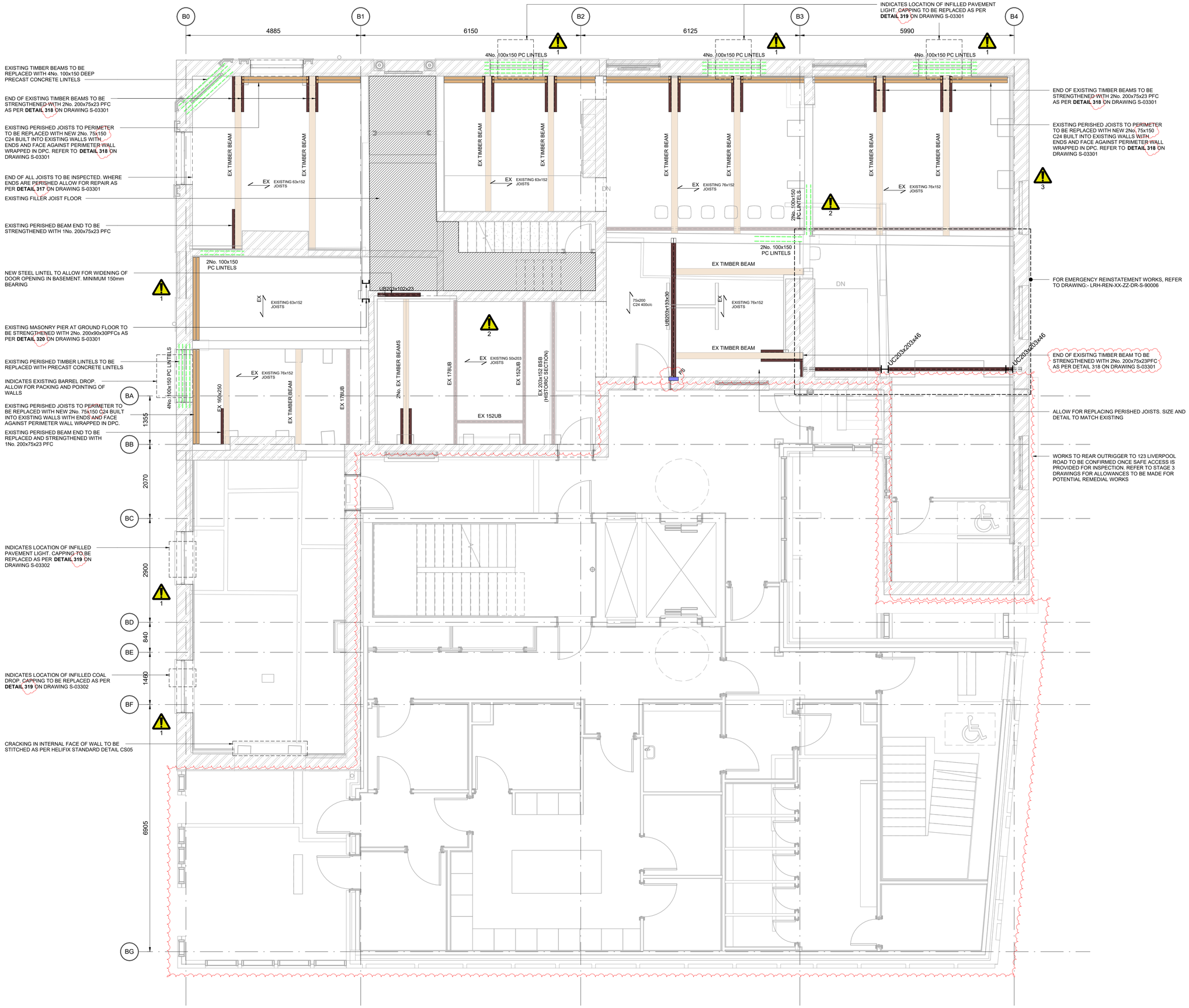

NOTES:

1. REFER TO DRAWING LRH-REN-XX-XX-DR-S-00010 & 00011 FOR GENERAL NOTES
2. REFER TO DRAWING LRH-REN-XX-XX-DR-S-00015 FOR ELEMENT SCHEDULES

HEALTH & SAFETY NOTES:

1. EXISTING PERIMETER WALLS MAY BECOME UNSTABLE DURING ROOF TIMBER REPAIR WORKS. THE MAIN CONTRACTOR IS TO ALLOW FOR TEMPORARY PROPPING IF REQUIRED. CONSIDER DESIGNING SCAFFOLDING TO PROVIDE LATERAL SUPPORT TO THE TOP LEVEL OF WALLS IF REQUIRED.
2. EXISTING GABLE WALL TO No 123 IS PARTIALLY UNRESTRAINED ALONG OLD MEDLOCK STREET AND THE INTERNAL WALL TO STAIRS IS UNSTABLE. ALLOW FOR INSTALLATION OF EMERGENCY REMEDIAL WORKS PRIOR TO COMMENCING GENERAL REPAIR AND ALTERATION WORKS TO No 123
3. EXISTING GABLE WALL TO No 125 ALONG WOOLLAM PLACE IS BOWED AND RESTRAINED BY HISTORIC REMEDIAL TIES. INSTALLATION OF FLOOR STRENGTHENING WORKS, INCLUDING NEW TIES AND DIAPHRAGM FLOOR TO BE UNDERTAKEN ON A ROOM BY ROOM BASIS AND ONE FLOOR AT A TIME TO PREVENT DESTABILISING WALL
4. PERIMETER WALLS ARE STABILISED BY THE EXISTING FLOOR ACTING AS A DIAPHRAGM. TO PREVENT DESTABILISING EXISTING WALLS ALL FLOOR STRENGTHENING WORKS, INCLUDING NEW TIES AND DIAPHRAGM FLOOR TO BE UNDERTAKEN ON A ROOM BY ROOM BASIS
5. LOAD BEARING INTERNAL WALL HAS BEEN HISTORICALLY ALTERED WITH WALL ABOVE SUPPORT ON DOOR FRAME AND POOR QUALITY POST. MAIN CONTRACTOR TO PROVIDE TEMPORARY PROPPING AND RESTRAINT TO ALLOW INSTALLATION OF NEW SUPPORT FRAME
6. EXISTING OUTRIGGER TO REAR OF No 123 IS IN A POOR STATE OFREPAIR WITH AREAS OF PARTIAL COLLAPSE AND TEMPORARY PROPPING. FOLLOWING INSTALLATION OF EMERGENCY AND INFILL FLOOR WORKS TO No 123 AREA TO BE CAREFULLY CLEARED TO ALLOW FOR INSPECTION TO DETERMINE REMEDIAL WORKS REQUIRED

KEY:

WP — INDICATES 150x150x15 RSA (33.9kg/m) WINDPOST TO BE INSTALLED PRIOR TO FORMING NEW OPENING. POSTS FIXED TO FLOOR JOISTS ABOVE AND BELOW. WALL TIED TO POST WITH M12 G8.8 STAINLESS A4 ANCHORS AT MAX 400c/c WITH MINIMUM 150mm EMBEDMENT INTO SOLID MASONRY AND FIXED WITH R-KEM II RESIN

PS — INDICATES 440mm LONG x 215mm DEEP (WIDTH TO SUIT EXISTING WALL) CONCRETE PADSTONE TO PROVIDE MINIMUM 100mm BEARING FOR NEW STEEL BEAMS

LINTELS
ALLOW FOR INSPECTION OF ALL LINTELS. WHERE LINTELS ARE PERISHED REPLACE WITH 100x100 PRECAST CONCRETE LINTEL WITH 150mm MINIMUM BEARING

EXISTING MASONRY
THE CONTRACTOR IS TO MAKE AN ALLOWANCE FOR GENERAL MASONRY REPAIRS TO REMEDIATE AREAS OF UNSTABLE OR MISSING MASONRY AND TO INFILL HOLES FORMED FOR OBSOLETE SERVICES. ALL REPAIRS TO BE FULLY COURSED AND TIED INTO EXISTING. ANY CRACKING IN EXISTING WALLS TO BE STITCHED USING THE RELEVANT HELIFIX STANDARD

EXISTING TIMBERS, FUNGAL DECAY TREATMENT AND REPAIR
ALLOW FOR SPECIALIST TO INSPECT, IDENTIFY AND TREAT ALL AREAS OF FUNGAL ATTACK (I.E. WET ROT, DRY ROT ETC.) AND THE SURROUNDING AREA. WHERE TREATMENT REQUIRES REMOVAL OF EXISTING LISTED FINISHES THE SPECIALIST IS TO DISCUSS OPTIONS AND WITH THE CLIENT AND HERITAGE ARCHITECT TO AGREE THE MOST APPROPRIATE COURSE OF ACTION VERSUS RISK. WHERE FUNGAL ATTACK HAS OCCURED DUE TO ELEVATED MOISTURE AND WATER INGRESS REFER TO ARCHITECTS DETAILS FOR REMEDIAL WORKS TO PREVENT FURTHER INGRESS AND ALLOW AREAS TO DRY OUT.

ALL TIMBERS ARE TO BE INSPECTED BY SPECIALIST AS WORKS PROCEED AND TIMBERS REPAIRED AS REQUIRED IN ACCORDANCE WITH DETAILS ON DRAWINGS LRH-REN-XX-DR-S-03300 TO 03302. USE OF RESIN REPAIRS WILL NOT GENERALLY BE PERMITTED.

EXISTING STEELWORK CORROSION PROTECTION
ALL EXISTING STEEL BEAMS AND COLUMNS TO BE EXPOSED, SANDBLASTED TO Sa 2.5 AND CORROSION PROTECTION APPLIED. ALLOW FOR 80µm HIGH BUILD ZINC PHOSPHATE PRIMER AND 120 µm HIGH BUILD EPOXY MICACEOUS IRON OXIDE COATING.

ENDS OF BEAMS WITHIN PERIMETER WALLS TO BE TO BE CORROSION PROTECTED. ALLOW FOR 80µm HIGH BUILD ZINC PHOSPHATE PRIMER AND TWO COATS OF HEAVY DUTY BITUMEN, 200µm TOTAL.

ALL BEAM ENDS TO BE FULLY BUILT IN WITH MASONRY AND SOLID MORTAR PACKING.

NEW FLOORING & DIAPHRAGM
TO SUIT THE NEW FLOOR BUILD-UPS AND INCREASE IN LOADS THE EXISTING FLOORS ARE TO BE CAREFULLY REMOVED IN SECTION TO ALLOW FOR REUSE AND NEW FLOORING INSTALLED IN LINE WITH THE FOLLOWING OUTLINE SEQUENCE

- CAREFULLY REMOVE EXISTING FLOOR BOARDS IN SECTIONS
- INSPECT, REPAIR AND STRENGTHEN EXISTING JOISTS WHERE NECESSARY
- INSERT SOLID BLOCKING AT ALL NEW BOARD JOINTS
- INSTALL 19mm OSB3 BOARDS, TIGHTLY ABUTTED AND GLUED AND SCREWED TO FORM DIAPHRAGM ALL BOARDS TO BE FIXED WITH MIN 3mm DIAx55mm LONG SELF DRILLING WOODSCREWS AT 100mm c/c TO FULL PERIMETER OF EACH BOARD REDUCING TO 200mm c/c INTERNALLY.

REFER TO DETAIL 314 ON DRAWING LRH-REN-XX-XX-DR-S-03301. MAXIMUM EXTENT OF FLOOR THAT CAN REMOVED AT ANY ONE TIME TO BE CONFIRMED BY TEMPORARY WORKS ENGINEER

Rev:	Description:	Date:	By:	Chkd:
P03	REVISED STAGE 4 ISSUE	21.06.23	GM	PW
P02	STAGE 4 ISSUE	05.05.23	GM	PW
P01	STAGE 3 ISSUE	23.12.22	GM	PW

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Project:

LIVERPOOL ROAD, MANCHESTER

Drawing Title:

GROUND FLOOR PLAN

Status:

STAGE 4

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	DEC 22	GM	RLC	KG

Scale: 1 : 50 | Project No: 2205-02

Project Code:	Originator:	Volume:	Level:	Type:	Role:	Category / Number:	Rev:
LRH	REN	XX	GF	DR	S	01100	P03