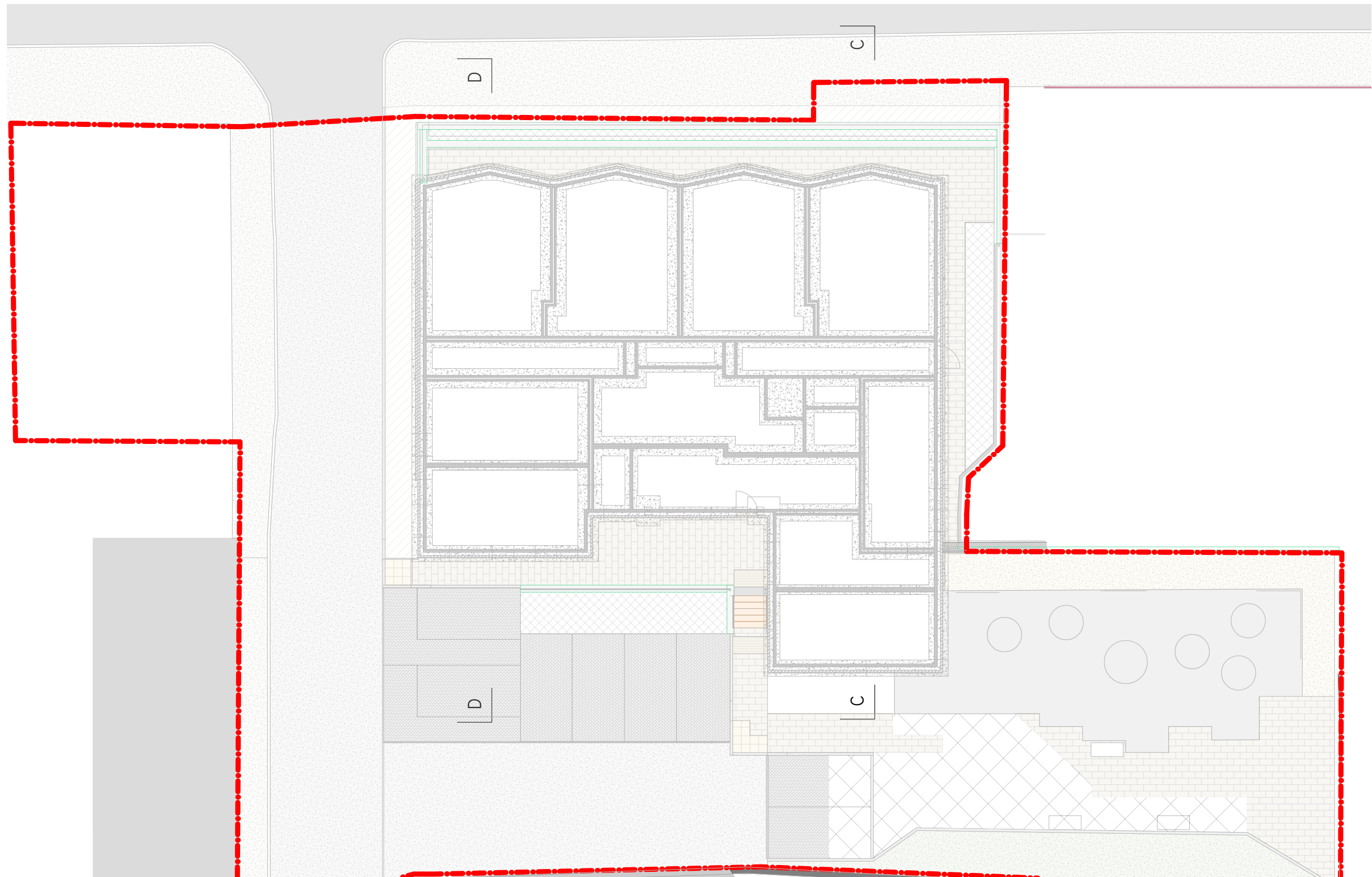
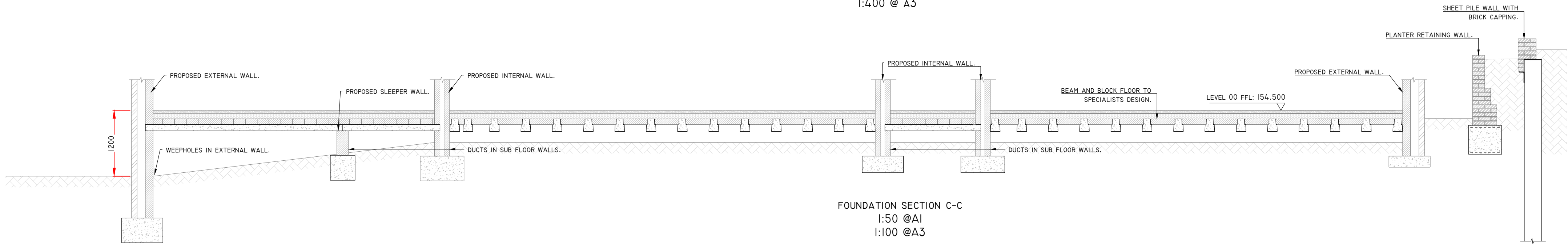
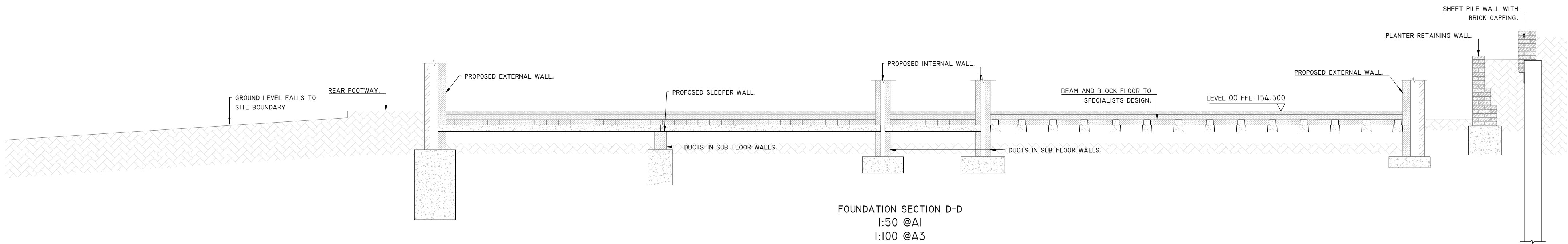




SITE PLAN  
1:200 @ A1  
1:400 @ A3



FOUNDATION SECTION C-C  
1:50 @ A1  
1:100 @ A3



FOUNDATION SECTION D-D  
1:50 @ A1  
1:100 @ A3

GEOSMART FLOODRISK ASSESSMENT 80754.00.0IRI PROPOSES FOLLOWING MEASURES IN MITIGATION OF GROUND WATER FLOOD RISK:

- MINIMUM FINISHED FLOOR LEVEL 0.3M ABOVE ADJACENT GROUND LEVELS - NOT POSSIBLE OVER FULL FOOTPRINT DUE TO SITE SLOPE.
- WATERPROOF TANKING OF THE GROUND FLOOR/BASEMENT - GROUND FLOOR TO BE TANKED BY SPECIALIST WHERE FFL IS BELOW GROUND LEVEL.
- INTERCEPTOR DRAINS - NO POSITION TO INSTALL INTERCEPTOR DRAINS.
- AUTOMATIC SUMP TO EXTRACT FLOOD WATER - SUMP NOT REQUIRED AS GROUND WATER IS NOT CONTAINED IN SUB-FLOOR VOID - REAR WALLS AND LOWER INTERNAL GROUND LEVEL WILL ALLOW GROUND WATER MOVEMENT OUT OF BUILDING.
- NON-RETURN FLAP VALVES ON THE PROPOSED FOUL AND SURFACE WATER SEWER LINES - NON-RETURN FLAPS TO BE INCLUDED.

NO GROUNDWATER FOUND IN GEO<sup>2</sup> CONTAMINATED LAND SITE ASSESSMENT 23/382.1.1.  
8NO. WINDOW SAMPLES 0.6M - 3.6M BELOW EXISTING GROUND LEVEL.

GROUND WATER MOVEMENT ALLOWED THROUGH SUB FLOOR WALLS TO SOUTH EAST SITE AT LEVEL 1.2M BELOW FFL.

#### GENERAL NOTES

- NOTES:
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF BELL MUNRO CONSULTING LTD. THE DRAWING MUST NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT PRIOR WRITTEN AUTHORITY.
  - THIS DRAWING MUST NOT BE SCALED BY EITHER CONTRACTORS OR OTHER CONSULTANTS ANY DIMENSIONAL OR SETTING - OUT DISCREPANCIES ARE TO BE REPORTED TO BELL MUNRO CONSULTING PRIOR TO CONSTRUCTION / FABRICATION COMMENCING.
  - THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE RELEVANT BMC SPECIFICATIONS TOGETHER WITH THE APPROPRIATE ARCHITECTS AND SERVICES CONSULTANTS DRAWINGS AND SPECIFICATIONS.
  - ALL STEEL TO BE GRADE S275 U.N.O. AND ALL FABRICATION TO BE IN ACCORDANCE WITH B.S. 5950. STEELWORK TO BE EXECUTION CLASS EXC2 IN ACCORDANCE WITH BS EN 1090-2.
  - ALL MORTAR ABOVE D.P.C. LEVEL TO BE CLASS (M4) MORTAR - 1 : 1 : 6 CEMENT : LIME : SAND U.N.O.
  - ALL MORTAR BELOW D. P. C. LEVEL TO BE CLASS (M12) MORTAR - 1 : 0.25 : 3 CEMENT : LIME : SAND U.N.O.
  - FACING BRICK TO BE SPECIFIED BY THE ARCHITECT BUT IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 15.0 N/MM<sup>2</sup>.
  - STAINLESS STEEL WALL TIES ARE TO BE PROVIDED AT 750 HORIZONTAL AND 450 VERTICAL CENTRES IN A STAGGERED PATTERN. TIES TO BE PROVIDED AT 225 VERTICAL CENTRES ADJACENT OPENINGS.
  - THE BEAM & BLOCK FLOOR INDICATED SHALL BE DESIGNED TO SUPPORT IT'S OWN WEIGHT PLUS AN ALLOWANCE OF 2.2KN/M<sup>2</sup> FOR FINISHES. THE FLOOR SHOULD ALSO BE DESIGNED TO SUPPORT A BLANKET LIVE LOAD OF 2.5KN/M<sup>2</sup> OR A LIVE LOAD OF 1.5KN/M<sup>2</sup> PLUS PARTITION LOADS WHICH EVER IS MOST ONEROUS. THE FLOOR SHALL ALSO BE DESIGNED TO SUPPORT SPECIFIC LINE LOADS AS SHOWN ON THE DRAWING. ALL LOADS GIVEN ARE UNFACTORED.
  - FOR SETTING OUT OF ALL WALLS SEE THE ARCHITECT'S INFORMATION.
  - MINIMUM BEARING OF ALL FLOOR BEAMS TO BE 100MM.
  - ALL PRE CAST FLOOR UNITS ARE TO BE FULLY GROUTED TO PROVIDE DIAPHRAGM ACTION PRIOR TO PLACING SCREED AND FINISHES.
  - MASS CONCRETE TO BE GRADE C20/25 WITH A MINIMUM CEMENT CONTENT OF 240KG/M<sup>3</sup> AND A MAXIMUM WATER / CEMENT RATIO OF 0.65
  - ALL STEELWORK TO BE PAINTED WITH ONE COAT OF HIGH BUILD ZINC PHOSPHATE PRIMER TO GIVE D.F.T OF 75 MICRONS.
  - CONCRETE FOR PAD FOUNDATIONS TO HAVE A MINIMUM CEMENT VALUE OF 300KG/M<sup>3</sup> AND A MAX W/C 0.6
  - REINFORCED CONCRETE TO BE GRADE RC30/37 WITH A MINIMUM CEMENT CONTENT OF 300KG/M<sup>3</sup> AND MAX WATER/CEMENT RATIO OF 0.6
  - ALL TEMPORARY WORKS DRAWING, CALCULATIONS AND METHOD STATEMENTS TO BE SUBMITTED TO BELL MUNRO CONSULTING FOR REVIEW PRIOR TO WORKS COMMENCING
  - ALL VENTILATION AND SUB-FLOOR DETAILS ARE TO ARCHITECTS DETAILS. ALL DETAILS AND PROTECTION MEASURES TO BE AGREED WITH LOCAL AUTHORITY PRIOR TO COMMENCING CONSTRUCTION.
  - ALLOWANCE TO BE MADE FOR HAND DUG EXCAVATIONS IN VICINITY OF EXISTING DRAINAGE AND FOR ALL TEMPORARY SUPPORT AND PROTECTION OF EXISTING SERVICES AS NECESSARY
  - ALL LEVELS BASED ON EXTERNAL GROUND DATUM ± 0.00M. ALL LEVELS TO BE CONFIRMED ON SITE.
  - WHEN A PRE-CAST UNIT BEARS ONTO A WALL WHICH EXTENDS PARALLEL TO THE SPAN OF THE UNIT, THE WALL SHALL BE PACKED UP TIGHT TO THE UNDERSIDE OF THE UNIT USING CONTINUOUS WET MORTAR TO ALLOW FOR THE UPWARD CAMBER IN THE UNIT DUE TO PRE-STRESSING.
  - TANKING AND DAMP PROOFING TO BE TO SPECIALIST DESIGN AND DETAILS
  - PILING CONTRACTOR TO MAKE ALLOWANCE FOR SITE VISIT TO ENSURE ACCESS WITH PLANT IS NON PROBLEMATIC. PILING CONTRACTOR MUST MAKE REFERENCE TO SITE INVESTIGATIONS AND SITE PLAN

|     |                                   |          |    |
|-----|-----------------------------------|----------|----|
| A   | REVISED TO SUIT SITE PLAN UPDATES | 09.06.25 | WR |
| --  | INITIAL ISSUE                     | 26.03.25 | WR |
| REV | COMMENTS                          | DATE     | BY |

# BMC

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|-----------------|--------------------------|--------|-------|
| CLIENT:         | POSSIBILITIES            |        |       |
| PROJECT:        | WUERDLE STREET, ROCHDALE |        |       |
| TITLE:          | FOUNDATION SECTIONS      |        |       |
| DRAWN BY:       | CHECKED BY:              | SCALE: | DATE: |
| WR              | SJB                      | 1:50   | 03/25 |
| DRAWING NUMBER: | REVISION:                |        |       |
| J8426/F02       | A                        |        |       |