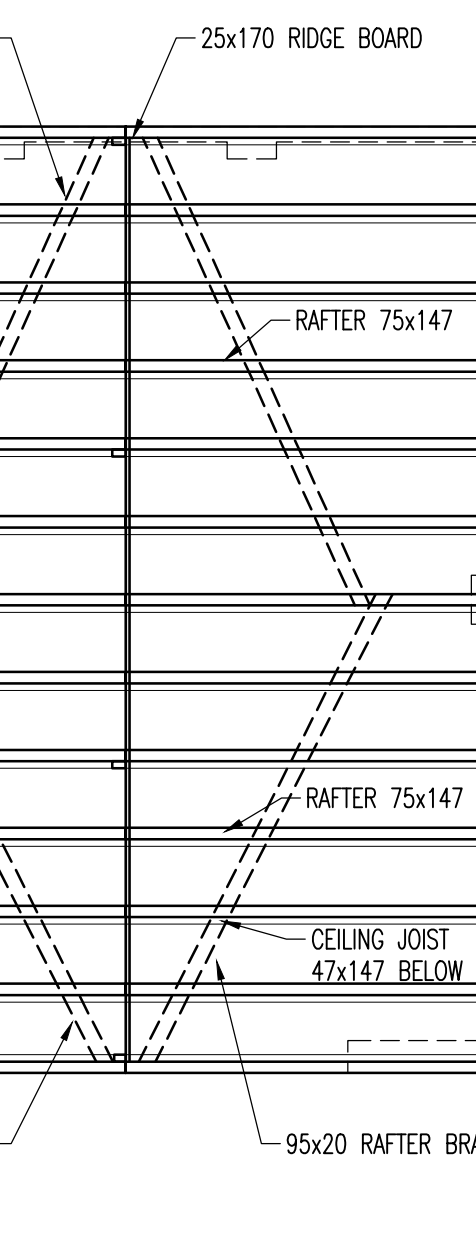
SECTION 1 - 1
(SCALE 1:20)



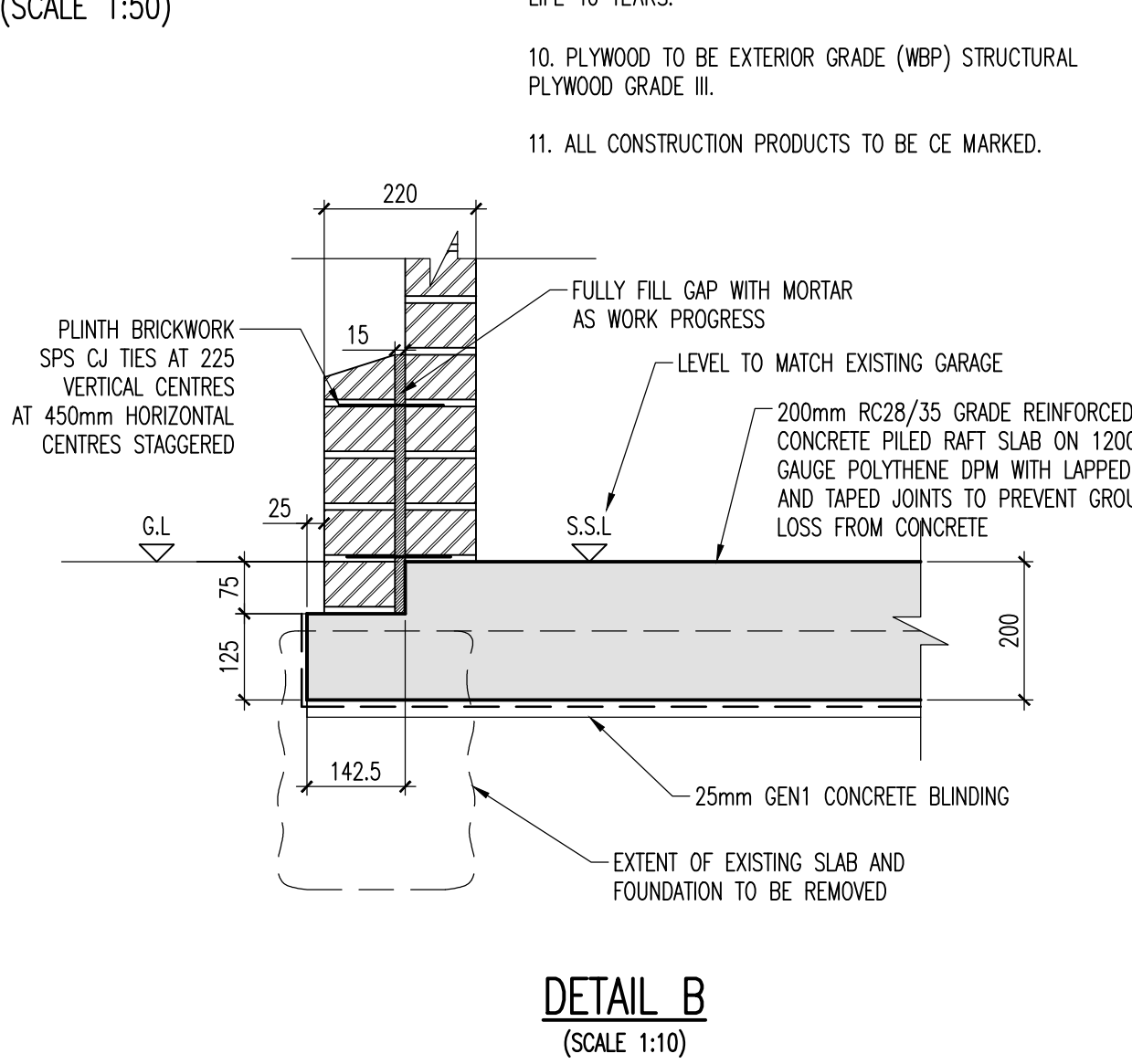
CEILING PLAN
(SCALE 1:50)



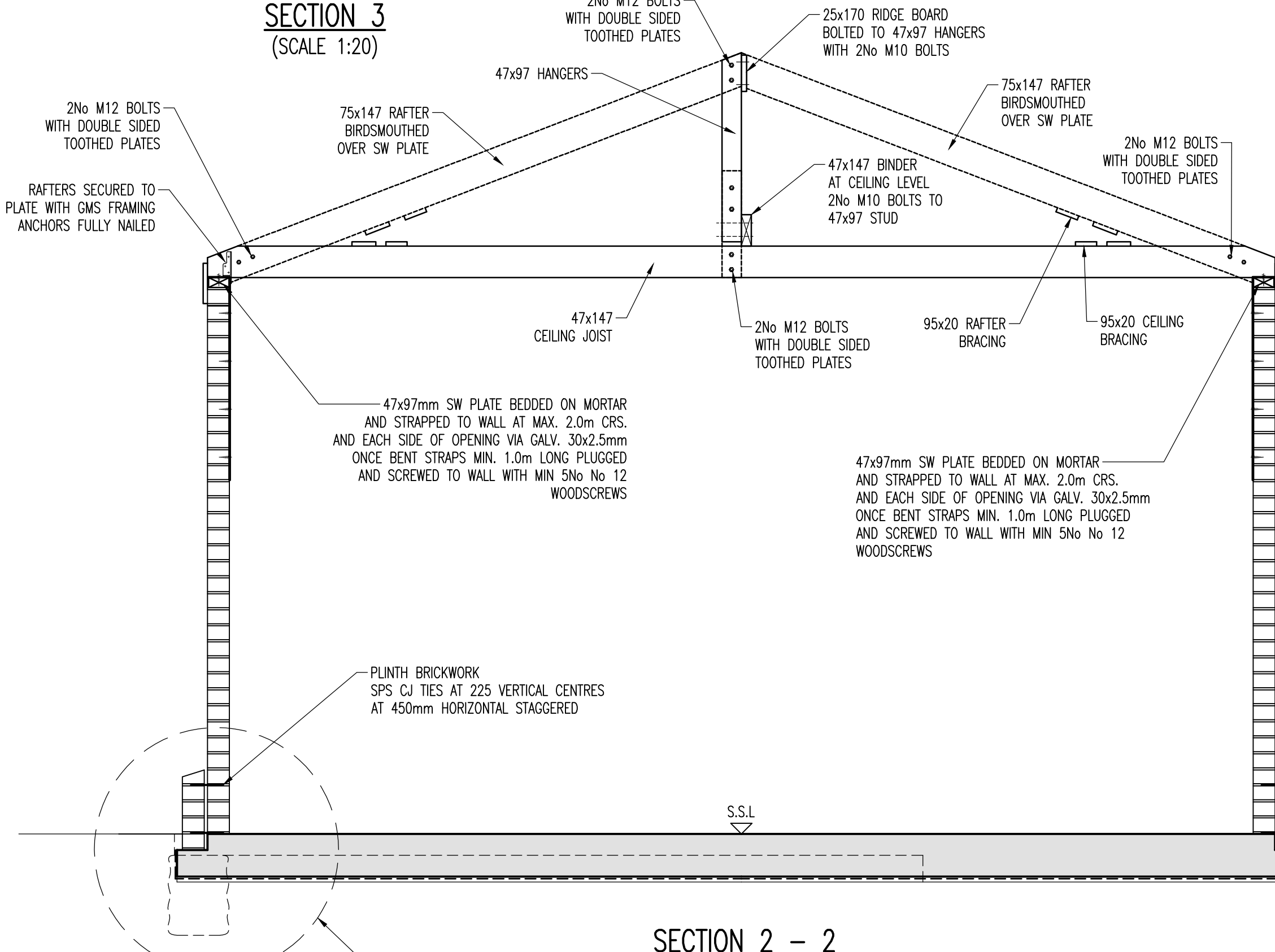
DETAIL A
TYPICAL PILED RAFT SLAB EDGE DETAIL
(SCALE 1:10)



ROOF PLAN
(SCALE 1:50)



DETAIL B
(SCALE 1:10)



SECTION 2 - 2
(SCALE 1:20)

TIMBER FLOOR NOTES

- WHERE JOISTS ARE BUILT INTO THE INNER LEAF OF AN EXTERNAL WALL THEY ARE TO BE SEALED TO THE WALL USING A SILICONE SEALANT TO ENSURE AIR TIGHTNESS.
- THE FIRST JOIST SHOULD BE POSITIONED 25mm TO 75mm FROM THE WALL FACE TO ALLOW FOR SERVICES.
- HERRINGBONE STRUTTING OR SOLID BLOCKING IS TO BE PROVIDED AT THE ENDS OF JOISTS WHERE THEY BEAR ONTO STEELWORK OR ARE SUPPORTED ON JOIST HANGERS. ADDITIONAL STRUTTING/BLOCKING IS REQUIRED AS FOLLOWS:

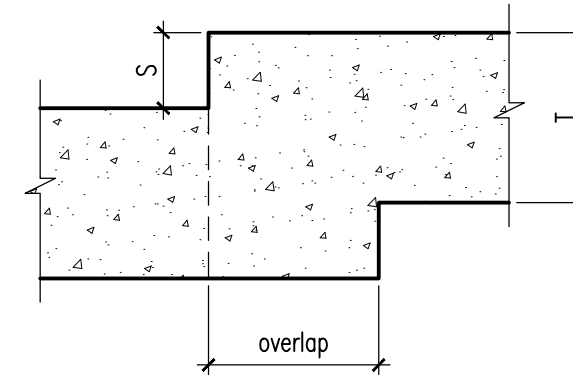
JOIST SPAN	ROWS OF STRUTTING
LESS THAN 2.5m	NONE
2.5m TO 4.5m	1 (CENTRE OF SPAN)
OVER 4.5m	2 (AT THIRD POINTS)
- MOISTURE CONTENT OF TIMBERS AT TIME OF INSTALLATION IS NOT TO EXCEED 20%.
- NOTCHING AND DRILLING OF JOISTS (IF REQUIRED) IS ONLY ALLOWED WITHIN PERMITTED SIZES AND LOCATIONS AS DESCRIBED IN NHBC STANDARDS.
- ALL STRUCTURAL TIMBERS ARE TO BE STRENGTH GRADED (C16 OR C24) AS SHOWN ON THE DRAWINGS.
- WHERE LIGHTWEIGHT PARTITIONS ARE SUPPORTED ON TIMBER FLOORS THEY SHOULD BE BUILT OFF DOUBLE JOISTS BOLTED TOGETHER WITH M12 BOLTS AND LARGE WASHERS AT 400mm CRS.
- JOISTS UNDER BATHS TO BE DOUBLED UP.
- GROUND FLOOR JOISTS, FLAT ROOF JOISTS AND TIMBERS IN OTHER LOCATIONS WHICH ARE SUSCEPTIBLE TO MOISTURE ARE TO BE TREATED WITH ORGANIC SOLVENT IMPREGNATION TO WOOD PROTECTION ASSOCIATION COMMODITY SPECIFICATION C8, SERVICE LIFE 40 YEARS.
- PLYWOOD TO BE EXTERIOR GRADE (WBP) STRUCTURAL PLYWOOD GRADE III.
- ALL CONSTRUCTION PRODUCTS TO BE CE MARKED.

GENERAL NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- ANY GRID LINES, BUILDING LINES, ETC. ARE TO BE SET OUT IN ACCORDANCE WITH THE RELEVANT ARCHITECT'S PLAN.
- DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING, EITHER MANUALLY OR ELECTRONICALLY.
- DIMENSIONS MARKED * ARE SUBJECT TO CONFIRMATION BY SITE MEASUREMENT BEFORE CONSTRUCTION COMMENCES.
- ANY DIMENSIONAL DISCREPANCIES ON THIS DRAWING ARE TO BE REFERRED TO THE ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.
- RAFT SLAB NOTES
 - UNLESS SPECIAL PRECAUTIONS ARE TAKEN, CONCRETING SHOULD NOT PROCEED WHEN THE AIR TEMPERATURE IS BELOW OR LIKELY TO FALL BELOW 2°C. FROZEN MATERIALS SHALL NOT BE USED. CONCRETE SHOULD NOT BE PLACED IF THE GROUND OR OVERSITE IS FROZEN. ALL SURFACES WHICH COME INTO CONTACT WITH FRESH CONCRETE (FORMWORK, REINFORCEMENT ETC.) AND OTHER CONCRETE SURFACES SHOULD BE FREE OF SNOW, ICE AND FROST.
 - THE MINIMUM TEMPERATURE OF READY-MIXED CONCRETE WHEN DELIVERED SHOULD BE 5°C.
 - FRESH CONCRETE SHOULD BE PROTECTED FROM FROST, SNOW, RAIN AND SUN AND CURED AS BS 8110.
 - ALL CONCRETE TO BE PRODUCED FROM A READY MIXED PLANT WITH A THIRD PARTY QUALITY ASSURANCE SCHEME ACCREDITED BY UKAS (QSRMC OR ISI)
 - THE BASE OF THE RAFT SLAB EXCAVATIONS ARE TO BE INSPECTED BY BUILDING CONTROL AND THE ENGINEER PRIOR TO CONCRETING.
 - CONCRETE SHOULD BE PLACED AS SOON AS POSSIBLE AFTER THE EXCAVATION HAS BEEN CHECKED.
 - THE BASE OF THE EXCAVATION SHALL NOT BE LEFT EXPOSED FOR MORE THAN 4 HOURS, UNLESS IT IS PROTECTED WITH A CONCRETE BLINDING OR IS TO BE RE-BOTTOMED PRIOR TO CONCRETING.
 - WHERE SLAB FORMATION BECOME EXCESSIVELY DRIED OR SOFTENED DUE TO RAIN OR GROUND WATER, THE EXCAVATION SHOULD BE RE-BOTTOMED PRIOR TO CONCRETING.
 - CONCRETE TO BE GRADE RC28/35 DESIGNATED MIX TO BS 8500.
 - PRIOR TO ANY EXCAVATION WORK THE CONTRACTOR MUST CHECK FOR THE PRESENCE OF ANY EXISTING UNDERGROUND SERVICES (DRAINS, GAS, WATER, ELECTRICITY ETC.) BY REFERENCE TO SURVEY DRAWINGS AND CARRYING OUT CAT SCANS ON SITE.
 - ALL DIGGING (FOUNDATIONS, UNDERGROUND SERVICES ETC) IN ROOT PROTECTION ZONES TO BE HAND DUG IN ACCORDANCE WITH NJUG 10 PARAGRAPH 4.6.1 TO ENSURE MAXIMUM PROTECTION TO TREE ROOTS.
 - CONCRETE CUBE TESTING FOR COMPRESSIVE STRENGTH COMPLIANCE TO BE CARRIED OUT FOR EACH PLOT OF CONCRETE POURING.
 - COVER TO REINFORCEMENT TO BE PROVIDED BY USING PROPRIETARY CONCRETE OR PLASTIC SPACERS.
 - CONCRETE TO BE FULLY COMPACTED TO REMOVE TRAPPED AIR BY POKER VIBRATORS.
 - REINFORCING BARS TO BE STRENGTH GRADE B500B DEFORMED TYPE 2 TO BS 4449, CUT AND BENT TO BS 8666.
 - ALL CONSTRUCTION PRODUCTS TO BE CE MARKED.
- PILING NOTES
 - THE PILES ARE A CONTRACTOR DESIGNED ITEM TO BE INSTALLED BY THE PILING CONTRACTOR TO COMPLY WITH THE FOLLOWING CRITERIA:
 - NOMINAL DIAMETER OF PILES IS SUB-CONTRACTORS CHOICE.
 - THE PILES ARE TO BE CONTINUOUSLY REINFORCED FOR THE FULL LENGTH OF THE PILE. THE PILE REINFORCEMENT IS TO PROJECT A MINIMUM OF 1000mm ABOVE THE PILE CUT-OFF LEVEL AND LEFT TO BEND INTO GROUND BEAM.
 - THE PILES ARE TO BE DESIGNED TO RESIST AN APPLIED HORIZONTAL FORCE OF 3.0kN AT EACH PILE HEAD.
 - THE PILES ARE TO BE DESIGNED TO RESIST THE APPLIED VERTICAL LOADS AS SHOWN IN THE PILE SCHEDULE.
 - PILES TO BE CAST A MINIMUM OF 150mm AND A MAXIMUM OF 250mm ABOVE THE SPECIFIED CUT-OFF LEVELS AND TRIMMED DOWN TO LEVEL WITH A NON-HAND HELD MECHANICAL BREAKER / CUTTER.
 - CONCRETE FOR PILES TO BE GRADE RC35 DESIGNATED MIX TO BS 8500 OR BETTER.
 - PILES TO BE POSITIONED TO WITHIN ±75mm ON PLAN AND 1:75 VERTICALITY.
 - FOR SETTING OUT DIMENSIONS AND LEVELS, REFER TO THE ARCHITECTS DRAWINGS.
 - FACTOR OF SAFETY, LOAD-TESTING REGIME AND INTEGRITY TESTING REQUIREMENTS TO BE AGREED WITH BUILDING CONTROL AND NHBC (IF APPLICABLE). PILING SPECIALIST TO PROVIDE PILE LOAD CALCULATIONS FOR APPROVAL BY BUILDING CONTROL PRIOR TO SITE WORKS COMMENCING. OVERALL FACTOR OF SAFETY TO BE AT LEAST 2.5.
 - COMPLY WITH THE CURRENT EDITION OF "SPECIFICATION FOR PILING AND EMBEDDED RETAINING WALLS" (SPERM)
 - PILE TYPE AND INSTALLATION METHOD TO BE SUCH THAT THERE IS NO DISTURBANCE TO ANY ADJACENT PROPERTIES OR UNDERGROUND SERVICES FROM VIBRATION OR NOISE.
 - COMPLETE RECORDS OF THE PILING ARE TO BE KEPT IN ACCORDANCE WITH SPERM AND FORWARDED TO THE ENGINEER.
 - CONTRACTOR IS TO ALLOW FOR PROVIDING A WORKING PLATFORM (PILING MAT) AS REQUIRED BY THE SPECIALIST PILING SUBCONTRACTOR.
 - ALL CONSTRUCTION PRODUCTS TO BE CE MARKED.
- MASONRY NOTES
 - WORK SHOULD NOT PROCEED WHEN THE AIR TEMPERATURE IS BELOW OR LIKELY TO FALL BELOW 2°C. FROZEN MATERIALS SHALL NOT BE USED.
 - NEWLY LAID MASONRY SHOULD BE PROTECTED FROM FROST, SNOW AND RAIN BY COVERING UP.
 - CHASES – HORIZONTAL CHASES ARE LIMITED IN DEPTH TO ONE-SIXTH OF THE THICKNESS OF A SINGLE LEAF, AND VERTICAL CHASES TO ONE-THIRD OF THE THICKNESS OF A SINGLE LEAF. HOLLOW BLOCKS SHOULD NOT BE CHASED. WHERE WALLS CONTAIN BED JOINT REINFORCEMENT THEY SHOULD NOT BE CHASED.
 - WALL TIES TO HAVE MINIMUM 50mm EMBEDMENT INTO EACH LEAF BUT ALLOW FOR AN ADDITIONAL 25mm IN THE O/A LENGTH FOR 'CONSTRUCTIONAL TOLERANCES' I.E. TARGET EMBEDMENT 67mm.
 - WALL TIES TO BE STAINLESS STEEL TYPE
 - WALL TIES TO BE INSTALLED LEVEL OR SLOPING SLIGHTLY TO THE OUTSIDE LEAF.
 - WALL TIES TO BE SPACED AT 900mm HORIZONTAL CENTRES AND 450mm VERTICAL CENTRES, STAGGERED. ADDITIONAL WALL TIES TO BE INSTALLED WITHIN 225mm OF ALL OPENINGS AND MOVEMENT JOINTS AT 225mm CRS.
 - ALL PERPEND JOINTS TO BE SOLIDLY FILLED.
 - ENSURE CAVITIES, WALL TIES AND CAVITY TRAYS ARE CLEAR OF MORTAR DROPPINGS AND DEBRIS.
 - CAVITIES BELOW GROUND TO BE CONCRETE FILLED UP TO 225mm BELOW DPC.
 - MORTAR MIX TO BE DESIGNATION (iii) TO BS 5628 FOR GENERAL WALL AREAS ABOVE DPC. MORTAR MIX TO BE DESIGNATION (ii) TO BS 5628 FOR CAPPINGS, COPINGS, SILLS, PARAPETS AND BELOW DPC.
 - LOAD BEARING BLOCKWORK WALLS TO BE .../N/mm² STRENGTH. FOR MINIMUM DENSITIES OF BLOCKWORK WALLS FOR SOUND / THERMAL INSULATION REFER TO ARCHITECTS SPECIFICATIONS.
 - ALL CONSTRUCTION PRODUCTS TO BE CE MARKED.

STRIP FOUNDATION

- The overlap should be not less than:
- 2 x S or
 - T (maximum 500mm) or
 - 300mm,
- whichever is the largest



P2	13/01/17	ISSUED FOR COMMENTS
P1	13.12.16	ISSUED FOR COMMENTS
Rev	Date	Description
STATUS		
PRELIMINARY		
AFP ANDREW FIREBRACE PARTNERSHIP STRUCTURAL & CIVIL ENGINEERING CONSULTANTS Stable Barn, Park End, Swaffham Bulbeck, Cambridge CB25 0NA. Tel: 01223 811572 Fax: 01223 812719 E-mail: info@afpcconsult.co.uk		
CLIENT		
PROJECT 10 HAMPSTEAD SQUARE LONDON		
TITLE GARAGE FOUNDATION LAYOUT		
DRAWN P.T/CV	CHECKED R	DRG No.
SCALES AS SHOWN@A1	DATE DEC 2016	16/0235/01
Andrew Firebrace Partnership Limited		ACAD FILE No. 16.0235.01.DWG
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