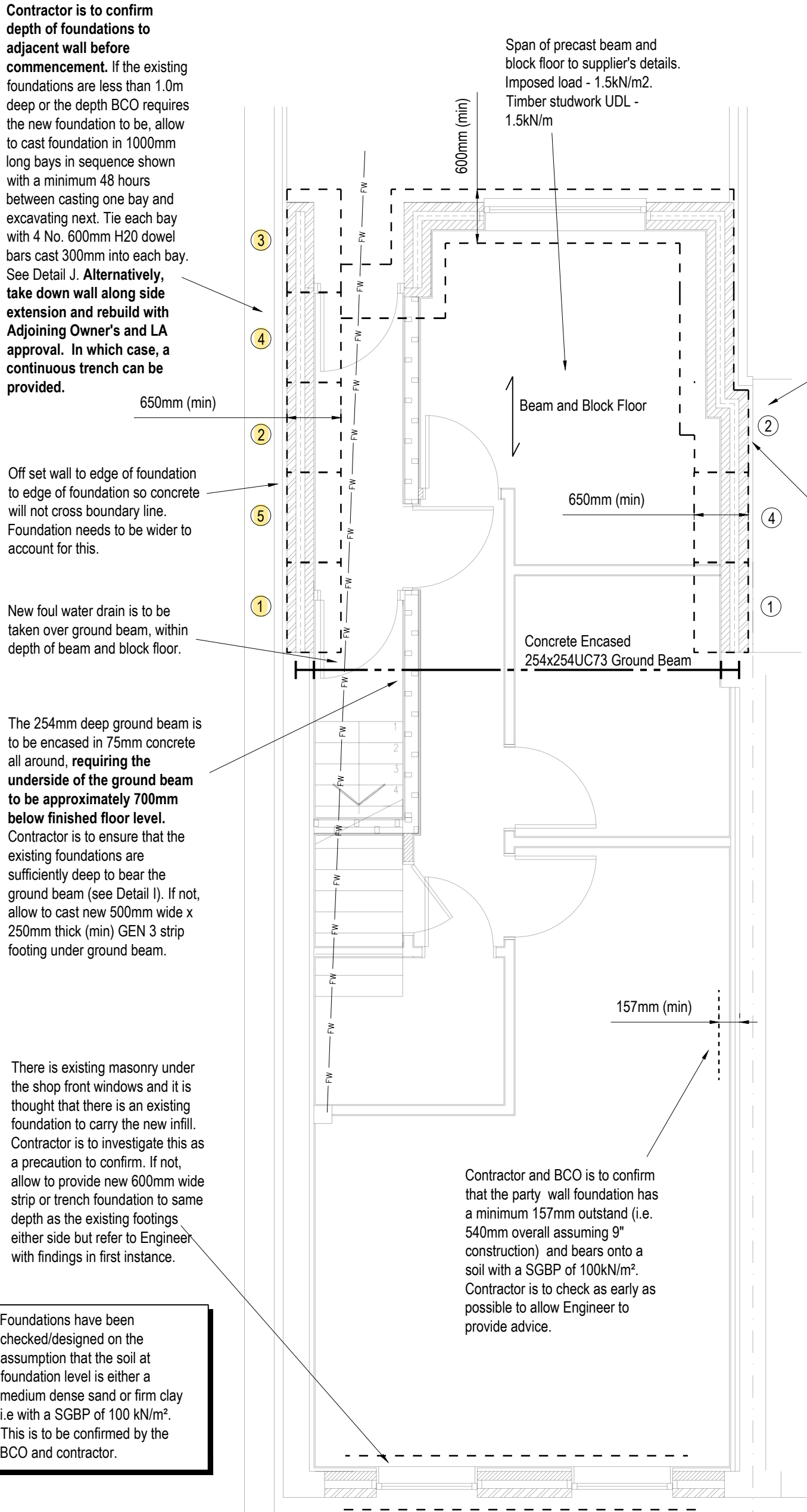




Proposed Ground Floor Plan.
(Showing Foundation Works)
(1:50)

Contractor is to confirm depth of foundations to adjacent structure. If the existing foundations are less than 1.0m deep or the depth BCO requires the new foundation to be, allow to cast foundation in 1000mm long bays in sequence shown with a minimum 48 hours between casting one bay and excavating next. Tie each bay with 2 No. 600mm H20 dowel bars cast 300mm in each bay.

Off set wall to edge of foundation to edge of foundation so concrete will not cross boundary line. Foundation needs to be wider to account for this.

General Foundation Notes

Note:
Provide 600mm thick (min) traditional trench foundations with minimum widths shown on drawing.

Note:
Minimum foundation depths are to be agreed with BCO. Allow for a minimum 1.0m.

Note:
Foundations to be taken down a further 300mm below any tree roots encountered in the trench.

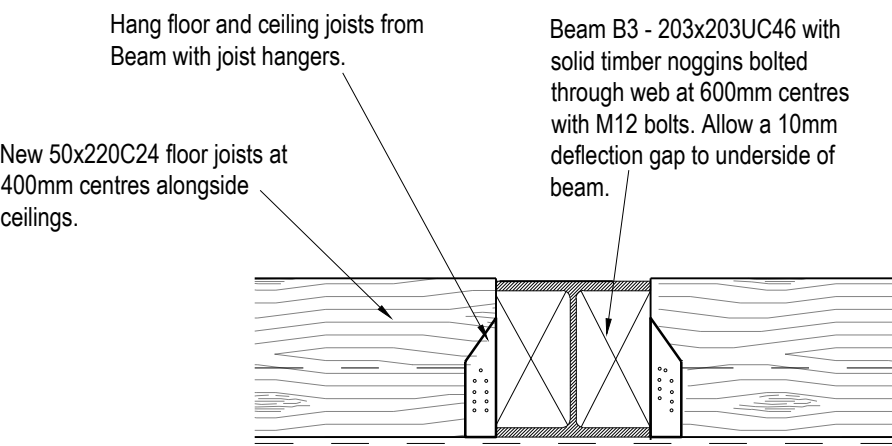
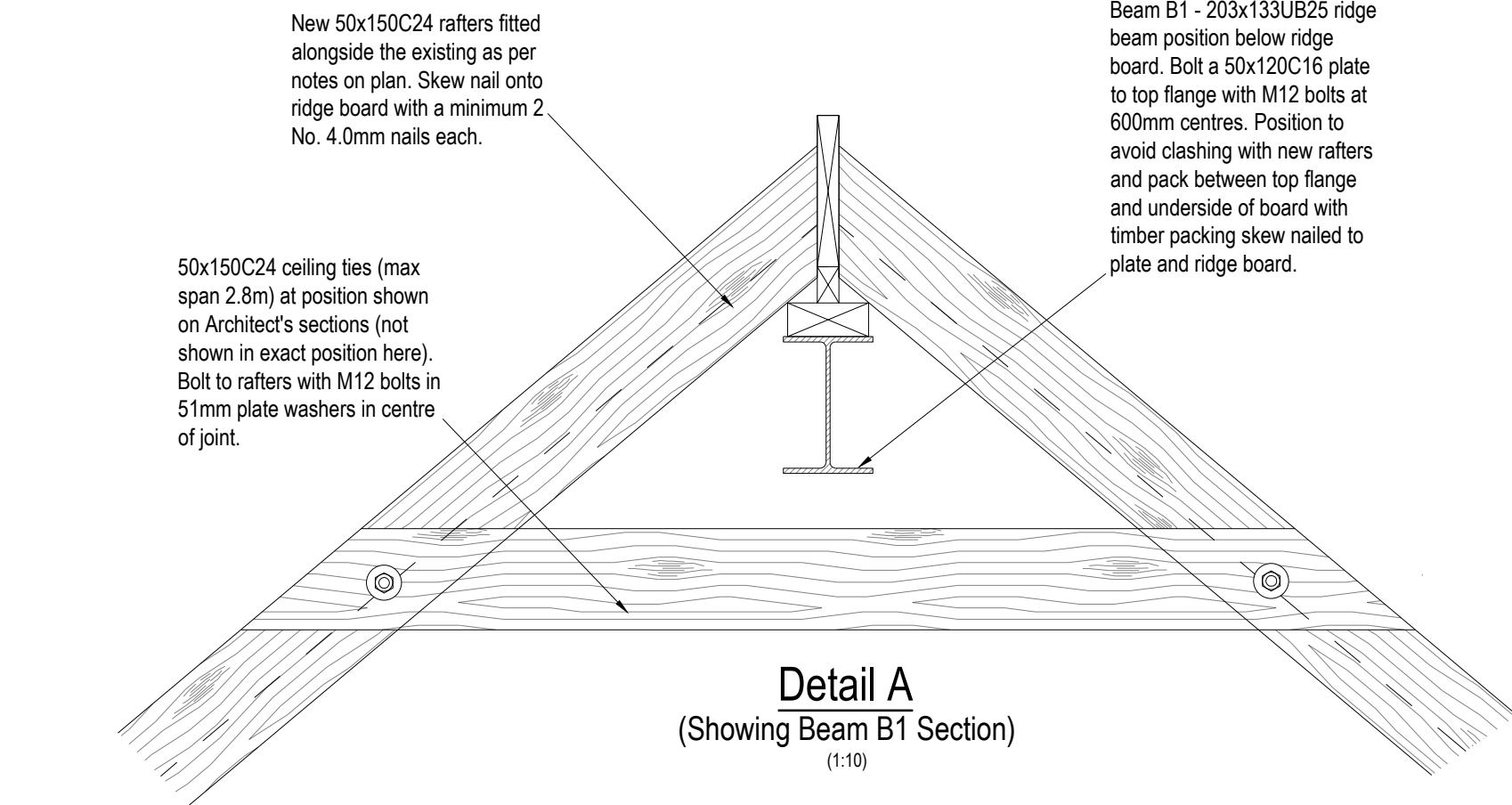
Note:
Concrete to be a minimum Gen3 (20N/mm2) mix.

Note:
Where foundation depths exceed 1.5m below ground level, provide suitable compressible void former to inside face of external wall foundations but refer to Structural Engineer for comment.

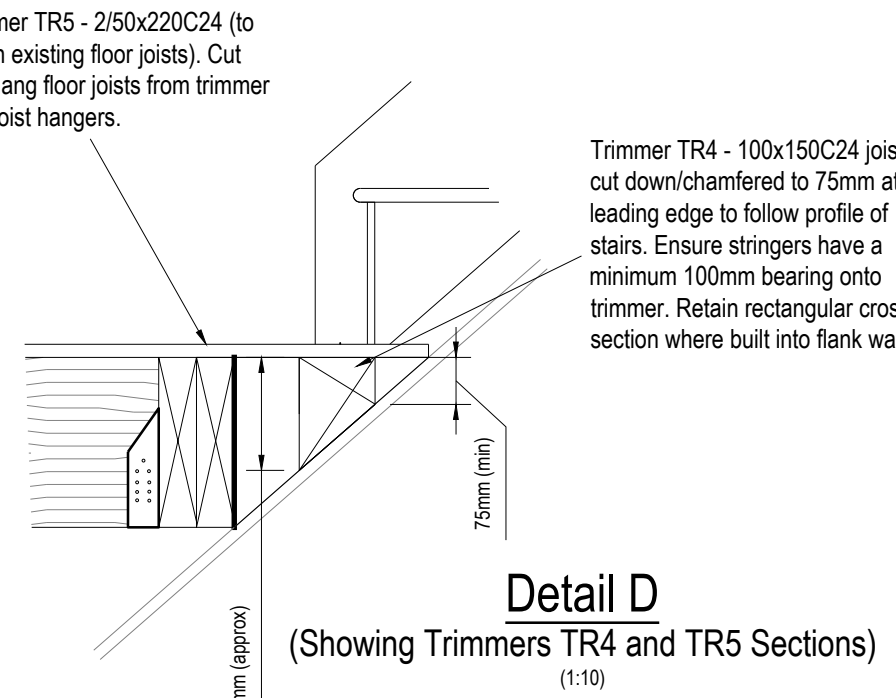
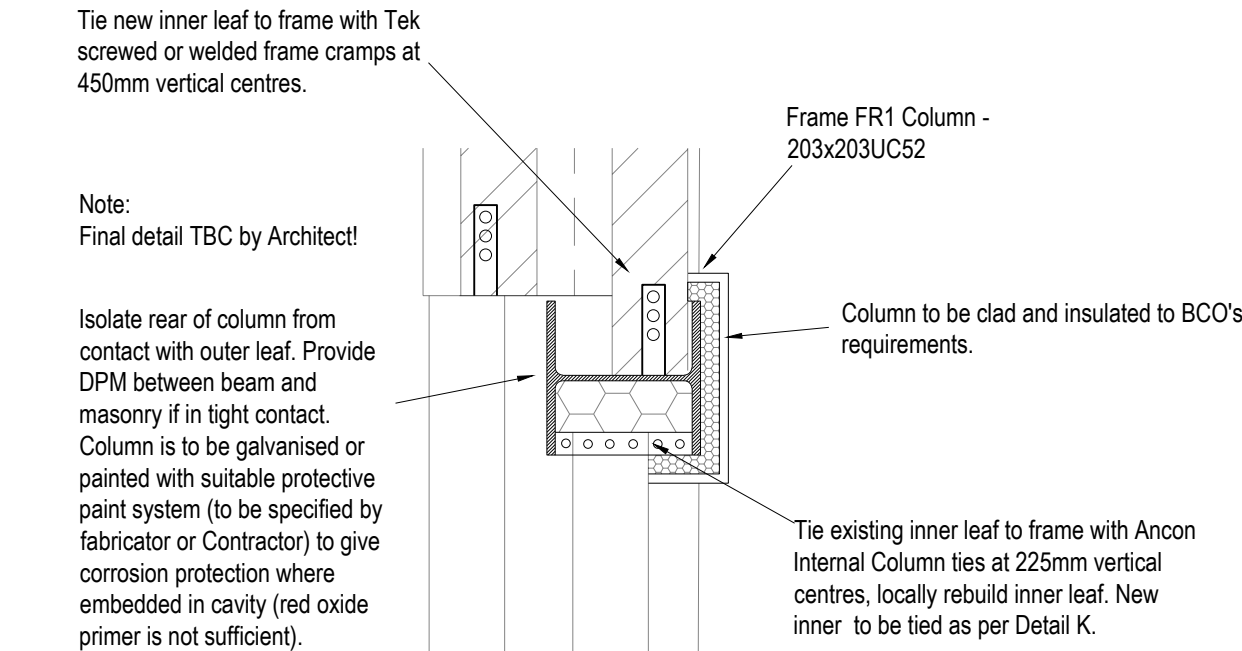
Note:
Service penetrations up to 1.0m in width are to be bridge with 100x215dp Supreme Concrete PS lintels or similar.

Note:
If building near or over a main sewer, the requirements of Water Authority are to be met in full. The Client/Contractor to confirm the positions of all sewers in advance of commencement of works and to apply for a build over agreement in good time.

Note:
Where new foundations underpin existing, ram dry pack mortar between the two to ensure full load take up.



Note:
Staircase Trimmer details similar



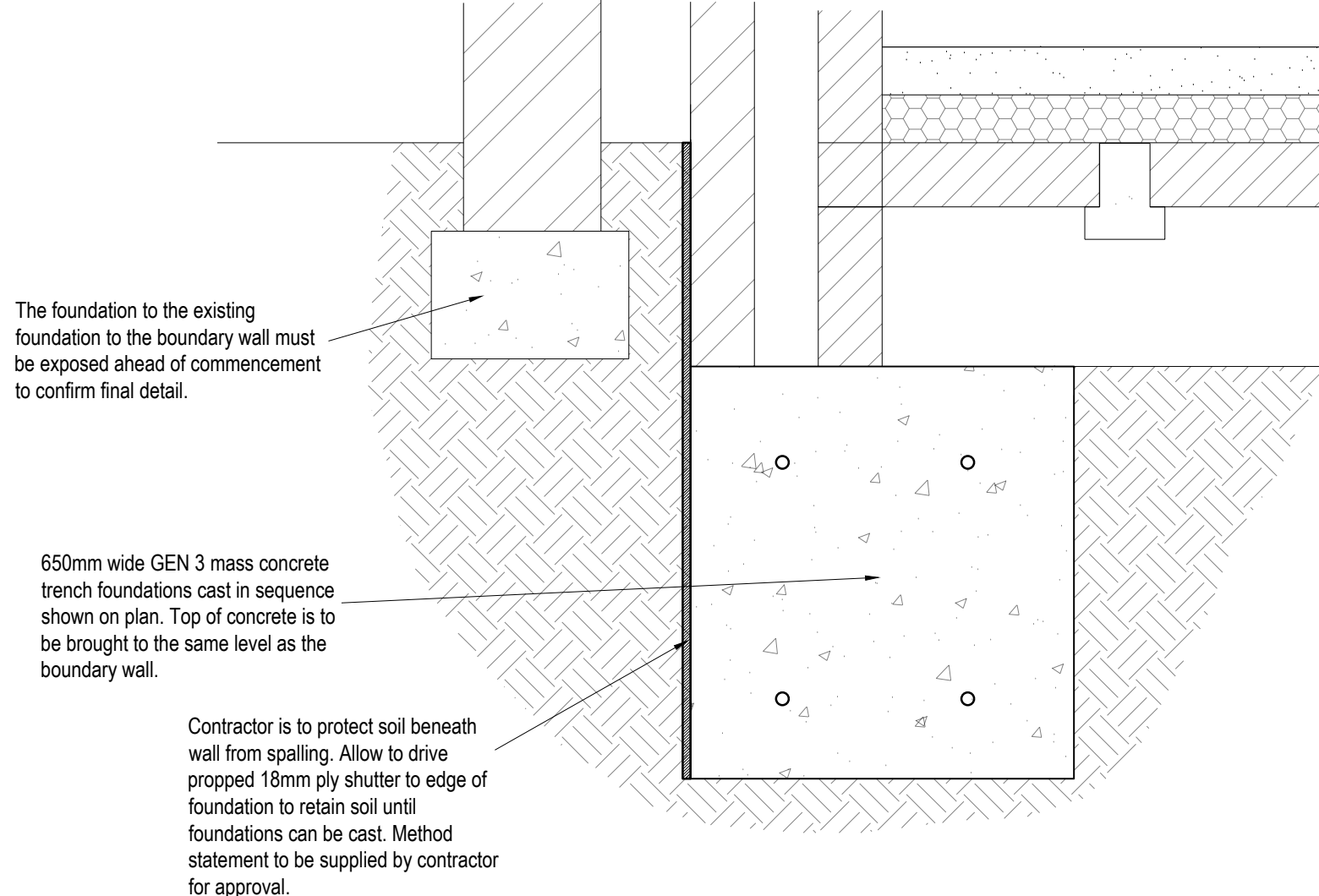
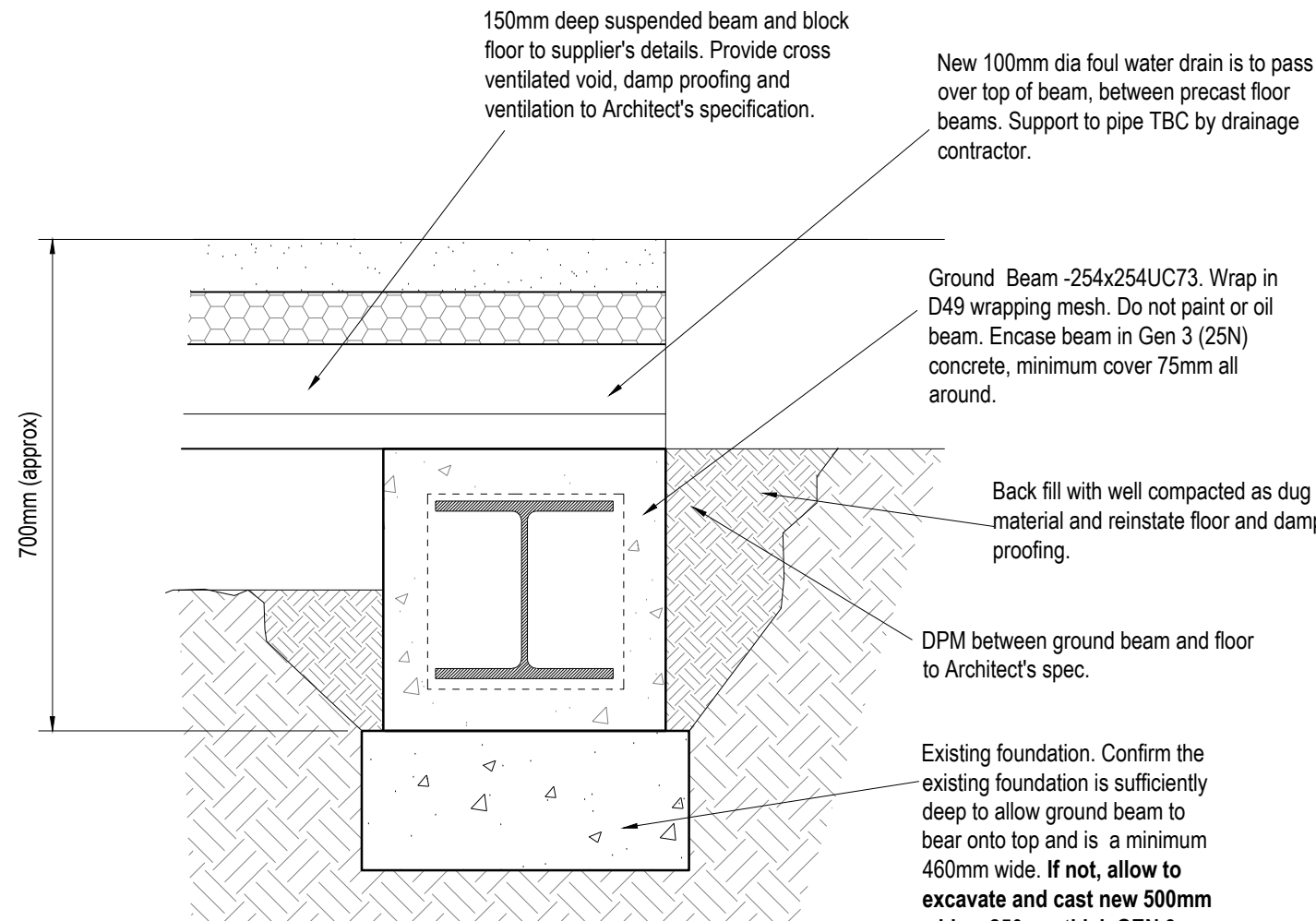
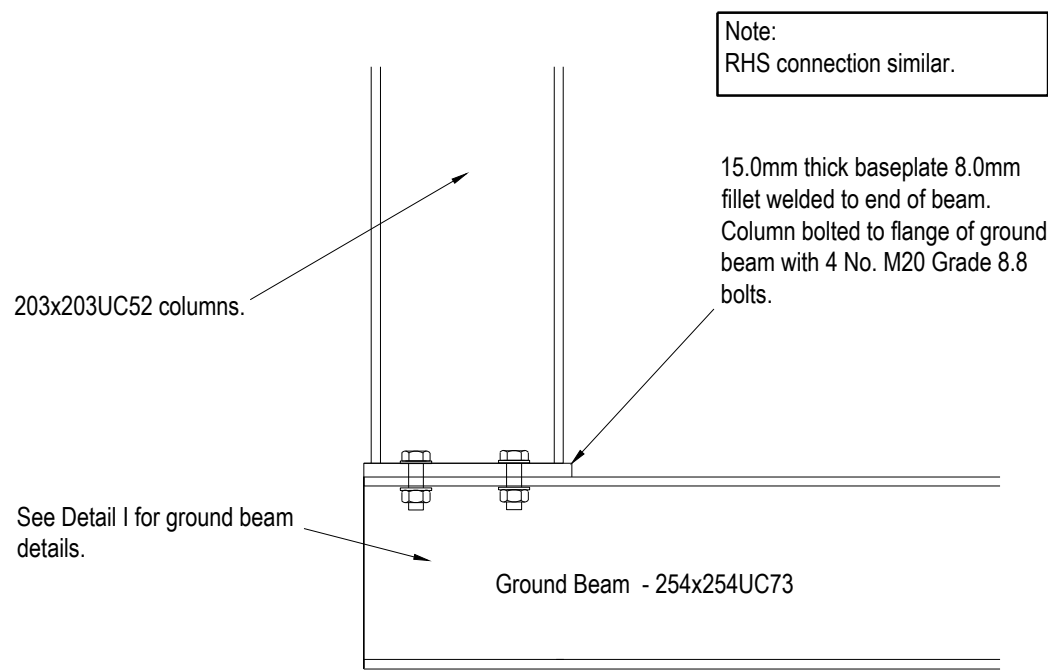
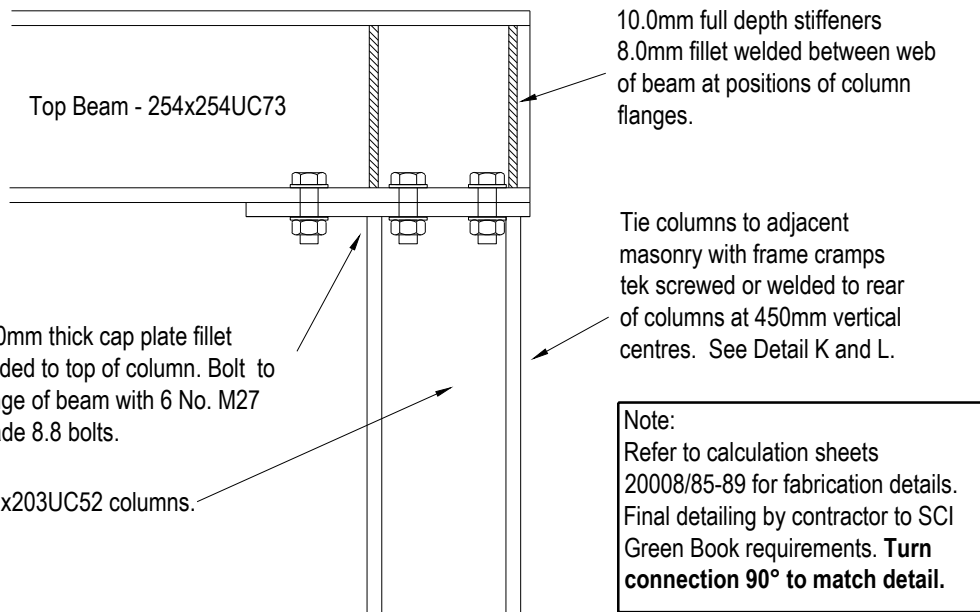
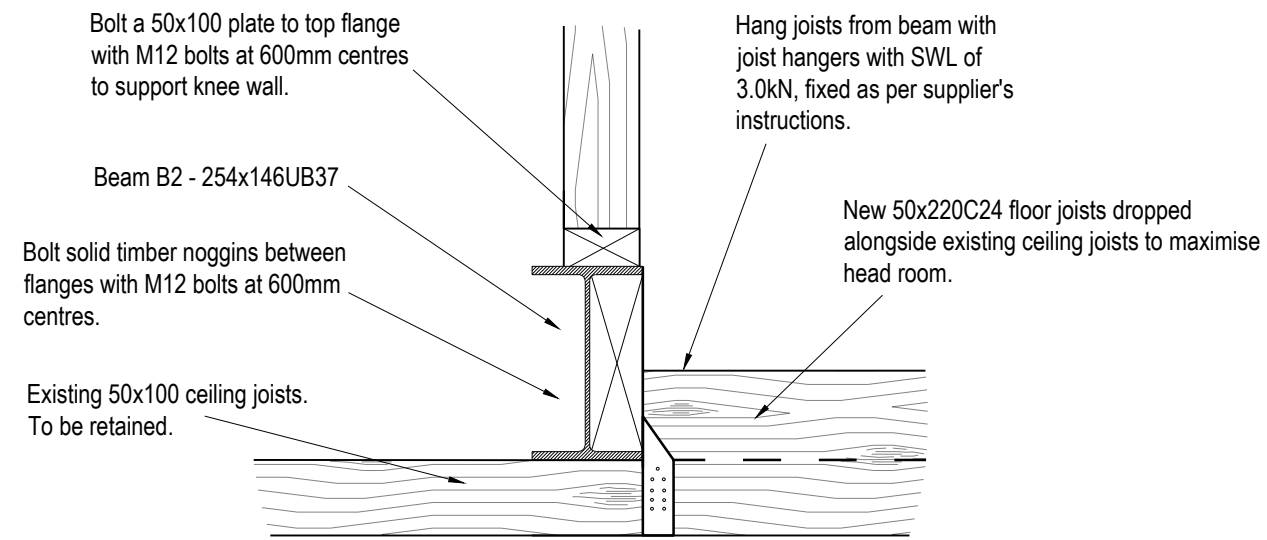
Note:
Final detail TBC by Architect!

Tie new inner leaf to frame with Tek screwed or welded frame cramps at 450mm vertical centres.

Frame FR1 Column to be clad and insulated to Architect's requirements.

Party wall assumed 9° (215mm) masonry.

Detail G
(Frame FR1 Party Wall Column Detail)
(1:10)



General Notes

- The existing structure is to be exposed by the Contractor to confirm that the span directions, wall and foundation construction, adequacy of bearings at supports, etc. are as shown and to confirm the correctness of any assumptions made by the Engineer before ordering any materials or commencing works on site.
- All dimensions to be checked on site. All details and dimensions relating the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.
- Steelwork to have two coats of red oxide primer generally and to have two further coats of bitumen paint where supported at external walls unless indicated otherwise.
- All internal steelwork subject to fire regulations to have min 30 min fire protection to Architect's specification or to comply with Building Regulations.
- This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and the specification, where applicable.
- Works to comply with current Codes of Practice, British Standards and Building Regulations.
- Contractor to provide all necessary vertical and lateral restraint strapping in order to comply with The Building Regulations.
- Any discrepancies are to be reported to the Structural Engineer immediately for comment.
- The BCO is to confirm the adequacy of the existing structure to comply with the assumptions/conclusions reached in the supporting calculations. If in doubt, refer to Structural Engineer.
- If in doubt about any detail, refer to Structural Engineer.

Rev.	Date:	Description



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Project Details:
**209 Pagham Road
Bognor Regis
West Sussex**

Client:
MacDonald Homes South Ltd

Drawing Title:
**Loft Conversion and Rear Extension
Foundation Plan and Details**

Project No: 20008	Drawn No: 02	Revision: -
Scale: As Shown@A1	Drawn By: RCW	Engineer: RCW
	Date: Jan '20	Checked By: -