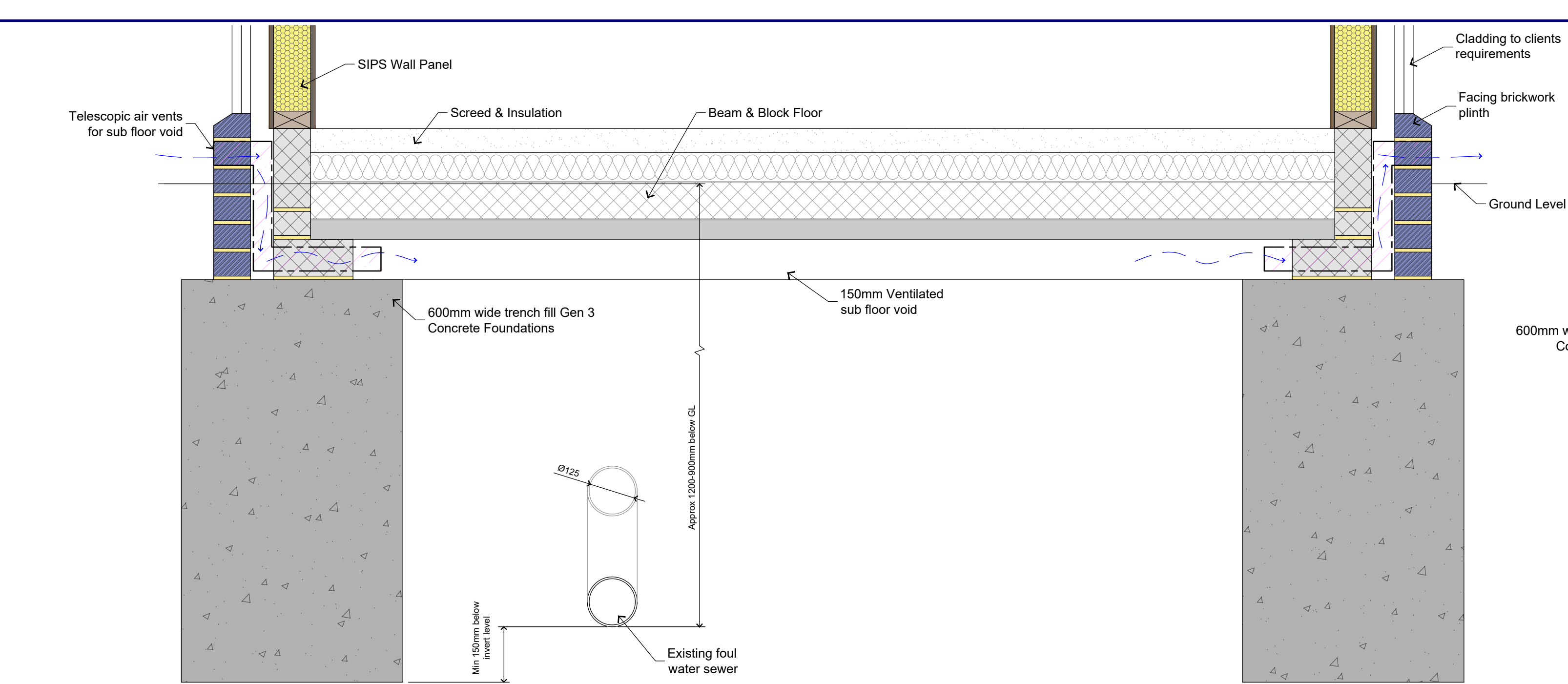
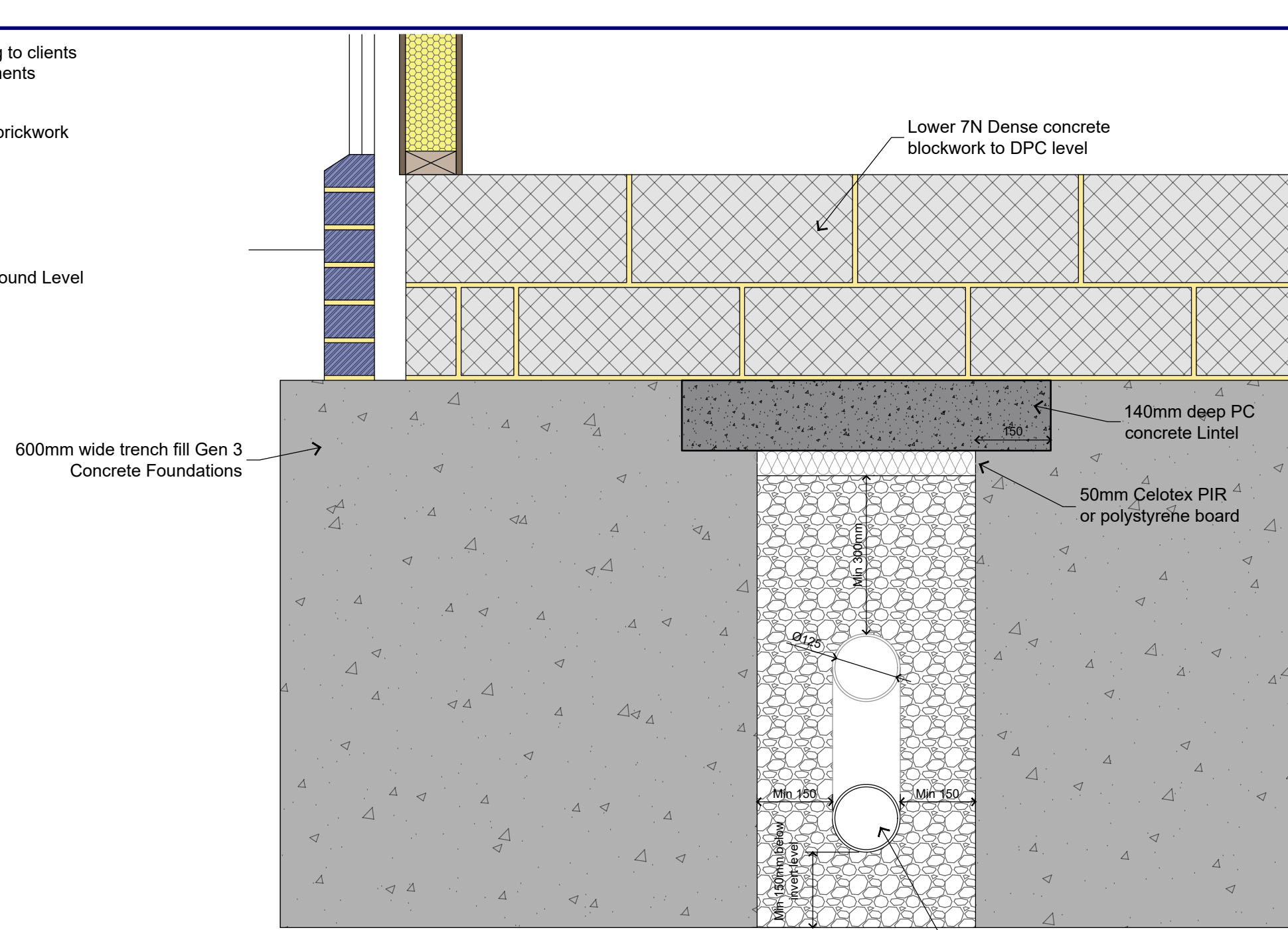




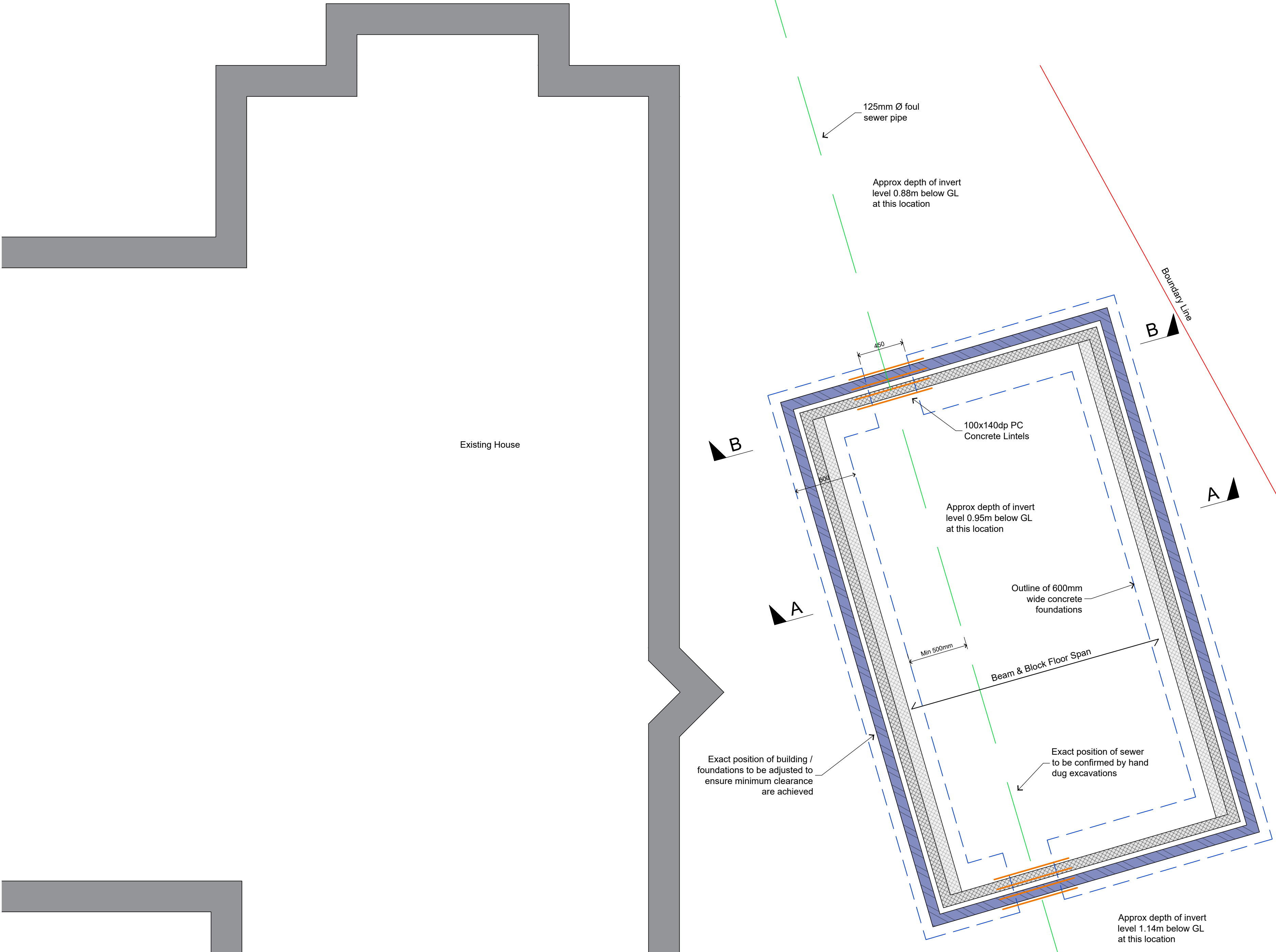
SECTION A-A

SCALE: 1:10



SECTION B-B

SCALE: 1:10



PART GROUND FLOOR LAYOUT

SCALE: 1:25

GENERAL NOTES:-

- THIS DRAWING IS AN INDICATIVE REPRESENTATION OF THE EXISTING LAYOUT WITH THE NEW STRUCTURAL BEAMS AND NOTES ADDED. THE ACTUAL LAYOUT MAY DIFFER FROM WHAT IS SHOWN AND IS ONLY TO SHOW THE PROPOSED STRUCTURAL LAYOUT.
- THESE DRAWINGS WILL REQUIRE BUILDING CONTROL APPROVAL. THIS DRAWING IS PRELIMINARY (EVEN IF MARKED FOR CONSTRUCTION) UNTIL CONFIRMATION FROM BC IS PROVIDED TO R ELLIOTT ASSOCIATES LTD.
- THE CONTRACTOR SHALL ENSURE THAT ALL TEMPORARY WORKS ARE DESIGNED IN ACCORDANCE WITH BS 5975:2019, INCLUDING THE IMPLEMENTATION OF A TEMPORARY WORKS COORDINATOR (TWC) TO OVERSEE THE DESIGN AND EXECUTION PROCESS. THIS MAY INCLUDE, PROPPING, NEEDLING, SHORING & FALSEWORK. R ELLIOTT ASSOCIATES LTD CAN PROVIDE A QUOTATION FOR TEMPORARY WORKS DESIGN IF REQUIRED.
- WORKS MAY BE COVERED BY THE PARTY WALL ETC ACT 1996. CONSULT PARTY WALL SURVEYOR IF ADDITIONAL INFORMATION OR GUIDANCE IS REQUIRED.
- DO NOT SCALE FROM THIS DRAWING. FOR DISCREPANCIES OR OMISSIONS CONTACT THE DESIGNER PRIOR TO WORK COMMENCING.
- MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT BRITISH STANDARDS, CODES OF PRACTICE AND BUILDING REGULATIONS.

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015:-

- THE CONTRACTOR IS REMINDED OF THEIR RESPONSIBILITIES IN RESPECT OF CDM REGULATIONS 2015 AND SHALL MAKE DUE ALLOWANCE FOR COMPLIANCE WITH THE CDM REGULATIONS 2015. THE RESIDUAL RISK REGISTER SHALL BE PROVIDED AS PART OF THE PRE CONSTRUCTION INFORMATION TO THE HEALTH AND SAFETY FILE, AND SHALL BE USED TO GENERATE A CONSTRUCTION PHASE PLAN AS REQUIRED UNDER CDM 2015 BY THE PRINCIPAL CONTRACTOR.

FOUNDATIONS AND GROUND WORKS:-

- ALL CONCRETE WORKS, REINFORCEMENT, WORKMANSHIP, PROPPING ETC TO BE IN ACCORDANCE WITH EUROCODE 2 AND RELEVANT BRITISH STANDARDS.
- SETTING OUT OF FOUNDATIONS TO ARCHITECTS DIMENSIONS, BUT GENERALLY FOLLOWS THE RULE OF BEING DIRECTLY UNDER THE CENTER LINE OF THE WALL.
- A SAFE BEARING CAPACITY OF 100kN/m² HAS BEEN ASSUMED FOR THE FOUNDATION DESIGN UNLESS OTHERWISE NOTED AND SHALL BE VERIFIED ON SITE AND SUBJECT TO SITE INVESTIGATION.
- EXCAVATE AREAS TO REQUIRED SUB SOIL LEVEL, REMOVING ALL TOPSOIL CONTAINING ROOTS AND VEGETATION AND CART AWAY ALL DEBRIS. FOUNDATIONS TO BE AS INDICATED ON THE DRAWINGS, WITH THE FOLLOWING MINIMUM REQUIREMENTS:
- PROVIDE 600mm WIDE CONCRETE TRENCH FOUNDATIONS CONCRETE MIX TO CONFORM TO BS EN 206-2013+A2:2021 AND BS 8500 (PARTS 1&2)
- ALL FOUNDATIONS TO BE A MINIMUM OF 1000mm BELOW GROUND LEVEL, EXACT DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. CONCRETE MIX TO BE GEN 3.
- ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS.
- ANY SOFT SPOTS FOUND ARE TO BE REMOVED AND REPLACED WITH LEAN MIX CONCRETE.
- IN THE VICINITY OF RETAINED TREES, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 'NATIONAL JOINT UTILITIES GROUP' GUIDELINES FOR CONSTRUCTION IN PROXIMITY TO TREES. 75mm THICK CLAYMASTER INSTALLED TO INSIDE FACE OF FOUNDATIONS, CLAYMASTER FINISHING 500mm ABOVE BOTTOM OF FOUNDATION, TBC ON SITE WITH THE BCO.

GROUND FLOOR CONSTRUCTION:-

- BEAM & BLOCK FLOORS TO BE DESIGNED BY MANUFACTURER (IMPOSED LOAD 1.5kN/m² PLUS NON-LOAD BEARING PARTITION LOAD WHERE APPROPRIATE) BEAM AND BLOCK FLOORING NOT TO LOAD ONTO EXISTING PROPERTY UNLESS EXISTING FOUNDATIONS ARE SUITABLE, PROVIDE NEW INTERMEDIATE SLEEPER WALLS AS REQUIRED.

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REV	DESCRIPTION	DATE

CONSTRUCTION

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES ONLY. ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

THIS DRAWING AND ANY DESIGN THEREIN IS THE INTELLECTUAL PROPERTY OF R ELLIOTT ASSOCIATES LTD AND MUST NOT BE REPRODUCED, SOLD, TRANSFERRED OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF R ELLIOTT ASSOCIATES LTD.

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REA

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OUTBUILDING FOUNDATIONS
DESIGN

FOUNDATION LAYOUT &
DETAILS

AS SHOWN LS JB

JUNE 2026 A1

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