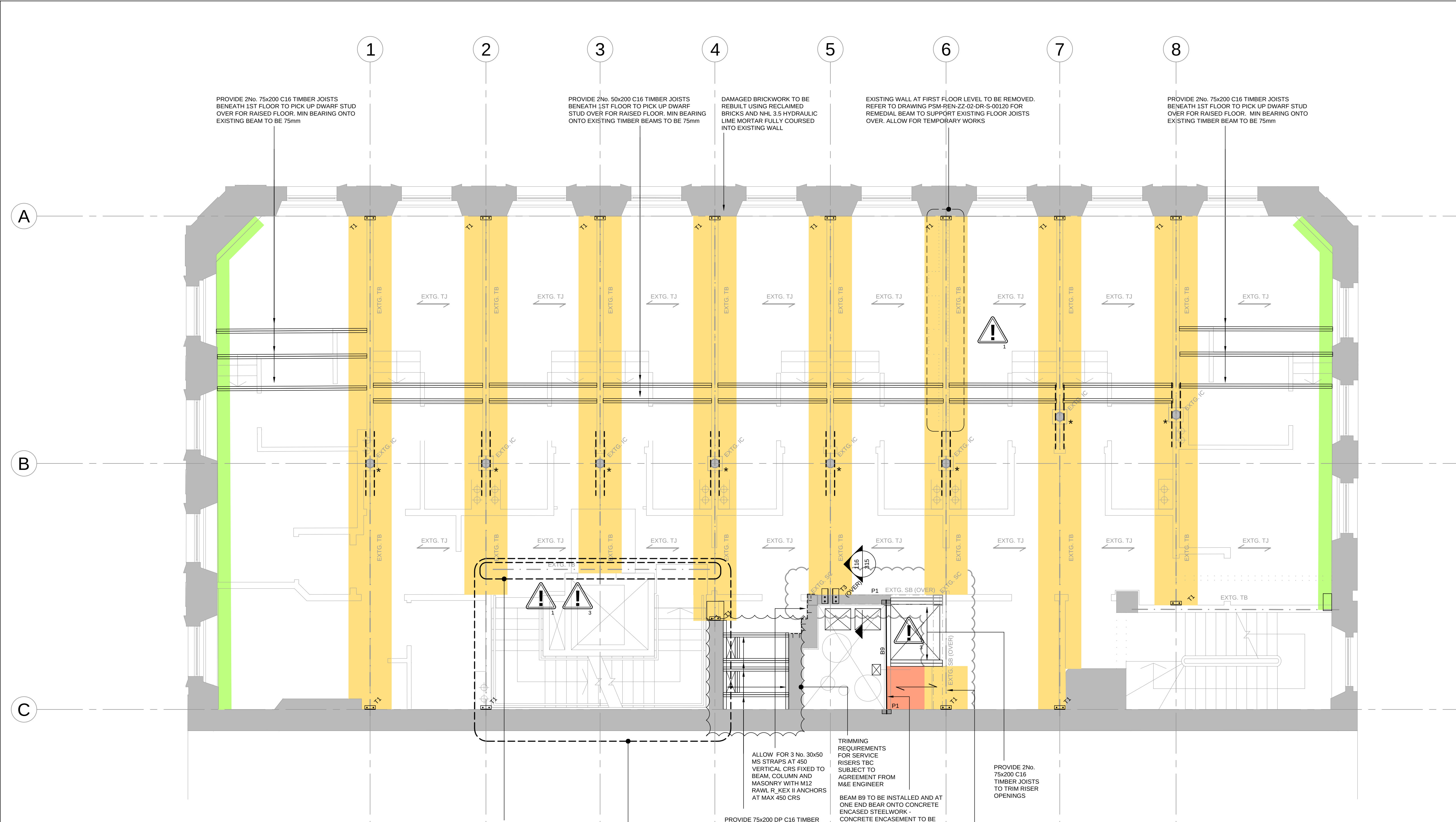




- NOTES:
- REFER TO DRAWING S-00-010 FOR GENERAL NOTES.
 - DO NOT SCALE FROM THIS DRAWING.
 - THE CONTRACTOR SHOULD MAKE A SUITABLE RISK ALLOWANCE FOR DESIGN DEVELOPMENT AND UNKNOWN RISKS ASSOCIATED WITH A REFURBISHMENT PROJECT OF THIS NATURE.

TIMBER AND DAMP
IN THE ABSENCE OF A TIMBER AND DAMP SPECIALIST REPORT FOR TIMBER TREATMENT, MAKE AN ALLOWANCE FOR BORON TUBE TREATMENT TO ALL TIMBER ENDS WITHIN MASONRY WALLS. ALSO MAKE ALLOWANCE FOR LOCALISED REPAIR OF TIMBER ENDS. EXTENT TO BE AGREED WITH TIMBER AND DAMP SPECIALIST WHEN SURVEY IS UNDERTAKEN.

HEALTH AND SAFETY INFORMATION
IN ADDITION TO THE HAZARDS AND RISKS THAT ARE NORMALLY ASSOCIATED TO WORKS OF THIS NATURE, NOTE THE FOLLOWING:

	CONTRACTOR TO MAKE PROVISION FOR ADEQUATE TEMPORARY SUPPORT AND APPROPRIATE MEASURES TO ENSURE STABILITY OF BUILDING IS NOT COMPROMISED
	CONSTRUCTION ACTIVITIES INCLUDING MATERIAL LOADING NOT TO EXCEED DESIGN LOADINGS OF FLOOR 2.5kN/m² (OR 2kN PL)
	CONTRACTOR TO MAKE PROVISION FOR WORKING AT HEIGHT ABOVE A VOID TO INSTALL THE PERMANENT WORKS

CORROSION PROTECTION FOR STEELWORK		
THE STEELWORK FABRICATOR IS TO ENSURE ALL NEW STEELWORK EMBEDDED WITHIN OR IN CONTACT WITH THE BUILDING MASONRY FAÇADE IS CORROSION PROTECTED USING ONE OF THE SYSTEMS BELOW		
SYSTEM NUMBER	PW-C2-A	PW-C2-B
STRUCTURE LIFE	50+	50+
COATING LIFE	N/A	N/A
NEAREST EQUIVALENT BS EN ISO 12944-5 ⁽³⁾	-	-
SURFACE PREPARATION TO BS EN ISO 8501-1 9	BLAST CLEAN TO SA 2½	-
FACTORY APPLIED COATINGS	ONE COAT SOLVENT FREE EPOXY 450µm	i) HOT DIP GALVANISE TO BS EN ISO 1461(5) 85µm ii) TWO COATS HEAVY DUTY BITUMEN, 200µm TOTAL
SITE APPLIED COATINGS	-	-

NOTE: ALL SETTING OUT AND LEVELS ARE TO BE CONFIRMED BY ARCHITECT AND CONTRACTOR TO SUIT SITE DIMENSIONS

WHERE REQUIRED BRICKWORK TO BE REPAIRED AND REPOINTED. ALLOW FOR REPLACING BRICKS THAT HAVE DETERIORATED MORE THAN 25 - 30 mm AND MORTAR FILLING VOIDS WITHIN WALLS AND DAMAGED JOINTS USING NHL 3.5 HYDRAULIC LIME MORTAR

EXISTING TIMBER CROSS BEAM TO BE RELOCATED TO ACCOMMODATE PROPOSED LIFT SHAFT. REFER TO DETAIL 104 ON DRAWING PSM-REN-ZZ-ZZ-DR-S-00310 FOR BEAM CONNECTION DETAILS

REFER TO DRAWING PSM-REN-ZZ-ZZ-DR-S-00360 FOR NEW STAIRCASE AND LIFT SHAFT

PROVIDE 75x200 DP C16 TIMBER WALL BEARERS RESIN FIXED TO MASONRY USING M10 RAWL R-KEY II RESIN ANCHORS OR SIMILAR APPROVED AT 225mm CRS AND 2 No. 47x200 C16 TIMBER JOISTS TO TRIM RISER OPENINGS

ALLOW FOR 3 No. 30x50 MS STRAPS AT 450 VERTICAL CRS FIXED TO BEAM, COLUMN AND MASONRY WITH M12 RAWL R-KEY II ANCHORS AT MAX 450 CRS

TRIMMING REQUIREMENTS FOR SERVICE RISERS TBC SUBJECT TO AGREEMENT FROM M&E ENGINEER

BEAM B9 TO BE INSTALLED AND AT ONE END BEAR ONTO CONCRETE ENCASED STEELWORK - CONCRETE ENCASEMENT TO BE LOCALLY BROKEN OUT TO ALLOW BEAM TO BE BOLTED TO TOP FLANGE OF EXISTING STEEL BEAM USING 2 No M16 GRADE 8.8 BOLTS. AT OPPOSITE END, TO BEAR ONTO PADSTONE IN PARTY WALL

EXISTING CONCRETE TO BE HAMMER TESTED TO VERIFY CONDITION AND INTEGRITY OF EXISTING CONCRETE ENCASED STEELWORK. WHERE CONCRETE HAS SPALLED ALLOW FOR LOCALLY REMOVING LOOSE CONCRETE, PROTECTING THE SUITABLY CLEANED STEEL WITH FOSROC NITOPRIME ZINCRICH, AND REINSTATING THE WETTED CONCRETE WITH FOSROC RENDEROC PRIMER, RENDEROC HBS AND COATED WITH NITABOND AR AS PERMANUFACTURERS INSTRUCTIONS

LEGEND INDICATING RESISTANCE REQUIREMENTS TO ADDRESS DISPROPORTIONATE COLLAPSE	
REF	DESCRIPTION
	DENOTES PROVISION OF 2 No. 1.0M LONG 30 x 2.5MM GALVANISED STEEL STRAPS AT 1600mm CRS (EVERY FIFTH JOIST) ACROSS DISCONTINUOUS JOISTS
	DENOTES PROVISION OF 2 No. 1.2m LONG 30 x 2.5mm GALVANISED STEEL STRAPS TO EACH JOIST - 600mm TO JOIST AND 600mm TO WALL
	ALLOW FOR 2 No. 30x5mm THICK 1500mm LONG MS STRAPS FIXED EITHER SIDE OF TIMBER BEAM. STRAPS FIXED TO TIMBER USING 10No. 6mm SCREWS 65mm LONG BOTH FACES IF BEAM IS NOT CONTINUOUS OVER COLUMN. REFER TO DETAIL 102 ON DRAWING PSM-REN-ZZ-ZZ-DR-S-00310. ALL COLUMN HEAD LOCATIONS TO BE REVIEWED ON SITE TO CONFIRM REQUIREMENT

LEGEND INDICATING RESISTANCE REQUIREMENTS TO ADDRESS DISPROPORTIONATE COLLAPSE (CONTINUED)	
REF	DESCRIPTION
	DENOTES PROVISION OF 2 No. 150x80x10 UA x 250mm LONG ONE TOP AND ONE BOTTOM OF PRIMARY TIMBER BEAM SUPPORTED ON MASONRY PERIMETER WALLS. LONG LEG FIXED TO WALL FACE USING 2 No. M12 RAWL R-KEY II ANCHORS AND TO TIMBER USING 2 No. 12mm DIA COACH BOLTS. 4 No ANGLES REQUIRED TO ENDS OF ALL TIMBERS EMBEDDED IN MASONRY WALLS. REFER TO DETAIL 101 ON DRAWING PSM-REN-ZZ-ZZ-DR-S-00310 FOR DETAILS
	DENOTES PROVISION OF 1 No. 150x150x12 EA x 250mm LONG TO UNDERSIDE OF PRIMARY TIMBER BEAM SUPPORTED ON MASONRY PERIMETER WALLS. ANGLE FIXED TO WALL FACE USING 2 No. M12 RAWL R-KEY II ANCHORS AND THROUGH BOLTED TO 1 No C2 ABOVE USING 2 No. M20 BOLTS GR 8.8. C2 FIXED TO MASONRY USING M12 RAWL R-KEY II ANCHORS OR SIMILAR APPROVED AT 450mm CRS. REFER TO DETAIL 114 ON DRAWING PSM-REN-ZZ-ZZ-DR-S-00315 FOR DETAILS
	DENOTES PROVISION OF 2 No. 150 x 150 x12 EA LENGTH TBC (MIN 350mm) BOLTED TO TOP FLANGE OF EXISTING CONCRETE ENCASED STEEL BEAM WITH 2 No. M16 Gr 8.8 BOLTS AND FIXED TO TIMBER BEAM USING 4 No. M12 COACH BOLTS EACH SIDE
	DENOTES PROVISION OF 2 No. 100x50x6 UA 200mm LONG BOLTED TO UNDERSIDE OF TIMBER BEAM USING 4 No. 12 mm COACH BOLTS

T04	AMENDED AS CLOUDED	19.11.21	MOH	NP
T03	DISPROPORTIONATE COLLAPSE TIES UPDATED AND REVISED THROUGHOUT. ADDITIONAL AMENDMENTS AS CLOUDED	18.11.21	MOH	NP
T02	UPDATED AS CLOUDED	09.02.21	MOH	NP
T01	TENDER ISSUE	22.12.20	MOH	NP
Rev:	Description:	Date:	By:	Chkd:

Renaissance Associates Ltd
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Project:

47 PETER STREET,
MANCHESTER

Drawing Title:

1ST FLOOR PLAN

Status:

STAGE 4

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	OCT 20	MOH	NP	HG

Scale:	1:50	Project No:	1809-01				
Project:	Originator:	Volume:	Level:	Type:	Role:	Category/Number:	Rev:

PSM-REN-ZZ-01-DR-S-00110-T04