

PROPOSED EXTERNAL GROUND LEVELS VARY. REFER TO DRAINAGE & LEVELS DRG No: 19254-C01 FOR LOCATIONS OF EXPOSED DPC BRICKWORK WHERE GROUND LEVELS ARE REDUCED AND/OR RAISED GROUND LEVELS WHERE A DOUBLE DPC IS TO BE PROVIDED (IN ACCORDANCE WITH ARCHITECTS DETAILS)

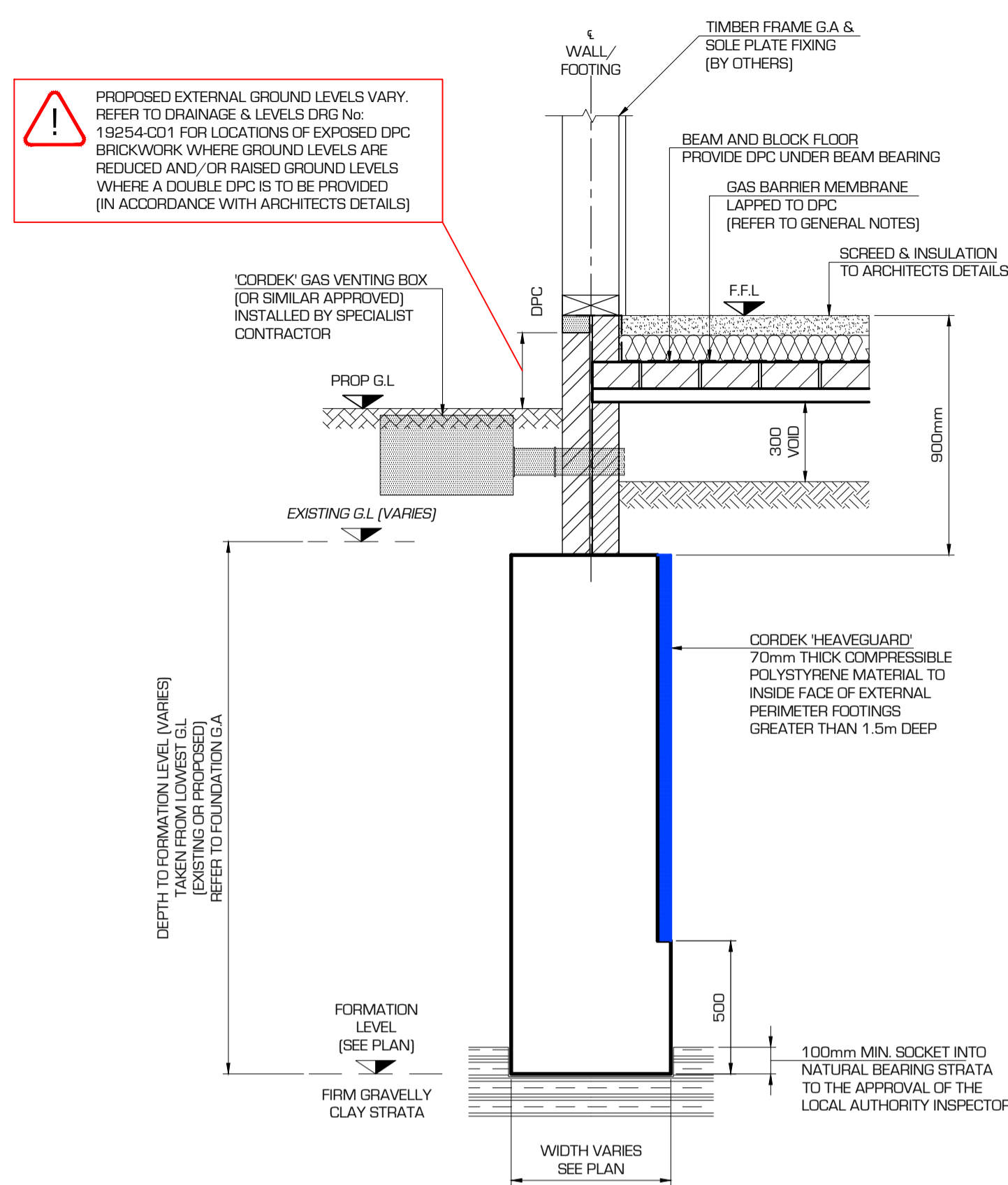
PROPOSED EXTERNAL GROUND LEVELS VARY. REFER TO DRAINAGE & LEVELS DRG No: 19254-C01 FOR LOCATIONS OF EXPOSED DPC BRICKWORK WHERE GROUND LEVELS ARE REDUCED AND/OR RAISED GROUND LEVELS WHERE A DOUBLE DPC IS TO BE PROVIDED (IN ACCORDANCE WITH ARCHITECTS DETAILS)

PROFILE AND SETTING OUT OF BALCONY STEELWORK INCLUDING FLOOR CONSTRUCTION (IE DURBAR PLATE OR TIMBER DECKING) TO TBC BY ARCHITECT. ALL STEELWORK INCLUDING COLUMNS AND PFC CHANNEL/RSA EDGE BEAMS ARE TO BE GALVANIZED.

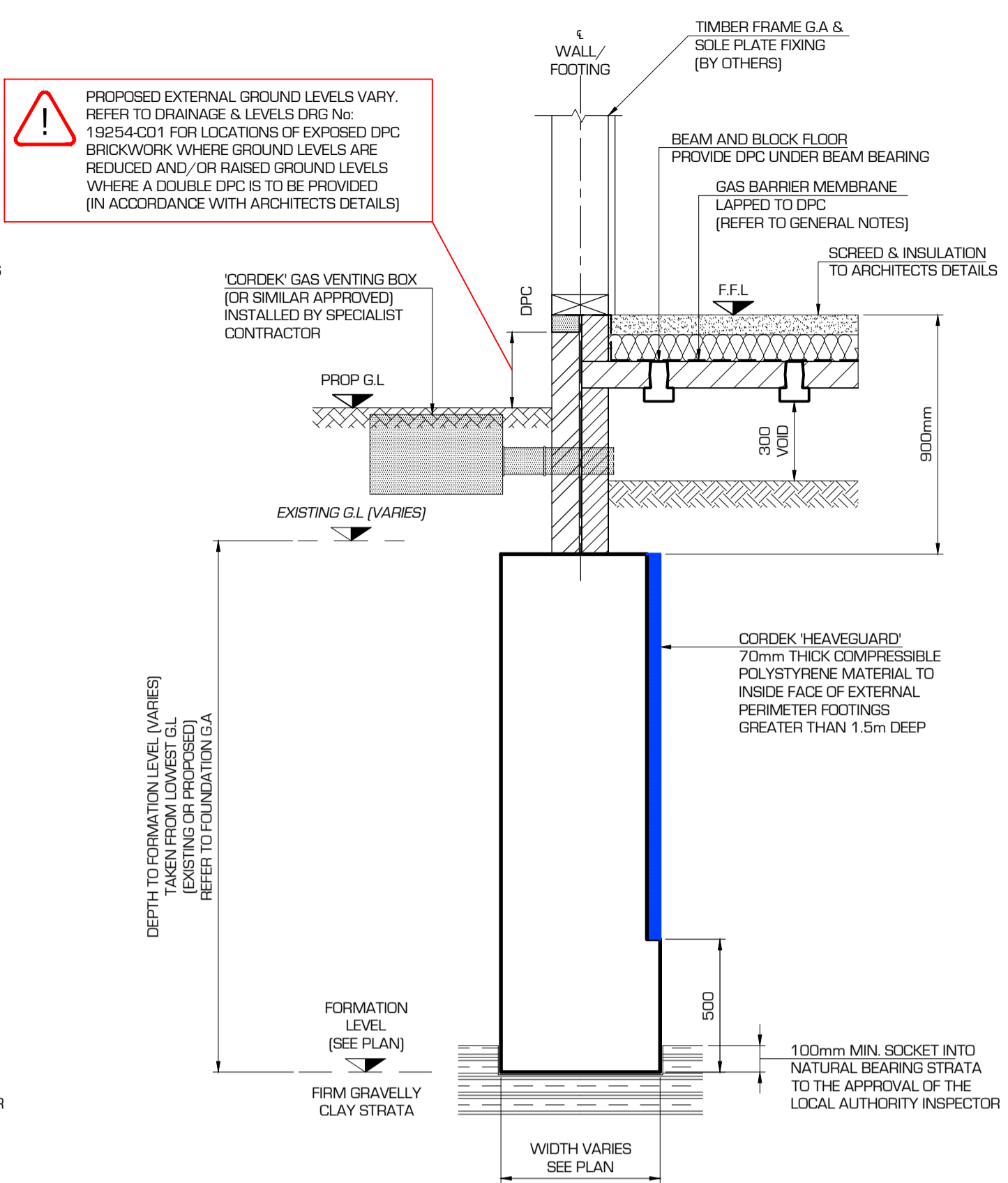
O/SITE BATTERED TO REDUCE HORIZONTAL LOADING TO EXTERNAL WALL. GROUND PROFILED TO MAX. 1:3 GRADIENT. VOID INCREASED TO ALLOW INSTALLATION OF VENT BOX

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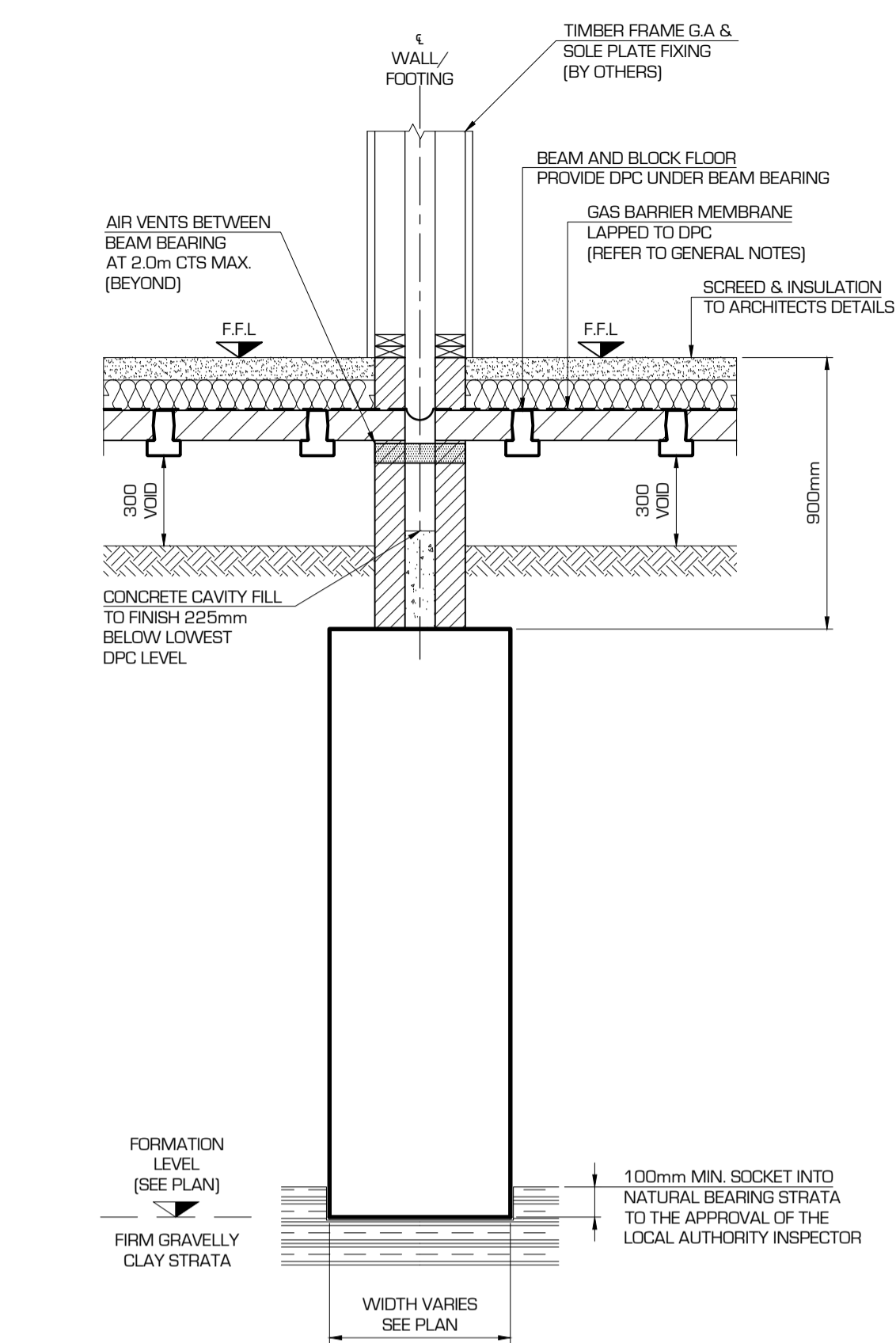
FOUNDATIONS ADJACENT TO DRAINAGE SERVICES LESS THAN 5.0m AWAY MUST BE TAKEN DOWN LOCALLY IN MASS CONCRETE TO A SUITABLE DEPTH TO AVOID ANY LOADING FORCES SURCHARGING THE SERVICES.



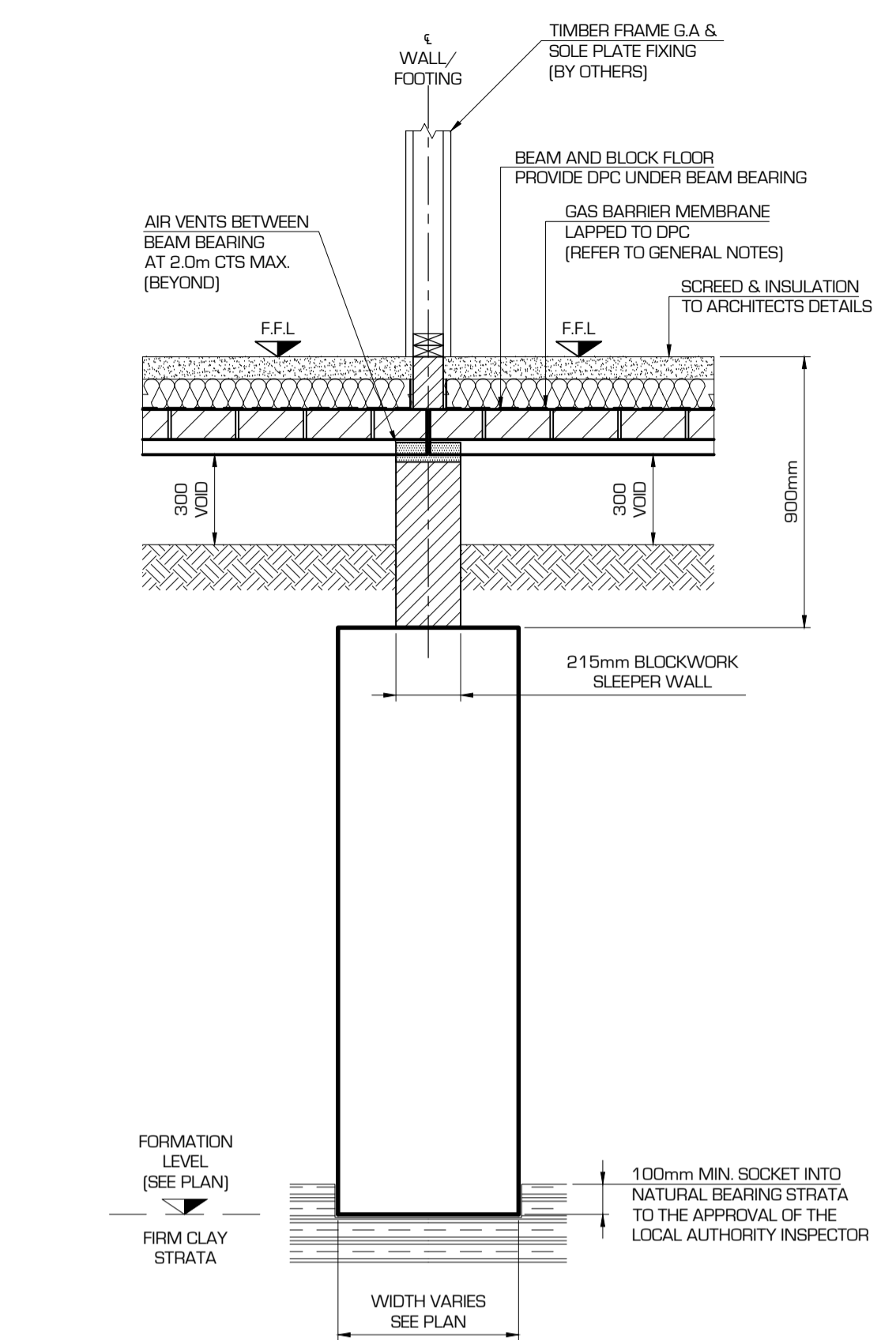
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SCALE 1:20



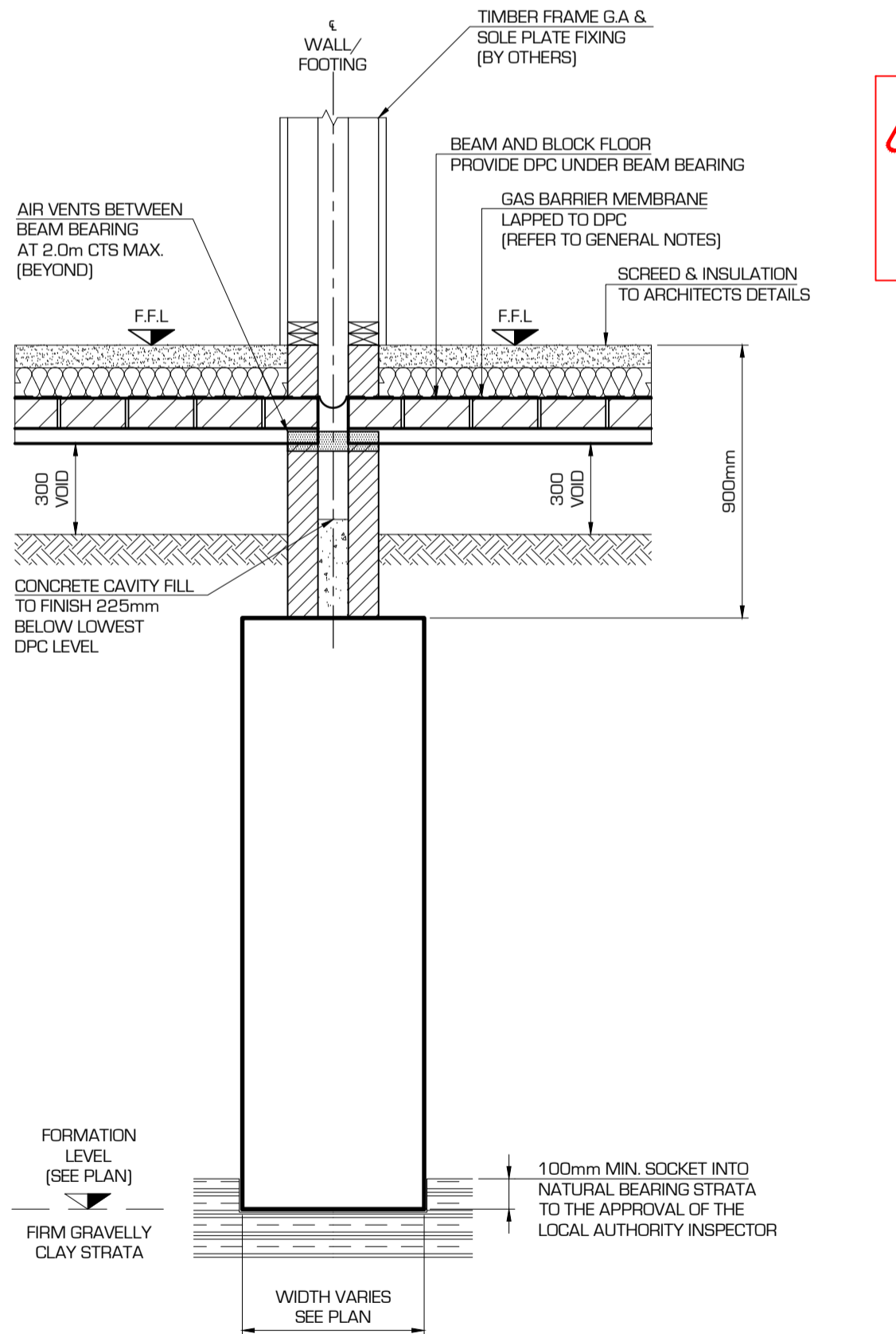
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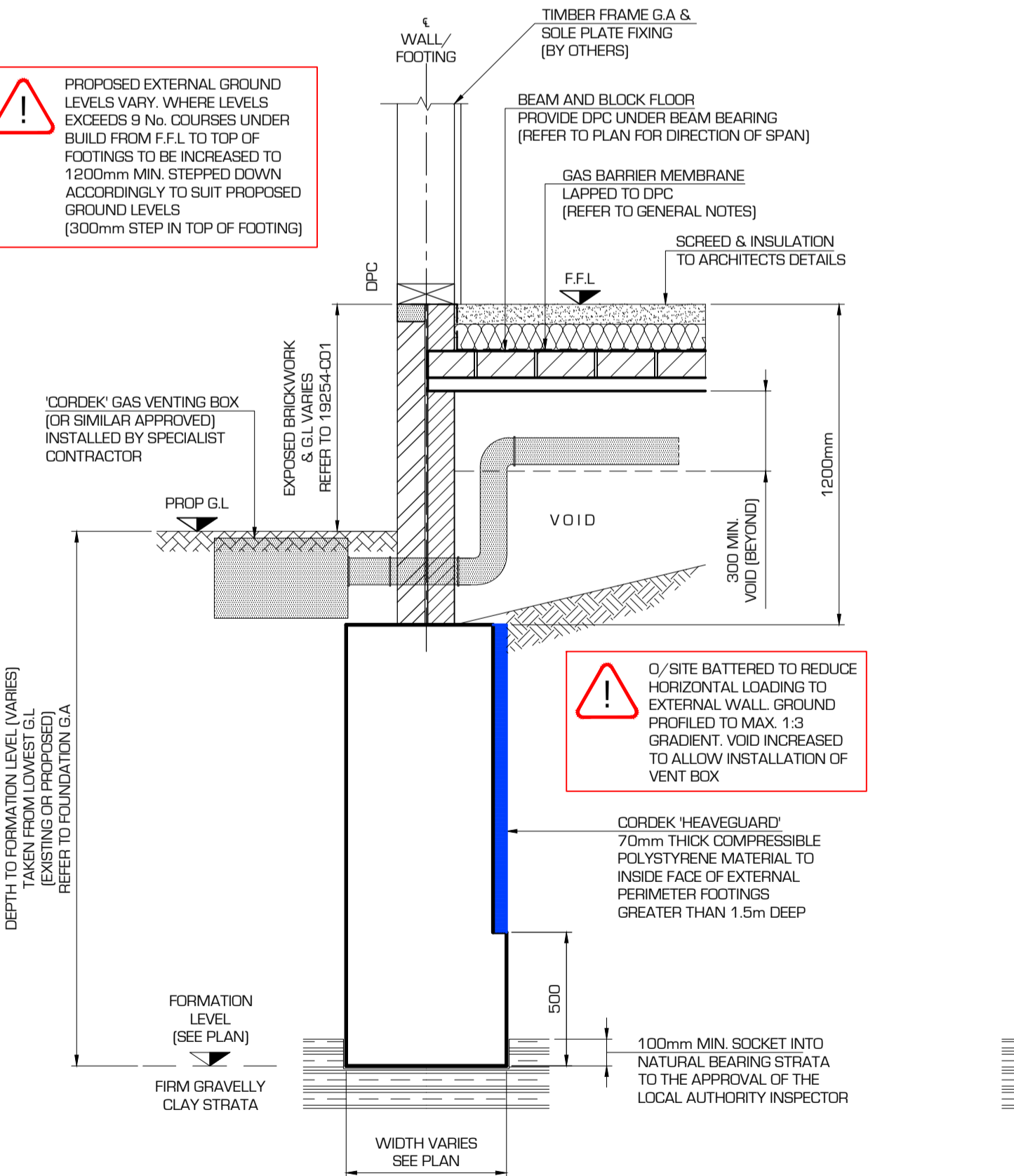
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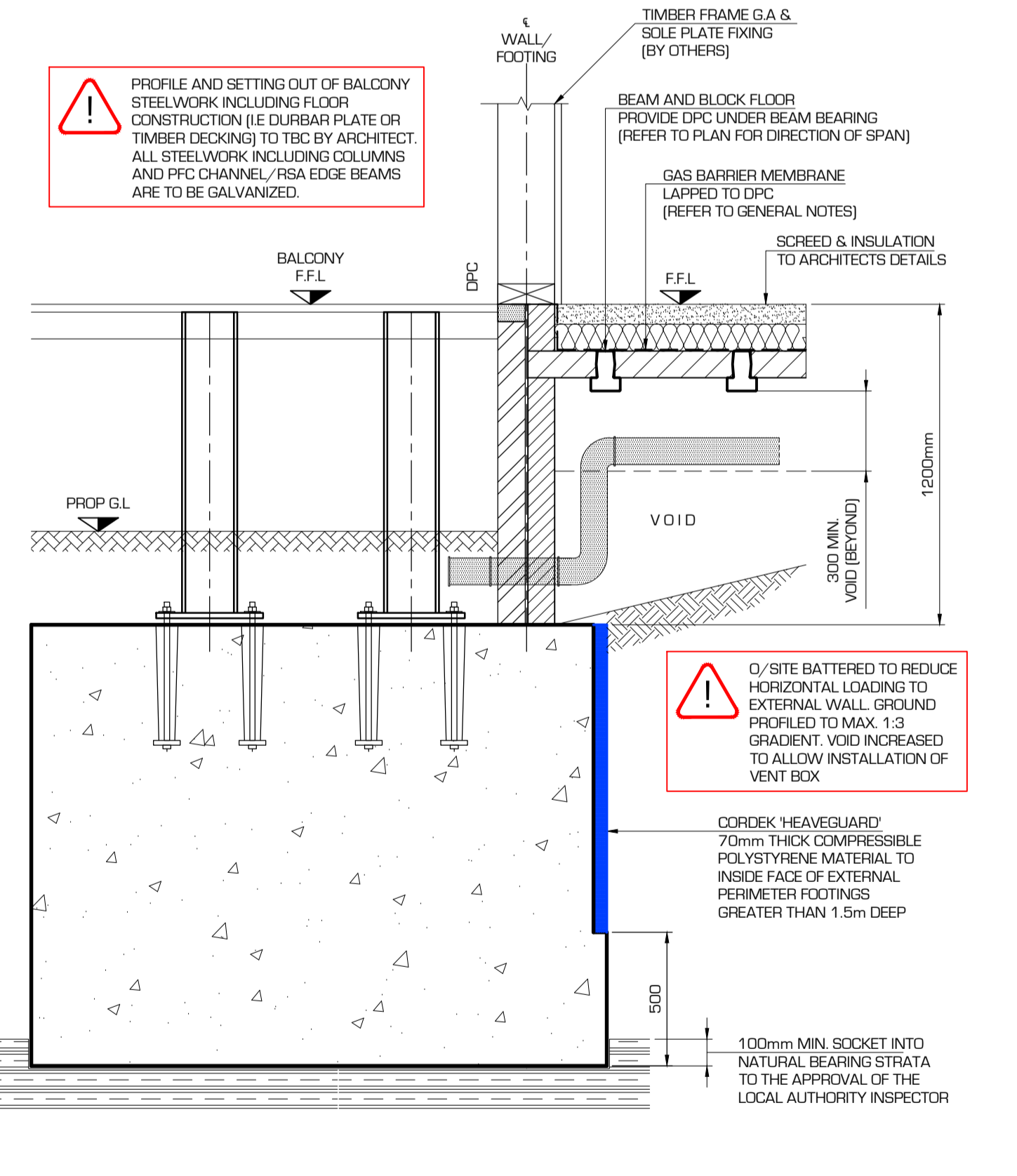
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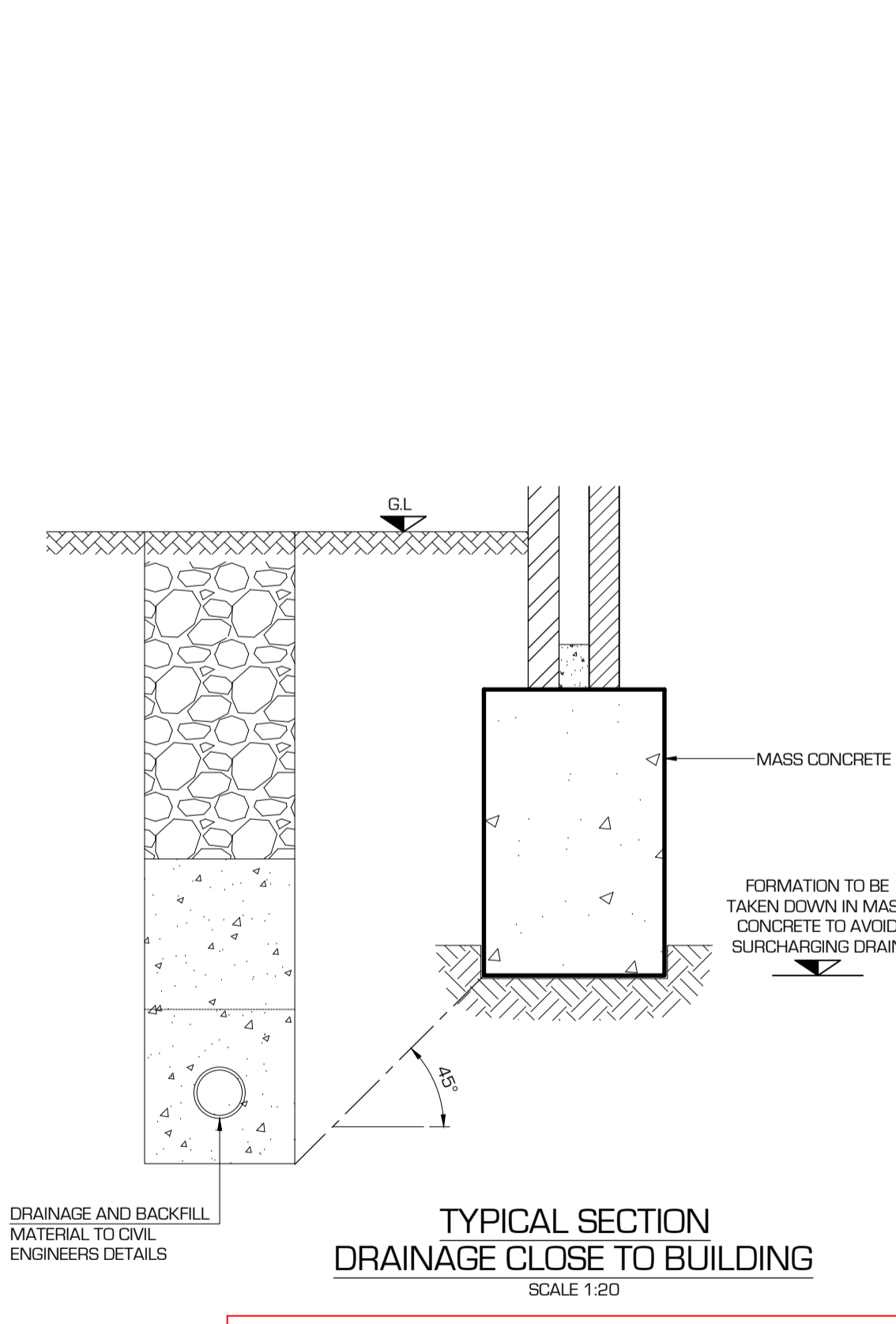
SECTION "E - E"  
SCALE 1:20



SECTION "F - F"  
SCALE 1:20



SECTION "G - G"  
SCALE 1:20



TYPICAL SECTION  
DRAINAGE CLOSE TO BUILDING  
SCALE 1:20

**GENERAL NOTES:**

- DO NOT SCALE THIS DRAWING FOR DISCREPANCIES OR OMISSIONS CONTACT THE ENGINEER PRIOR TO WORK COMMENCING.
- MATERIALS AND WORKMANSHIP ARE TO COMPLY IN ALL RESPECTS WITH CURRENT PROJECT SPECIFICATIONS, CURRENT CODES OF PRACTICE AND BUILDING REGULATIONS.
- THE COPYRIGHT OF THIS DRAWING IS VESTED IN THE ENGINEER AND MUST NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED BY THE ENGINEER, ARCHITECT AND OTHER DESIGN DISCIPLINES.
- UPON RECEIPT OF THIRD PARTY SUB CONTRACT DESIGN ELEMENTS REQUIRING CHECKING BY OES, A MINIMUM OF FIVE WORKING DAYS ARE REQUIRED FOR RETURN OF RESPONSE.

**TRENCH FILL FOUNDATION NOTES:**

- FOUNDATION DESIGN IN ACCORDANCE WITH GROUND INVESTIGATION REPORTS COMPILED BY G.I.P. DRAFT REPORT REF: 29549 DATED: SEPTEMBER 2020 AND UPDATED 'PRELIMINARY' REPORT REF: AJM/29549 DATED: OCTOBER 2020.
- FOUNDATION WIDTHS ARE TO BE AS NOTED ON PLAN AND SET OUT CENTRALLY ABOUT THE WALLS/COLUMNS THEY SUPPORT (UNLESS NOTED OTHERWISE). FOR SETTING OUT DIMENSIONS REFER TO RELEVANT ARCHITECTS DRAWINGS.
- CONCRETE MIX TO BS 8500 DESIGNED CONCRETE SPECIFICATION FOR REINFORCED CONCRETE.
  - 40mm NOMINAL COVER
  - COMPRESSIVE STRENGTH CLASS: C28/35
  - MAXIMUM WATER/CEMENT RATIO: 0.55
  - MINIMUM CEMENT/COMBINATION CONTENT: 320 kg/m<sup>3</sup>
  - ALLOWABLE CEMENT/COMBINATIONS TYPES: IBS-SF, IBS-SR, IBS-SR, IBS-V (DC2)
  - MAXIMUM AGGREGATE SIZE: 20 mm
  - CHLORIDE CONTENT CLASS: C1.0/0
  - CONSISTENCY CLASS: S3
- VOLUME CHANGE POTENTIAL = HIGH
- TOP OF ALL FOUNDATIONS TO BE 900mm BELOW INTERNAL FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE.
- THE FOUNDATIONS HAVE BEEN DESIGNED TO LIMIT THE INCREASE BEARING PRESSURE AT FORMATION LEVEL TO 175 kN/m<sup>2</sup>.
- FOUNDATION TRENCHES ARE TO BE EXCAVATED AND APPROPRIATELY SUPPORTED STRICTLY IN ACCORDANCE WITH THE CURRENT HEALTH & SAFETY REGULATIONS AND DESIGN RISK ASSESSMENTS.
- CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING THAT FOUNDATION TRENCHES ARE NOT LEFT OPEN OVER NIGHT.
- ANY EXCESS GROUND WATER FOUND IN EXCAVATIONS MUST BE PUMPED CLEAR. FOOTINGS MUST BE KEPT DRY PRIOR TO POURING OF CONCRETE.
- THE STRUCTURAL ENGINEER MUST BE INFORMED IF ADVERSE GROUND CONDITIONS AND/OR ANY TREE ROOTS ARE ENCOUNTERED AT OR NEAR PROPOSED FORMATION LEVEL. FOUNDATION STRATA MUST BE CONSISTENT. ANY INCREASE IN FORMATION DEPTH TO BE RECORDED BY THE SITE MANAGER ON THE FOUNDATION CONTROL SHEETS.

**GAS MEMBRANE:**

- THE SITE REPORT STATES A 'CHARACTERISTIC GAS SITUATION 1' FOR THE PROPOSED DEVELOPMENT HOWEVER, DUE TO SLIGHTLY ELEVATED READINGS IN ONE SAMPLE, GAS PRECAUTION MEASURES ARE REQUIRED.
- INSTALLATION OF A GAS RESISTANT MEMBRANE, VERIFIED IN ACCORDANCE WITH OIRA C735, INSTALLED BY A QUALIFIED & EXPERIENCED INSTALLER AND SEALED USING HOT AIR WELDING METHODS, PROVIDE 'VSGUENY' OR 'PROTECH GM+' REINFORCED GAS BARRIER IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
- GAS PROTECTION TO COMPRISE PASSIVELY VENTILATED SUBVOID, WITH GAS RESISTANT MEMBRANE AND DPC TO BE DESIGNED, INSTALLED AND VALIDATED TO MANUFACTURER GUIDELINES. ALL JOINTS, LAP JUNCTIONS, AND SERVICE PIPE PENETRATIONS TO BE SEALED/ AIR LANCED BY SUITABLE QUALIFIED INSTALLER.
- AN INDEPENDENT VALIDATION (VISUAL) INSPECTION OF THE MEMBRANE INSTALLATION MUST BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON/ BUILDING CONTROL OFFICER.
- GAS PROTECTION SHOULD BE PROVIDED TO ACHIEVE 2.5 POINTS SCORE

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015:  
SIGNIFICANT ITEMS OF RESIDUAL RISK FOLLOWING DESIGN REVIEW NOTED THUS:

RISK & ADVICE IDENTIFIED WITHIN BOX

Rev	Date	Amendment	By

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**The Institution of Structural Engineers**

**TENDER**

Client: Accord Group  
Project: Charm Redditch Phase II  
Title: Apartment Block Typical Foundation Sections

Date	Drawn	Checked	Approved
D4.01.21	A.P.	S.K.	NG

Drawing Number: 19254-S201  
Scale: 1:20  
Size: A1  
Revision: A