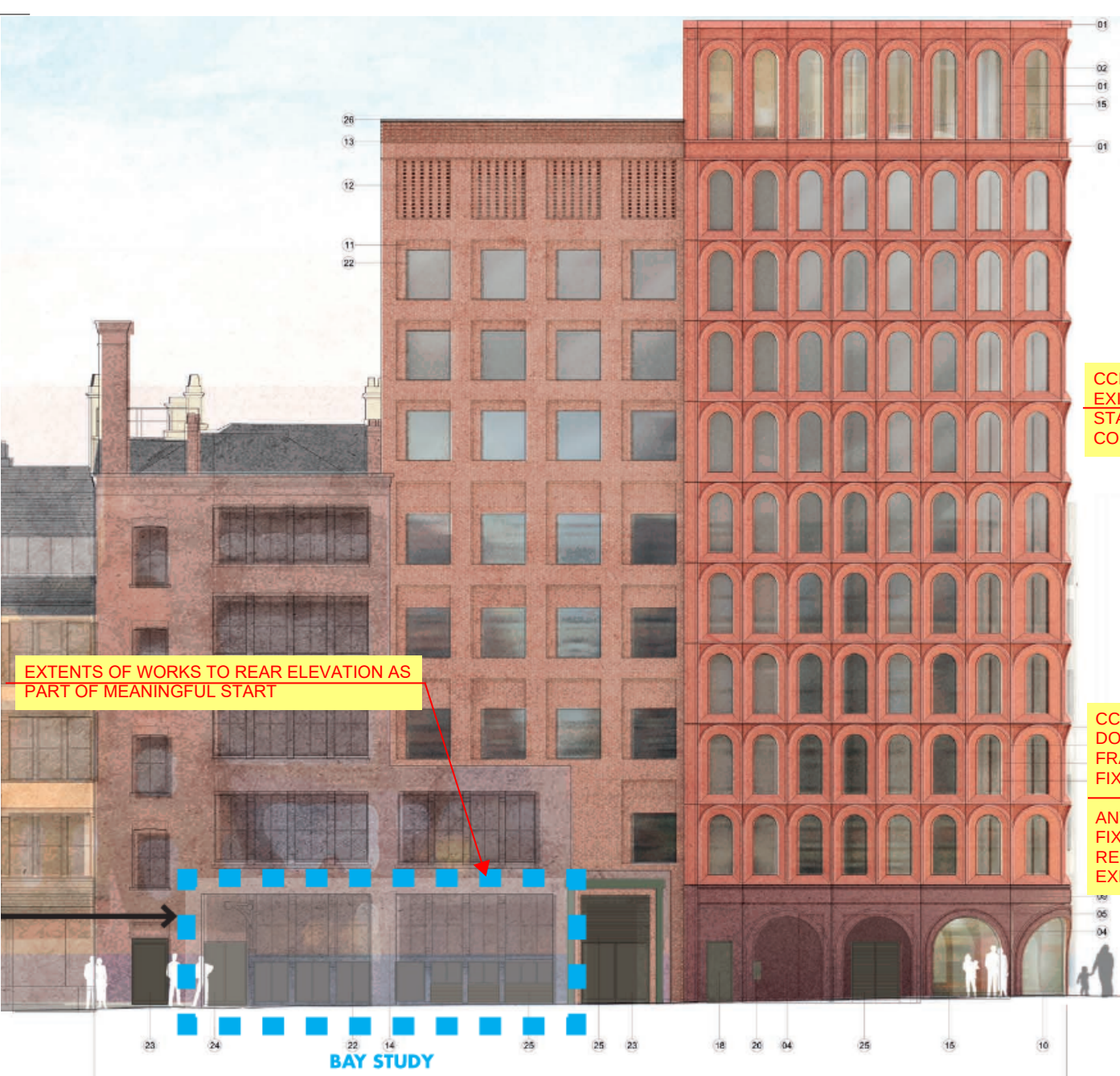




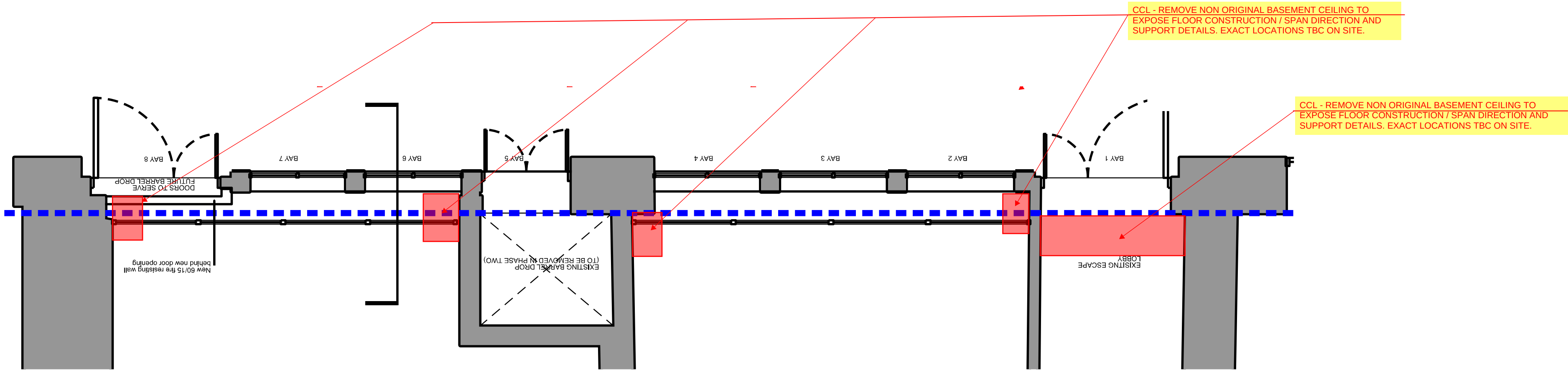
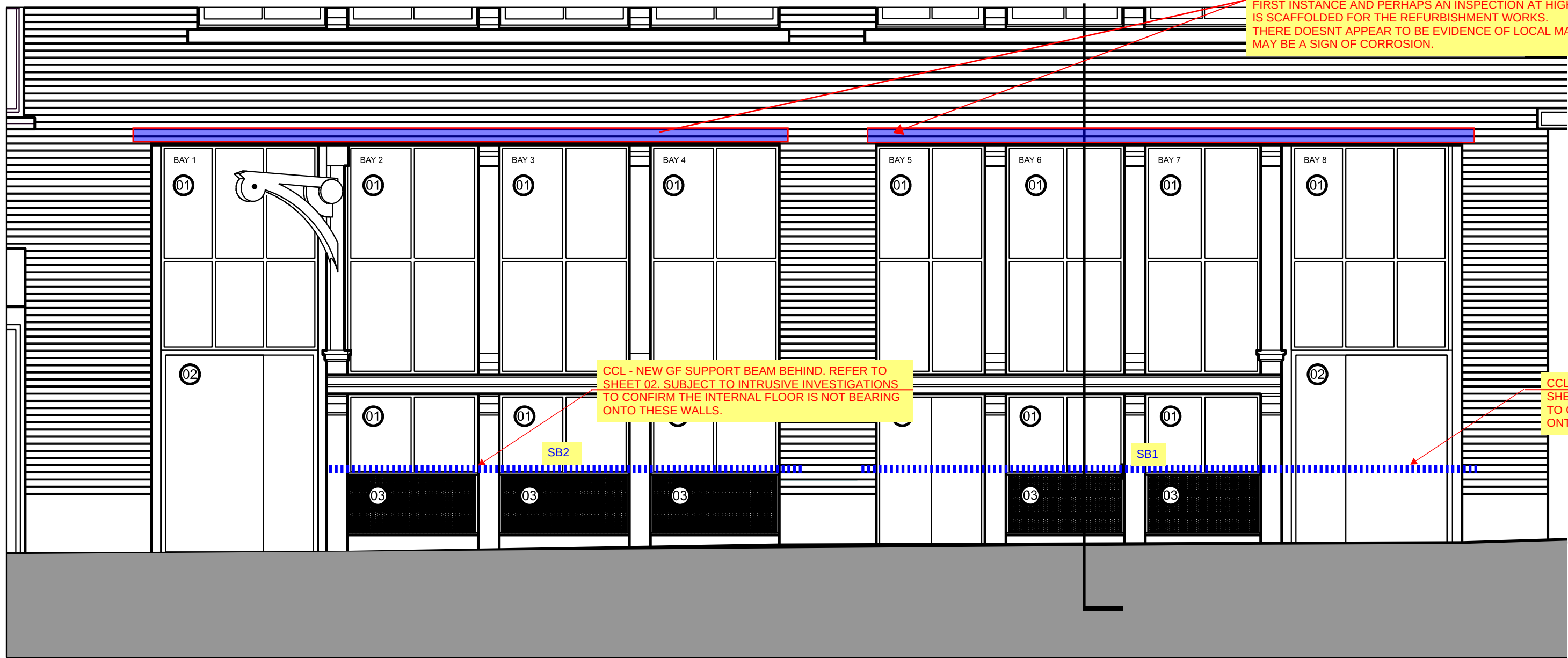
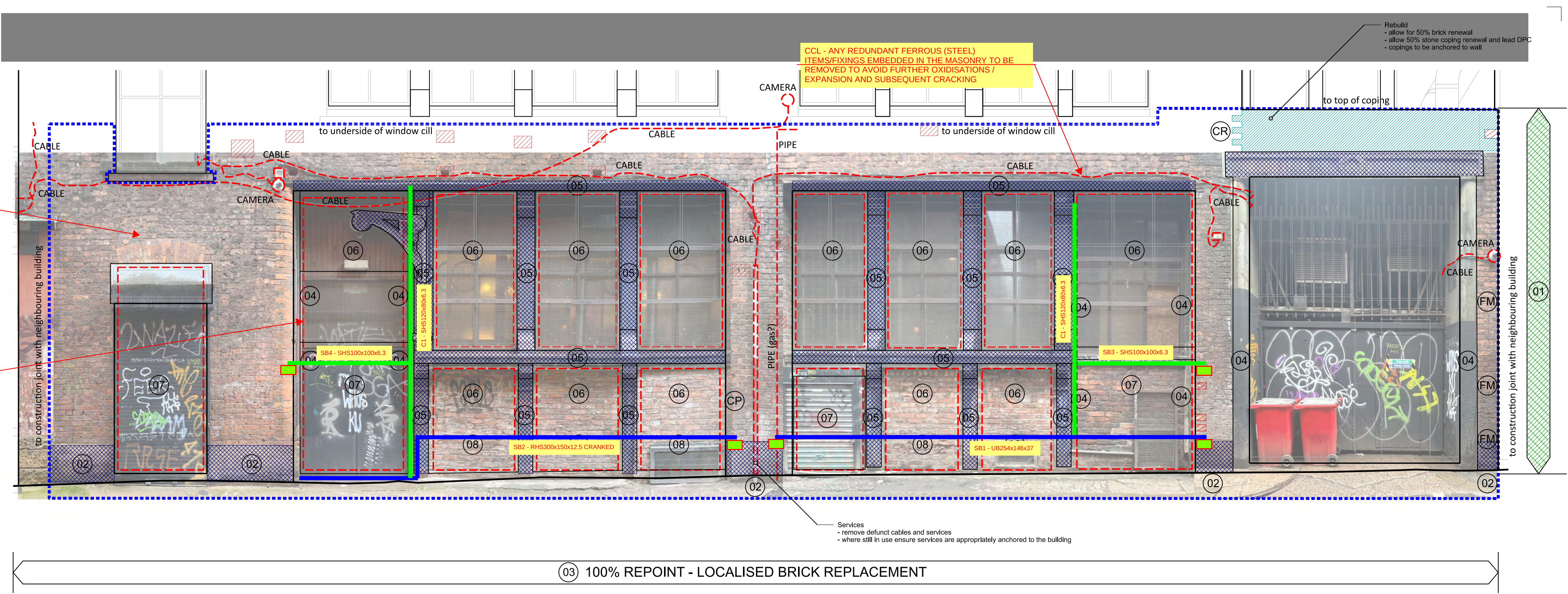
EXTENTS OF WORKS TO REAR ELEVATION AS PART OF MEANINGFUL START

CCL - NO ADDITIONAL LOAD BEING APPLIED TO THE EXISTING MASONRY AS PART OF THE WORKS. AT THIS STAGE THERE SO NO REQUIREMENT FOR MASONRY COMPRESSIVE SAMPLING AND TESTING.

CCL - FROM AN ON SITE VISUAL INSPECTION. THE DOORS APPEAR TO BE CONSIST OF NON STRUCTURAL FRAMING INSET OF THE CAST IRON PILLARS AND FIXED INTO THE EXISTING MASONRY.

ANY REDUNDANT FERROUS (STEEL) ITEMS FIXINGS EMBEDDED IN THE MASONRY TO BE REMOVED TO AVOID FURTHER OXIDISATIONS / EXPANSION AND SUBSEQUENT CRACKING.

PROPOSED ELEVATION SHOWING EXTENTS OF MEANINGFUL START WORKS



EXTENT OF VISUAL INSPECTION / INTRUSIVE WORKS

- = DENOTES INTRUSIVE WORKS SURVEYS REQUIRED
- = DENOTES NON-INTRUSIVE WORKS SURVEYS REQUIRED

Revision History
Rev04 - update to SB2 to reflect existing constraints. Member cranked and span increased.
Intrusive works expanded to include below the existing fire escape.

PICCADILLY HOTEL MANCHESTER "MEANINGFUL START" BAY ALTERATION STRUCTURAL COMMENTARY / CONSIDERATIONS

1-20573 SK007 Meaningful Start Structural Commentary_Rev05

Rev	Date	Description	By	Check	App.
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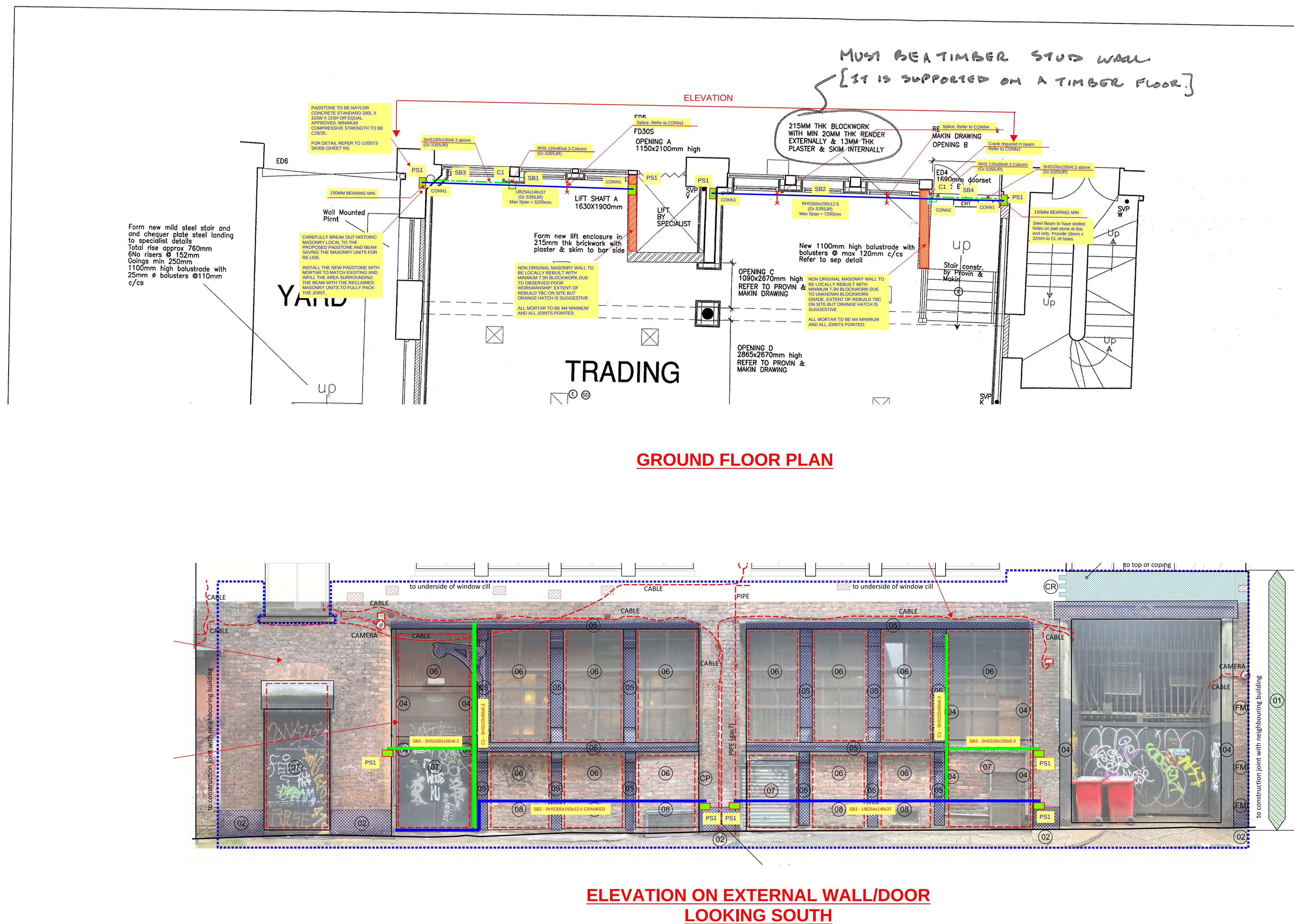
Client					
Project	PICCADILLY HOTEL, MANCHESTER				
Office	ALTRINCHAM				
Discipline	STRUCTURAL				
Title	MEANINGFUL START STRUCTURAL COMMENTARY				
Scale @ A1	STRUCTURAL	Status	STRUCTURAL		



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Originator	Job Number	Discipline	Building/Zone
CCL	1/20573	S	XX
Type	Level	Drawing No.	Revision
DR	XX	SK007	03

Birmingham 0121 200 7860, London 020 2077 6970, Manchester 0161 615 8000, Newcastle 0191 221 0702, Norwich 01603 369196, Plymouth 01752 472675, Reading 0118 941 7868



DRAWING
This drawing is to be read in conjunction with all Structural Engineers details, Mechanical Engineers details and Provin & Hodge drawings.

NOTES
All materials and workmanship shall be in accordance with the building regulations approved documents.

TIMBER
All new SW timber to be pressure impregnated with preservative prior to delivery to site. Where subsequent cutting and bonding is necessary.

DEMOLITION
All walls/partitions to be demolished are to be checked for load-bearing capacity where found to be loadbearing provide steel beams to structural engineers details.

BEAM F.R.
All steel beams to be encased in 1 layer of 15mm 'Glasroc' by British Gypsum, edges screwed together and/or into 'Glasroc' splices between steel beams to achieve 1 hr. min. fire protection in accordance with manufacturers instructions.

FOUNDATIONS
All foundations are to be to Structural Engineers requirements.

HEADROOM
Allow for minimum 2000mm headroom under all new beams, etc.

SOIL VENT PIPES
SVP's internally shall be 110mm ϕ Hepworth Upvc or similar approved with access plates at all junctions and changes of direction. Unless otherwise stated all SVP's shall terminate in roof space & be fitted with a.o.v.'s. SVP's to connect to drains via Hepworth Superseve A2000 adaptors & have access plates at their base. Any encasing ducts must be fitted with removable access panels.

INTUMESCENT COLLARS
Allow for Quertex or similar approved 1hr fire resisting intumescent pipe sleeves at all pipe penetration positions through compartment walls and floors, where pipe diameter is greater than 40mm. Allow for Rockwool mineral wool firestopping to all openings/ penetrations through compartment walls for pipe/ducts, conduits, cables etc.

P.H. TOILET
Physically handicapped toilets to have all necessary handrails, grips etc. to comply with approved document M of the Building Regulations.

PLUMBING
All plumbing to comply with BS5572: 1978 and BS5481: 1977. All fittings to connect to wastes via 75mm deep seal anti-siphon traps. Waste pipes to be as shown and connected to SVP's or drains via Hepwave adaptors: AD125 for 32mm dia.; AD150 for 38mm dia.; AD200 for 50mm dia. All waste connecting to SVP's to be in excess of 215mm of WC branch connections. SVP's to connect to drains via Hepwave A2000 adaptor and to have access at base.

VENTILATION
All internal rooms shall have mechanical ventilation to the standards below:
Bathroom/shower rooms: capable of extracting min. 15 litres per second intermittently. Toilets: 10 air changes per hour with a 15 minute overrun ducted to outside air. Kitchens: 20 air changes per hour (see specialists details).

MECHANICAL VENTILATION
All extract fans shown to be of the reversible type 'Vent Axo' or similar approved and suitably weatherproofed.

LOBBIES
Lobby areas to toilets to have fresh air ducted to those areas via 100mm dia. UPVC pipes with grilles in ceiling and cowl to external termination.

DUCTS
All ducts containing services passing through compartment walls/floors to be constructed using either: 2 layers of 12.5mm p/boord and skim finish on 38 x 38mm SW framing, to give half hr. fire and/or 9mm Supalux fitted at corners to Minulux 40 bottles with 9mm Supalux fillets covering joints internally to give 1 hr. fire.
Ducts to be packed with mineral fibre wool and wrapped tightly around pipes as they pass through wall/floor as fire stop.

SPREAD OF FLAME
Surfaces of walls and ceilings in all public areas to have class '1' spread of flame except fire escape routes where class '0' will apply. In areas of such as 'Abil' or 'Intuscrec' applied strictly in accordance with manufacturers instructions, over compatibly shined timber or similar approved process. Class '0' boarding to be fixed direct to walls without battens.

GLAZING
All glazing in doors & in screens 300mm either side of doors to a minimum height of 1500mm and in other screens to a minimum height of 800mm to be laminated/laundered glass complying with BS 6206:1981.

DOORS
Doors marked FD30S indicates half hour fire resisting door. Doors will be fitted with 30 minute intumescent fire and smoke seal, rebated into door frame and overhead door closer. All to be in accordance with BS476p8 1972 as amended.

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Written and sealed dimensions to be checked on site,
and any discrepancies reported prior to work commencing.
IF IN DOUBT PLEASE ASK

KEY
Form new partitions with 100mm thick
blockwork with plaster & skim to both
sides.

TIMBER STUD WALL!

Fire Precautions Legend

- EXIT Huminated emergency exit sign by client
- Water Extinguisher by client
- Carbon Dioxide Extinguisher by client
- Fire Blanket by client
- Dry Powder Extinguisher by client
- EXIT Huminated emergency exit sign by electrical contractor
- Emergency light by electrical contractor
- Smoke detector
- Heat detector
- Fire Alarm Call Point
- Fire Alarm Sounder

REVISIONS		
rev.	description	date

DC
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TEL: 01277 363970 FAX: 01277 364801

Project
**69-75 PICCADILLY
MANCHESTER**

Client
BASS TAVERNS

Title
**PROPOSED GROUND FLOOR
PLAN
building works**

Date
MAR98

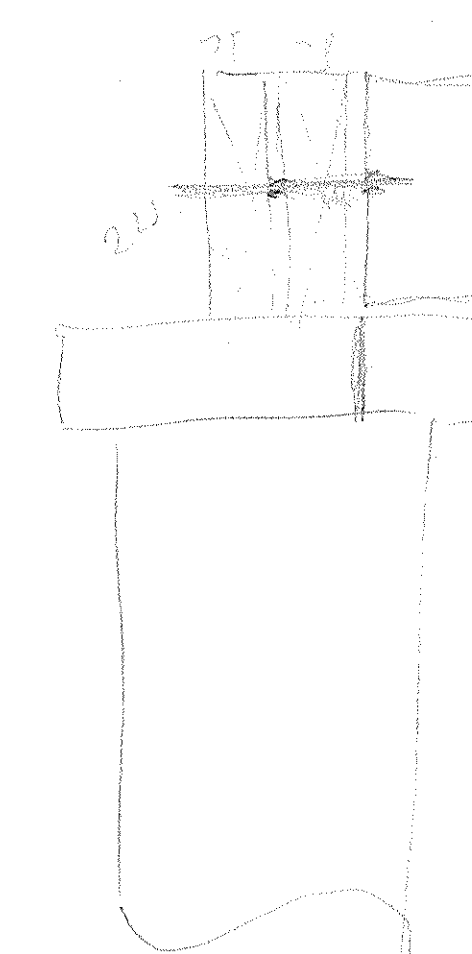
Drawn
LQ

Scale
1:50

Fig. no.
9377/7

DRG. MARKED BY
BCP TO SHOW
STRUCTURE NOTES.
27-5-98. C.R.E.

0161 231 2461
Name Henry



project 69-75 PICCADILLY MANCHESTER			
client BASS TAVERNS			
title PROPOSED BASEMENT PLAN building works			
date MAR98	drawn LD	scale 1:50	
dwg. no. 9377/8		rev. A	



Project: 60-75 PICCADILY HOTEL

Sheet No.: 001

Rev: 00

By: CB

Checked: PW

Title:

Client:

CONN 1

SECTION SIZE VARIES

BUILT INTO WALL

BEAM 1 = UB203 x 133 x 20

BEAM 2 = UB305 x 165 x 46

150
MIN

STEEL BEAM FIXED TO
PADSTONE WITH 2 No.

M16 x 175mm HILTI
HSL4-G HEAVY DUTY
WEDGE ANCHOR
(FOR ROBUSTNESS)

EXTENTS OF BREAK-OUT

INFILL STEEL WEB WITH
RECLAIMED MASONRY ONCE
BEAM INSTALLED.

215

215

EXISTING MASONRY

330LG x 215W x 215H CONC

PADSTONE, MIN COMP.

STRENGTH = C32/40

SECTION ON NEW BEAM INTO
EXISTING MASONRY