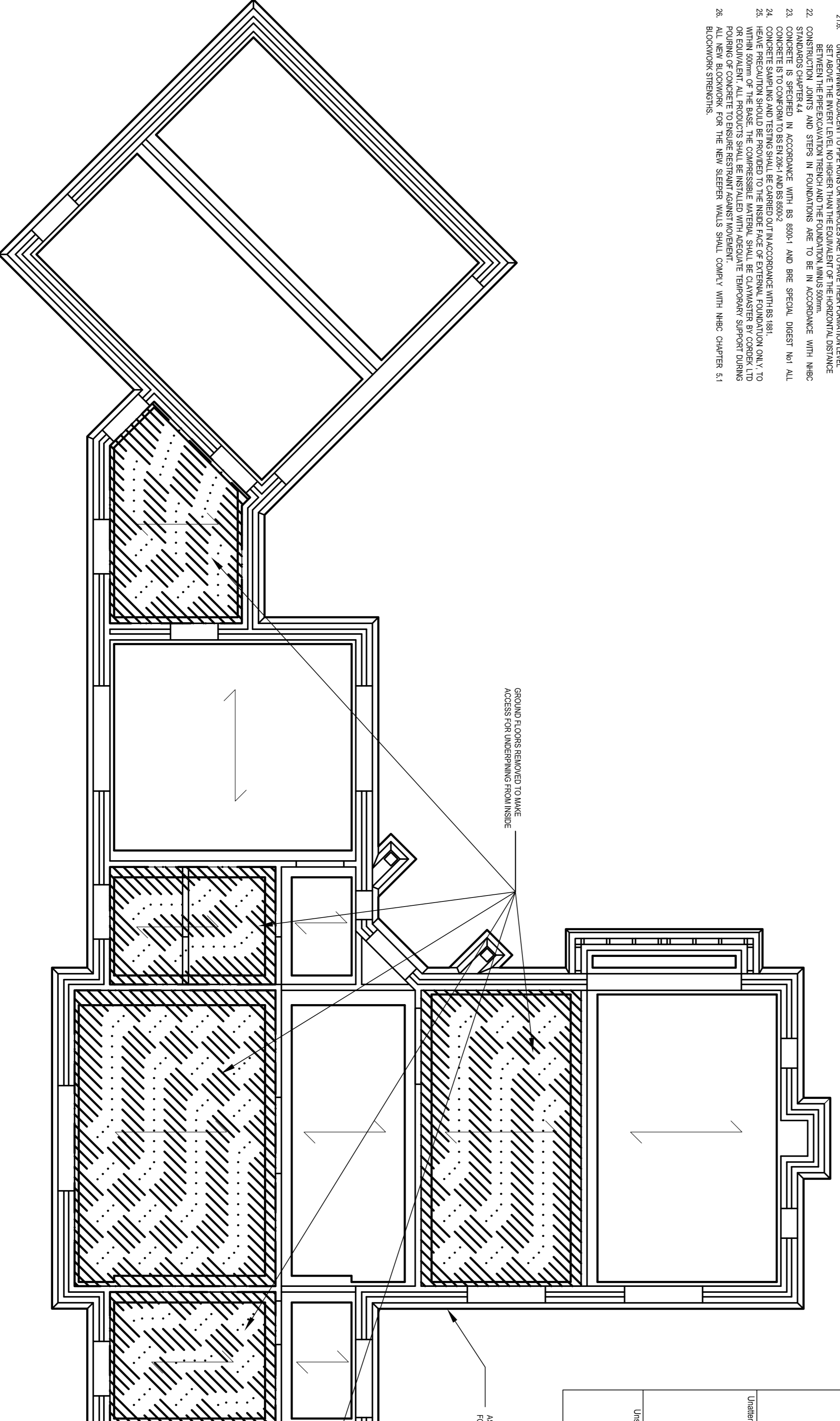


UNDERPINNING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE OPERATIONS DO NOT IN ANY WAY AFFECT THE FOUNDATIONS OF EXISTING ADJACENT BUILDINGS.
2. ALL EXCAVATIONS BELOW EXISTING FOOTINGS/WALLS TO BE CARRIED OUT BY HAND IN LENGTHS OF NOT EXCEEDING 100MM, WITH A MINIMUM OF TWO SEGMENTS LENGTH ABOUT 200MM TO BE MAINTAINED BETWEEN ADJACENT BAYS.
3. ALL EXCAVATIONS TO BE REPORTED TO ENGINEER IMMEDIATELY.
4. ALL EXCAVATIONS TO BE PROTECTED AGAINST THE INGRESS OF WATER AND KEPT FREE OF WATER LOOSE MATERIAL AND RUBBISH ETC. AT ALL TIMES. THE FORMATION LEVEL SHALL NOT BE EXPOSED UNTIL THE MAIN OF THE CONCRETE MINIMUM CLASS C30, COMPRESSIVE STRENGTH 124.1 N/M² WITH MINIMUM 20MM AGGREGATE WITH SULPHATE RESISTING CEMENT TO BE USED THROUGHOUT.
5. CONCRETE TO BE INTERNALLY VIBRATED AND PLACED TO WITHIN 75MM OF THE UNDERSIDE OF THE EXISTING FORMING. EXISTING FORMING TO BE THOROUGHLY CLEANED OF ALL DEBRIS/RESIDUAL MATERIAL AND PINNED USING 1:1 MIX OF CEMENT/SAND SEMI-DRY, RAMMED TO FILL ALL JOINTS, USING SHARP SAND CONCRETING ONLY.
6. SMOKE/WORKING SPACE USING NOT TYPE 1 FALL MECHANICALLY COMPACTED IN 150MM LAYERS, CONCRETE TO CURE FOR A MINIMUM OF 4 DAYS PRIOR TO EXCAVATION AND CASTING OF ADJACENT BAYS.
7. PROTECT ADJACENT BAYS BY JOINTS IN PILES BETWEEN THE ADJACENT SECTIONS AS SHOWN ON THE DRAWING. PROTECT JOINTS WITH MINIMUM 75MM COVER AND 20MM SPACING TO THE BOTTOMS OF THE FOUNDATIONS SHALL BE INSPECTED AND APPROVED BY APPROPRIATE BUILDING INSPECTOR BEFORE CONCRETE IS POURED. THE UNDERPINNING IS TO BE CARRIED OUT TO THE UNDERSIDE OF THE EXISTING FOUNDATION. THE UNDERPINNING SHALL FOLLOW THE REQUIRE AS INDICATED ON THE PLAN UNLESS OTHERWISE AGREED ON SITE.
8. CONCRETE TO HAVE UNDERSE OF EXISTING FOUNDATION MAY BE UNDERPINNED IN ONE OPERATION UNLESS TO HAVE UNDERSE FOUNDATION CONTACT WITH THE BASE OF THE EXISTING WALL OR BASIS OF 75MM THICK DRY PACKING 1:1 CEMENT/SAND ENSURING A FULL CONTACT TO THE UNDERSIDE OF THE EXISTING FOUNDATION.
9. INSPECTION IS TO BE CARRIED WITH THE REQUISITE NUMBERED SECTION TOTALY COVERED. WHEN SET IN PLACES BEFORE EXPOSED DURING THE FOUNDATION SECTIONS OF UNDERPINNING, THEY ARE TO BE CLEANED FREE OF SOIL ETC. ALSO THOROUGHLY CLEAN THE FACE OF CONCRETE CAST PREVIOUSLY OF SOIL AND DEBRIS BEFORE CASTING NEXT SECTIONS.
10. THE CONCRETE SHALL BE PROTECTED AS BEFORE EXPOSED AND PROTECTED.
11. THE CONCRETE UNDERPINNING SHOULD BE MINIMUM 75MM WIDE AND MINIMUM LENGTH OF 10M, UNLESS NOTED OTHERWISE.
12. PRESSURE UPON TO BE EXERCISED ON SITE TO ENSURE A MINIMUM ALLOWABLE GROUND BEARING.
13. THE ENGINEER SHALL BE INFORMED OF THE LOCATION AND SPECIES OF ANY NEW TREES TO BE PLANTED AS THEY MAY GENERATE VARIATIONS IN FOUNDATION DEPTH REQUIREMENTS.
14. THE SETTING OUT OF THE UNDERPINNING IN RELATION TO THE MASSING AS SHOWN ON THE RELEVANT PLANS AND SECTIONS. THE ENGINEER SHALL BE INFORMED OF ANY VARIATIONS REQUIRED ON SITE TO ALLOW FOR POSSIBLE REVISION OF THE UNDERPINNING SETTINGS OUT DETAILS.
15. GENERATES THE GREAT DEPTH SHALL CONFORM TO WHICHEVER OF THE FOLLOWING CRITERIA:
 - 21.1. TO THE MINIMUM DEPTH AS SHOWN ON THE ENGINEER'S DRAWINGS BELOW EXISTING OR PROPOSED GROUND LEVELS, WHICHEVER IS THE LOWER.
 - 21.2. TO A MINIMUM 150MM BELOW THE PROPOSED GROUND LEVELS.
 - 21.3. TO A MINIMUM 300MM BELOW ANY TREE ROOTS EXPOSED DURING EXCAVATIONS WHERE FOUNDING IN SENSITIVE MATERIAL.
 - 21.4. TO A MINIMUM 300MM BELOW ANY TREE ROOTS EXPOSED DURING EXCAVATIONS WHERE FOUNDING IN SENSITIVE MATERIAL.
16. UNDERPINNING ADJACENT TO PILE BAYS OR WALLS ARE TO HAVE THEIR FOUNDATION LEVEL SET ABOVE THE PRE-EXCAVATION TRENCH AND THE FOUNDATION MINUS 50MM.
17. CONCRETE IN FOUNDATIONS ARE TO BE IN ACCORDANCE WITH NBC STANDARDS CHAPTER 4 AND STEPS IN FOUNDATIONS ARE TO BE IN ACCORDANCE WITH NBC.
18. CONCRETE IS SPECIFIED IN ACCORDANCE WITH BS 8001-1 AND BRE SPECIAL DIBEST W11. ALL CONCRETE IS TO CONFORM TO BS EN 126 AND BS 8002.
19. ALL CONCRETE TO BE CAST AND CURED IN ACCORDANCE WITH BRE.
20. HEAVE PRECAUTION SHOULD BE PROVIDED TO THE INSE FACE OF EXTERNAL FOUNDATION ONLY, TO WITHIN 500MM OF THE BASE. THE COMPRESSIBLE MATERIAL SHALL BE CLEANMASTER BY CORNELL LTD OR EQUIVALENT. ALL PRODUCTS SHALL BE INSTALLED WITH ADEQUATE TEMPORARY SUPPORT DURING CONSTRUCTION.
21. ALL NEW BLOCKWORK FOR THE NEW STEEPER WALLS SHALL CONVEY WITH NBC CHAPTER 5.1 BLOCKWORK STRENGTHS.

GROUND FLOOR

SHOWING THE SUSPENDED GROUND FLOORS REMOVED TO MAKE ACCESS FOR UNDERPINNING WORKS
 (NOTE: THE GROUND FLOOR CAN BE REMOVED BY CUTTING ONE END ALONG THE INTERNAL WALLS)



Health and Safety Notes - Foundations	
These Health & Safety notes identify hazards that have been identified in this drawing and are not to be relied upon. The contractor is to carry out risk assessments and prepare method statements in line with current Health & Safety legislation.	
Hazard	Suggested Solution/Precaution Sequence
Excavations	Adequate shoring to excavations is to be provided.
Underpinning of foundations to existing structures	Avoid excavation of trenches parallel to existing foundations crane excursions instructed by the Engineer.
Contaminated ground/Water Disease	Contractor to provide adequate protective clothing and equipment, and ensure proper working practices are employed to deal with any encountered during works.
Existing services/cable	Contractor to investigate and adequately mark the location and status of any overhead ground services/cable and if in close proximity to the site.
Unattended excavations	Contractor to ensure unattended excavations are adequately protected with adequate signage before accordingly.
Unstable ground	Suitable support should be provided for any large plant, eg. compacting plant, etc.

Health and Safety Notes - General 2 of 2	
These Health & Safety notes identify hazards that were inspected or uncontrolled to mitigate the risk of the hazard. The contractor is to carry out risk assessments and prepare method statements in line with current Health & Safety legislation.	
Hazard	Suggested Solution/Precaution Sequence
Excavations	Adequate shoring to excavations is to be provided.
Backblock, working and construction	Handling and construction equipment to be secured at all times. No member of workforce to be working under or within the area of crane excursions/swing path.
Excavations	Following the discovery of suspect material, the Contractor is to stop work immediately and report the matter to the Engineer, and the work is to proceed.

Health and Safety Notes - General 1 of 2	
These Health & Safety notes identify hazards that were inspected or uncontrolled to mitigate the risk of the hazard. The contractor is to carry out risk assessments and prepare method statements in line with current Health & Safety legislation.	
Hazard	Suggested Solution/Precaution Sequence
Propping of unstable construction	Ensure all props adequately supported in accordance with a sound condition.
Propping of off stages rather than structural members	Structural members to be exposed prior to installation of props.
Buckling of long props	Props should be adequately braced.
Lateral instability of the propping system	No more than 30% of any bracing to be used as propping on any one level at one time.
Inadequate information available prior to commencement of works	Structure around area of available prior to commencement of works should be exposed and the Engineer advised of any hidden voids or other quality structures.
Handling of materials	Adequate means for moving and positioning of materials to be available.
Demolition	Carry out in accordance with prepared demolition method statement.
Dismantling	Resist access and designate safe area for dismantling.
Scaloids	Scaloids to be erected and used in accordance with BS5973. Scaloids supporting risk approved before use and at least once a week to ensure they remain fit for use.
Clear away material from height to be demolished	All waste materials from height to be removed on chutes or baskets to ground level skips. Provide building enclosure transparent safety screens.
Personal working at height	Works to be properly supervised and personnel provided with safe working platforms.
Delivery of materials	Designate safe area for deliveries. Elements to be either delivered and offloaded by mechanical means or to a place of storage or immediately from the site before placement.

GENERAL NOTES

- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS DETAILS, ANY OTHER DRAWINGS AND GROUND INVESTIGATION REPORT AS APPROPRIATE.
1. THE CONTRACTOR IS TO ESTABLISH ALL DIMENSIONS ON SITE.
 2. ALL DIMENSIONS SHOWN ARE IN MM.
 3. DISCREPANCIES ON THIS DRAWING TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 4. ALL PROPOSED PRODUCTS REFERRED TO IN THESE DRAWINGS ARE TO BE INSTALLED/ERECTED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS



Scale 1:10
 Linfoot Wood, Nelson Keynes, MK14 6ED,
 01753 850855 01753 410333 www.cistrec.net e info@cistrec.net

Client
 Mr & Mrs Choi

Drawing
 General Notes And
 Extent of Existing Ground
 Floors Removed

Project
 2 Redwood, Banbury

Scale 1:30
 Date: Oct. 2011
 Drawing no. 1062 - 300

Approved by
 STATUS: PRELIMINARY