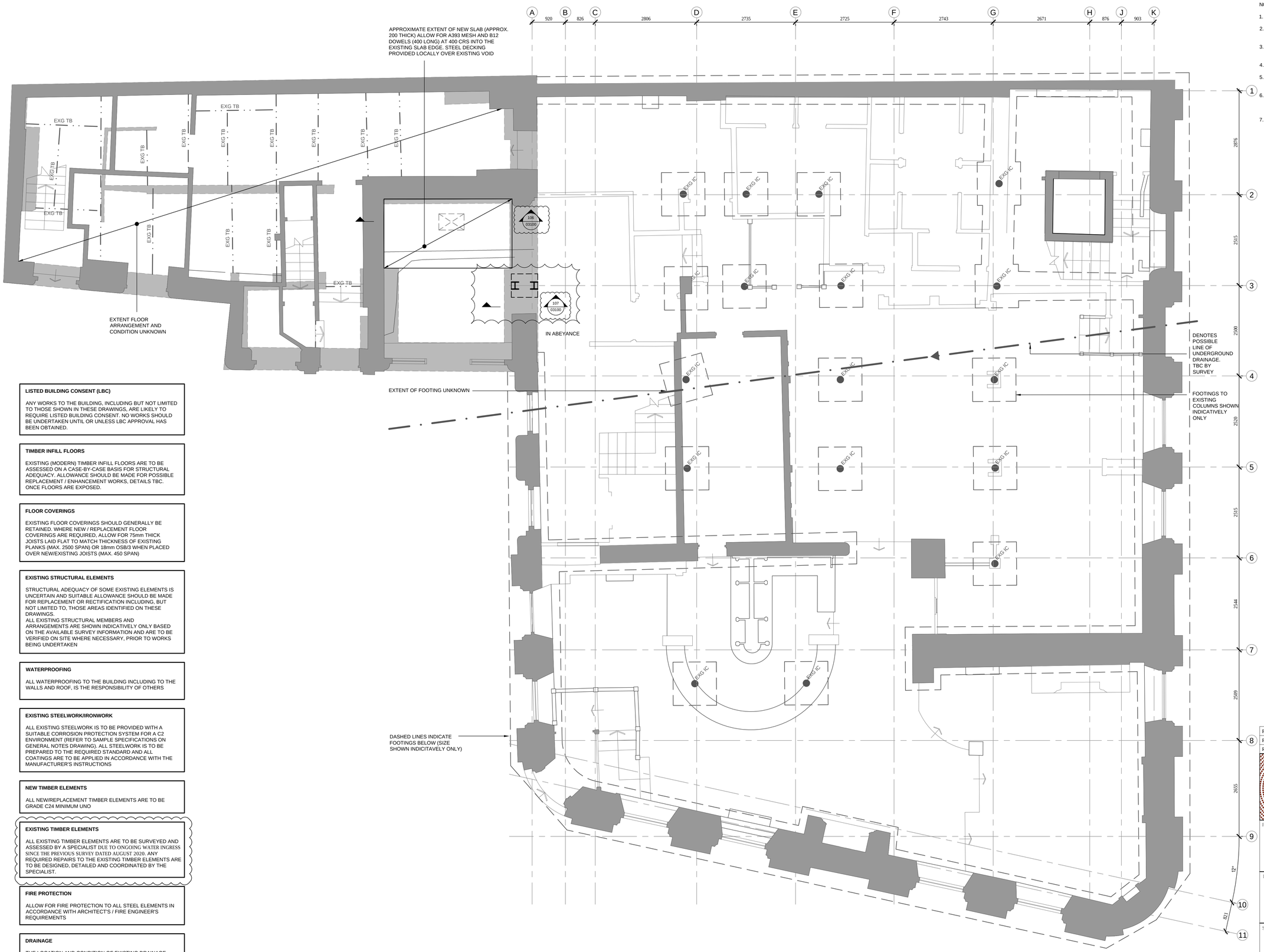


NOTES:

1. REFER TO DRAWING CW-REN-00-XX-DR-S-00010 FOR GENERAL NOTES.
2. REFER TO DRAWING CW-REN-00-B1-DR-S-01090 FOR MEMBER SCHEDULES.
3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECT'S AND OTHER CONSULTANTS' DRAWINGS AND INFORMATION.
4. DO NOT SCALE FROM THIS DRAWING. USE MARKED DIMENSIONS ONLY.
5. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO FABRICATION OR CONSTRUCTION COMMENCING.
6. 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.
7. THE STRUCTURAL WORKS HAVE BEEN DESIGNED FOR THE PERMANANENT 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

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.

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

renaissance
Renaissance Associates Ltd
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Project:

CHAPEL WALKS MANCHESTER

Drawing Title:

LOWER GROUND FLOOR 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	LG	DR	S	01000	P02

This drawing has been prepared for the sole benefit, use and information of the client for the purpose set out in the instructions commissioning it. The liability of **renaissance** in the respect of the information contained in this drawing will not extend to any third party. This document should not be used in whole or part by any third parties without the express written permission of **renaissance**