

EXPECTATION OF PRINCIPAL BUILDING CONTRACTOR:

THE PROJECT IS TO BE CONSTRUCTED AS PER THE APPROVED DRAWINGS WITHOUT DEVIATION. ANY PROPOSED CHANGE(S) TO THE DESIGN ARE TO BE DISCUSSED AND AGREED WITH THE ARCHITECT AND OR THE STRUCTURAL ENGINEER. THIS SHOULD BE DONE IN GOOD TIME AND BEFORE ORDERING ANY MATERIALS. IT IS NOT THE RESPONSIBILITY OF THE BUILDING CONTRACTOR(S) TO AGREE CHANGES TO THE DESIGN.

WHERE SPECIFIED MATERIALS AND OR SPECIALIST CONTRACTORS HAVE BEEN LISTED, THEY ARE TO BE USED AND INCLUDED WITHIN THE TENDER. FOR TENDER THE BUILDING CONTRACTOR SHOULD CONTACT ANY LISTED SPECIALIST CONTRACTOR OR MATERIAL PROVIDER TO SEEK AND INCLUDE THE RIGHT ALLOWANCE WITHIN THE TENDER. THIS INCLUDES UNDERSTANDING THE PRODUCT REQUIREMENTS AND MAKE ALLOWANCE FOR LEAD TIMES.

IF AT ANY POINT BEFORE OR DURING THE PROJECT, THE BUILDING CONTRACTOR DOES NOT UNDERSTAND, HAVE THE KNOWLEDGE OR SKILLS TO BUILD WHAT IS REQUIRED AND WITHIN COMPLIANCE FOR CDM 2015 THEY SHOULD POINT THIS OUT TO THE DESIGN TEAM BEFORE CONTINUING.

INFORMATION AND GUIDANCE CAN BE REQUESTED FROM THE DESIGN TEAM AT ANY POINT.

CDM COMPLIANCE

THE PROJECT WILL REQUIRE CDM COMPLIANCE.

NO WORK CAN START ON SITE UNTIL CDM COMPLIANCE IS IN PLACE.

PLEASE READ PRE-CONSTRUCTION PLAN (PCP) FOR TENDER AND PLANNING.

THE PRINCIPAL BUILDING CONTRACTOR WILL SUPPLY A CONSTRUCTION PHASE PLAN (CPP) AND MAINTAIN A SITE MANUAL (SM) & HEALTH AND SAFETY FILE (HSF) ON SITE. THE PRINCIPAL CONTRACTOR CAN REQUEST A CPP, SM & HFS FROM THE PRINCIPAL DESIGN PRIOR TO STARTING ANY CONSTRUCTION WORKS. DURING CONSTRUCTION THE HEALTH AND SAFETY FILE MUST BE MAINTAINED AND ON FINISHING CONSTRUCTION PASSED TO THE CLIENT OR PRINCIPAL DESIGN.

FOR TENDER THE PRINCIPAL CONTRACTOR IS TO ALLOW AN ESTIMATED FEE ALLOW OF £1000 FOR CDM COMPLIANCE AND DUTIES.

FOUNDATION PLAN

1 : 50

SITE PREPARATION:

GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUNDWATER. WHERE NECESSARY, E.G. LANDFILL GASES, RADON, VAPOURS ETC ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

EXISTING STRUCTURE:

EXISTING STRUCTURE INCLUDING FOUNDATIONS, BEAMS, WALLS AND LINTELS CARRYING NEW AND ALTERED LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY PRIOR TO COMMENCEMENT OF WORK AND AS REQUIRED BY THE BUILDING CONTROL OFFICER.

FOUNDATIONS:

CONCRETE GROUND BEAM ON PILING FOUNDATIONS, SIZE AND DEPTH TO BE DETERMINED ON SITE UPON INSPECTION OF GROUND CONDITIONS AND AGREED WITH BUILDING CONTROL OFFICER. CONCRETE MIX TO BE MIN 20/25 AND TO CONFORM BS EN 206-1 AND BS 8007-2. ALL FOUNDATIONS TO BE A MINIMUM OF 100MM BELOW GROUND LEVEL. ALL CONSTRUCTED IN ACCORDANCE WITH BUILDING REGULATIONS A12 AND BS 804-199 CODE OF PRACTICE FOR FOUNDATIONS. SULPHATE RESISTANT CEMENT TO BE USED IF REQUIRED. PLEASE NOTE THAT SHOULD ANY ADVERSE SOIL CONDITIONS BE FOUND ON ANY MAJOR TREE ROOTS IN EXCAVATIONS, THE BUILDING CONTROL OFFICER IS TO BE CONTACTED AND THE ADVICE OF A STRUCTURAL ENGINEER SHOULD BE SOUGHT. REQUIRES APPROVAL BY ARBORICULTURALIST. REFER TO STRUCTURAL NOTES. PILING LOG TO BE PROVIDED TO BCO PRIOR TO COMPLETION.

GROUND FLOOR CONSTRUCTION:

SUSPENDED BLOCK AND BEAM FLOOR REMOVE TOP SOIL AND VEGETATION, APPLY WEED KILLER - THE UNDERSIDE OF BEAMS NOT LESS THAN 150MM ABOVE THE TOP OF THE GROUND. PCP BEAMS TO BE SUPPLIED AND FIXED TO BEAM MANUFACTURERS PLAN LAYOUT AND DETAILS (DETAILS AND CALCULATIONS TO BE SENT TO BUILDING CONTROL AND APPROVED BEFORE WORKS COMMENCE). MINIMUM BEARING 100MM ONTO DPC AND LOAD BEARING WALLS. PROVIDE CONCRETE BLOCKS TO BS8073 PT 1, WET AND GROUT ALL JOINTS WITH 1:4 CEMENTSAND MIX. PROVIDE DOUBLE BEAMS BELOW NON-LOAD BEARING PARTITIONS. LAY 1200S DPMURON BARRIER, WITH 500MM LAPS DOUBLE WELDED AND TAPED AT JOINTS AND SERVICE ENTRY POINTS USING RADON GAS PROOF TAPE, OVER BEAM AND BLOCK FLOOR. DPM (POLYTHENE SHEET) TO BE CONTINUOUS AND LAPPED AND SEALED WITH WALL DPC AT ALL EXTERNAL WALLS SEALED AT ALL JOINTS AND AROUND PENETRATIONS. LAY FLOOR INSULATION OVER DPM. 150MM TFFO KINGSFAN OR SIMILAR APPROVED RIGID BOARD INSULATION BELOW SLAB. PROVIDE UPSTAND OF CELOTEX AT JUNCTION OF FLOOR AND EXTERNAL FLOOR TO AVOID THERMAL BRIDGING. A VCL SHOULD BE Laid OVER THE INSULATION BOARDS AND TURNED UP 100MM AT ROOM PERIMETERS BEHIND THE SKIRTING. ALL JOINTS TO BE LAPPED 150MM AND SEALED. ALLOW FOR UPH AS REQUIRED. PROVIDE 55MM FLOW SCREEN, SEE SUPPLIER NOTES.

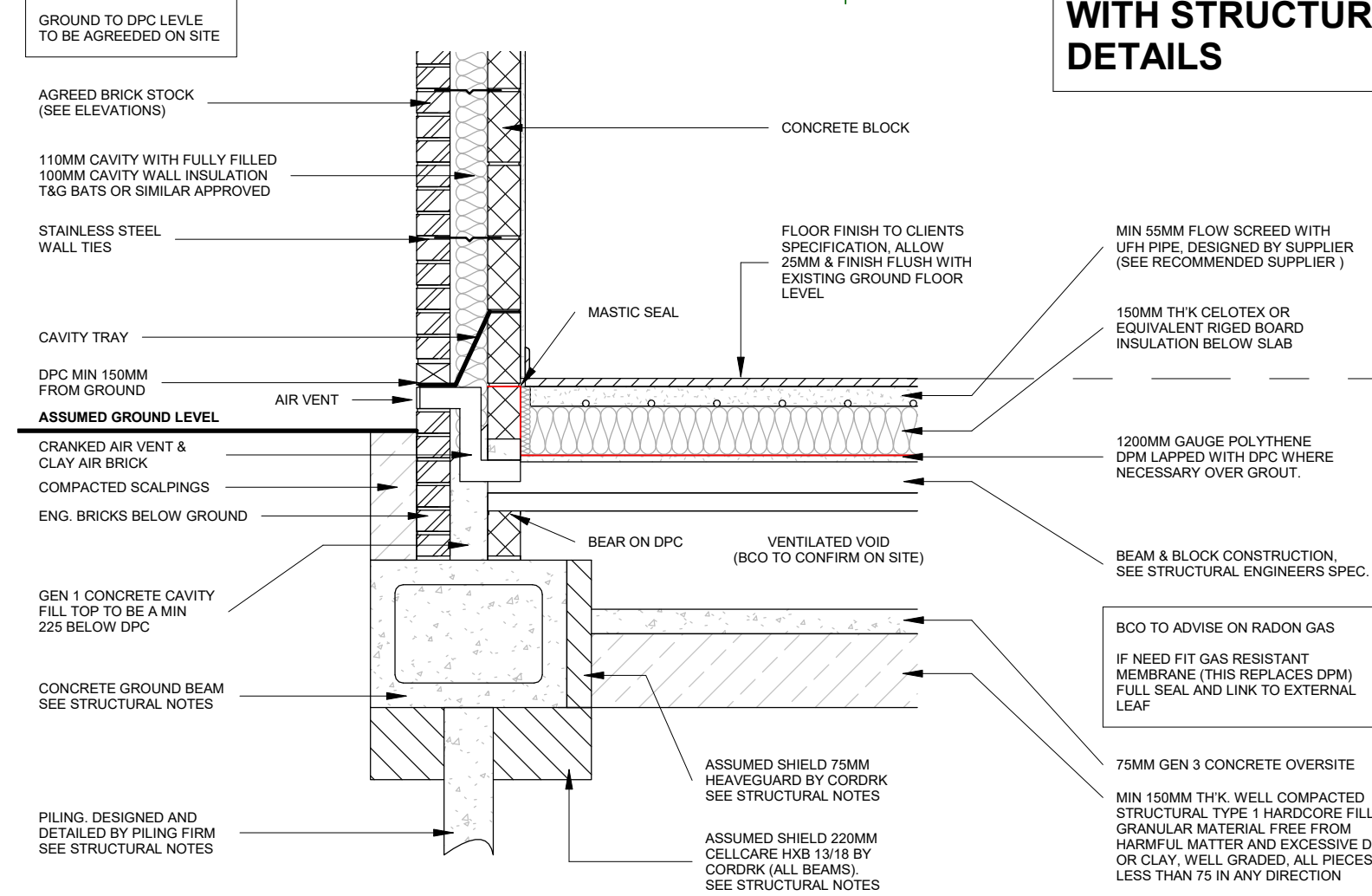
A - B - C - D = OUTLINE OF PILE FOUNDATION, DESIGNED AND DETAILED BY PILING FIRM. REQUIRES APPROVAL BY ARBORICULTURALIST. REFER TO STRUCTURAL NOTES. PILING LOG TO BE PROVIDED TO BCO PRIOR TO COMPLETION.

BUILDING CONTRACTOR TO PROVIDE MANUFACTURERS DETAILS FOR THE BEAM AND BLOCK FLOOR TO BCO WHEN AVAILABLE.

NO STRUCTURE (FOOTING, WALLS ETC) RUNNING PARALLEL TO THE LINE OF THE EXISTING PUBLIC FOUL SEWER IS PERMITTED WITHIN 500MM OF THE SEWER OR A MANHOLE. WHERE WITHIN 3.00 METRES OF THE SEWER, FOUNDATIONS MUST BE TAKEN A MINIMUM OF 150MM BELOW THE INVERT LEVEL OF THE SEWER/MANHOLE. ALSO, CARE MUST BE TAKEN WHEN WORKING IN THE AREA OF THE PUBLIC SEWER PIPELINE SP THAT NO DAMAGE IS CAUSED, AS ANY DAMAGE WILL BE AT THE CLIENTS/BUILDING CONTRACTORS EXPENSE.

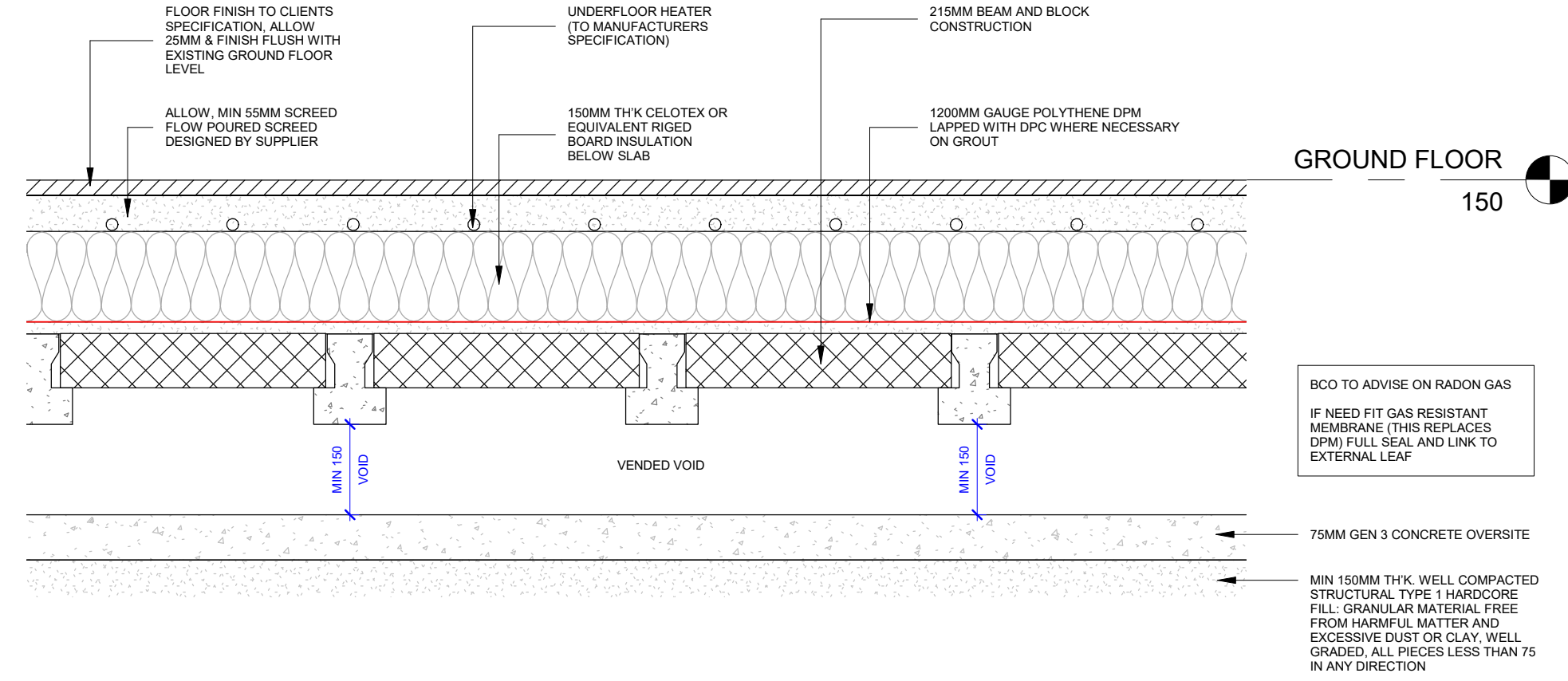
NOTE: ANY NEW FOUNDATION WITHIN 3 METRES FOR SHARE FOUL WASTE PIPE SHOULD BE TAKEN DOWN MIN 150MM BELOW INVERT SEWER PIPE LEVEL.

READ DRAWINGS IN CONJUNCTION WITH STRUCTURAL NOTES AND DETAILS



FOUNDATION (TYPICAL)

1 : 20



FLOOR CONSTRUCTION

1 : 10

BC REF: TBC

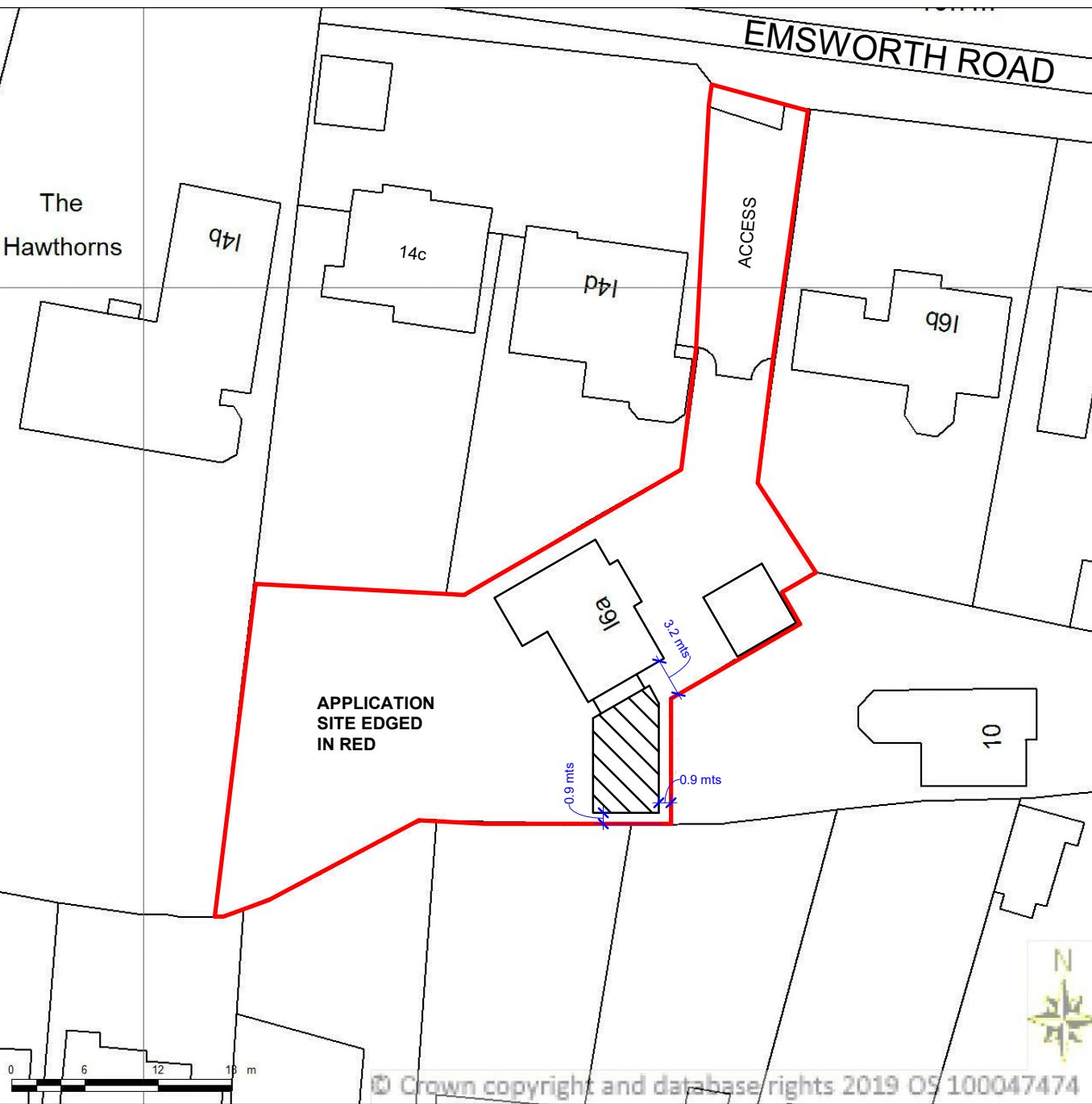
USING THESE DRAWINGS:

MEASUREMENTS AND DIMENSION LISTED ON THE DRAWINGS ARE FOR SETTING OUT REFERENCE ONLY.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BY THE BUILDING CONTRACTORS.

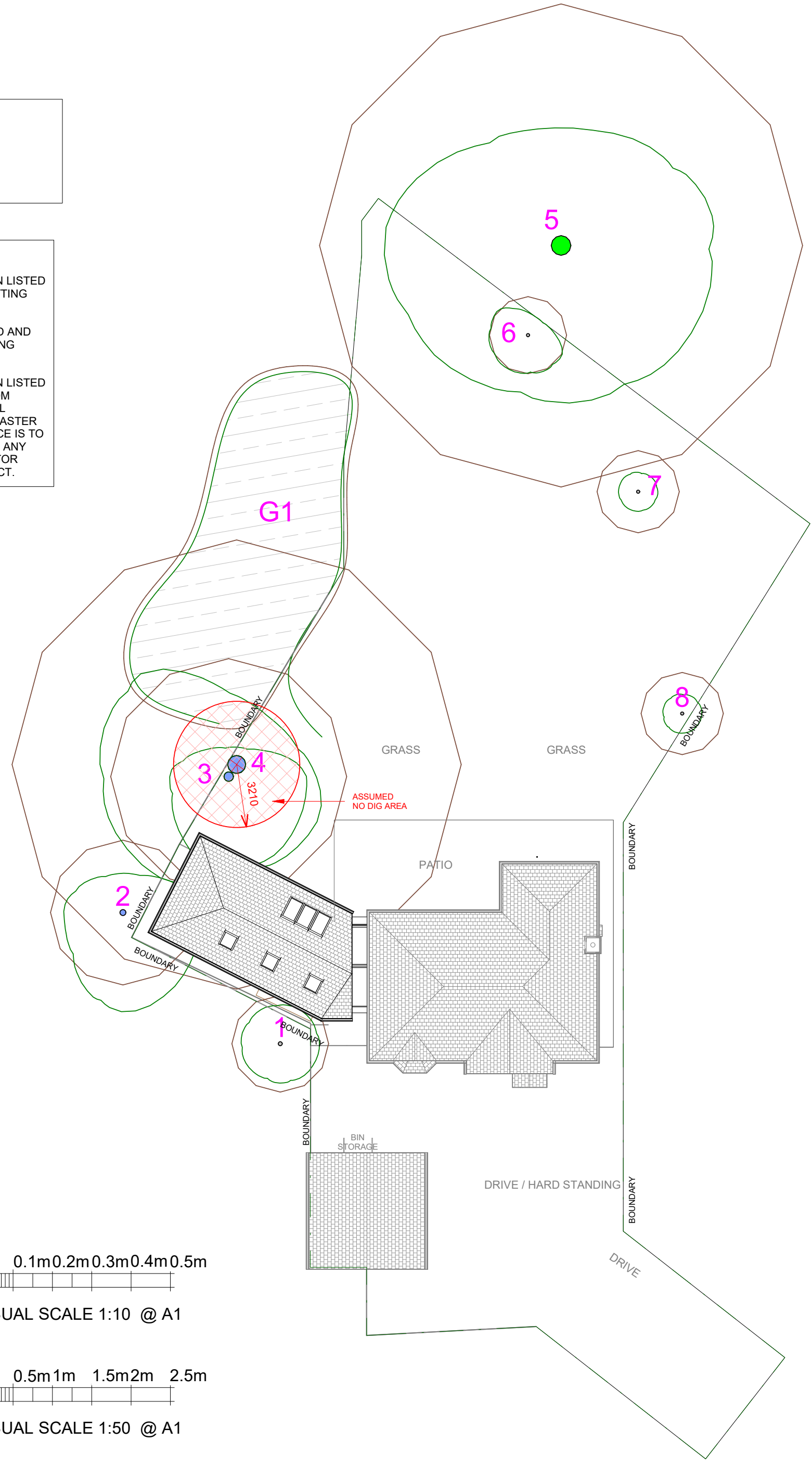
MEASUREMENTS AND DIMENSION LISTED ON THE DRAWINGS, SCALED FROM WALLS ARE FROM FINISHED WALL SURFACES I.E. RENDERED OR PLASTER FINISHED FACES. ANY ALLOWANCE IS TO BE MADE FOR WET TRADES. IF IN ANY DOUBT THE BUILDING CONTRACTOR SHOULD CONTACT THE ARCHITECT.

1 : 500 (1 Ha)



Property Address:
16a Beeches, Emsworth Road
Havant
Hampshire
PO9 2SS
Local Authority: HBC

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TREE ROOT PROTECTION

1 : 200



The Planning Service

Architectural Design & Technical Drawing
Building Survey & Planning Services

www.theplanningservice.co.uk

The Planning Service
Office, 135 North Lane
Clanfield, nr Waterloooville
Hampshire PO8 0RL

T: 023 92 597364
F: 0845 519 1103
E: info@theplanningservice.co.uk

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Under the construction (design and management) regulations 2015 (CDM2015) all design work for both domestic and commercial development(s) are to conform to those regulations. E&EO.

Client(s):

Mr & Mrs Simon Wilson

Project:
16a Beeches,
Emsworth Road,
Havant PO9 2SS

Drawing Title:

FOUNDATION PLAN
& SITE SETUP

Project number: 0226

Date: 18/12/2019

Revision: Rev A

Drawn by: JJ

Project Status: Stage 2

C001

Scale 100% @ A1 As indicated