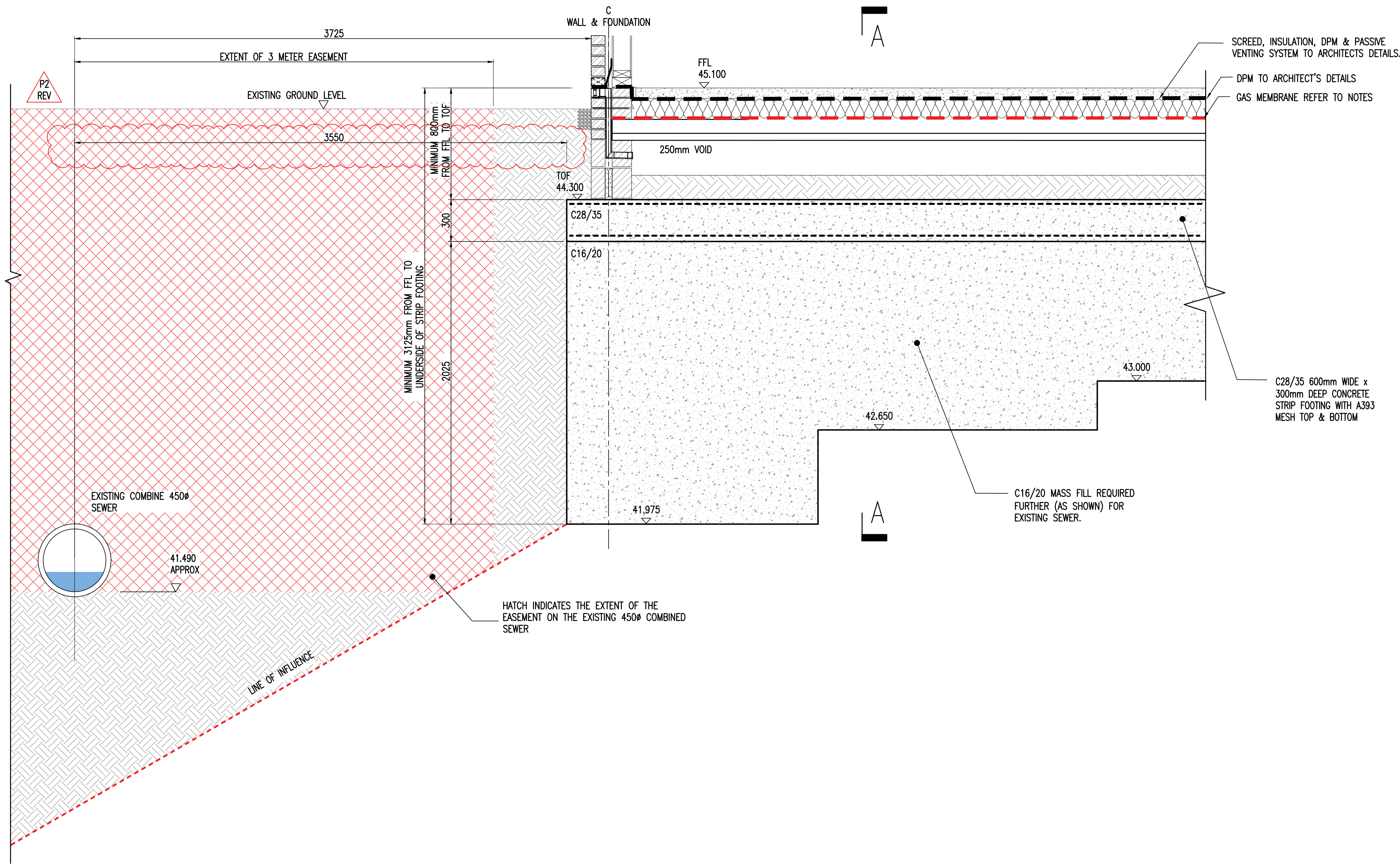
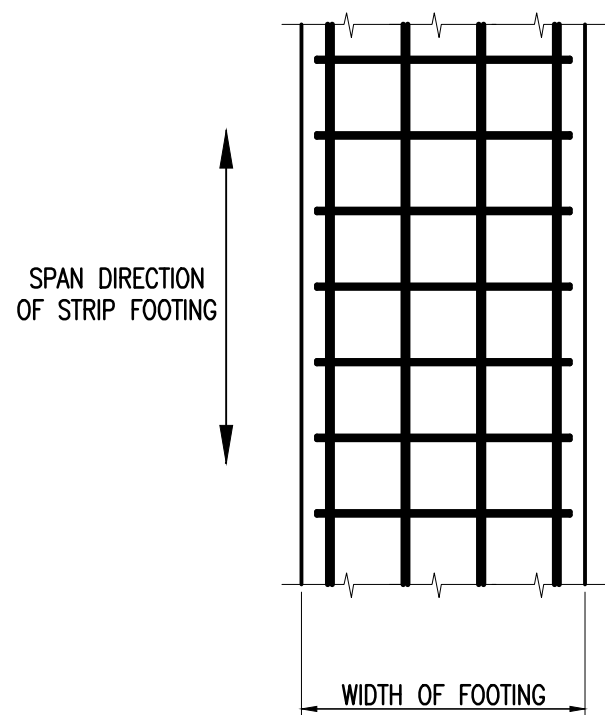
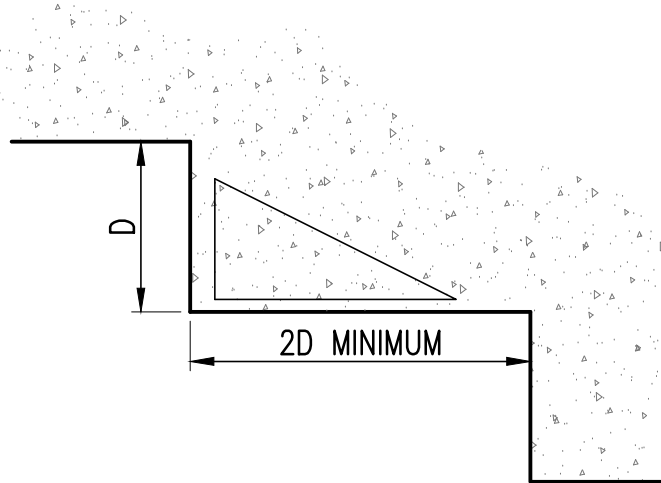




SECTION G-G
(SCALE 1:20)



ORIENTATION OF A393 MESH
(IN STRIP FOOTING)
SCALE 1:20



FOUNDATION STEP DETAIL
SCALE 1:20

GAS MEMBRANE AND VENTILATION REQUIRED, EQUIVALENT TO CHARACTERISTIC SITUATION (CS2) IN ACCORDANCE WITH BS8485:2015+A1:2019, INSTALL IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND MINIMUM PROVIDER REQUIREMENTS.

TOF SUBJECT TO CHANGE FOLLOWING DETAILED DRAINAGE DESIGN.

FOR ALL SECTION LOCATIONS REFER TO SUTCLIFFE DRAWING 33494-SUT-ZZ-XX-DR-S-2000

NOTE: FOUNDATIONS SUBJECT TO CHANGE FOLLOWING RECEIPT OF TIMBER FRAME MANUFACTURES DESIGN.

BEAM AND BLOCK FLOORS	GENERAL NOTES																				
PC FLOORING SPECIALIST TO SUBMIT DRAWINGS AND CALCULATIONS TO ENGINEER PRIOR TO MANUFACTURE. (MIN. 5 WORKING DAYS)	DO NOT SCALE OFF THIS DRAWING																				
PC UNITS TO BE DESIGNED TO CARRY THE FOLLOWING SAFE WORKING LOADS (IN ADDITION TO SELF WEIGHT OF THE UNITS).	THIS DRAWING TO READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.																				
PERMANENT LOADS: FINISHES SCREED	ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR/FABRICATOR PRIOR TO COMMENCEMENT OF WORKS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.																				
VARIABLE LOADS: GENERAL CORRIDORS STAIRS COMMUNAL/LOBBIES/RECEPTION STORE PLANT ROOM HOSTS NON LOADBEARING STUD PARTITIONS	ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS, STATUTORY HEALTH AND SAFETY/C.D.M. REGULATIONS, RELEVANT CODES OF PRACTICE AND THE CURRENT EDITION OF THE BUILDING REGULATIONS. FOR FINAL SETTING OUT INFORMATION RELATING TO GRID LINES AND WALL POSITIONS REFER TO THE ARCHITECT'S DRAWINGS.																				
0.5kN/m ² 1.8kN/m ²	FOUNDATIONS (TRADITIONAL)																				
1.5kN/m ² 3.0kN/m ² 3.0kN/m ² 3.0kN/m ² 5.0kN/m ² 7.5kN/m ² TBC XXXX 1.5kN/m RUN / 1.0kN/m ² BLANKET UNO.	FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE BEARING STRATA CAPABLE OF GBP 125kN/m ² . BEARING STRATA TO BE APPROVED BY BUILDING CONTROL. IF VARIABLE BEARING STRATA IS ENCOUNTERED ON SITE, ENGINEER TO BE NOTIFIED. FINAL DEPTH OF FOUNDATIONS (& REINFORCEMENT) TO BE AGREED ON SITE WITH LOCAL BUILDING INSPECTOR.																				
DIRECTION OF SPAN OF P.C. UNITS INDICATED THUS ON PLAN: - 	MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED AND BRACED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.																				
NOTE: THE STRUCTURAL ENGINEER IS TO BE INFORMED IF ANY WATER TANKS ARE TO BE LOCATED WITHIN THE PLANT ROOM OR ANY OTHER AREAS WITHIN THE BUILDING.	REINFORCED CONCRETE (C28/35)																				
MAIN CONTRACTOR TO CONSIDER TEMPORARY WORKS/PROPPING WHILST INSTALLING PC UNITS ONTO STEELWORK/LINTELS.	DESIGN SULFATE CLASS: DS-1 ACEC CLASSIFICATION: AC-1s DESIGN CHEMICAL CLASS: DC-1																				
MASONRY WALLS TO BE CURED PRIOR TO PLACING PC UNITS UPON THEM.	REINFORCED CONCRETE TO BE GRADE C28/35 MINIMUM CEMENT CONTENT 280 kg/m ³ WATER/CEMENT RATIO OF 0.6 MAXIMUM AGGREGATE SIZE 20mm.																				
INFILL BLOCK STRENGTH BETWEEN PRECAST BEAMS TO ACHIEVE SAME OR HIGHER COMPRESSIVE STRENGTH OF SUPPORTING MASONRY WALL.	MINIMUM CONCRETE COVER TO BE 40mm TOP, 40mm BTM AND SIDES UNLESS NOTED OTHERWISE. ALL REINFORCEMENT TO BE GRADE B500B OR B500C TO COMPLY WITH BS4449 AND TO BE CUT AND BENT TO BS8666.																				
BEAMS UNDER STAIR LOCATIONS OR PARTITION WALLS TBC BY SUB CONTRACTOR DESIGN I.E. DOUBLED/TRIPLED UP ETC.	CONTRACTOR TO USE APPROVED SPACER BLOCKS & REBAR SAFETY CAPS. CONTRACTOR MUST ENSURE ANY PROTRUDING BARS ARE TO HAVE SAFETY CAPS FITTED TO ENDS PRIOR TO NEXT LIFT/POUR/CONNECTION.																				
MASONRY WALL CONSTRUCTION	REINFORCEMENT MINIMUM LAPS FOR C28/35 BOTTOM LAYER (GOOD BOND CONDITIONS): B8 : 330mm B10 : 440mm B12 : 570mm B16 : 830mm B20 : 1090mm B25 : 1420mm B32 : 1810mm B40 : 2460mm																				
OUTER LEAF BRICKWORK TO HAVE A WATER ABSORPTION BETWEEN 7% AND 12% UNLESS NOTED OTHERWISE (U.N.O)	TOP LAYER (POOR BOND CONDITIONS): B8 : 460mm B10 : 670mm B12 : 810mm B16 : 1190mm B20 : 1560mm B25 : 2020mm B32 : 2580mm B40 : 3510mm																				
MINIMUM STRENGTH OF BLOCKWORK (U.N.O.):-- BELOW GROUND 7.00 N/mm ² ABOVE GROUND 7.3 N/mm ² MORTAR ABOVE GRD TO BE 1:1:6 (iii) / M4 MORTAR BELOW GRD TO BE 1:3 (i) / M12	ALL LAPS AND INTERSECTIONS OF BARS SHALL BE SECURELY CONNECTED WITH MALLEABLE IRON WIRE OF A SUITABLE SIZE OR OTHER APPROVED METHOD OF FIXING.																				
FOR DETAILS OF ALL BRICKWORK, BLOCKWORK AND WALL CONSTRUCTION REFER TO ARCHITECTS DRAWINGS AND DETAILS.	ALL REINFORCEMENT SHALL BE ACCURATELY PLACED, SECURED AND MAINTAINED IN POSITION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY STOOLS, CHAIRS AND SPACERS REQUIRED TO SUPPORT AND RESTRAIN REINFORCEMENT.																				
MOVEMENT JOINTS TO BE:-- BRICKWORK-- POSITIONED AT MAX. 12000mm CENTRES BLOCKWORK-- POSITIONED AT MAX. 6000mm CENTRES STONEWORK-- POSITIONED AT MAX. 6000mm CENTRES	MESH REINFORCEMENT TO HAVE A MINIMUM LAP OF 460mm UNLESS NOTED OTHERWISE.																				
WITHIN RENDERED BLOCKWORK, BED JOINT REINFORCEMENT (BRICKFORCE SBF40W60) TO BE INSTALLED IN FIRST 2 COURSES OF THE EXTERNAL LEAF ABOVE AND BELOW OPENINGS. REINFORCEMENT TO PROJECT 600MM BEYOND OPENINGS WHERE POSSIBLE.	ALL CONCRETE TO BE ADEQUATELY VIBRO COMPACTED (ON PLACING) TO ENSURE THAT ALL VOIDS ARE REMOVED.																				
ARCHITECT TO POSITION MOVEMENT JOINTS TO THE APPROVAL OF THE ENGINEER.	ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH ALL THE RELEVANT BRITISH STANDARD CODES OF PRACTICE.																				
TIMBER FRAME WALL TIES (BUILDING HEIGHT < 15m)																					
WALL TIES TO BE STAINLESS STEEL AND TO COMPLY WITH BS EN 845-1 AND PD-6697.																					
EXTERNAL CAVITY WALL TIES TO BE TYPE 5. MINIMUM EMBEDMENT DEPTH IN OUTER LEAF MASONRY MORTAR TO BE 50mm AND WALL TIE TO FIX BACK TO INNER LEAF TIMBER STUD (NOT OSB BOARD). MAX SPACING 600mm HORIZONTALLY AND 375mm VERTICALLY I.E. 4.4 TIES PER SQ. METRE OF WALL MINIMUM. ADDITIONAL TIES ARE TO BE USED AT JAMBS OF OPENINGS SO AS TO PROVIDE A VERTICAL SPACING NOT GREATER THAN 300mm. WITHIN 150mm OF VERGES AND JAMBS, A TIE IS REQUIRED AT LEAST EVERY 300mm VERTICALLY.																					
PLAIN CONCRETE (C16/20)																					
C16/20 PLAIN CONCRETE USED IN FOUNDATIONS TO HAVE:--																					
MINIMUM CEMENT CONTENT OF 220 kg/m ³ WATER/CEMENT RATIO OF 0.7 MAXIMUM SIZE OF AGGREGATE TO BE 20mm																					
MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.																					
TREE INFLUENCE NOTES																					
FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NHBC CHAPTER 4.2 "BUILDING NEAR TREES" FOR MEDIUM VOLUME CHANGE POTENTIAL SOILS. MINIMUM FOUNDATION DEPTH 900mm FROM PROPOSED OR EXISTING GROUND LEVELS, WHICHEVER IS DEEPER, UNLESS WITHIN ZONE OF TREE INFLUENCE WHERE FOOTINGS ARE TO BE DEEPEMED.	<table><tr><td>P02</td><td>ISSUED FOR INFORMATION</td><td>23.01.23</td><td>MA</td><td>KW</td></tr><tr><td>P01</td><td>ISSUED FOR INFORMATION</td><td>09.11.23</td><td>MA</td><td>CB</td></tr><tr><td>Rev</td><td>Description</td><td>Date</td><td>By</td><td>Chkd</td></tr><tr><td colspan="5">Drawing Status</td></tr></table>	P02	ISSUED FOR INFORMATION	23.01.23	MA	KW	P01	ISSUED FOR INFORMATION	09.11.23	MA	CB	Rev	Description	Date	By	Chkd	Drawing Status				
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P01	ISSUED FOR INFORMATION	09.11.23	MA	CB																	
Rev	Description	Date	By	Chkd																	
Drawing Status																					
FOUNDATIONS WITHIN THE ZONE OF INFLUENCE OF TREES AND GREATER THAN 1.5m DEEP SHALL HAVE COMPRESSIBLE MATERIAL ON THE INTERNAL FACE OF ALL EXTERNAL FOOTINGS IN ACCORDANCE WITH NHBC CHAPTER 4.2. PROVIDE 25mm "REMAINING VOID" AFTER COLLAPSE.	<div><div><div>Sutcliffe</div><div><small>London Head Office 0171 227 3100</small> <small>Manchester Office 0161 817 5180</small> <small>North Wales Office 01753 644 611</small> <small>Leeds Office 0113 2014 4200</small></div></div><div><div></div><div>www.sutcliffe.co.uk</div></div></div> <div>Client</div> <div>Project MANCHESTER DEVONSHIRE STREET ARDWICK</div> <tr><td>FOUNDATIONS TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON DRAWING REF 33494-SUT-ZZ-XX-DR-S-2001 & 2002</td><td>Drawing Title FOUNDATION DETAILS & SECTIONS SHEET 2 OF 2</td></tr> <tr><td>EXISTING TREE INFORMATION TAKEN FROM MULBERRY TMC DATA SHEET DATED 21/08/23</td><td><table><tr><td>Date OCT 2023</td><td>Drawn By MA</td><td>Checked By LW</td></tr><tr><td colspan="2">Scale at A1 AS SHOWN</td><td>Project Number 33494</td></tr><tr><td colspan="2">Sheet Number 33494-SUT-ZZ-XX-DR-S-2002</td><td>Revision P02</td></tr></table></td></tr>	FOUNDATIONS TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON DRAWING REF 33494-SUT-ZZ-XX-DR-S-2001 & 2002	Drawing Title FOUNDATION DETAILS & SECTIONS SHEET 2 OF 2	EXISTING TREE INFORMATION TAKEN FROM MULBERRY TMC DATA SHEET DATED 21/08/23	<table><tr><td>Date OCT 2023</td><td>Drawn By MA</td><td>Checked By LW</td></tr><tr><td colspan="2">Scale at A1 AS SHOWN</td><td>Project Number 33494</td></tr><tr><td colspan="2">Sheet Number 33494-SUT-ZZ-XX-DR-S-2002</td><td>Revision P02</td></tr></table>	Date OCT 2023	Drawn By MA	Checked By LW	Scale at A1 AS SHOWN		Project Number 33494	Sheet Number 33494-SUT-ZZ-XX-DR-S-2002		Revision P02							
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