

JOB No. 23 - 1088

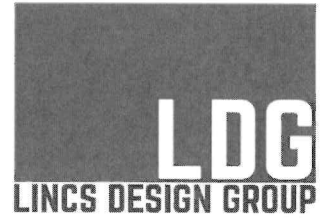
March-2023

**REPORT AND SPECIFICATION
FOR WORKS**

**CURTIS FARM
COX HILL
WICKER ST GREEN**

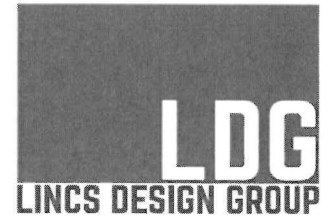
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JOB No. - 23 - 1088
DATE - Mar-2023
DESIGNED - MC
PROJECT - CURTIS FARM, COX HILL, WICKER ST GREEN
SUBJECT - ISSUE HISTORY



Rev.	Comments	By	Date	Ck.
-	First Issue	MC	Mar-23	MO

JOB No. - 23 - 1088
DATE - Mar-2023
DESIGNED - MC
PROJECT - CURTIS FARM, COX HILL, WICKER ST GREEN
SUBJECT - CDM NOTES



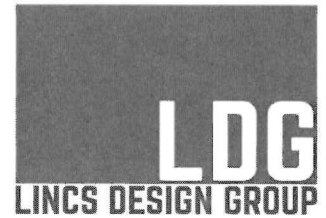
1. IT HAS BEEN ASSUMED THAT THIS PROJECT IS NON-NOTIFIABLE UNDER THE CDM REGULATIONS BECAUSE IT IS EITHER:

1. LESS THAN 30 WORKING DAYS (OR SHIFTS) WITH LESS THAN 20 No. OPERATIVES EMPLOYED ON SITE AT ANY ONE TIME; OR
2. THE PROJECT IS LESS THAN 500 PERSON DAYS (OR SHIFTS).

NOTE: SHOULD BOTH OF THESE ASSUMPTIONS BE INCORRECT THE CLIENT WILL NEED TO NOTIFY THE HSE OF THE PROJECT BEFORE WORKS COMMENCE

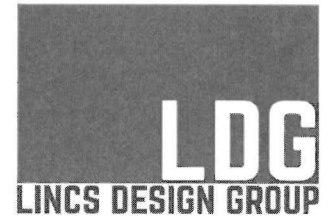
2. WE ASSUME THAT A COMPETENT CONTRACTOR WILL BE EMPLOYED TO UNDERTAKE THE WORKS AND THAT THEY WILL COMPLY WITH ALL CURRENT AND RELEVANT REGULATIONS.
3. THERE ARE NO FORESEEABLE RISKS ON THIS PROJECT OTHER THAN THOSE THAT A COMPETENT CONTRACTOR SHOULD BE AWARE OF.
4. DESIGN RISK REDUCTION MEASURES TAKEN DURING DESIGN STAGE:
 1. UNDERPINNED BAYS WHERE REQUIRED LIMITED TO 1m MAX. WIDTH AND SPACED MIN 5m APART
5. OUR ASSUMPTIONS MADE DURING DESIGN STAGE:
 1. THE EXISTING MASONRY LOAD BEARING WALLS AND ASSOCIATED FOUNDATIONS ARE ASSUMED TO BE SUITABLE FOR THE PROPOSED ADDITIONAL LOAD(S) OR CHANGE IN LOAD PATHS.
 2. THE STRUCTURAL STABILITY OF THE EXISTING BUILDING IS ASSUMED TO BE UNCOMPROMISED BY THE PROPOSED ALTERATIONS.
 3. ADDITIONAL ASSUMPTIONS AS STATED ON THE PLAN LAYOUT(S), ELEVATION(S) OR SECTION DETAIL(S).

JOB No. - 23 - 1088
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PROJECT - CURTIS FARM, COX HILL, WICKER ST GREEN
SUBJECT - GENERAL NOTES



1. THE FOLLOWING CALCULATIONS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, SPECIFICATIONS AND ANY OTHER RELEVANT DOCUMENTS.
2. ALL PROPRIETARY ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S OR SUPPLIER'S RECOMMENDATIONS.
3. ALL DIMENSIONS INDICATED WITHIN THE CALCULATIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.
4. WITH RESPECT TO DIMENSIONS, WHERE NO UNITS ARE GIVEN WHOLE NUMBERS INDICATE MILLIMETRES (mm) AND DECIMAL NUMBERS INDICATE METRES (m)
5. THE BUILDING INSPECTOR IS TO CONFIRM THE PREVAILING GROUND CONDITIONS AND VERIFY THAT THEY ARE SUITABLE FOR THE PROJECT IN HAND, AND CONFIRM THAT THERE IS NO INFLUENCE FROM TREES, WATER COURSES, ETC. IF IN ANY DOUBT, CONTACT THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY WORKS SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS OTHER THAN THOSE MENTIONED WITHIN.
7. THE CONTRACTOR IS TO TAKE THE NECESSARY STEPS TO ENSURE THERE IS NO RISK FROM THE PRESENCE OF ASBESTOS.
8. ALL DETAILS AND CALCULATIONS SUBJECT TO APPROVAL FROM BUILDING CONTROL AUTHORITY PRIOR TO COMMENCEMENT OF WORKS.

JOB No. - 23 - 1088
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PROJECT - CURTIS FARM, COX HILL, WICKER ST GREEN
SUBJECT - CONCRETE NOTES



1. ALL CONCRETE SHALL BE PRODUCED IN ACCORDANCE WITH BS.EN.206-1 AND BS.8500.
2. ALL CONCRETE TO BE PLACED IN ACCORDANCE WITH 'THE NATIONAL STRUCTURAL CONCRETE SPECIFICATION FOR BUILDING CONSTRUCTION'.
3. THE CONCRETE SHALL BE COMPACTED BY MEANS OF A MECHANICAL VIBRATOR AND THE WORKABILITY SHALL BE SUCH THAT A DENSE CONCRETE, FREE FROM VOIDS, SHALL BE PRODUCED.
4. SEQUENCE OF CONCRETE POUR TO BE AGREED WITH THE ENGINEER.
5. THE FOUNDATION DESIGN SHOWN IS BASED ON THE ASSUMPTION THAT A STRATUM CAPABLE OF SUPPORTING A GROUND BEARING PRESSURE OF 100 kN/m² WILL BE FOUND AT THE DEPTH(S) INDICATED. THE DISCOVERY OF CONDITIONS NOT IN ACCORDANCE WITH THIS ASSUMPTION MUST BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION OF THE FOUNDATIONS.
6. FOUNDATION SIDES SHALL BE STRAIGHT AND SQUARE; BOTTOMS SHALL BE TRIMMED, LEVELLED AND PROTECTED FROM DETERIORATION.
7. THE EXCAVATIONS AND SURROUNDING SITE SHALL BE KEPT FREE OF WATER.
8. THE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR ENSURING THE STABILITY OF THE WORKS, SERVICES AND ADJACENT STRUCTURES AT ALL STAGES OF CONSTRUCTION. THE DESIGN OF ALL TEMPORARY WORKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. STEEL REINFORCEMENT, WHERE APPLICABLE, SHALL BE IN ACCORDANCE WITH BS.4449 - LATEST REVISION.
10. ALL NEW FOUNDATIONS ARE SUBJECT TO INSPECTION OF EXISTING FOUNDATIONS.
11. DRAINAGE TRENCHES TO BE BACKFILLED WITH SUITABLE MATERIAL TO WITHIN OR IN PROXIMITY TO BUILDING.
12. BULK FILL BELOW TYPE 1 LEVEL TO BE TYPE 6F2 ALL IN ACCORDANCE WITH DOT SPECIFICATION FOR HIGHWAY WORKS.

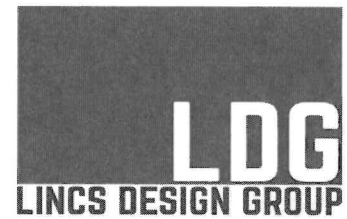
JOB No. - 23 / 1088
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PROJECT - CURTIS FARM, COX HILL, WICKER ST GREEN
SUBJECT - MASONRY NOTES



ver. 2.03

1. REFER TO ARCHITECTS DRAWINGS FOR ALL SETTING OUT DIMENSIONS.
2. ALL UNREINFORCED MASONRY TO BE IN ACCORDANCE WITH BS.5628-1
3. ALL LOAD BEARING MASONRY (FOUNDED ON STRIP FOUNDATIONS) SHOULD BE AS FOLLOWS:
 1. OUTER LEAF 102.5 BRICKWORK
WITH MIN. COMPRESSIVE STRENGTH 15 N/mm²
WATER ABSORPTION 7-12%
MORTAR STRENGTH CLASS M6 / III
 2. INNER LEAF 100 BLOCKWORK
WITH MIN. COMPRESSIVE STRENGTH 3.6 N/mm²
MORTAR STRENGTH CLASS M6 / III
4. NON-LOAD BEARING BLOCKWORK (FOUNDED ON FLOOR STRUCTURE) TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3.6 N/mm².
5. ALL INTERNAL WALLS TO HAVE EITHER HEAD (AT 900 HORIZONTAL CENTRES) OR SIDE (AT 225 VERTICAL CENTRES) OR BOTH STAINLESS STEEL TIES TO ADJACENT STRUCTURAL ELEMENTS AS SPECIFIED ON THE PLAN LAYOUTS.
6. REFER TO ARCHITECTS DRAWINGS FOR MOVEMENT JOINT LOCATIONS. TYPICAL MAXIMUM SPACING SHOULD BE AS FOLLOWS:
 1. ALONG LENGTH OF STRAIGHT BRICKWORK 12m
FROM A RETURN IN BRICKWORK 6m
 2. ALONG LENGTH OF STRAIGHT BLOCKWORK 6m
FROM A RETURN IN BLOCKWORK 3m
7. BASED ON AN ASSUMED 100 BLOCK, 100 CAVITY AND
102.5 BRICK CAVITY WALL CONSTRUCTION, PROVIDE 225 LONG
STAINLESS STEEL CAVITY WALL TIES SPACED:
 1. TYPICALLY AT 450 VERTICAL AND 900 (STAGGERED) HORIZONTAL CENTRES;
 2. AROUND OPENINGES AT 225 VERTICAL AND 450 HORIZONTAL CENTRES;

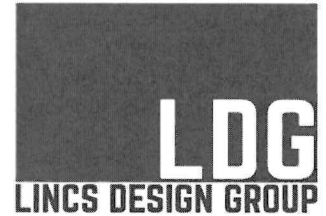
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SUBJECT - MASONRY NOTES CONT...



ver. 2.03

8. AT LOCATIONS WHERE TIES OVERLAP ON PLAN, PROVIDE TIES IN ALTERNATE BED JOINTS MAINTAINING THE VERTICAL CENTRES FOR EACH TIE.
9. FACING MASONRY BRICKWORK BELOW DPC TO BE A MINIMUM CATEGORY FL' DURABILITY BRICKS SET IN 1:3 MORTAR WITH SRPC, UNLESS NOTED OTHERWISE, TO ARCHITECTS SPECIFICATIONS.
10. ALL PROPRIETARY LINTELS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. LINTELS NOT SPECIFIED IN THESE CALCULATION ARE TO BE DESIGNED BY THE SUPPLIER OR OTHER SUITABLY QUALIFIED DESIGNER.
11. ALL RESIN OR MECHANICAL ANCHORS (INCLUDING HEAVY DUTY SCREWS) SHOULD BE LOCATED IN THE MIDDLE THIRD, BOTH VERTICALLY AND HORIZONTALLY, OF THE MASONRY UNIT. FIXINGS SHOULD NOT BE LOCATED IN THE MORTAR JOINTS.

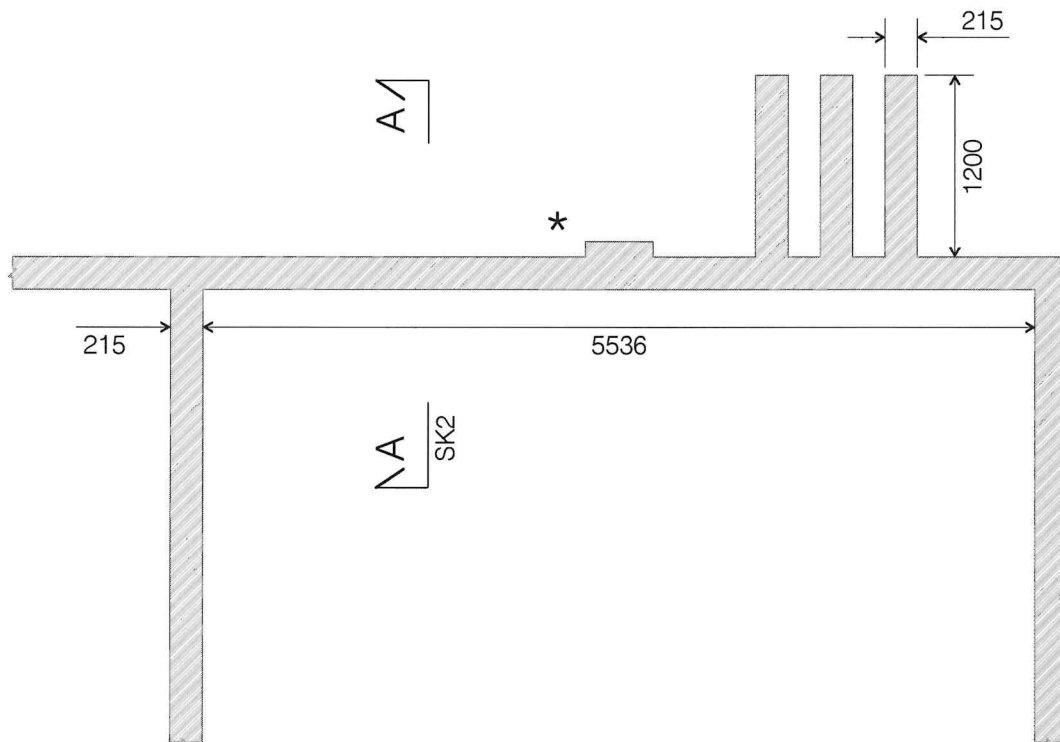
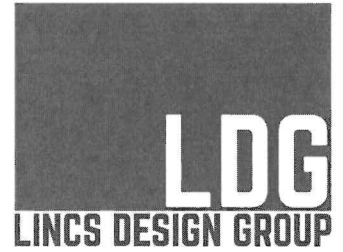
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PROJECT - CURTIS FARM, COX HILL, WICKER ST GREEN
SUBJECT - REPORT



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT HIS OPERATIONS DO NOT IMPAIR THE SAFETY OR CONDITION OF THE EXISTING STRUCTURE. HE SHALL PROVIDE ANY TEMPORARY SUPPORTS REQUIRED FOR THIS PURPOSE AND SHALL CAREFULLY INSPECT THE CONDITION OF THE STRUCTURE BEFORE, DURING AND AFTER THE WORKS.
2. CAREFULLY TAKE DOWN EXISTING FREESTANDING BRICK PIERS.
3. SAW CUT SLAB INTERNALLY AS NOTED ON SKETCH SHEET SK3 PROCEED TO EXCAVATE BOTH INTERNALLY AND EXTERNALLY DOWN TO FORMATION LEVEL (APPROXIMATELY 1m BELOW GL) INTERNAL AND EXTERNAL EXCAVATIONS TO BE REDUCED AT THE SAME RATE ENSURING EXCAVATED LEVELS MATCH. IT IS ASSUMED THAT THE EXCAVATION WILL STAND FIRM. CONTRACTOR TO ALLOW FOR TEMPORARY PROPPING OF THE SIDE OF EXCAVATION SHOULD IT PROVE NECESSARY. IT IS ALSO ASSUMED THAT WATER TABLE WILL NOT BE ENCOUNTERED, SHOULD THIS NOT BE THE CASE THEN CONTACT ENGINEER FOR ADVISE BEFORE PROCEEDING.
4. INSTALL NEEDLE PROPS NOTED No.1 ON SKETCH SHEET SK4 AND REMOVE CONTAMINATED BRICK WORK BELOW NEEDLE PROPS.
5. PROCEED TO SHUTTER UP FOR NEW STRIP FOUNDATION, INSTALL 2 No. 16mm DIA DOWEL BARS, 600mm LONG, 300mm EMBEDMENT READY TO RECEIVE ADJACENT POUR. POUR NEW FOUNDATION AS INDICATED ON SECTION A-A ON SKETCH SHEET SK6.
6. FOLLOWING MIN. 24 HOURS REBUILD BRICKWORK OFF NEWLY POURED FOUNDATIONS TO UNDERSIDE OF EXISTING USING CLASS 3 MORTAR. FOLLOWING MIN 24HRS GAP BETWEEN NEW AND EXISTING TO BE FILLED USING NON SHRINK GROUT RAMMED TIGHT. PROPS TO REMAIN FOR A FURTHER 24HRS FOLLOWING COMPLETION BEFORE REMOVAL.
7. BACKFILL AREA USING TYPE 1 STONE COMPACTED IN MAX 150mm LAYERS TO UNDERSIDE OF SLAB. BACKFILL INTERNALLY AND EXTERNALLY AT THE SAME RATE.
8. PROCEED IN THE SAME MANNER FOR THOSE PROPS NOTED No.2 ON SKETCH SHEET SK3 AND SO ON UNTIL ALL AREAS ARE COMPLETE.
9. FOLLOWING INSTALLATION OF DOWEL BARS AND ISOLATION JOINT REINSTATE FLOOR SLAB ACCORDINGLY.
10. REINSTATE ANY FINISHES ACCORDINGLY.

(ABOVE MINIMUM TIMES INDICATED ARE A GUIDE AS TO THE ANTICIPATED DRYING TIMES FOR CONCRETE SUITABLE FOR NEXT STAGE TO CONTINUE, AND IS SUBJECT TO CONDITIONS SUCH AS TEMPERATURE, BRICK ABSORPTION ETC, CONTRACTOR IS TO CONFIRM THAT THE MORTAR HAS CURED SUFFICIENTLY SUCH THAT PROPS CAN SAFELY BE REMOVED)

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PROJECT - CURTIS FARM, COX HILL, WICKERSTREET GREEN
SUBJECT - PARTIAL PLAN LAYOUT
SHEET No. - A4-SK1 (-)



PARTIAL PLAN LAYOUT

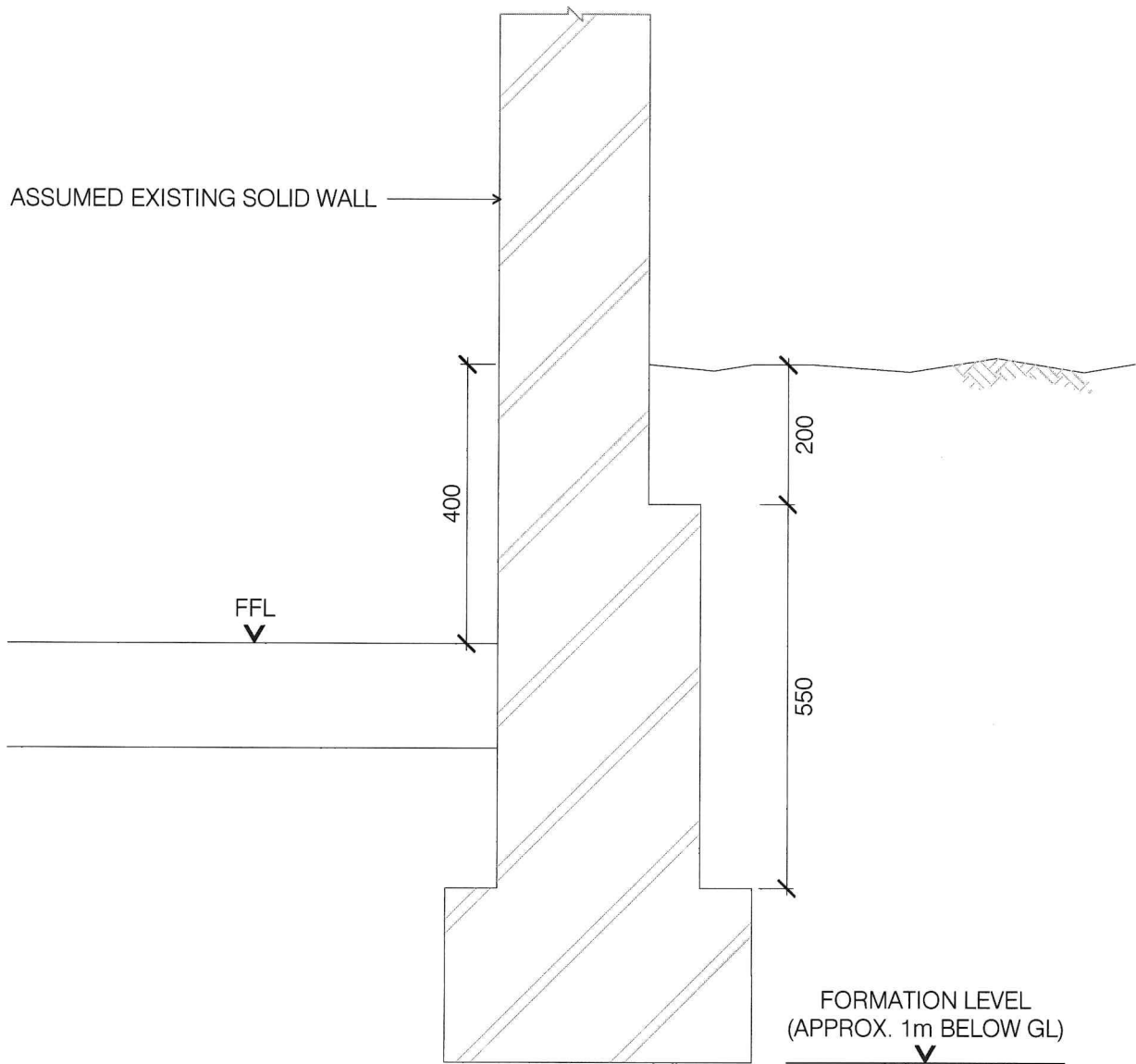
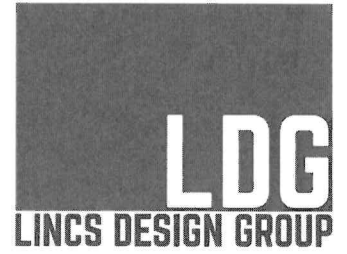
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KEY:

* DENOTES POINT OF LOSS

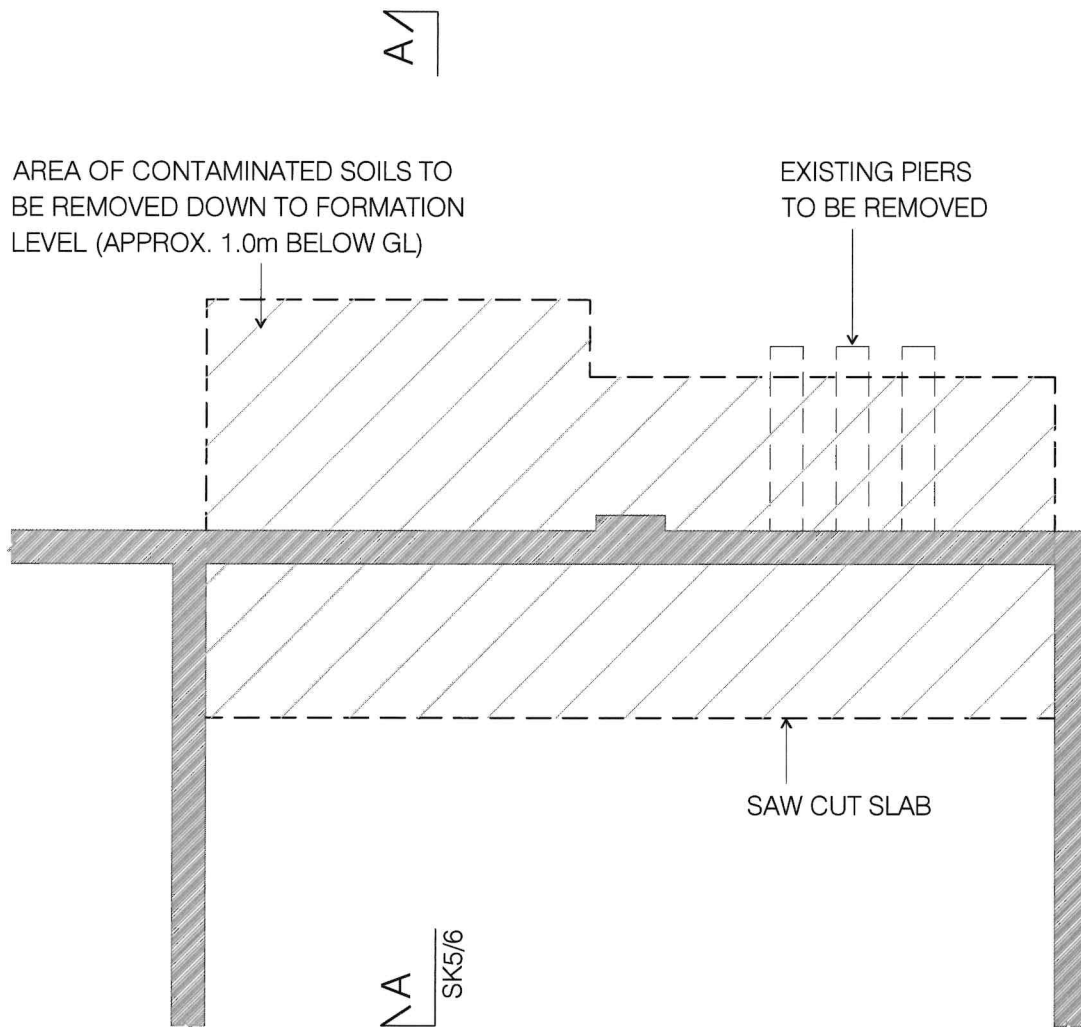
ALL DIMENSIONS APPROXIMATE. CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE
PRIOR TO COMMENCEMENT OF WORKS.

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PROJECT - CURTIS FARM, COX HILL, WICKERSTREET GREEN
SUBJECT - SECTION A-A EXISTING
SHEET No. - A4-SK2 (-)



SECTION A-A EXISTING
SCALE - 1:10

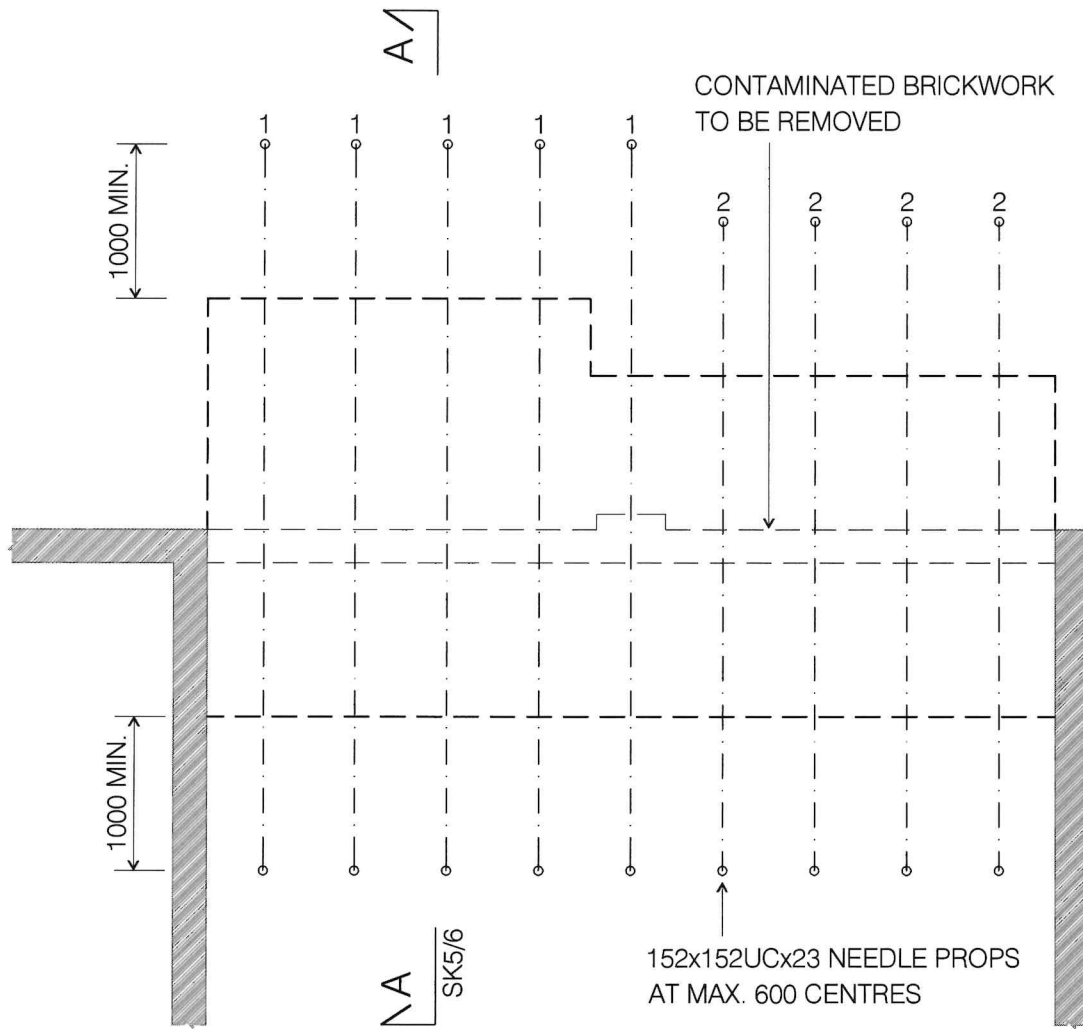
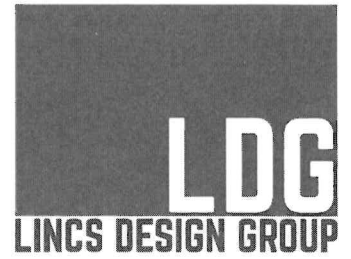
JOB No. - 23/1088
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PROJECT - CURTIS FARM, COX HILL, WICKERSTREET GREEN
SUBJECT - EXCAVATION PLAN LAYOUT
SHEET No. - A4-SK3 (-)



EXCAVATION PLAN LAYOUT
SCALE : 1:50

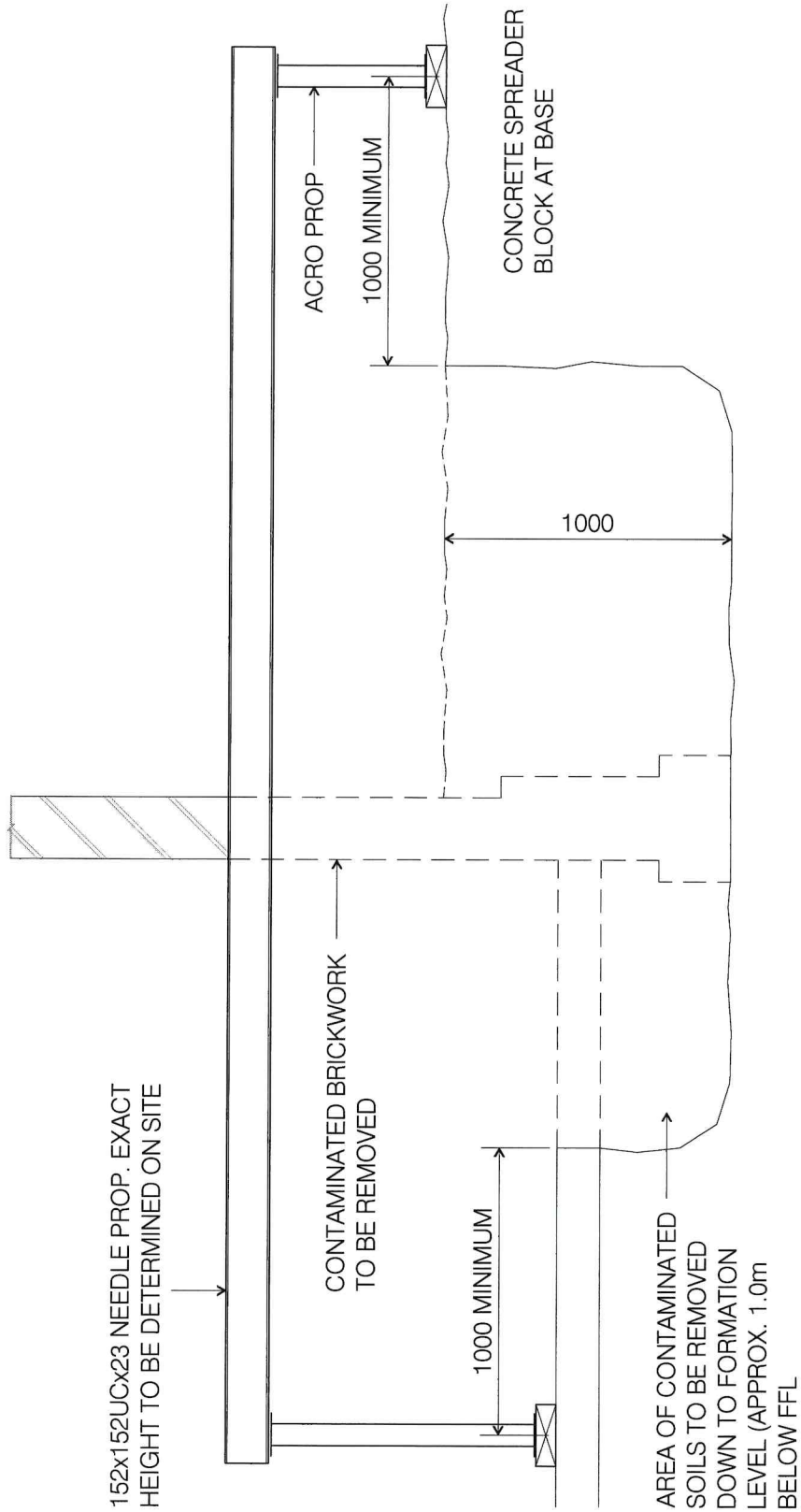
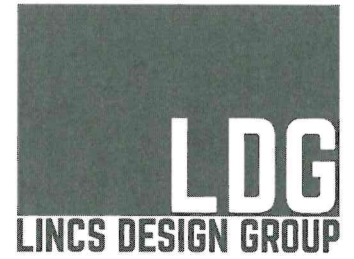
NEEDLE PROPS NOT SHOWN FOR CLARITY. SEE SK4 FOR DETAILS

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PROJECT - CURTIS FARM, COX HILL, WICKERSTREET GREEN
SUBJECT - PROPPING PLAN LAYOUT
SHEET No. - A4-SK4 (-)



PROPPING PLAN LAYOUT
SCALE : 1:50

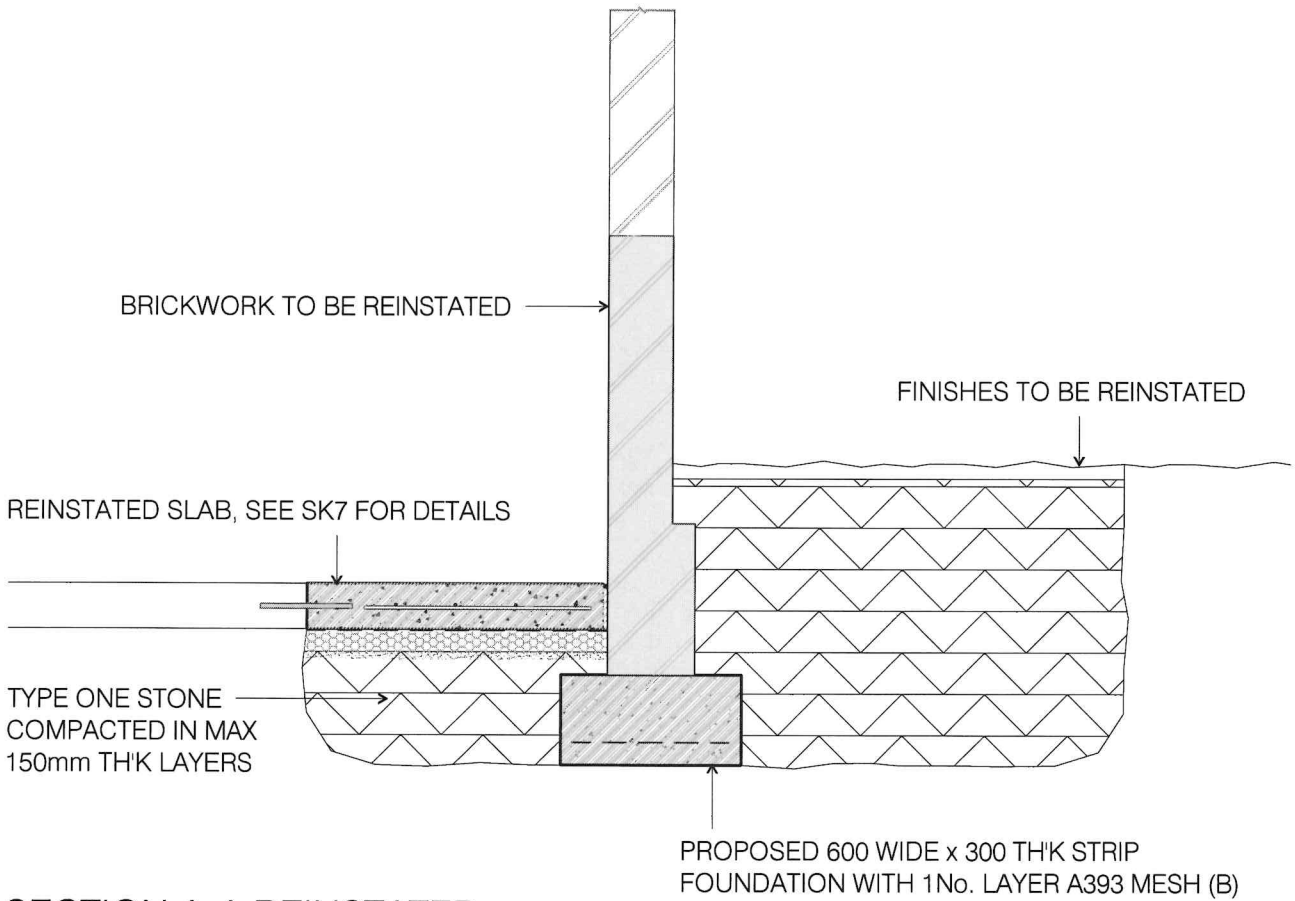
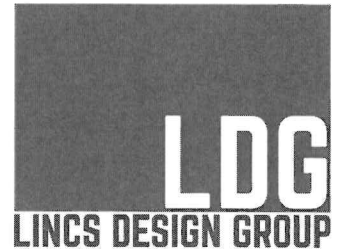
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PROJECT - CURTIS FARM, COX HILL, WICKERSTREET GREEN
SUBJECT - SECTION A-A PROPPING
SHEET No. - A4-SK5 (-)



SECTION A-A PROPPING

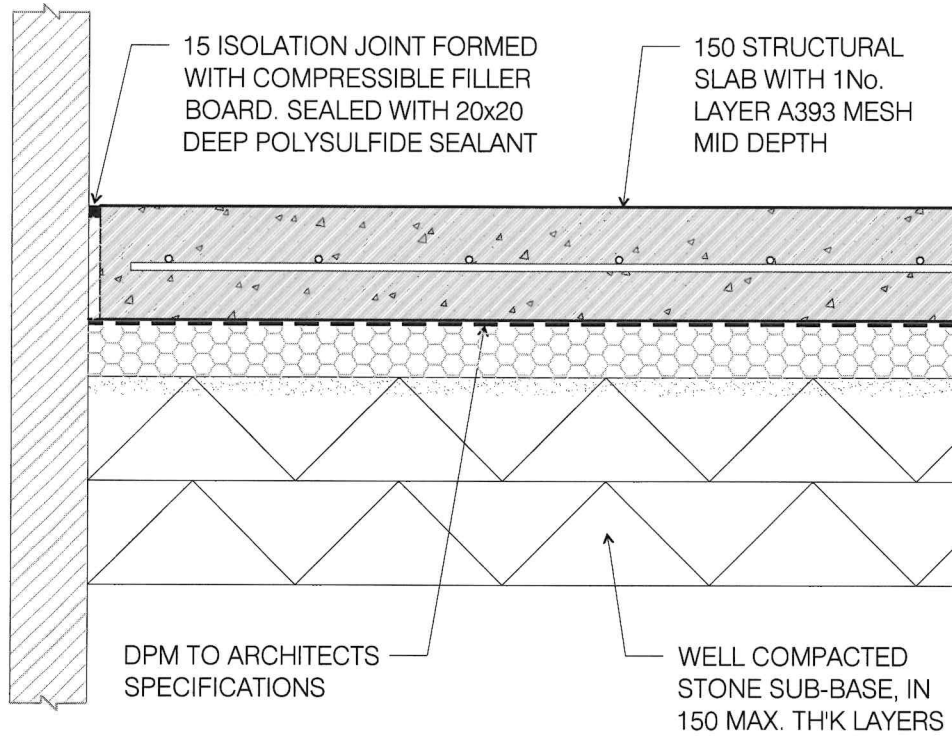
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SUBJECT - SECTION A-A REINSTATED
SHEET No. - A4-SK6 (-)



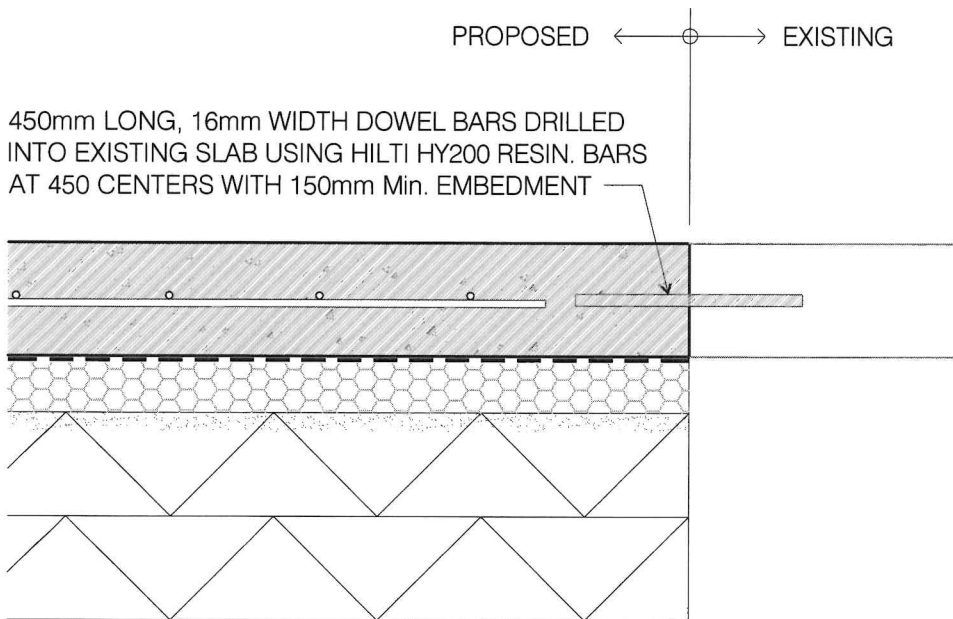
SECTION A-A REINSTATED
SCALE - 1:25

JOB No. - 23/1088
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 PROJECT - CURTIS FARM, COX HILL, WICKERSTREET GREEN
 SUBJECT - DETAILS
 SHEET No. - A4-SK7 (-)



ISOLATION JOINT & SLAB MAKE-UP

SCALE - 1:10



DOWEL JOINT

SCALE - 1:10