

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.

EXISTING ROOF IS TO BE REPLACED / MADE GOOD IN ACCORDANCE WITH INFORMATION BY OTHERS. ROOF BUILDUP IN THE FINISHED CONDITION IS NOT TO EXCEED THE WEIGHT OF THE EXISTING BUILDUP

EXISTING ROOF IS TO BE REPLACED / MADE GOOD IN ACCORDANCE WITH INFORMATION BY OTHERS. ROOF BUILDUP IN THE FINISHED CONDITION IS NOT TO EXCEED THE WEIGHT OF THE EXISTING BUILDUP

CONDITION OF EXISTING TIMBER MEMBERS TO BE ASSESSED ON SITE. ALLOW FOR POSSIBLE RECTIFICATION WORKS. RECTIFICATION DETAILS TBC

CONDITION OF EXISTING TIMBER MEMBERS TO BE ASSESSED ON SITE. ALLOW FOR POSSIBLE RECTIFICATION WORKS. RECTIFICATION DETAILS TBC



DECAYED WALL PLATE TO BE REMOVED AND REPLACED. REFER TO TIMBER SURVEY REPORT FOR EXTENT.

EXISTING PLANT DECK TO REMAIN AS-IS. ARRANGEMENT IS SHOWN INDICATIVELY ONLY

112
3110

HATCH DENOTES APPROXIMATE EXTENT OF FLAT ROOF

- NOTES:
- REFER TO DRAWING CW-REN-00-XX-DR-S-00010 FOR GENERAL NOTES.
 - REFER TO DRAWING CW-REN-00-B1-DR-S-01090 FOR MEMBER SCHEDULES.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECT'S AND OTHER CONSULTANTS' DRAWINGS AND INFORMATION.
 - DO NOT SCALE FROM THIS DRAWING. USE MARKED DIMENSIONS ONLY.
 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO FABRICATION OR CONSTRUCTION COMMENCING.
 - 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.
 - 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/ORIGINAL FLOOR PLANKS (TBC ON SITE)
	DENOTES MOMENT CONNECTION
DJ	DENOTES DOUBLE JOIST (SIZE TO MATCH EXISTING UNO)
	DENOTES EXISTING TIMBER BEAM
	DENOTES EXISTING STEEL BEAM
	DENOTES EXISTING IRON COLUMN
	DENOTES EXISTING STEEL COLUMN
TB	DENOTES NEW TIMBER BEAM
SB	DENOTES NEW STEEL BEAM

HAZARD NOTES	
	STABILITY OF ALL STRUCTURAL ELEMENTS MUST BE MAINTAINED AT ALL TIMES DURING ANY RECTIFICATION WORKS TO THE EXISTING STRUCTURE
	APPROPRIATE WORKING METHODS AND TEMPORARY WORKS SHOULD BE EMPLOYED FOR WORKING AT HEIGHT (HOTEL COURTYARD ADJACENT IS AT LOWER LEVEL)

P02	REVISED AS CLOUDED	22.03.22	MOH	TJM
P01	ISSUED FOR INFORMATION	18.03.22	MOH	TJM
Rev:	Description:	Date:	By:	Chk'd:
Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
Project: CHAPEL WALKS MANCHESTER				
Drawing Title: ROOF 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-00-04-DR-S-01104-P02