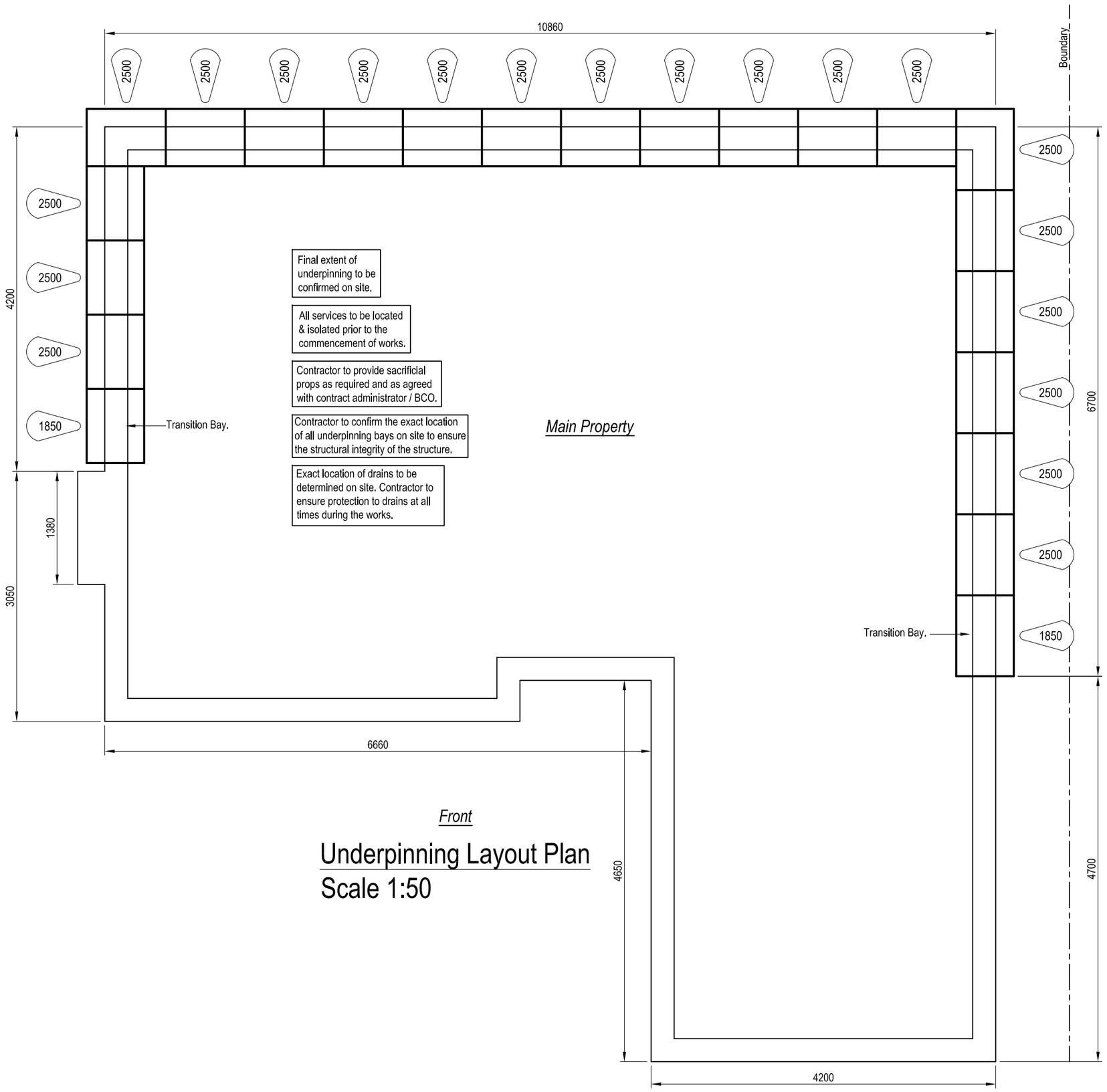
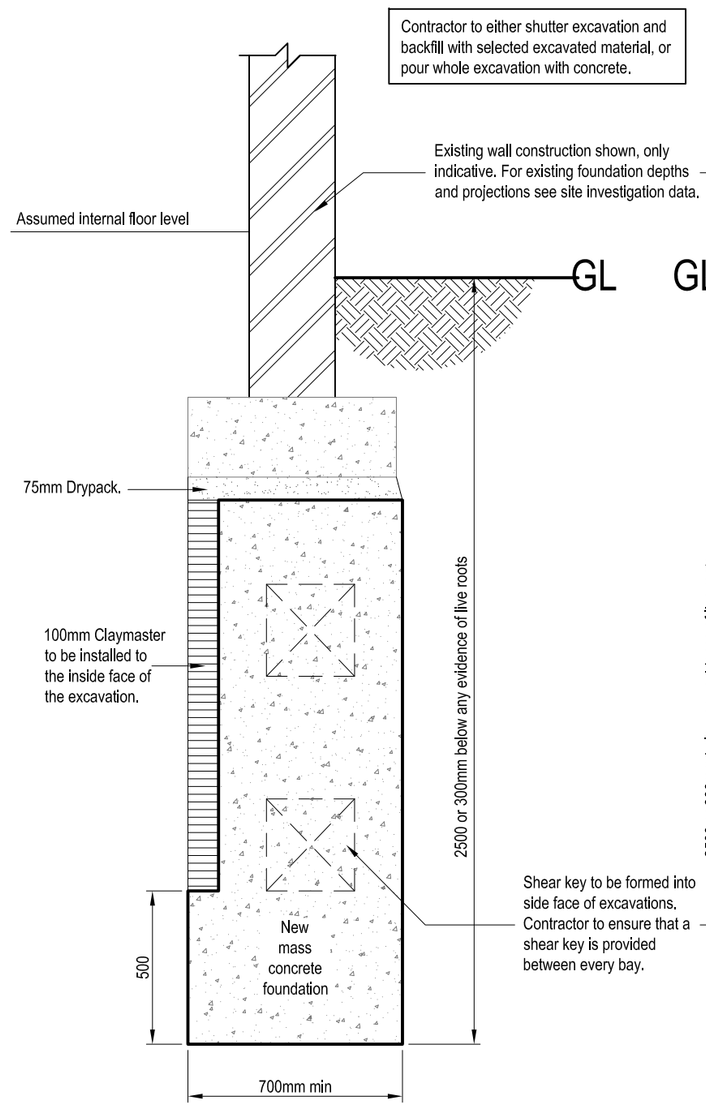
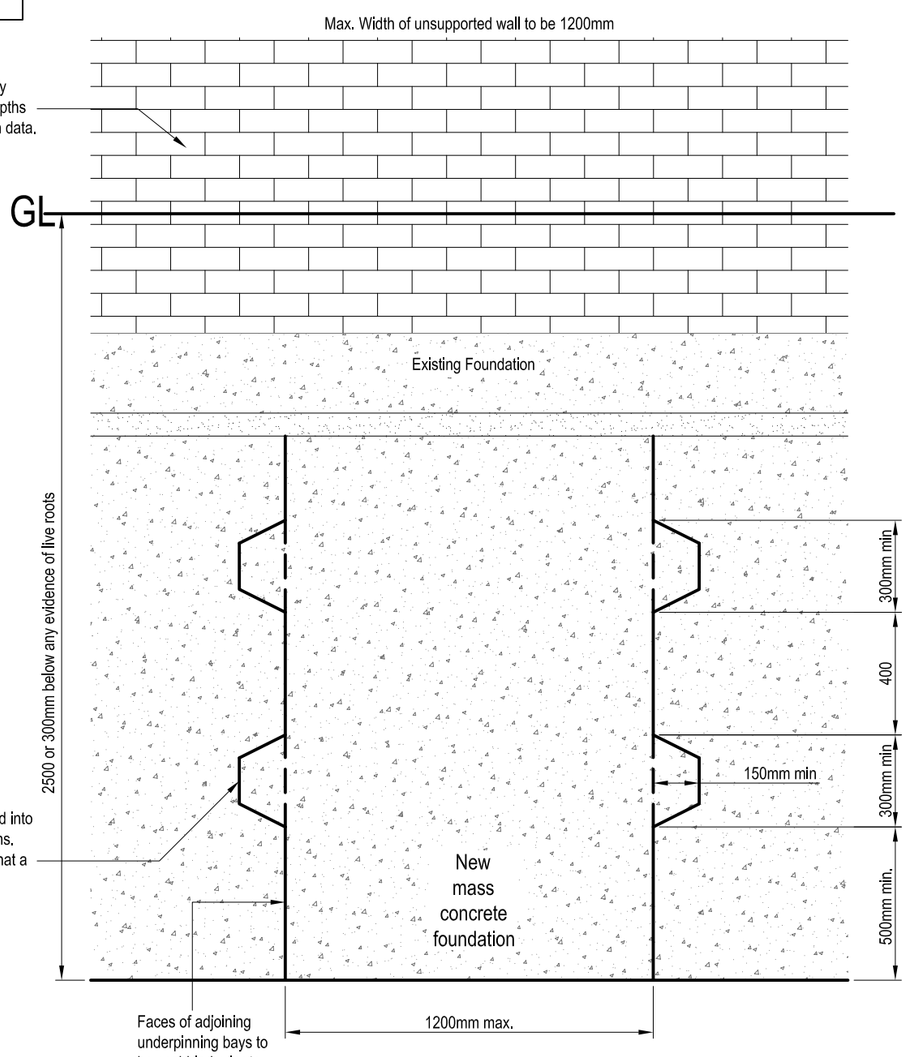


Underpinning Layout Plan
Scale 1:50



Section Through



Side Elevation

Underpinning Details
Scale 1:20

Public Sewers

Before commencing works on site, CL and contractor to ensure that there are no adopted lateral drains or sewers within 3m of the proposed works.

If any are found, CL to advise the Design Engineer immediately as a Building Over agreement will be required with the Local Water Authority and approval must be obtained before the works are started.

SUBJECT TO ASSENT BUILDING CONTROL APPROVAL CONTRACTOR TO LIAISE WITH ASSENT (Tel: 07447236139)

Concrete

All work to be in accordance with BS 8110. All mass concrete for foundations to be minimum FND2, with Sulphate Resisting Portland cement.

No site batching unless authorised by Contract Administrator and the Design Engineer, and shall not be permitted for reinforced concrete.

The foundation design is based on a Gross Ground Bearing Capacity of 100 kN/m² and it has been assumed that there is no substantial variation in soil quality over the area of the site. Depths of foundations shown may be subject to variation on site once the subsoil has been exposed.

It must not be inferred that on completion of the work any of the foundations will comply with the Building Regulations (or the NHBC) requirements for new buildings.

No holes may be formed through any concrete member without written approval from the Design Engineer.

All dimensions to be verified on site by the Contractor and any discrepancies shall be immediately notified to the Contract Administrator and the Design Engineer. The layout of the works is to remain unaltered unless agreed otherwise with the Contract Administrator and the Design Engineer.

2500

Underpinning

General

Underpinning is to be carried out in bays as indicated.

Prior to concreting, the underside of the existing foundation shall be carefully cleaned of all soil. The sides of the excavation and formation shall be protected from heavy rain and frost. Concrete shall be placed with care avoiding loose soil or rubbish from falling into the excavation. The concrete shall be carefully compacted by means of a mechanical poker vibrator.

The proposed underpinning works have been designed to improve the stability of the sections of foundations that have suffered structural movement only, and are not intended to include preventative underpinning to other areas. It must not be inferred that on completion of the work any of the foundations comply with the requirements of the Building Regulations (or the NHBC) requirements for new buildings.

The underpinning depths shown are for tendering purposes only. The final depth should be agreed on site with the Contract Administrator and BCO.

Indicates the direction from which the underpinning is to be carried out, and the formation depths below adjacent external ground level.

The width and position of the underpinning bays relative to the wall above shown on the layout plan are indicative only - their final alignment must be agreed on site between the Contract Administrator and the BCO.

Sequence Rules

The Contractor shall agree the sequence of works on site with the Contract Administrator prior to commencement of the works. The agreed sequence must be such that:

A) Not more than 25% of the total area to be underpinned is to be left in an unsupported condition at any one time.

B) Not more than 1.2m of wall is to be left in an unsupported condition at any one time in any one location.

C) Deeper pads are to be excavated and installed before adjoining shallower pads (if applicable - ie if depths vary).

D) Maximum lengths of bays are as specified on the drawings.

E) 24 hours (min) is to elapse between concreting the bay and dry packing. The drypack shall be 75mm thick 3:1 sand:cement mix with an expanding agent, (eg 'Febgrout' or similar) with only enough water to hold the mix together. It is to be well rammed between the underside of the existing foundation and the top surface of the underpinning bay.

F) No adjacent bays are to be excavated until at least 24 hours after the dry packing to any completed bay.

G) No departure from these rules shall be permitted.

General

This drawing is to be read in conjunction with Cunningham Lindsey / Oriel standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All dimensions shown include finishes.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and liaise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, shoring & propping. Design to be undertaken by a suitably qualified professional.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements.

All materials to be fit for purpose and all works, whether specified or implied, to be in accordance with current Building Regulations, British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure:

that demolition, excavation, drilling, cutting etc into existing structures or materials be carried out carefully in case there are any hidden services

that all items to be demolished or removed, eg walls, beams, slabs etc, are assessed for any loadbearing or stability function and temporary propping provided as necessary

that any existing structure or materials to be drilled, cut, or otherwise disturbed, be checked for asbestos content and appropriate action taken

THIS DRAWING WAS PRODUCED AT A2

REV	DRAWN	DATE	DESCRIPTION
A	DP	06.07.2012	Drawing approved by Lead Office

Oriel
1st Floor Design Office, Solent House,
Solent Business Park, Whiteley,
FAREHAM, Hampshire PO15 7AF

JOB ID
Lush

SITE ADDRESS
11 Wallis Gardens
Waterlooville
Hampshire
PO7 7SA

PROJECT
Traditional Underpinning to Main Property

DRAWING TITLE
Underpinning Layout Plan and Details

INITIAL DRG DATE	DRAWN BY
June 2012	DP
SCALE	CHECKED BY
As Shown	MB

REFERENCE	DRG No.	Rev.
3353639	101	A