

TYING REQUIREMENTS AT EACH FLOOR LEVEL TO ADDRESS RESISTANCE TO DISPROPORTIONATE COLLAPSE

ALLOW FOR THE FOLLOWING TYING REQUIREMENTS TO BE RETROFITTED TO THE EXISTING FRAME.

HORIZONTAL TYING

- ALLOW FOR 2No 1.0m LONG 30mm X 2.5mm GALVANISED STEEL STRAPS TO EACH JOIST, FIXED TO TIMBER USING 4No 6mm SCREWS 65mm LONG TO EACH FACE.

- ALLOW FOR 2No 1.5m LONG 30mm X 5mm GALVANISED STRAPS EITHER SIDE OF PRIMARY BEAMS FIXED TO TIMBER USING 10No 6mm SCREWS 65mm LONG TO EACH FACE

- ALLOW 1No 100 X 100 X 8 RSA, CONTINUOUS TO TOP SIDE AND AT PIER LOCATIONS TO UNDERSIDE. FIXED BACK TO MASONRY USING M8 CINTEC RESIN FIXING @ 800c/c AND THROUGH BOLT TO TIMBER JOISTS USING M8 BOLT.

- ALLOW FOR 2No 30mm X 5mm GALVANISED STRAPS EITHER SIDE OF COLUMN HEADS. ALL PROVIDE ENHANCED TYING RESISTANCE AGAINST BLAST LOADING. FIXED TO EXISTING STEEL COLUMN HEADS USING 3No TEK SCREWS. SELF DRILLING AND TAPPING OF FIXINGS TO BE TESTED PRIOR TO USE.

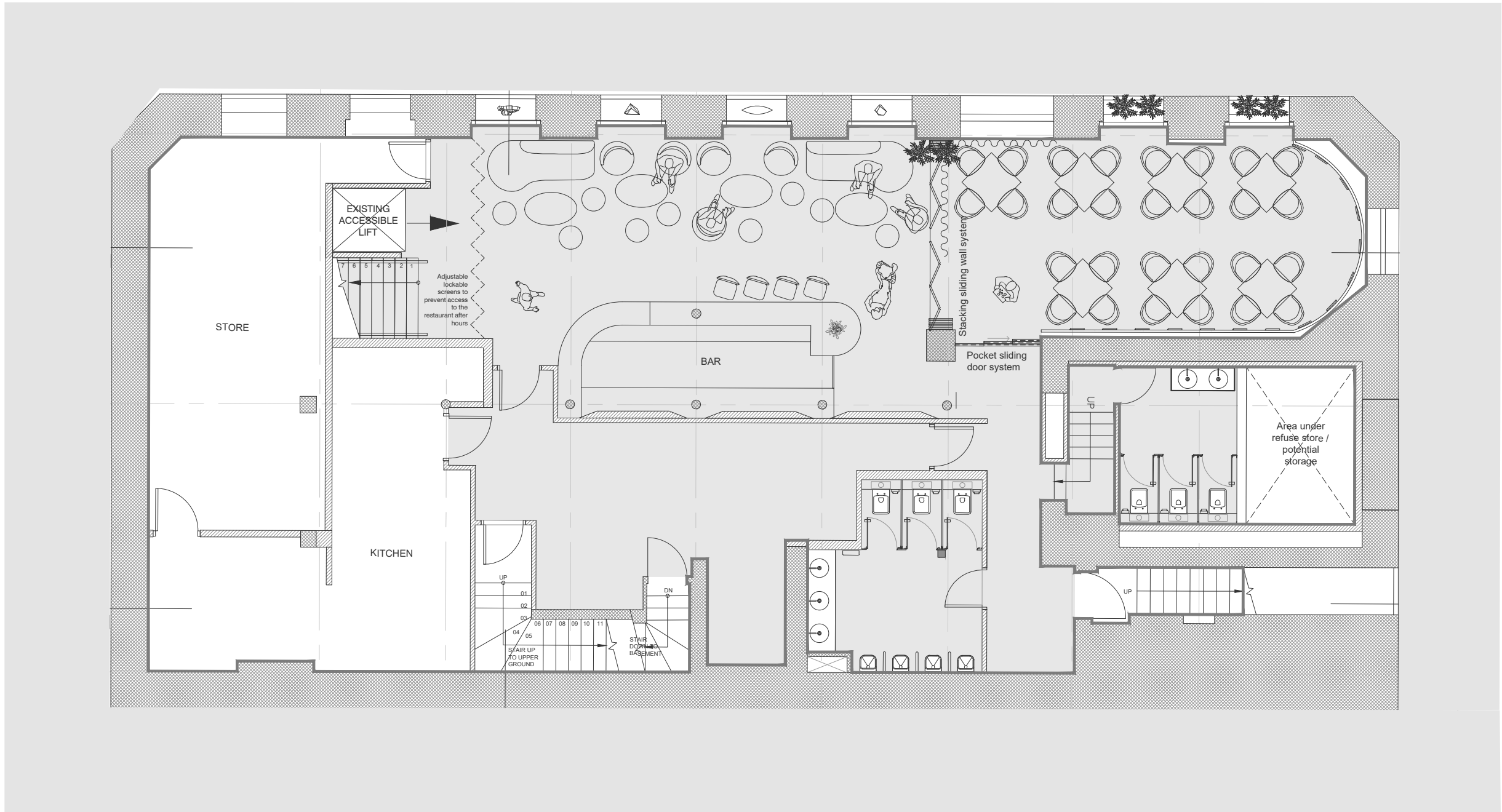
VERTICAL TYING

- ALLOW FOR 2No 30mm X 5mm GALVANISED STRAPS EITHER SIDE OF COLUMN HEADS.

- ALLOW FOR 1No 180 X 90 X 26 PFC TO PIERS ON SOUTHMILL STREET AND GABLE ENDS. PROVIDE 260 X 90 X 35 PFC TO PARTY WALL AT SAME CENTRES AS PIERS OPPOSITE.

TYING REQUIREMENTS TO BE REVIEWED FOLLOWING DETAILED ASSESSMENT

ASSUMED BASEMENT GA'S



LOWER GROUND FLOOR GA'S

GENERAL NOTES

1. REFER TO DRAWING S010 FOR GENERAL NOTES.
2. DO NOT SCALE FROM THIS DRAWING.
3. THIS DRAWING SHOWS THE CONCEPT DESIGN (RIBA STAGE 2) FOR THE PROPOSED WORKS. IT IS SUBJECT TO REVIEW AS THE DESIGN IS DEVELOPEMENT AND CO-ORDINATED WITH THE ARCHITECT. IT IS ALSO SUBJECT TO REVIEW AS FURTHER INFORMATION BECOMES AVAILABLE FOLLOWING THE FURTHER SOFT STRIP AND OPENING UP WORKS.
4. THE CONTRACTOR SHOULD MAKE A SUITABLE RISK ALLOWANCE FOR DESIGN DEVELOPMENT AND UNKNOWN RISKS ASSOCIATED WITH A REFURBISHMENT PROJECT OF THIS NATURE.

KEY

- INDICATES EXISTING STEEL BEAMS
- INDICATES EXISTING TIMBER TRUSSES
- INDICATES EXISTING TIMBER BEAMS
- INDICATES SPAN & DEPTH OF EXISTING TIMBER FLOOR JOISTS
- INDICATES NEW STEEL BEAM
- INDICATES NEW TIMBER BEAM
- INDICATES NEW TIMBER BOX BEAM
- ALLOW FOR NEW 175x50 C24 JOIST @ 400C/C TO FORM NEW FLOOR. MAX CLEAR SPAN 2.7m. ALLOW FOR 1.2m 30x5mm GALVANISED STRAPS @1.2m C/C TO PROVIDE HORIZONTAL TYING OF NEW FLOOR

TIMBER & DAMP

REFER TO TIMBER AND DAMP SPECIALIST REPORT FOR TIMEBR TREATMENT. AT THIS STAGE 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.

P02	15.05.20	GENERAL UPDATES	NP	HG
P01	21.12.18	FOR INFORMATION	NP	HG
REV	DATE	PURPOSE	DRN	CHK

renaissance

Renaissance Associates Ltd

Carvers Warehouse

77 Dale Street

Manchester

M1 2HG

PROJECT

47 PETER STREET,
MANCHESTER

TITLE

BASEMENT & LOWER
GROUND FLOOR GA'S

PROJECT NO.

1809-01

DRAWING	REV	SCALE@A1
SK080	P02	1:100

STATUS

FOR INFORMATION

TYING REQUIREMENTS AT EACH FLOOR LEVEL TO ADDRESS RESISTANCE TO DISPROPORTIONATE COLLAPSE

ALLOW FOR THE FOLLOWING TYING REQUIREMENTS TO BE RETROFITTED TO THE EXISTING FRAME.

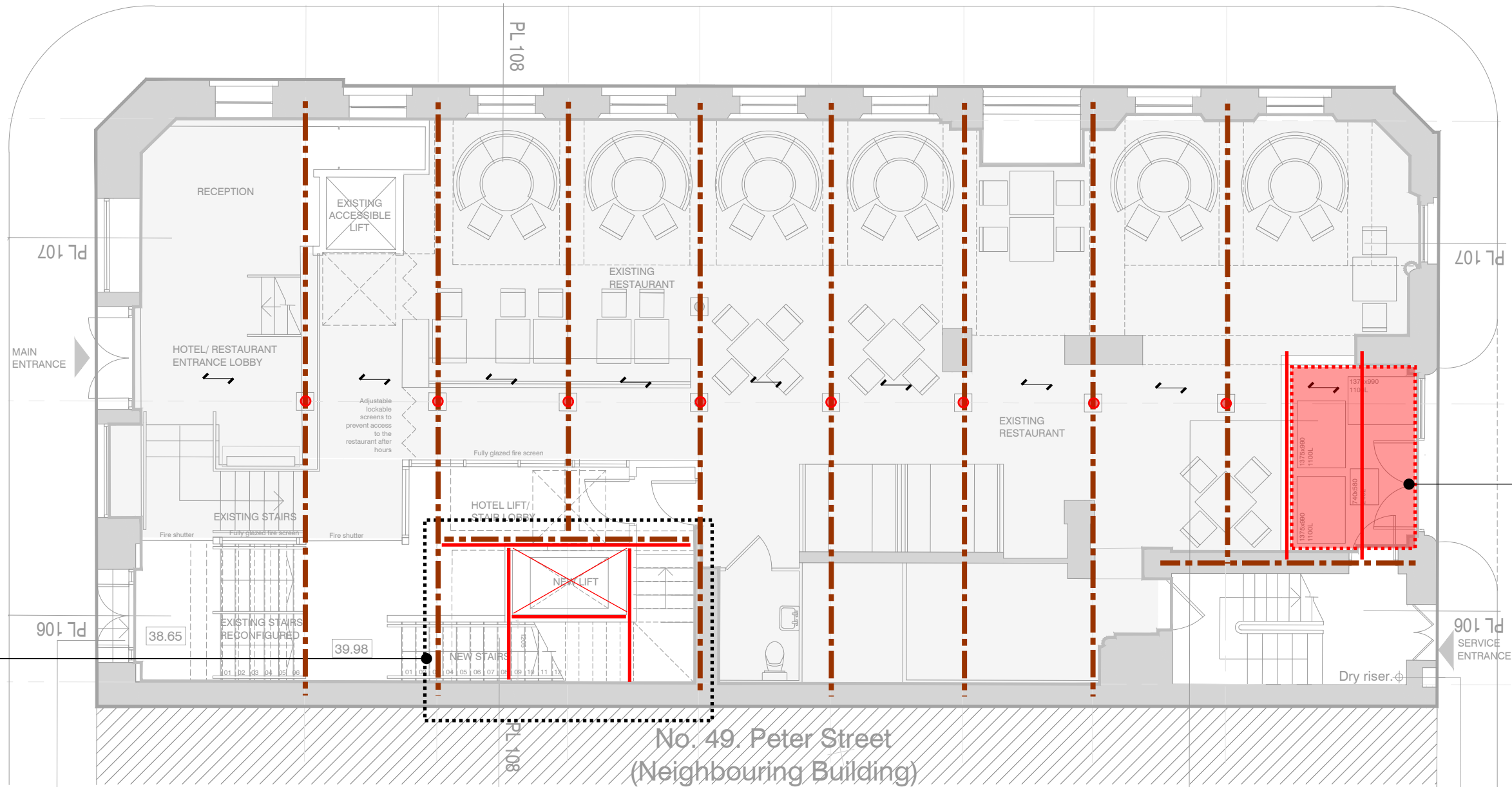
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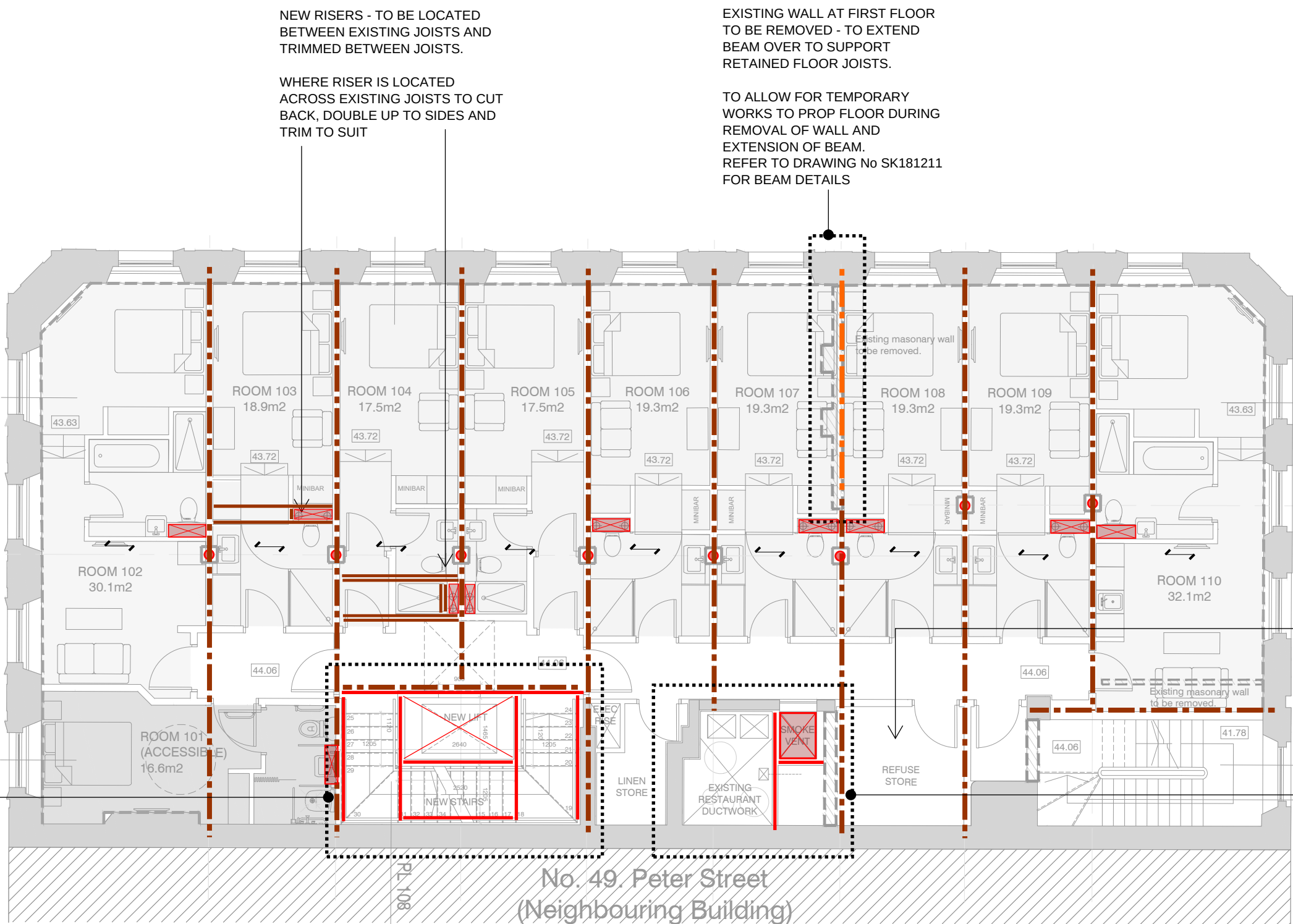
VERTICAL TYING

- ALLOW FOR 2No 30mm X 5mm GALVANISED STRAPS EITHER SIDE OF COLUMN HEADS.
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TYING REQUIREMENTS TO BE REVIEWED FOLLOWING DETAILED ASSESSMENT



UPPER GROUND FLOOR



FIRST FLOOR

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REV	DATE	PURPOSE	DRN	CHK
P02	15.05.20	GENERAL UPDATES	NP	HG
P01	21.12.18	FOR INFORMATION	NP	HG



PROJECT
47 PETER STREET,
MANCHESTER

TITLE
**UPPER GROUND AND FIRST
FLOOR GA'S**

PROJECT NO. 1809-01

DRAWING	REV	SCALE@A1
SK100	P02	1:100

STATUS
FOR INFORMATION

TYING REQUIREMENTS AT EACH FLOOR LEVEL TO ADDRESS RESISTANCE TO DISPROPORTIONATE COLLAPSE

ALLOW FOR THE FOLLOWING TYING REQUIREMENTS TO BE RETROFITTED TO THE EXISTING FRAME.

HORIZONTAL TYING

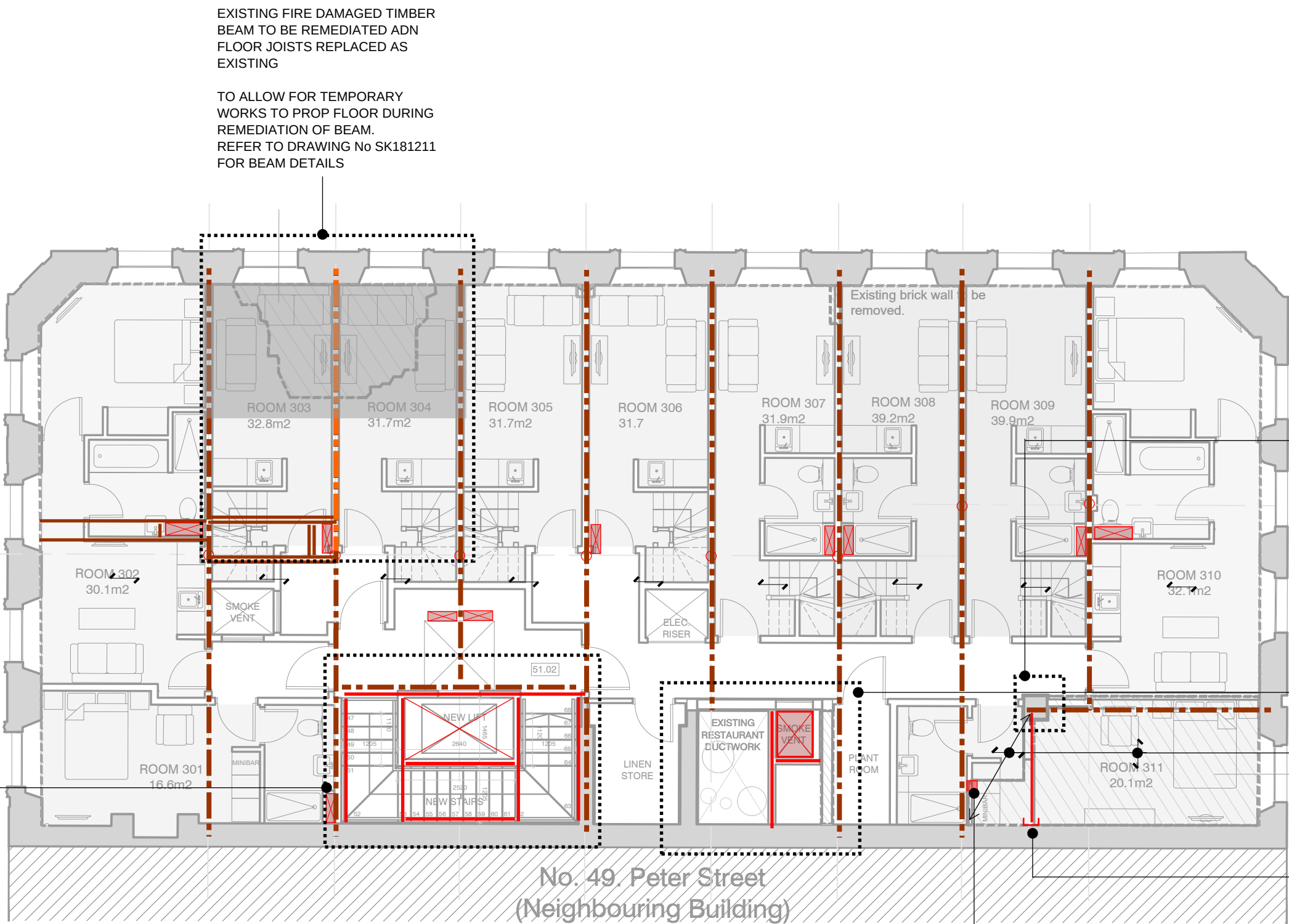
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TYING REQUIREMENTS TO BE REVIEWED FOLLOWING DETAILED ASSESSMENT

SECOND FLOOR



THIRD FLOOR



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REV	DATE	PURPOSE	DRN	CHK
P03	15.05.20	GENERAL UPDATES	NP	HG
P02	20.12.19	AMENDEMNETS AS NOTED	NP	HG
P01	21.12.18	FOR INFORMATION	NP	HG



PROJECT
47 PETER STREET, MANCHESTER

TITLE
SECOND AND THIRD FLOOR GA'S

PROJECT NO. **1809-01**

DRAWING	REV	SCALE
SK120	P03	1:100

STATUS
FOR INFORMATION

TYING REQUIREMENTS AT EACH FLOOR LEVEL TO ADDRESS RESISTANCE TO DISPROPORTIONATE COLLAPSE

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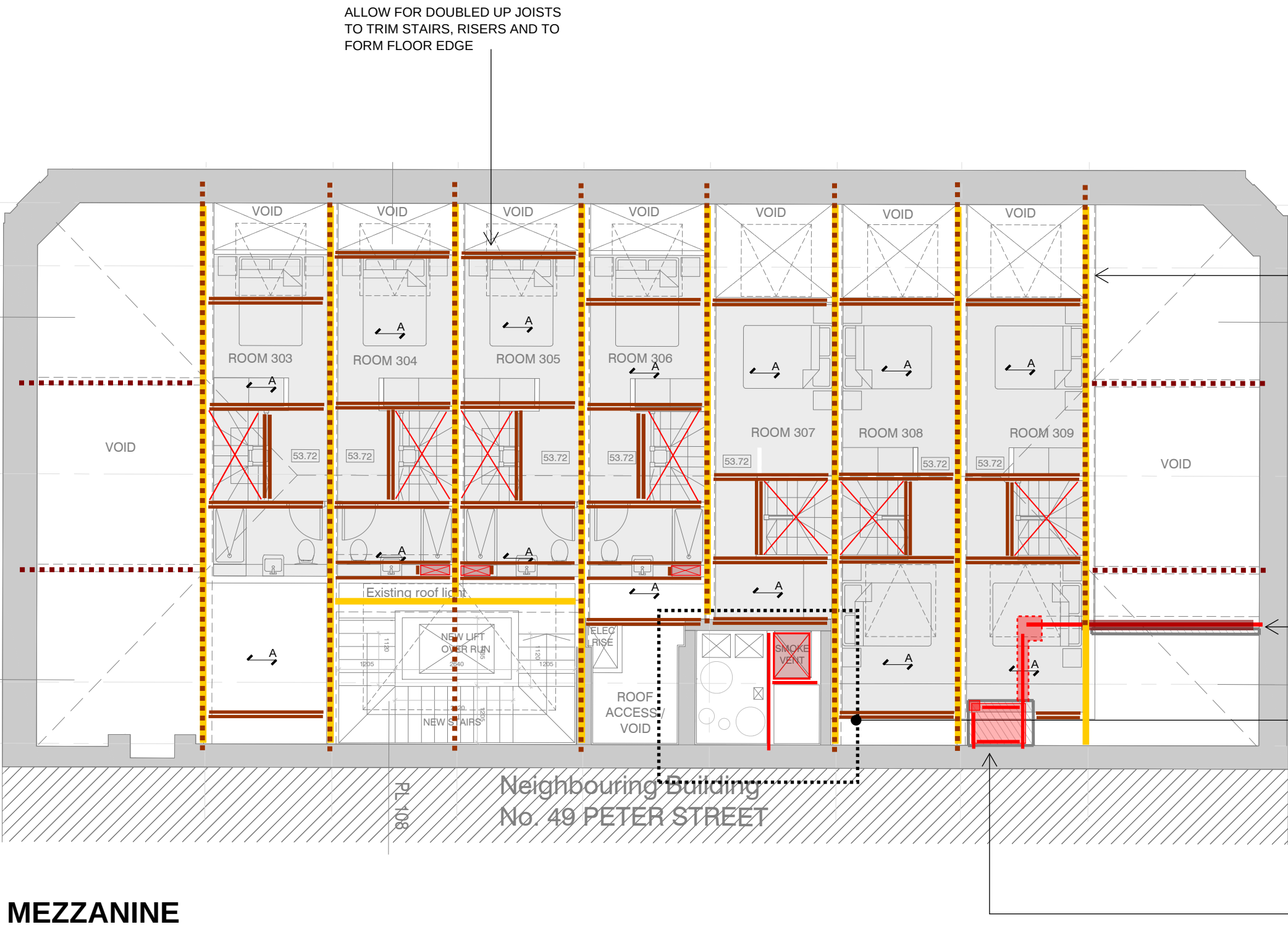
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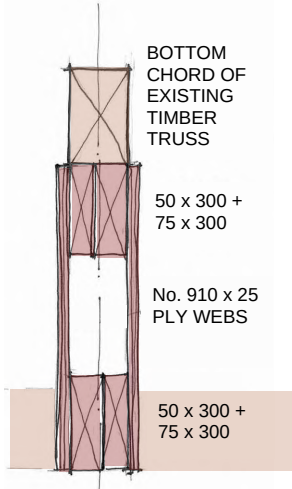
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TYING REQUIREMENTS TO BE REVIEWED FOLLOWING DETAILED ASSESSMENT



MEZZANINE

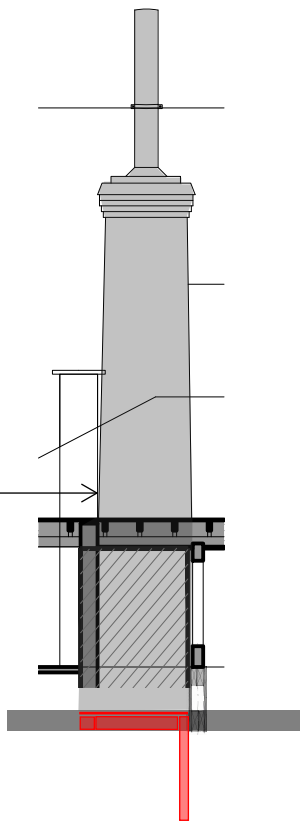
MEZZANINE FLOOR LEVEL BELOW BOTTOM CHORD OF EXISTING TIMBER TRUSSES. PROVIDE 910 x 175 C24 TIMBER BOX BEAM ON LINE OF TRUSS. COMPRISING 50 x 300 + 75 x 300 TOP AND BOTTOM FLANGES WITH 2 No. 910 x 25 PLY WEBS AS SHOWN. BOX BEAM FABRICATED ON SITE WILL ALSO REQUIRE STEEL SUPPORT SHOE FIXED TO MASONRY USING 9-4 No. CINTEC HEAVY DUTY FIXINGS TBC. REFER TO DRAWING No SK181211 FOR BEAM DETAILS.



WALL AND CHIMNEY BREAST OVER REMOVED AND NEW STEEL BEAM 457X152X67 UB PROVIDED TO SUPPORT EXISTING TIMBER ROOF TRUSS. 150 X 50 TIMBER STUD WALL WITH 12mm OSB BOTH SIDES. REQUIRED OVER BEAM TO SUPPORT EXISTING ROOF HIP LINE AND PURLINS. STUDS DOUBLED / TRIPLED UNDER POINTS OF SUPPORT. TEMPORARY PROPPING OF TRUSS REQUIRED LOCALLY DURING WORKS

EXISTING CONCRETE ENCASED STEELWORK - SURFACE CRACKS IN CONCRETE SUGGEST CORROSION OF UNDERLYING STEEL SECTIONS. CONCRETE TO BE REMOVED LOCALLY TO DETERMINE EXTENT OF CORROSION AND MADE GOOD - AS A MINIMUM. SURFACE TO BE WIRE BRUSHED AND PAINT PROTECTION APPLIED.

EXISTING CHIMNEY BREAST REMOVED BELOW THIS LEVEL. STEELWORK GRILLAGE PROVIDED TO SUPPORT RETAINED STACK OVER. ALLOW FOR 203 UC BEAMS AND 152UC COLUMN WITH 15mm THICK PLATE TO UNDERSIDE OF RETAINED STACK OVER



GENERAL NOTES

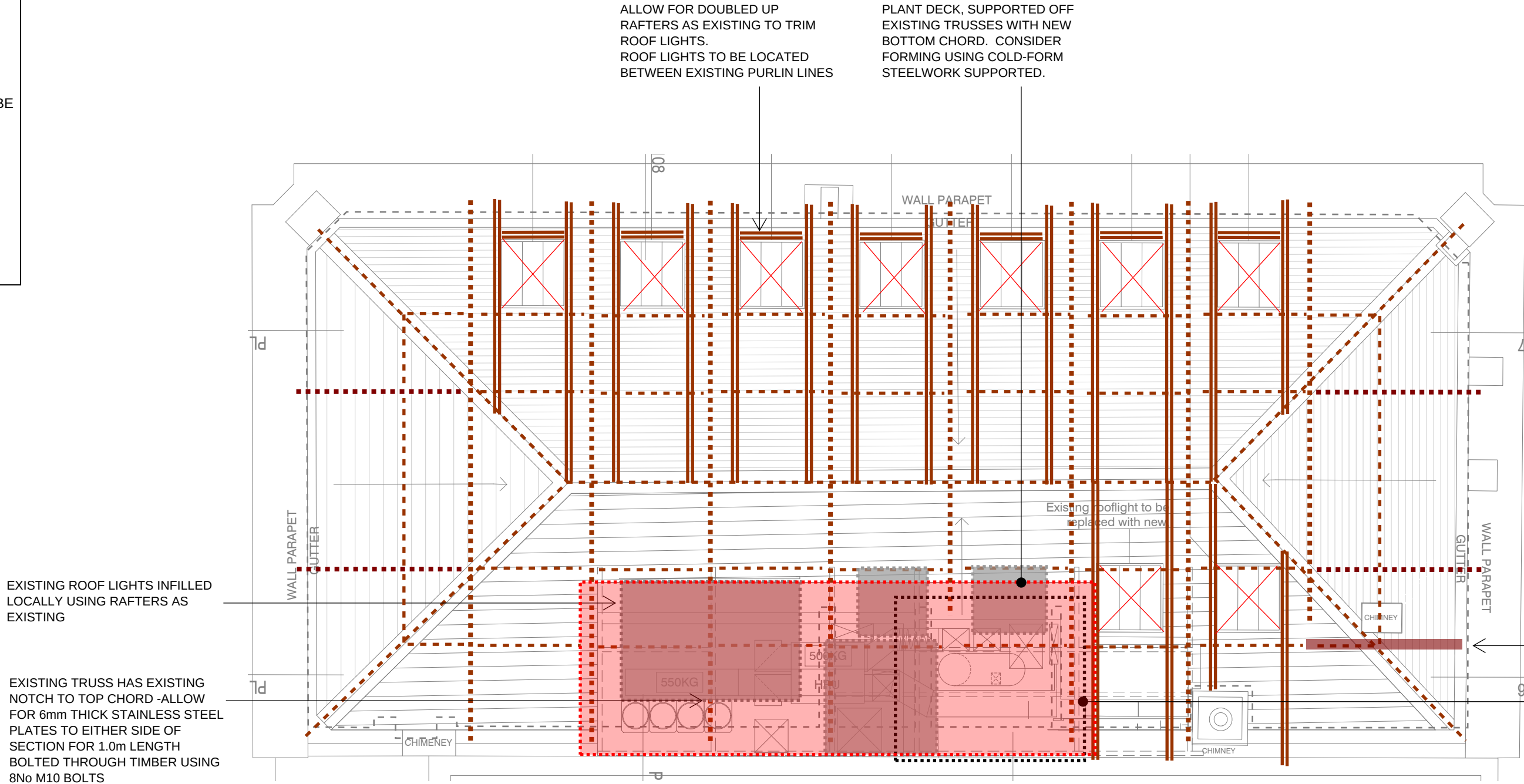
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TIMBER & DAMP

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ROOF

REV	DATE	PURPOSE	DRN	CHK
P02	15.05.20	GENERAL UPDATES	NP	HG
P01	21.12.18	FOR INFORMATION	NP	HG



PROJECT
47 PETER STREET,
MANCHESTER

TITLE
MEZZANINE AND ROOF GA'S

PROJECT NO. 1809-01

DRAWING	REV	SCALE@A1
SK140	P02	1:100

STATUS
FOR INFORMATION



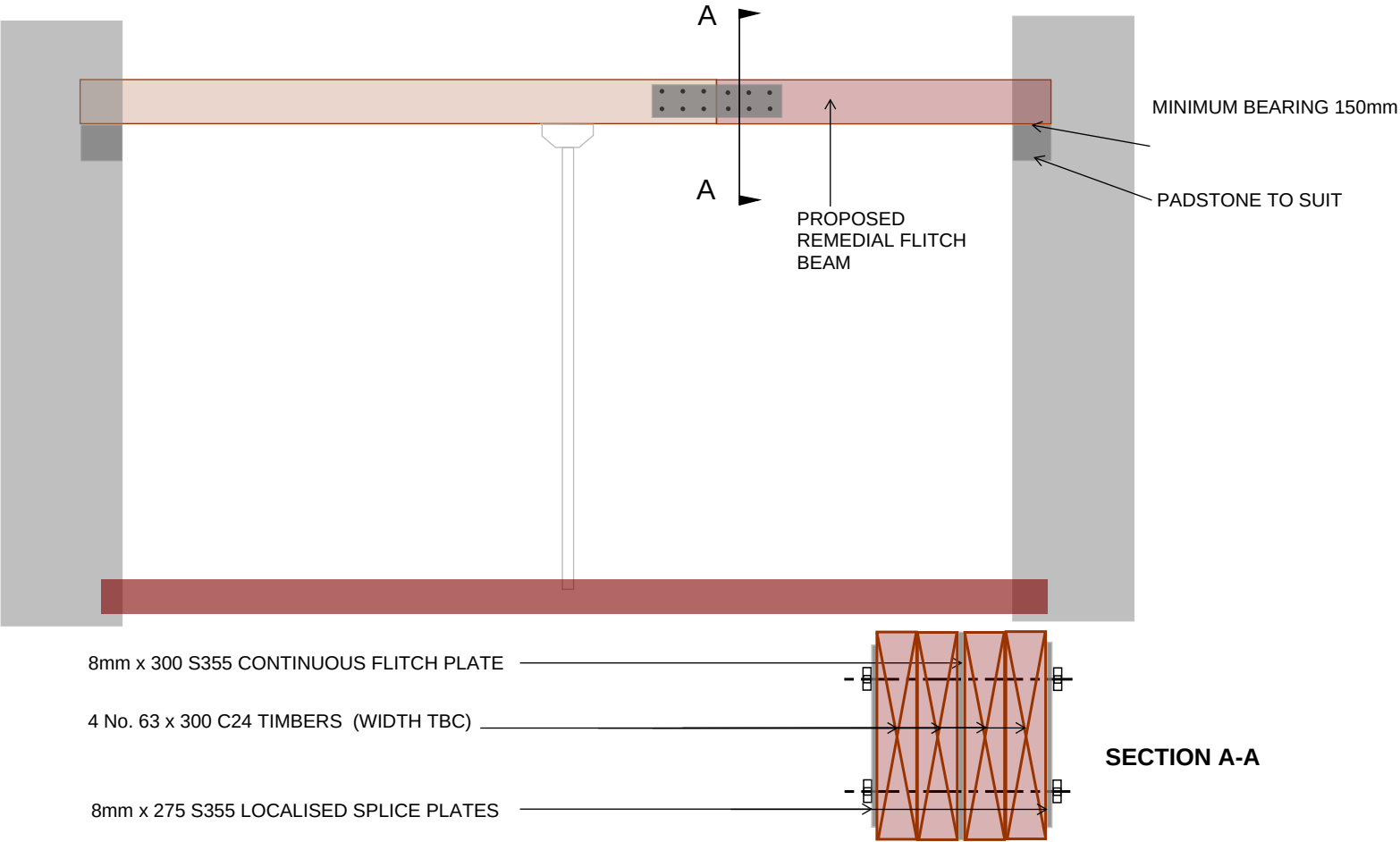
MASONRY TO BE DEMOLISHED AND
NEW TIMBER FLITCH BEAM TO BE
SPLICED ONTO EXISTING BEAM

PROPOSED REMEDIAL DETAILS @ 1ST FLOOR (2ND FLOOR SIMILAR)

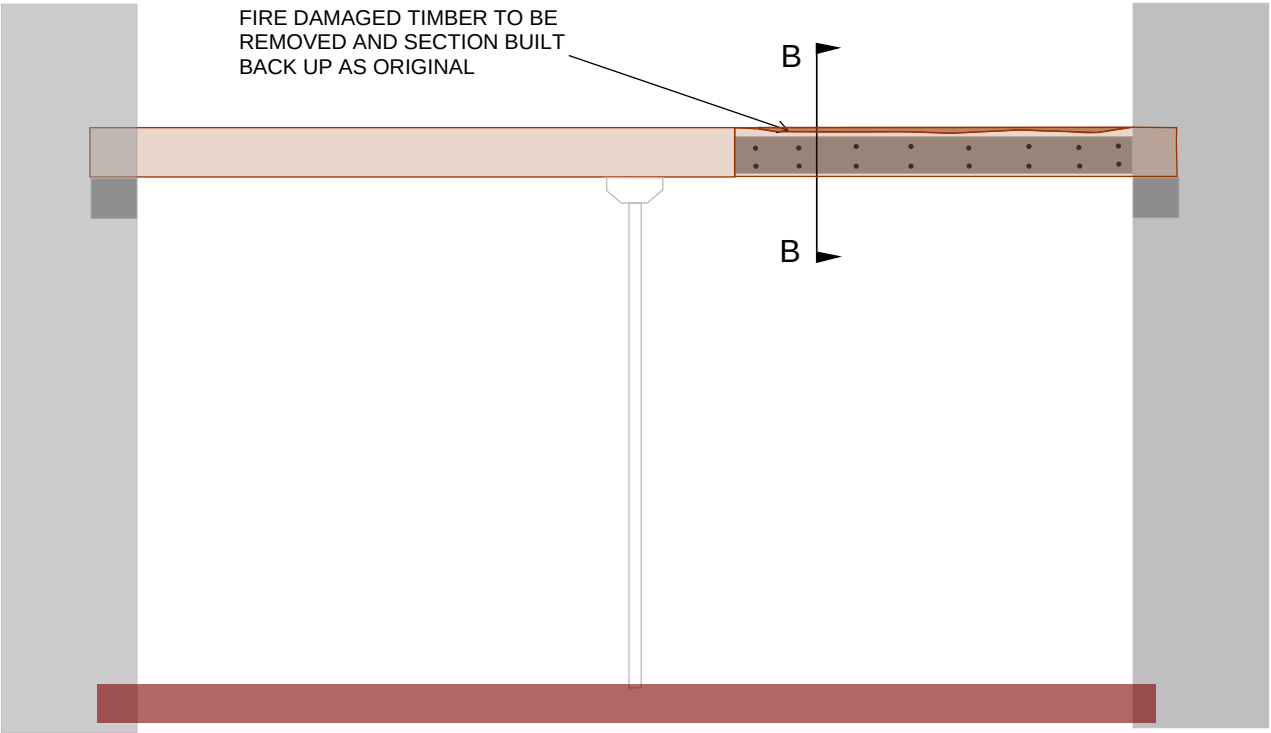


DAMAGED TIMBER TO BE REMOVED
AND PACKED

PROPOSED REMEDIAL DETAIL TO FIRE DAMAGED BEAM



SECTION A-A

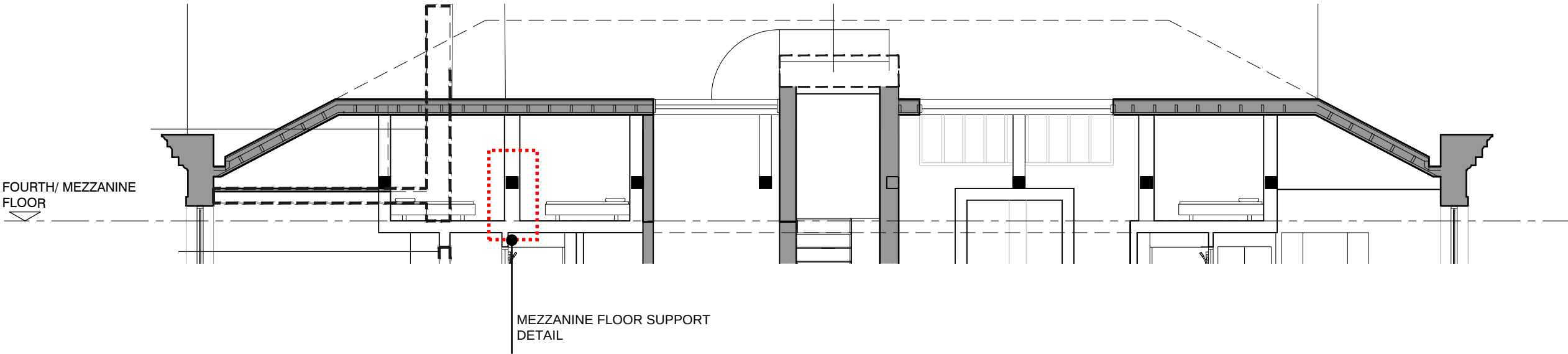


SECTION B-B

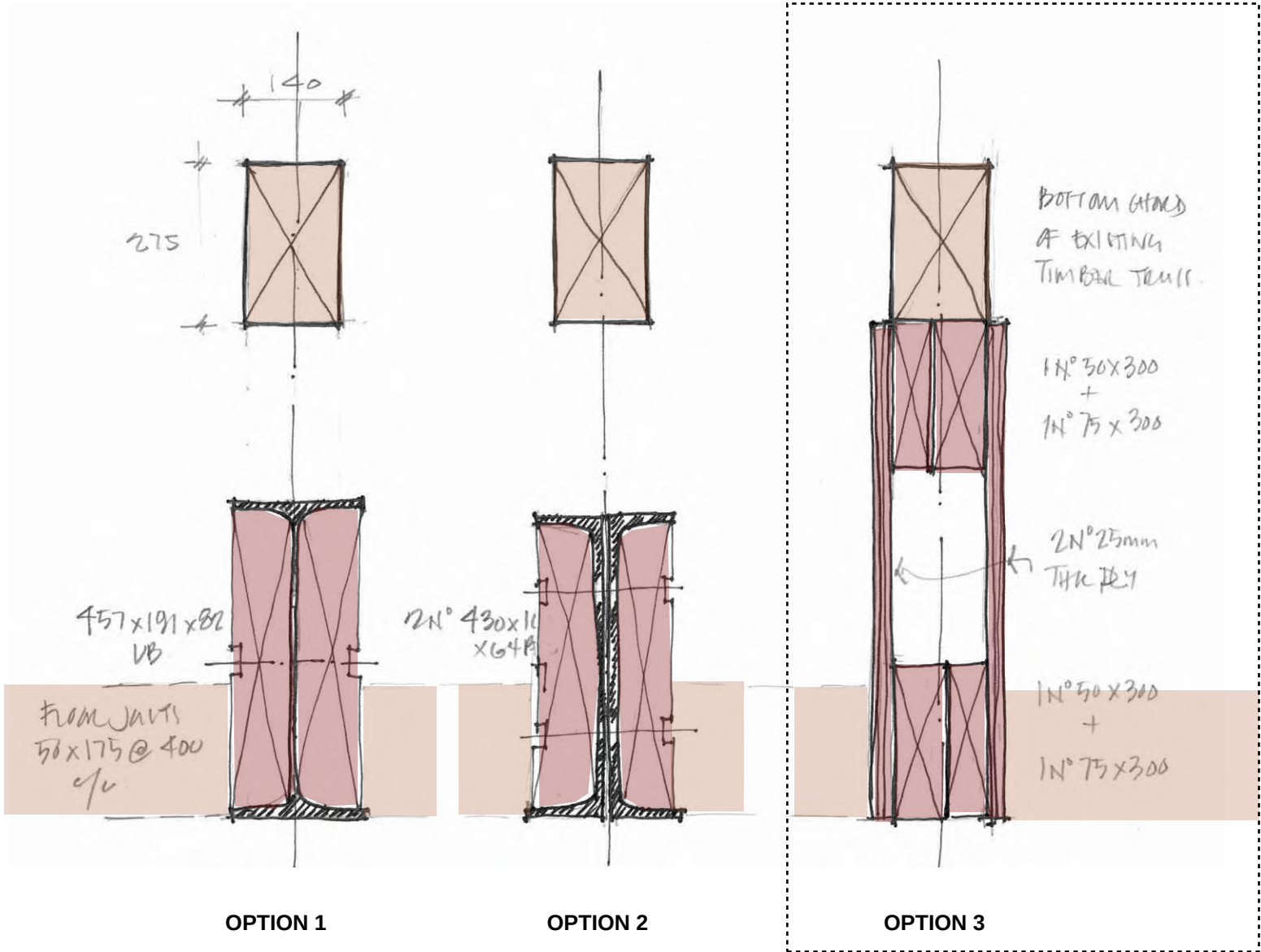
NOTES:

P01	11.12.2018	FOR INFORMATION	NP	HG
REV	DATE	PURPOSE	DRN	CHK
 renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT				
47 PETER STREET				
TITLE				
REMEDIAL DETAILS TO TIMBER BEAMS				
PROJECT NO. 1809-01				
DRAWING		REV	SCALE @ A3	
SK181211		P01	NTS	
STATUS				
FOR INFORMATION				

NOTES:



EXTRACT FROM TRANSVERSE SECTION



TYPICAL MEZZANINE FLOOR SUPPORT OPTIONS

OPTION 1 - 457 X 191 x 82 UB S355
LIGHTEST STEEL OPTION;
REQUIRES SPLICING TO INSTALL- WILL INCREASE OVERALL DEPTH LOCALLY BY 50-80mm
REQUIRES INDEPENDENT PADSTONE AND TEMPORARY PROPPING OF EXISTING TIMBER TRUSS

OPTION 2 - 2 No. 430 x 100 x 64 PFCs S355 BACK TO BACK OVERALL HEAVIER STEEL OPTION-HOWEVER LIGHTER INDIVIDUAL ELEMENTS
REQUIRES SPLICING - WILL INCREASE OVERALL DEPTH LOCALLY BY 50-80mm
REQUIRES INDEPENDENT PADSTONE AND TEMPORARY PROPPING OF EXISTING TIMBER TRUSS

PREFERRED OPTION
OPTION 3 - 910 x 175 C24 TIMBER BOX BEAM
COMPRISING 50 x 300 plus 75 x 300 TOP AND BOTTOM FLANGES WITH 2 No. 910 x 25 PLY WEBS AS SHOWN
BOX BEAM FABRICATED ON SITE WILL ALSO REQUIRE STEEL SUPPORT SHOE FIXED TO MASONRY USING 3-4 No. CINTEC HEAVY DUTY FIXINGS TBC

P01	06.12.2018	FOR INFORMATION	HG	NP
REV	DATE	PURPOSE	DRN	CHK
 renaissance			Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG	
PROJECT				
47 PETER STREET				
TITLE				
MEZZANINE SUPPORT: BEAM OPTIONS				
PROJECT NO. 1809-01				
DRAWING		REV	SCALE @ A3	
SK-181206		P01	NTS	
STATUS				
FOR INFORMATION				