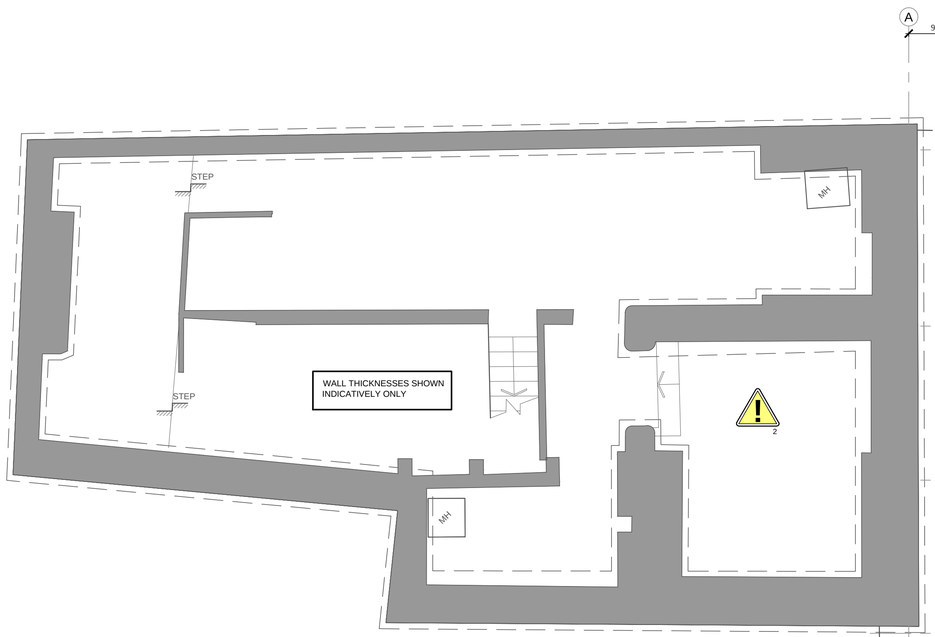
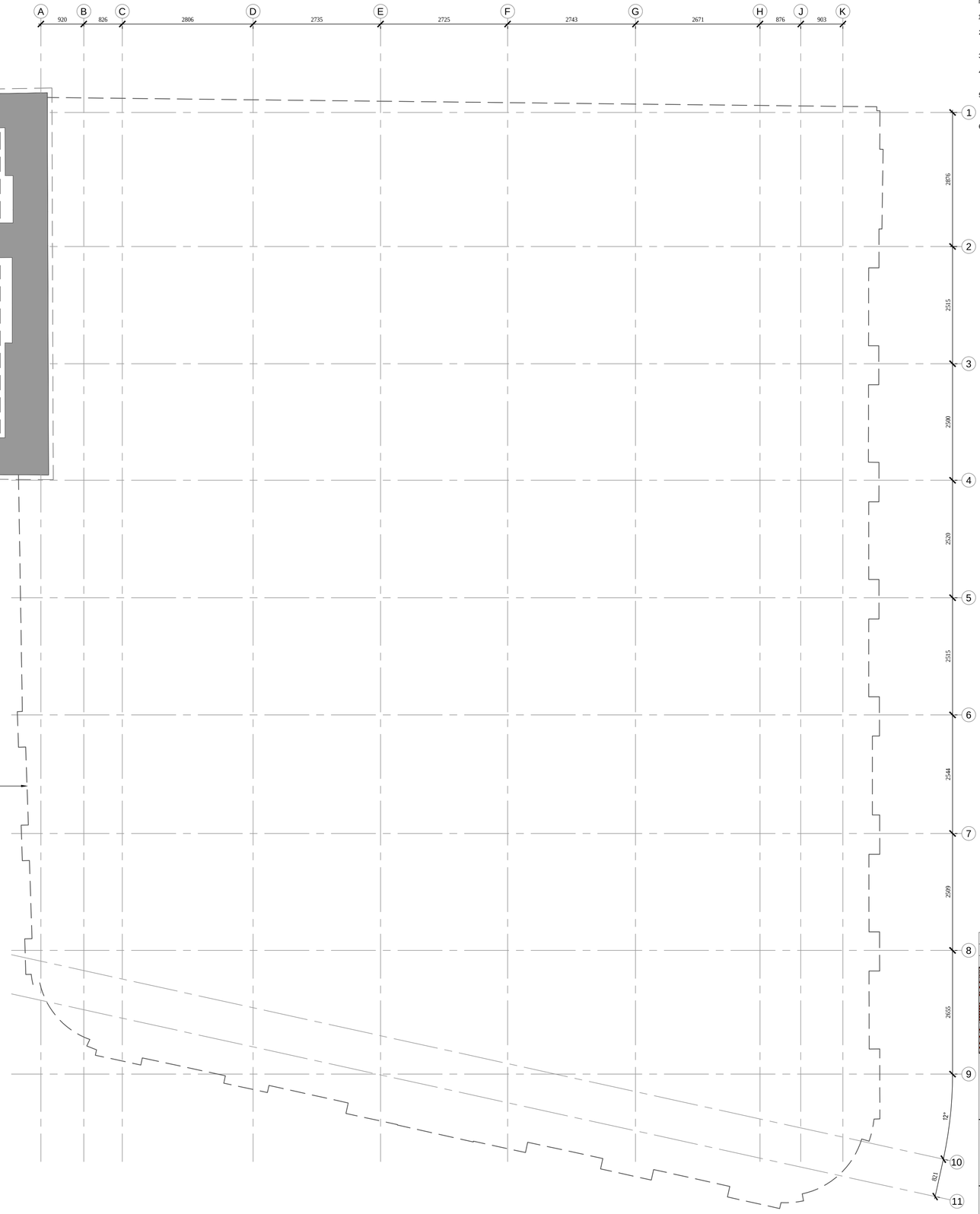



DASHED LINES INDICATE FOOTINGS BELOW (SIZE SHOWN INDICITAVELY ONLY)

DASHED LINE INDICATES APPROXIMATE EXTENT OF BUILDING AT HIGHER LEVEL




**LISTED BUILDING CONSENT (LBC)**

ANY WORKS TO THE BUILDING, INCLUDING BUT NOT LIMITED TO THOSE SHOWN IN THESE DRAWINGS, ARE LIKELY TO REQUIRE LISTED BUILDING CONSENT. NO WORKS SHOULD BE UNDERTAKEN UNTIL OR UNLESS LBC APPROVAL HAS BEEN OBTAINED.

**TIMBER INFILL FLOORS**

EXISTING (MODERN) TIMBER INFILL FLOORS ARE TO BE ASSESSED ON A CASE-BY-CASE BASIS FOR STRUCTURAL ADEQUACY. ALLOWANCE SHOULD BE MADE FOR POSSIBLE REPLACEMENT / ENHANCEMENT WORKS, DETAILS TBC. ONCE FLOORS ARE EXPOSED.

**FLOOR COVERINGS**

EXISTING FLOOR COVERINGS SHOULD GENERALLY BE RETAINED. WHERE NEW / REPLACEMENT FLOOR COVERINGS ARE REQUIRED, ALLOW FOR 75mm THICK JOISTS LAID FLAT TO MATCH THICKNESS OF EXISTING PLANKS (MAX. 2500 SPAN) OR 18mm OSB/3 WHEN PLACED OVER NEW/EXISTING JOISTS (MAX. 450 SPAN)

**EXISTING STRUCTURAL ELEMENTS**

STRUCTURAL ADEQUACY OF SOME EXISTING ELEMENTS IS UNCERTAIN AND SUITABLE ALLOWANCE SHOULD BE MADE FOR REPLACEMENT OR RECTIFICATION INCLUDING, BUT NOT LIMITED TO, THOSE AREAS IDENTIFIED ON THESE DRAWINGS.
ALL EXISTING STRUCTURAL MEMBERS AND ARRANGEMENTS ARE SHOWN INDICATIVELY ONLY BASED ON THE AVAILABLE SURVEY INFORMATION AND ARE TO BE VERIFIED ON SITE WHERE NECESSARY, PRIOR TO WORKS BEING UNDERTAKEN

**WATERPROOFING**

ALL WATERPROOFING TO THE BUILDING INCLUDING TO THE WALLS AND ROOF, IS THE RESPONSIBILITY OF OTHERS

**EXISTING STEELWORK/IRONWORK**

ALL EXISTING STEELWORK IS TO BE PROVIDED WITH A SUITABLE CORROSION PROTECTION SYSTEM FOR A C2 ENVIRONMENT (REFER TO SAMPLE SPECIFICATIONS ON GENERAL NOTES DRAWING). ALL STEELWORK IS TO BE PREPARED TO THE REQUIRED STANDARD AND ALL COATINGS ARE TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

**NEW TIMBER ELEMENTS**

ALL NEW/REPLACEMENT TIMBER ELEMENTS ARE TO BE GRADE C24 MINIMUM UNO

**EXISTING TIMBER ELEMENTS**

ALL EXISTING TIMBER ELEMENTS ARE TO BE SURVEYED AND ASSESSED BY A SPECIALIST DUE TO ONGOING WATER INGRESS SINCE THE PREVIOUS SURVEY DATED AUGUST 2020. ANY REQUIRED REPAIRS TO THE EXISTING TIMBER ELEMENTS ARE TO BE DESIGNED, DETAILED AND COORDINATED BY THE SPECIALIST.

**FIRE PROTECTION**

ALLOW FOR FIRE PROTECTION TO ALL STEEL ELEMENTS IN ACCORDANCE WITH ARCHITECT'S / FIRE ENGINEER'S REQUIREMENTS

**DRAINAGE**

THE LOCATION AND CONDITION OF EXISTING DRAINAGE WITHIN THE BUILDING FOOTPRINT IS LARGELY UNKNOWN. FURTHER SURVEY WILL BE REQUIRED IN ORDER TO ASSESS THE CONDITION AND CAPACITY OF THE EXISTING DRAINAGE NETWORK AND A SUITABLE ALLOWANCE SHOULD BE MADE FOR REPAIRS AND/OR UPGRADES.

NOTES:

1. REFER TO DRAWING CW-REN-00-XX-DR-S-00010 FOR GENERAL NOTES.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECT'S AND OTHER CONSULTANTS' DRAWINGS AND INFORMATION.
3. DO NOT SCALE FROM THIS DRAWING. USE MARKED DIMENSIONS ONLY.
4. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO FABRICATION OR CONSTRUCTION COMMENCING.
5. THE EXISTING STRUCTURAL ARRANGEMENT IS TO BE VERIFIED ON SITE PRIOR TO FABRICATION OR CONSTRUCTION COMMENCING AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
6. THE STRUCTURAL WORKS HAVE BEEN DESIGNED FOR THE PERMANENT CASE. ALL TEMPORARY WORKS REQUIRED DURING INSTALLATION OF THE PERMANENT WORKS ARE TO BE MANAGED BY THE CONTRACTOR'S TEMPORARY WORKS COORDINATOR AND DESIGNED BY THE CONTRACTOR'S TEMPORARY WORKS DESIGNER.

**LEGEND**

| REF | SIZE |
|---|---|
| | DENOTES ASSUMED SPAN OF EXISTING JOISTS/ORIGNAL FLOOR PLANKS (TBC ON SITE) |
| | DENOTES MOMENT CONNECTION |
| DJ | DENOTES DOUBLE JOIST (SIZE TO MATCH EXISTING UNO) |
| EXG TB | DENOTES EXISTING TIMBER BEAM |
| EXG SB | DENOTES EXISTING STEEL BEAM |
| EXG IC | DENOTES EXISTING IRON COLUMN |
| EXG SC | DENOTES EXISTING STEEL COLUMN |
| TB | DENOTES NEW TIMBER BEAM |
| SB | DENOTES NEW STEEL BEAM |

**HAZARD NOTES**

| | |
|---|---|
| 1 | STABILITY OF ALL STRUCTURAL ELEMENTS MUST BE MAINTAINED AT ALL TIMES DURING ANY RECTIFICATION WORKS TO THE EXISTING STRUCTURE |
| 2 | WORKS OVERHEAD (LOWER GROUND FLOOR LEVEL) SHOULD UTILISE METHODS / SEQUENCING TO MINIMISE RISK TO ANYONE USING THE BASEMENT. ANY PROPPING OR OTHER TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR. |

| Rev: | Description: | Date: | By: | Chkd: |
|---|---|---|---|---|
| P02 | REVISED AS CLOUDED | 21.03.22 | MOH | TJM |
| P01 | ISSUED FOR INFORMATION | 18.03.22 | MOH | TJM |

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Project:
CHAPEL WALKS MANCHESTER

Drawing Title:
*BASEMENT GA*

Status:
RIBA STAGE 3

| Size: | Date: | Drawn by: | Designed by: | Checked by: |
|---|---|---|---|---|
| A1 | MAR 22 | MOH | TJM | HG |

Scale: 1:50 | Project No: 1906-13

Project: | Originator: | Volume: | Level: | Type: | Role: | Category/Number: | Rev:

CW - REN - 00 - B1 - DR - S - 01090 - P02

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