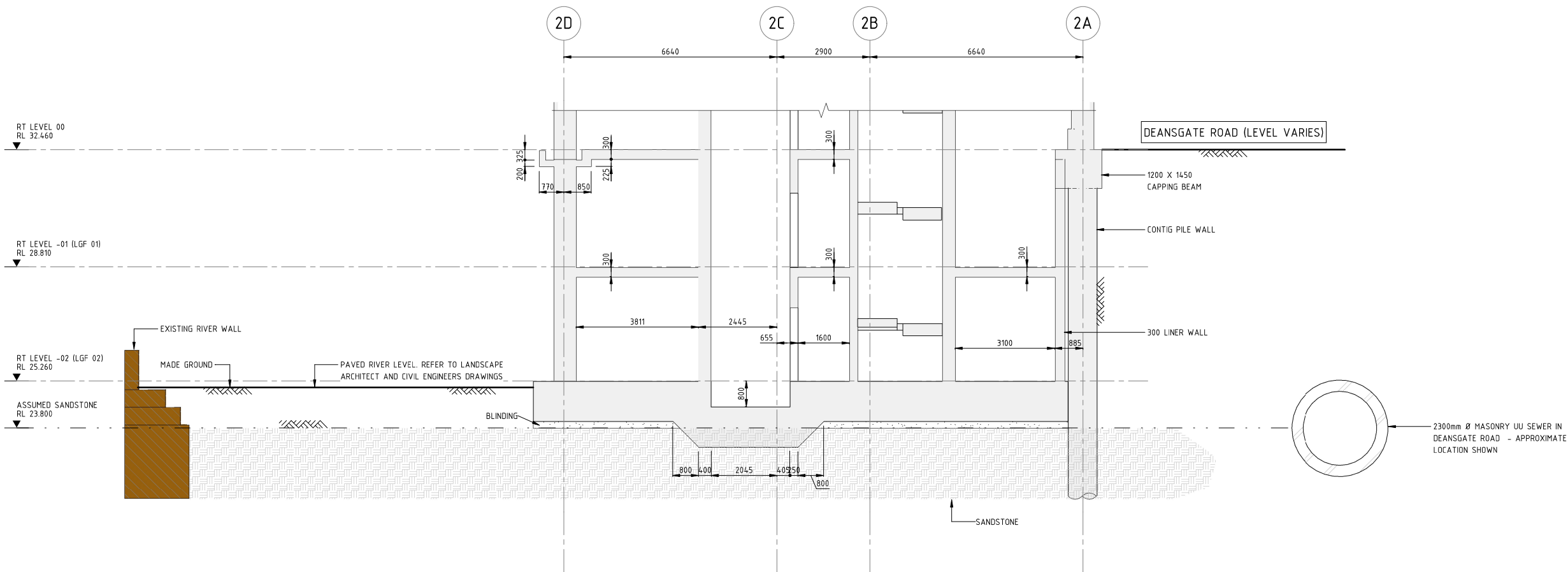


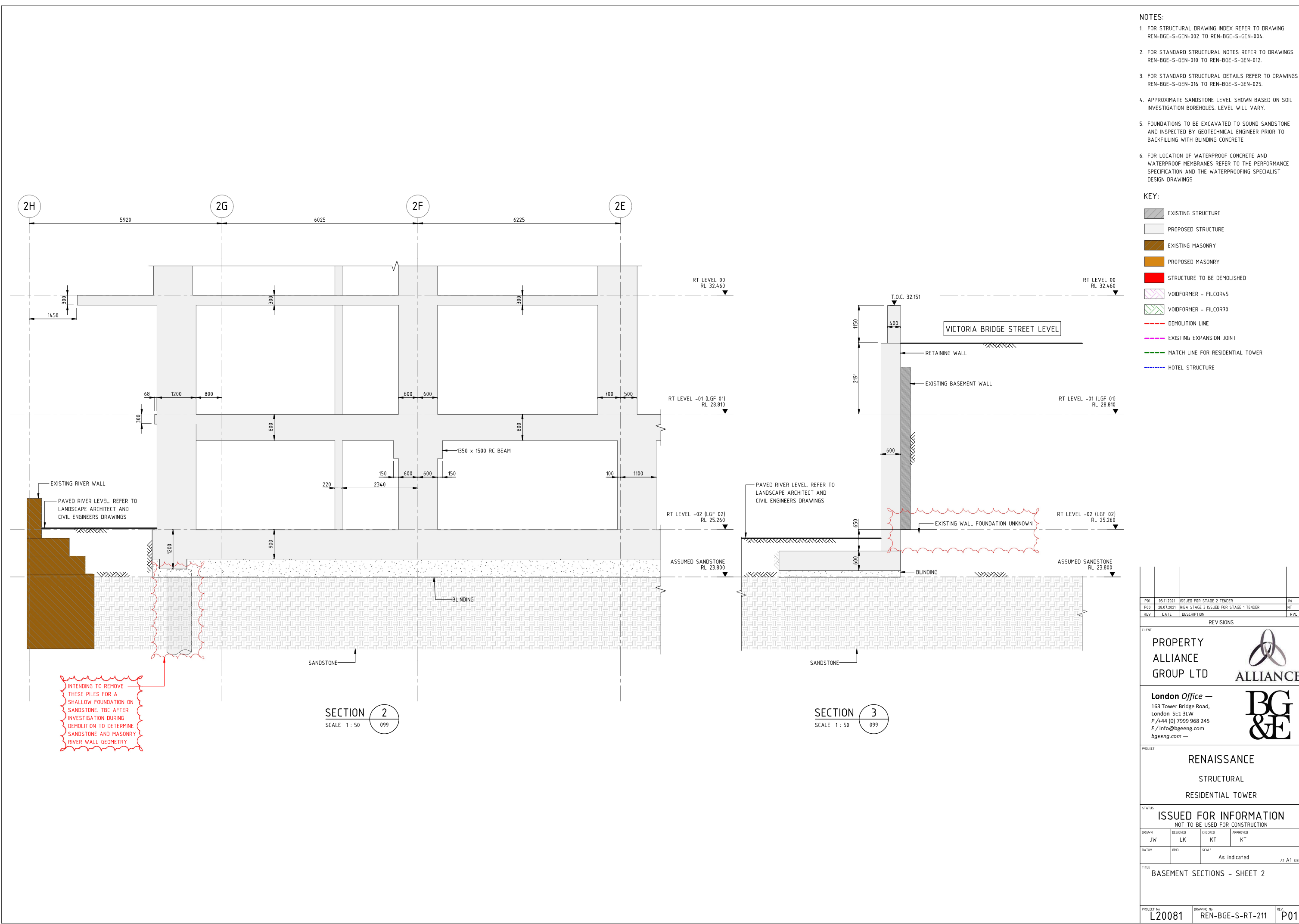


SECTION 1
SCALE 1 : 75

- NOTES:
- FOR STRUCTURAL DRAWING INDEX REFER TO DRAWING REN-BGE-S-GEN-002 TO REN-BGE-S-GEN-004.
 - FOR STANDARD STRUCTURAL NOTES REFER TO DRAWINGS REN-BGE-S-GEN-010 TO REN-BGE-S-GEN-012.
 - FOR STANDARD STRUCTURAL DETAILS REFER TO DRAWINGS REN-BGE-S-GEN-016 TO REN-BGE-S-GEN-025.
 - APPROXIMATE SANDSTONE LEVEL SHOWN BASED ON SOIL INVESTIGATION BOREHOLES. LEVEL WILL VARY.
 - FOUNDATIONS TO BE EXCAVATED TO SOUND SANDSTONE AND INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING WITH BLINDING CONCRETE
 - FOR LOCATION OF WATERPROOF CONCRETE AND WATERPROOF MEMBRANES REFER TO THE PERFORMANCE SPECIFICATION AND THE WATERPROOFING SPECIALIST DESIGN DRAWINGS

- KEY:
- EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - EXISTING MASONRY
 - PROPOSED MASONRY
 - STRUCTURE TO BE DEMOLISHED
 - VOIDFORMER - FILCOR45
 - VOIDFORMER - FILCOR70
 - DEMOLITION LINE
 - EXISTING EXPANSION JOINT
 - MATCH LINE FOR RESIDENTIAL TOWER
 - HOTEL STRUCTURE

P01	05.11.2021	ISSUED FOR STAGE 2 TENDER	JW
P00	28.07.2021	IRBA STAGE 3 ISSUED FOR STAGE 1 TENDER	NT
REV	DATE	DESCRIPTION	RVD
REVISIONS			
CLIENT			
PROPERTY ALLIANCE GROUP LTD			
London Office — 163 Tower Bridge Road, London SE1 3LW P /+44 (0) 7999 968 245 E / info@bgeeng.com bgeeng.com —			
PROJECT			
RENAISSANCE			
STRUCTURAL			
RESIDENTIAL TOWER			
STATUS			
ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
JW	LK	KT	KT
DATUM	EPD	SCALE	AT A1 SIZE
		As indicated	
TITLE			
BASEMENT SECTIONS - SHEET 1			
PROJECT No.	DRAWING No.	REV.	
L20081	REN-BGE-S-RT-210	P01	



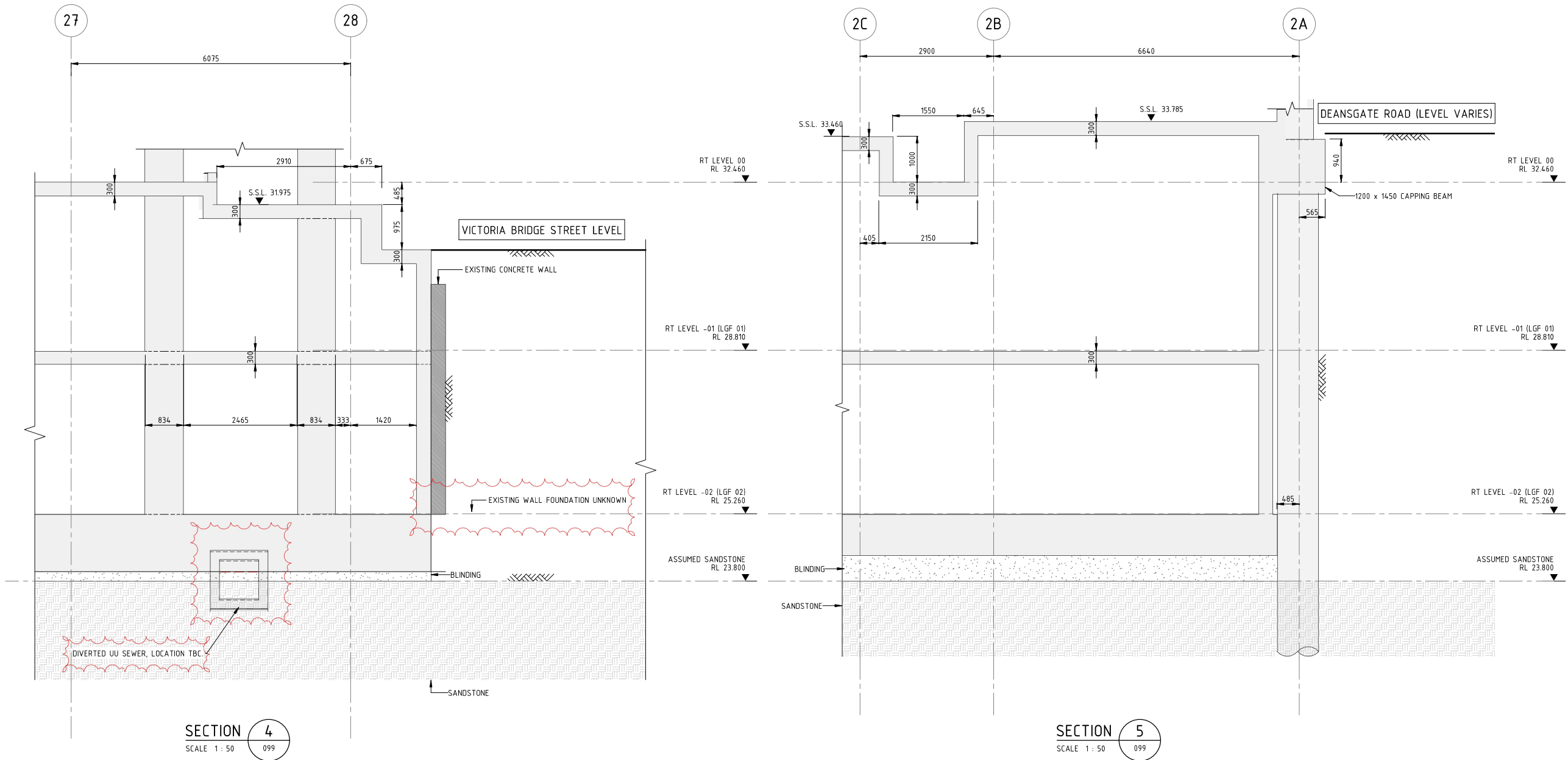
- NOTES:
- FOR STRUCTURAL DRAWING INDEX REFER TO DRAWING REN-BGE-S-GEN-002 TO REN-BGE-S-GEN-004.
 - FOR STANDARD STRUCTURAL NOTES REFER TO DRAWINGS REN-BGE-S-GEN-010 TO REN-BGE-S-GEN-012.
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P01	05.11.2021	ISSUED FOR STAGE 2 TENDER	JW
P00	28.07.2021	IRBA STAGE 3 ISSUED FOR STAGE 1 TENDER	NT
REV	DATE	DESCRIPTION	RVD
REVISIONS			
CLIENT			
PROPERTY ALLIANCE GROUP LTD			
London Office — 163 Tower Bridge Road, London SE1 3LW P /+44 (0) 7999 968 245 E / info@bgeeng.com bgeeng.com —			
PROJECT			
RENAISSANCE			
STRUCTURAL			
RESIDENTIAL TOWER			
STATUS			
ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
JW	LK	KT	KT
DATUM	EPD	SCALE	As indicated
			AT 1:50
TITLE			
BASEMENT SECTIONS – SHEET 2			
PROJECT No.		DRAWING No.	REV.
L20081		REN-BGE-S-RT-211	P01

- NOTES:
- FOR STRUCTURAL DRAWING INDEX REFER TO DRAWING REN-BGE-S-GEN-002 TO REN-BGE-S-GEN-004.
 - FOR STANDARD STRUCTURAL NOTES REFER TO DRAWINGS REN-BGE-S-GEN-010 TO REN-BGE-S-GEN-012.
 - FOR STANDARD STRUCTURAL DETAILS REFER TO DRAWINGS REN-BGE-S-GEN-016 TO REN-BGE-S-GEN-025.
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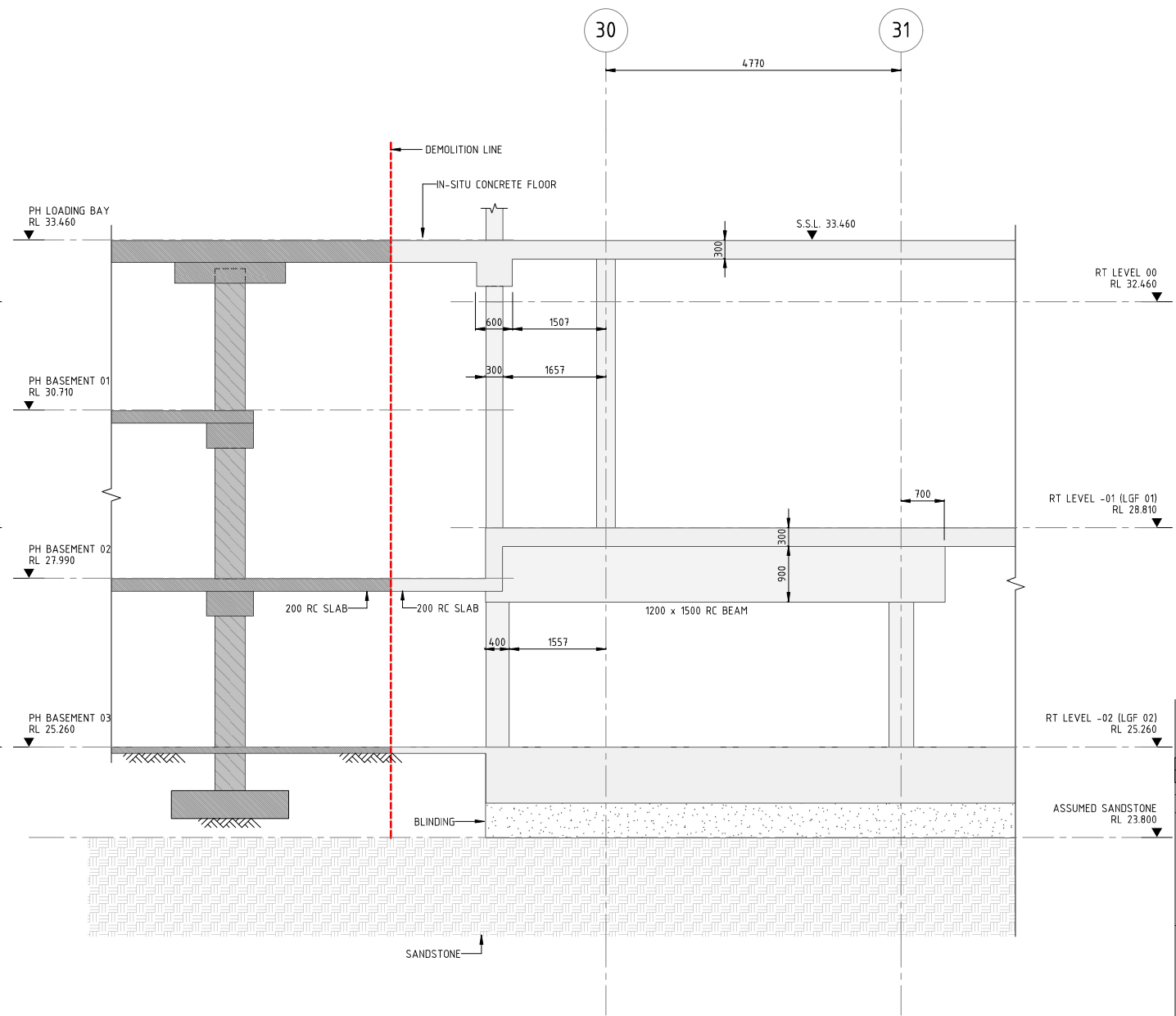
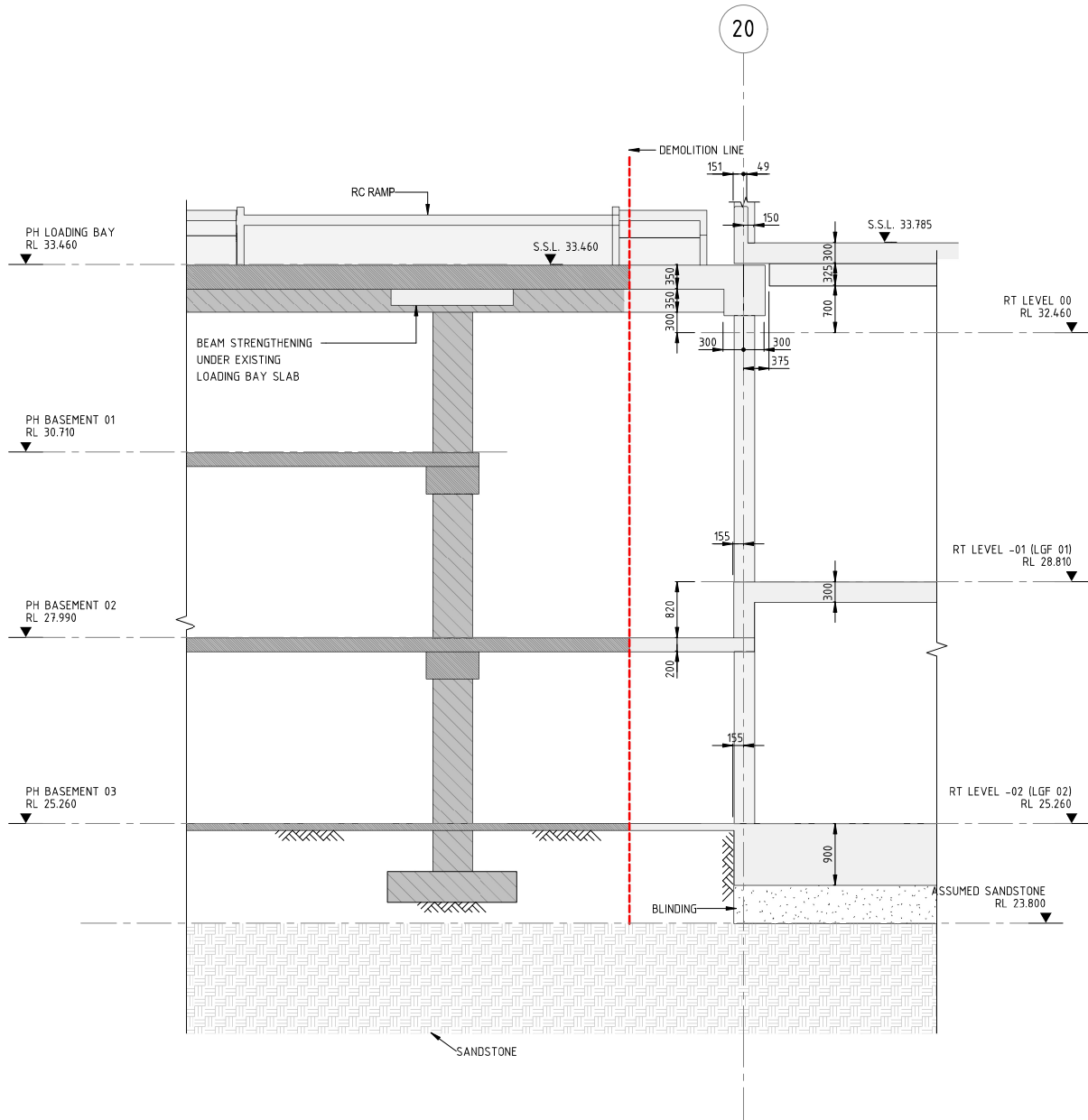
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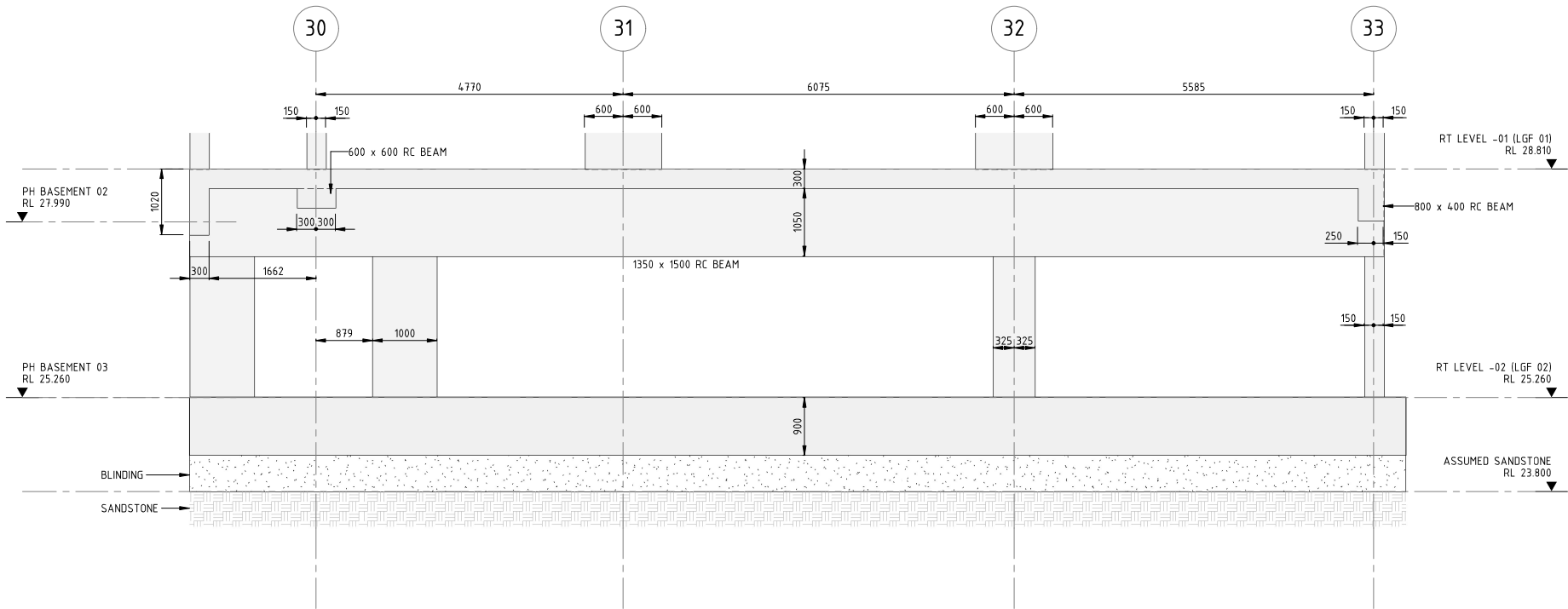
P01	05.11.2021	ISSUED FOR STAGE 2 TENDER	JW
P00	28.07.2021	IRBA STAGE 3 ISSUED FOR STAGE 1 TENDER	NT
REV	DATE	DESCRIPTION	RVD
REVISIONS			
CLIENT			
PROPERTY ALLIANCE GROUP LTD		 ALLIANCE	
London Office — 163 Tower Bridge Road, London SE1 3LW P / +44 (0) 7999 968 245 E / info@bgeeng.com bgeeng.com —			
PROJECT			
RENAISSANCE STRUCTURAL RESIDENTIAL TOWER			
STATUS			
ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
JW	LK	KT	KT
DATUM	EPD	SCALE	As indicated
			AT A1 SIZE
TITLE			
BASEMENT SECTIONS – SHEET 3			
DRAWING No.		REV.	
L20081		REN-BGE-S-RT-212	
		P01	

- NOTES:
- FOR STRUCTURAL DRAWING INDEX REFER TO DRAWING REN-BGE-S-GEN-002 TO REN-BGE-S-GEN-004.
 - FOR STANDARD STRUCTURAL NOTES REFER TO DRAWINGS REN-BGE-S-GEN-010 TO REN-BGE-S-GEN-012.
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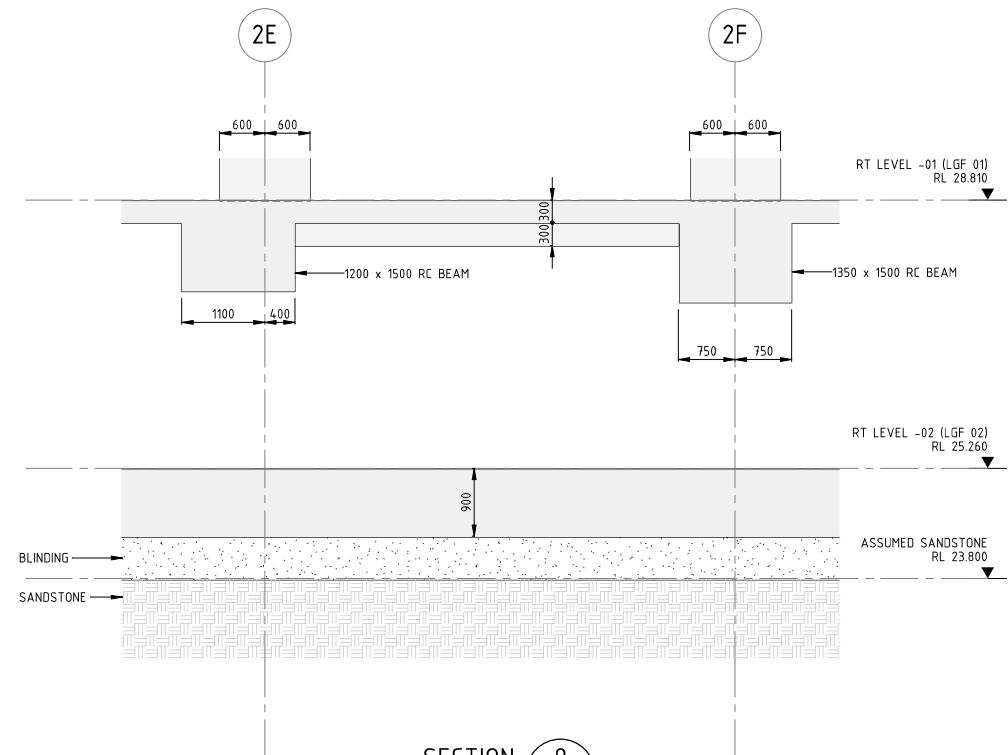
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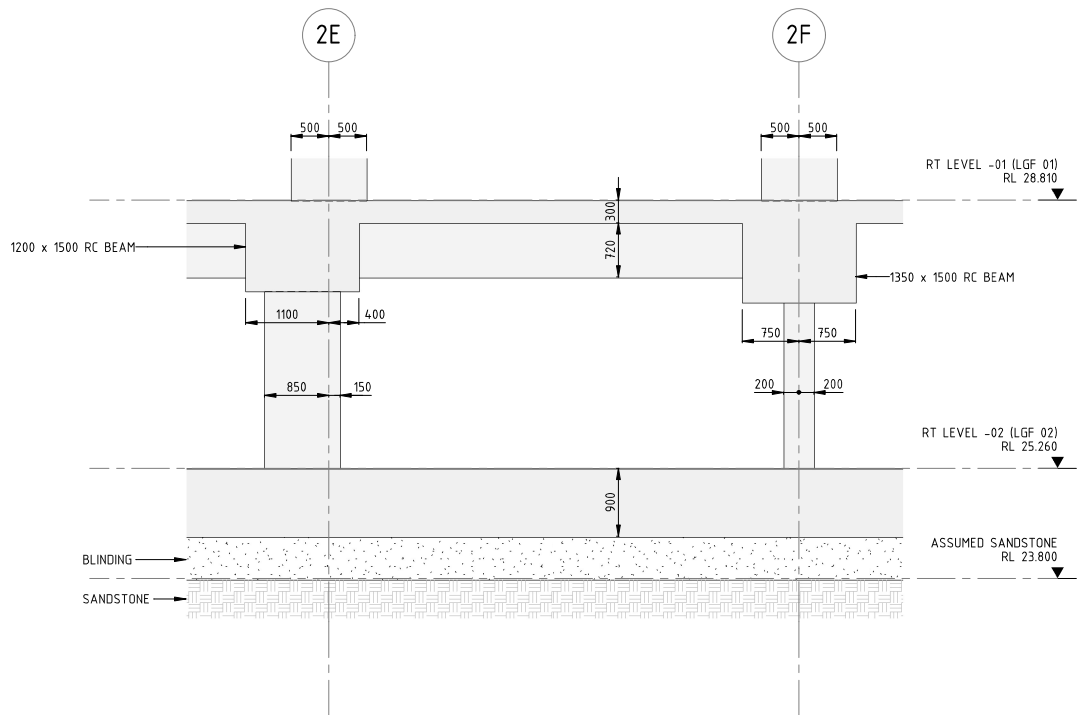
P01	05.11.2021	ISSUED FOR STAGE 2 TENDER	JW		
P00	28.07.2021	IRBA STAGE 3 ISSUED FOR STAGE 1 TENDER	NT		
REV	DATE	DESCRIPTION	RVD		
REVISIONS					
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PROPERTY ALLIANCE GROUP LTD		 ALLIANCE			
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PROJECT					
RENAISSANCE STRUCTURAL RESIDENTIAL TOWER					
STATUS					
ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION					
DRAWN	DESIGNED	CHECKED	APPROVED		
JW	LK	KT	KT		
DATUM	EPD	SCALE	AT A1 SIZE		
		As indicated			
TITLE					
BASEMENT SECTIONS – SHEET 4					
PROJECT No.	DRAWING No.	REV.			
L20081	REN-BGE-S-RT-213	P01			



SECTION 8
SCALE 1 : 50



SECTION 9
SCALE 1 : 50



SECTION 10
SCALE 1 : 50

- NOTES:
- FOR STRUCTURAL DRAWING INDEX REFER TO DRAWING REN-BGE-S-GEN-002 TO REN-BGE-S-GEN-004.
 - FOR STANDARD STRUCTURAL NOTES REFER TO DRAWINGS REN-BGE-S-GEN-010 TO REN-BGE-S-GEN-012.
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P00	05.11.2021	ISSUED FOR STAGE 2 TENDER	JW		
REV	DATE	DESCRIPTION	RVD		
REVISIONS					
CLIENT					
PROPERTY ALLIANCE GROUP LTD		 ALLIANCE			
London Office — 163 Tower Bridge Road, London SE1 3LW P / +44 (0) 7999 968 245 E / info@bgeeng.com bgeeng.com —					
PROJECT					
RENAISSANCE STRUCTURAL RESIDENTIAL TOWER					
STATUS					
ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION					
DRAWN	DESIGNED	CHECKED	APPROVED		
JW	LK	KT	KT		
DATUM	EPD	SCALE			
As indicated			AT A1 SIZE		
TITLE					
BASEMENT SECTIONS - SHEET 5					
PROJECT No.	DRAWING No.		REV.		
L20081	REN-BGE-S-RT-214		P00		

RENAISSANCE – PILING NOTES – SHEET 1

1. THESE PILING NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES, ENGINEER'S SPECIFICATION D30 'PILING WORK' AND D40 'EMBEDDED RETAINING WALL'. ALL PILES TO BE CONSTRUCTED WITHIN THE TOLERANCE CITED IN THE SPECIFICATIONS.
2. PILE INFORMATION SHOWN ON ENGINEER DRAWINGS IS BASED ON PRELIMINARY CALCULATIONS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE DETAILED DESIGN OF ALL PILES. THIS INCLUDES DESIGN FOR VERTICAL LOADING AND HORIZONTAL SHORING LOADING. HORIZONTAL SHORING LOADING TO CONSIDER BOTH THE TEMPORARY AND PERMANENT LOAD CASES.
3. PILES ARE EXPECTED TO BE ROTARY BORED, WITH SLEEVES FOR THE CONTIGUOUS PILES ALONG DEANSGATE ROAD. OTHER METHODS MAY BE CONSIDERED BY THE CONTRACTOR PROVIDED VIBRATIONS ARE SUFFICIENTLY CONTROLLED WITHIN 3RD PARTY AGREEMENTS AND THE METHOD IS SUFFICIENTLY CAPABLE OF PILING INTO THE SANDSTONE.
4. PILE VIBRATIONS ARE TO BE MONITORED AND CONTROLLED TO WITHIN 3rd PARTY ASSET OWNERS AGREEMENTS. THIS INCLUDES THE UNITED UTILITIES SEWERS AND VICTORIA BRIDGE.
5. UNLESS AGREED OTHERWISE, PILING TOLERANCES ARE AS FOLLOWS:
- A. PLAN POSITION

+/- 25mm

B. VERTICALITY

1 in 75
6. CONTIGUOUS PILES TO BE CONSTRUCTED WITH GUIDE WALLS
7. PILES TO BE DESIGNED AND CONSTRUCTED TO BS EN 1997, BS EN 1536, BS EN 1992, PD 6694-1 AND ICE SPECIFICATION FOR PILING AND EMBEDDED RETAINING WALLS 3rd EDITION.
8. ALL BEARING PILES TO BE SPACED OUT NOT LESS THAN 3 TIMES THE LARGEST DIAMETER (D) OF ADJACENT PILES. WHERE THE SPACING IS LESS THAN 3D THE DESIGNER MUST CONSIDER THE EFFECTS OF CLOSE PILE SPACING ON THE CAPACITY AND SETTLEMENT OF THE GROUP AND PRESENT CALCULATIONS SHOWING THE EXPECTED GROUP SETTLEMENT. PILE GROUP SETTLEMENT CALCULATIONS MUST ALSO BE PRESENTED FOR GROUPS WITH SPACING EQUAL TO 3D OR GREATER.
9. DEPENDING ON THE PILE DESIGNER'S DESIGN PHILOSOPHY ALLOW 1% OF PILES TO BE TESTED TO 15 * WORKING LOADS WITH MINIMUM OF 1 PER PILE DIAMETER IF EQUIVALENT OVERALL FACTOR OF SAFETY IS LOWER THAN 2.6 (OR IF EC7 PARTIAL FACTORS AND MODEL FACTOR USED REQUIRE VERIFICATION BY TESTING). IN ADDITION, A PRELIMINARY (SACRIFICIAL) PILE TEST MAY BE ALLOWED IF THIS IS PART OF THE DESIGN PHILOSOPHY. IF SO THIS MUST BE CLEARLY STATED WITH THE RETURN OF TENDER.
10. ALL BEARING PILES SHALL BE SUBJECT TO NON-DESTRUCTIVE INTEGRITY TESTS. FOR PILES WITH L/D GREATER THAN 30, CONTRACTOR TO SUBMIT INTEGRITY TESTING PROPOSALS ALTERNATIVE TO SONIC ECHO TESTING, FOR EXAMPLE THERMAL IMAGE PROFILING (TIP) OR SIMILAR.
11. PILE LOADS GIVEN ARE BASED ON INDICATED PILE CONFIGURATION. LOADS MAY REQUIRE RE-ASSESSMENT BY ENGINEER FOLLOWING FINAL POSITION.
12. BEARING PILES TO BE DESIGNED TO COMPLY WITH ALL OF THE FOLLOWING SETTLEMENT CRITERIA, UNDER THE MOST ONEROUS COMBINATION OF WORKING LOADS:

- i. A MAXIMUM DIFFERENTIAL MOVEMENT OF 5 mm OR SPACING OVER 500 WHICH EVER IS THE GREATER BETWEEN ADJACENT MAIN COLUMNS.

ii. MAXIMUM TOTAL SETTLEMENT OF SINGLE PILES NOT TO EXCEED THE VALUES GIVEN IN THE TABLE BELOW (INCLUDING ELASTIC SHORTENING).

iii. MAXIMUM DIFFERENTIAL MOVEMENT CRITERIA TO BE SATISFIED FOR EACH PHASE OF CONSTRUCTION, INCLUDING ALLOWANCE FOR SHORT TERM AND LONG TERM MOVEMENTS.

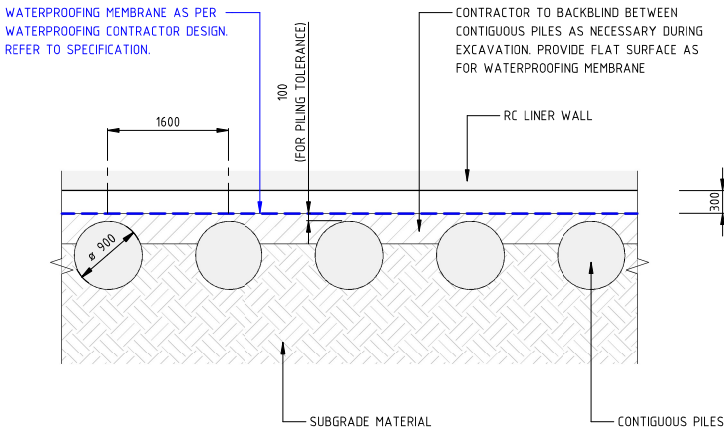
PILE ϕ , D RANGE (mm)	PILE SETTLEMENT AT SLS LOAD (% OF D IN mm)
$300 \leq D \leq 400$	5mm
$450 \leq D \leq 900$	1%
$1000 \leq D \leq 1500$	10mm
$1800 \leq D \leq 2400$	15mm

PILE ϕ , D RANGE (mm)	PILE SETTLEMENT AT 1.5xSLS LOAD (% OF D IN mm)
$300 \leq D \leq 400$	10mm
$450 \leq D \leq 900$	2%
$1000 \leq D \leq 1500$	20mm
$1800 \leq D \leq 2400$	30mm

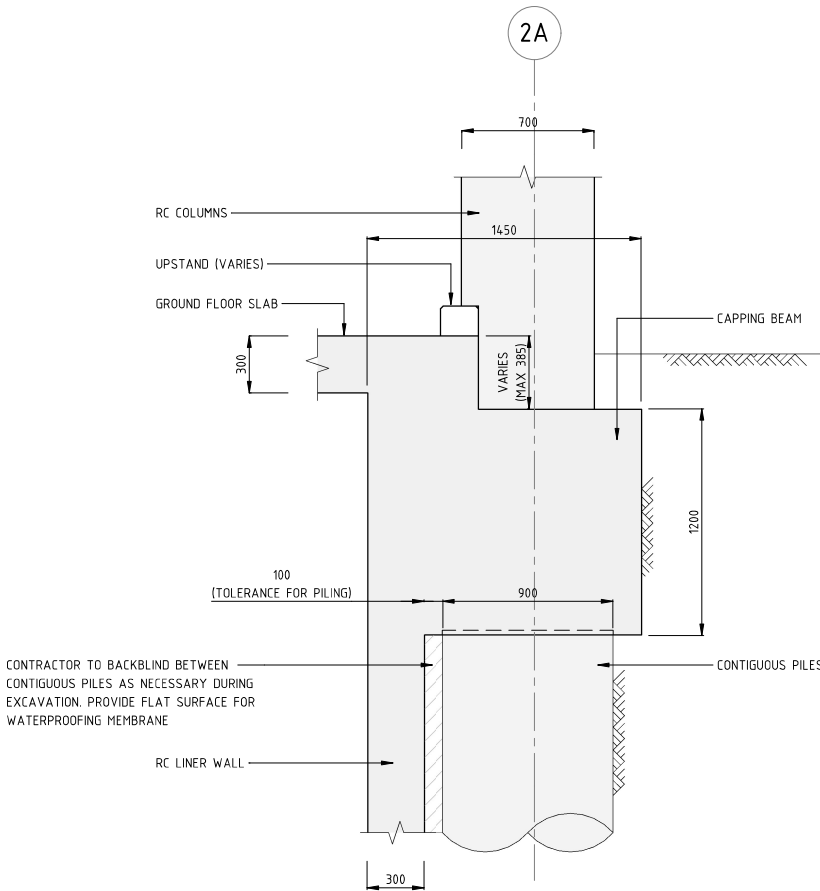
13. PILE SPECIALIST CONTRACTOR TO PROVIDE ENGINEER WITH EXPECTED LOAD/DISPLACEMENT CHARACTERISTICS OF ALL PILES PROVIDING VERTICAL SUPPORT, FOR AGREEMENT PRIOR TO CONSTRUCTION.
14. CONTRACTOR TO ALLOW FOR THE EFFECT OF REDUCTION OF VERTICAL LOAD CAPACITY OF PILES DUE TO GROUP EFFECT AND PRESENT PILE GROUP SETTLEMENT CALCULATIONS TO CAPTURE GROUP EFFECTS FOR EACH PHASE OF CONSTRUCTION INCLUDING NEGATIVE SKIN FRICTION, IF APPLICABLE.
15. CONTIGUOUS PILES TO BE DESIGNED BY THE CONTRACTOR FOR HORIZONTAL SHORING LOADS BASED ON THE PERMANENT CONFIGURATION AND THE TEMPORARY CONFIGURATION INLINE WITH THE CONTRACTORS CONSTRUCTION AND TEMPORARY WORKS SEQUENCE.
16. CONTIGUOUS PILES TO BE DESIGNED FOR HORIZONTAL SHORING LOADS BASED ON THE PERMANENT CONFIGURATION WITH AN ACCIDENTAL WATER LOAD 1m BELOW DEANSGATE ROAD LEVEL.
17. THE SIZES AND SPACINGS OF THE CONTIGUOUS PILES AND SECANT PILES ARE SHOWN INDICATIVELY ONLY ON ENGINEERS DRAWINGS. CONTRACTORS ARE TO CARRY OUT THE DETAILED DESIGN OF THESE ELEMENTS AND PRODUCE A GENERAL ARRANGEMENT SHOWING ACCURATELY THE SIZES, SPACINGS AND THE SETTING OUT OF THESE PILES.
- THE CONTRACTOR SHALL ALLOW FOR THE ACTUAL NUMBER OF PILES REQUIRED AND DETERMINED BY THEIR FINAL DESIGN IN PREPARING THEIR TENDER PRICE. IF THE NUMBER OF PILES NEEDED EXCEEDS THE NUMBER SHOWN ON THE DRAWINGS OR LISTED IN THE BILL OF QUANTITIES, NO ADDITIONAL PAYMENTS WILL BE MADE TO THE CONTRACTOR.
18. THE THICKNESS OF THE LINING WALL SHOWN ON ENGINEERS DRAWINGS IS THE MINIMUM THICKNESS NETT OF THE PILING CONSTRUCTION TOLERANCE. AFTER CLEANING THE PILE FACES OF ALL SOIL AND MUD THE CONTRACTOR SHALL MAKE ALLOWANCE FOR THE FOLLOWING REQUIREMENTS WHEN CONSTRUCTING THE LINING WALL:
- i. ENSURE SUFFICIENT TEMPORARY SHORING OF SOIL BETWEEN CONTIGUOUS PILES DURING EXCAVATION.

ii. SUFFICIENTLY BACK-BUND THE FACE OF THE CONTIGUOUS PILES WITH AN APPROVED CONCRETE TO TAKE OUT THE CONSTRUCTION TOLERANCE OF THE PILED WALL AND TO PROVIDE A SUFFICIENT FACE FOR NECESSARY WATERPROOFING MEMBRANES.

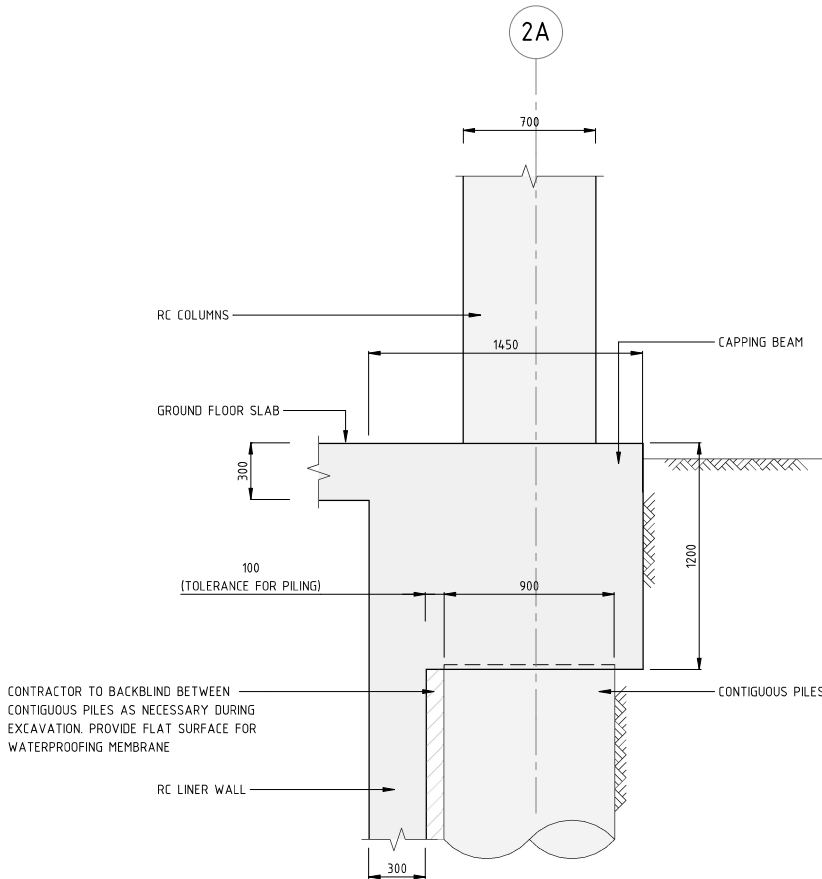
iii. IF NECESSARY, INTRODUCE ADDITIONAL REINFORCEMENT TO CONTROL THE EARLY AGE THERMAL SHRINKAGE OF THE LINER WALL. PARTICULARLY IF, DUE TO TOLERANCES, THE LINER WALL IS THICKER THAN EXPECTED AND/OR THE WATERPROOFING ADDITIVE HAS SPECIFIC CRACK CONTROL REQUIREMENTS.
19. CONTRACTOR TO ALLOW FOR BREAKING DOWN LOCAL PROTRUSIONS WHEN EXPOSING BASEMENT WALL SURFACE.



TYPICAL CONTIGUOUS PILING PLAN DETAIL
SCALE 1 : 50



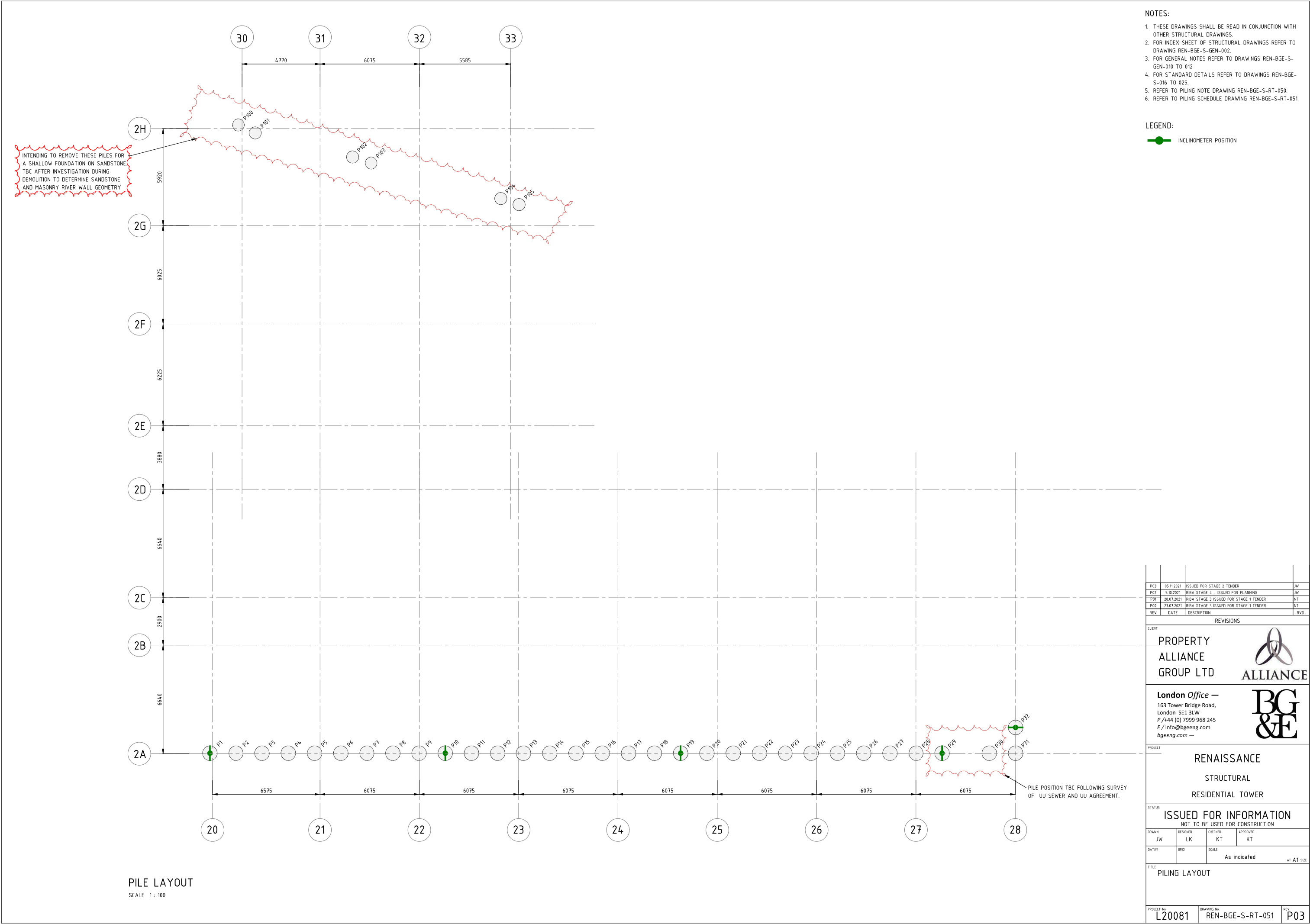
TYPICAL CAPPING BEAM SECTION
(WHERE SLAB STEPS ABOVE CAPPING BEAM)
SCALE 1 : 20



TYPICAL CAPPING BEAM SECTION
(WHERE SLAB FLUSH WITH CAPPING BEAM)
SCALE 1 : 20

- NOTES:
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER STRUCTURAL DRAWINGS.
 - FOR INDEX SHEET OF STRUCTURAL DRAWINGS REFER TO DRAWING REN-BGE-S-GEN-002.
 - FOR GENERAL NOTES REFER TO DRAWINGS REN-BGE-S-GEN-010 TO 012
 - FOR STANDARD DETAILS REFER TO DRAWINGS REN-BGE-S-016 TO 025.
 - REFER TO PILING NOTE DRAWING REN-BGE-S-RT-050.
 - REFER TO PILING SCHEDULE DRAWING REN-BGE-S-RT-051.

P03	05.11.2021	ISSUED FOR STAGE 2 TENDER			JW
P02	5.10.2021	RIBA STAGE 4 – ISSUED FOR PLANNING			JW
P01	28.07.2021	RIBA STAGE 3 ISSUED FOR STAGE 1 TENDER			NT
P00	23.07.2021	RIBA STAGE 3 ISSUED FOR STAGE 1 TENDER			NT
REV	DATE	DESCRIPTION			RVD
REVISIONS					
CLIENT					
PROPERTY ALLIANCE GROUP LTD			 ALLIANCE		
London Office — 163 Tower Bridge Road, London SE1 3LW P / +44 (0) 7999 968 245 E / info@bgeeng.com bgeeng.com —					
PROJECT					
RENAISSANCE STRUCTURAL RESIDENTIAL TOWER					
STATUS					
ISSUED FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION					
DRAWN	DESIGNED	CHECKED	APPROVED		
JW	LK	KT	KT		
DATUM	EPD	SCALE	As indicated		
		AT A1 SIZE			
TITLE					
PILING NOTES					
PROJECT No.		DRAWING No.		REV.	
L20081		REN-BGE-S-RT-050		P03	



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LEGEND:

INCLINOMETER POSITION

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REV	DATE	DESCRIPTION	RVD

REVISIONS

CLIENT

PROPERTY
ALLIANCE
GROUP LTD

London Office —
163 Tower Bridge Road,
London SE1 3LW
P /+44 (0) 7999 968 245
E / info@bgeeng.com
bgeeng.com —

PROJECT

RENAISSANCE
STRUCTURAL
RESIDENTIAL TOWER

STATUS

ISSUED FOR INFORMATION
NOT TO BE USED FOR CONSTRUCTION

DRAWN JW	DESIGNED LK	CHECKED KT	APPROVED KT
DATUM	EPD	SCALE	As indicated
AT A1 SIZE			

TITLE

PILING LAYOUT

PROJECT No. L20081	DRAWING No. REN-BGE-S-RT-051	REV. P03
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PILE LAYOUT
SCALE 1 : 100