

GENERAL TIEING REQUIREMENTS

STEEL-MASONRY WALL TIES: ALL UEA, PFC AND COLUMN SECTIONS TO BE FIXED WITH HILTI M12 GRADE 8.8 HIT HY-270 ANCHORS AT MAX 300mm c/c. MIN 100mm EMBEDMENT INTO BRICK CENTRES WHERE POSSIBLE UNO.

MASONRY-MASONRY WALL TIES: ALL NEW MASONRY WALLS ADJACENT TO EXISTING TO BE TIED WITH PROPRIETARY MASONRY TIES UNO. ALL NEW CAVITY WALLS TO BE TIED TOGETHER WITH BRICK STARTER SYSTEM.

STEEL-SLAB TIES: ALL UEA AND PFC SECTIONS RUNNING ALONG EXISTING AND NEW SLAB EDGES TO BE TIED WITH H12 BARS DRILLED AT 400mm c/c THROUGH, MIN 150mm EMBEDMENT.

CONCRETE METAL-DECK INFILLS TO MASONRY WALL TIES: ALL NEW CONCRETE METAL DECK INFILLS TO BE TIED TO BE TIED TO ADJACENT MASONRY WALLS WITH HILTI M12 GRADE 8.8 HIT HY-270 ANCHORS AT MAX 300mm c/c. MIN 100mm EMBEDMENT INTO BRICK CENTERS WHERE POSSIBLE UNO.

ENGENUITI SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF ENGENUITI AT THE ADDRESS SHOWN BELOW.

NOTES

BACKGROUND DRAWING INFORMATION BASED ON:
 - ORMS ARCHITECTS ZONE 2 DRWS. SERIES 1793 2 GA/XX/XX
 - 3-SIXTY EXISTING SURVEY DRWS. SERIES 0739-FDT TO 0739-F38

SEE ELEVATIONS 029-ZZ-S-4XX SERIES FOR DETAILS REGARDING REPAIR OF EXISTING EXTERNAL STRUCTURE (ROOFING AND FACADES)

- ← EXISTING TIMBER FLOOR
- ← EXISTING "HOLLOW POT" FLOOR SLAB
- ← EXISTING "FILLER JOIST" FLOOR SLAB
- ← PU → NEW POZI-JOIST TIMBER FLOOR, SIZE AS NOTED ON DRAWINGS
- ← TU → NEW TIMBER JOIST FLOOR, SIZE AS NOTED ON DRAWINGS
- ← MD → NEW PROFILED METAL AND CONCRETE FLOOR, TATA COMFLOR 60.1.2 GAUGE, 150mm DEEP, A252 MESH UNO
- ← RC → NEW REINFORCED CONCRETE FLOOR, THICKNESS AS NOTED ON DRAWINGS
- NEW STEEL BEAM
- - - EXISTING STEEL BEAM
- == NEW DOUBLE TIMBER MEMBER

- LINTEL SCHEDULE**
- L1 = 152x152x37 UC S355 PER 150mm WIDTH OF MASONRY
 - L2 = 152x152x23 UC S355 PER 150mm WIDTH OF MASONRY
 - L3 = ANCON SH130E LINTEL
 - L4 = ANCON SU130E LINTEL
 - L5 = ANCON SUX130E LINTEL
 - L6 = NAYLOR ULTRA 215-S LINTEL
 - L7 = NAYLOR FIRE R8 LINTEL

- ▨ BLOCKWORK WALL, 140mm THICK UNO.
- ▨ TIMBER STUD WALL, SIZE AS NOTED ON DRAWINGS
- ▨ BRICKWORK WALL, SIZE AS NOTED ON DRAWINGS
- ▨ REINFORCED CONCRETE WALL, SIZE AS NOTED ON DRAWINGS

AFTER DEMOLITION OF EXISTING BUILDINGS STRUCTURE TO BE RE-SURVEYED TO CONFIRM EXTENT OF REMAINING STRUCTURE

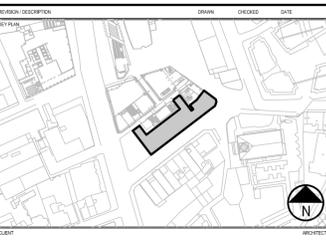
DESIGN OF NEW STAIRS BY OTHERS U.N.O.

ALLOW FOR PADSTONES TO ALL NEW STEEL BEAM ENDS INTO EXISTING AND NEW MASONRY WALLS

W/P = WIND POST LOCATION, DESIGNED BY OTHERS

- PADSTONE SCHEDULE**
- P1= USE EXISTING PADSTONE
 - P2= 450 LONG x150 HIGH x100 DEEP MASS CONCRETE
 - P3= 675 LONG x225 HIGH x100 DEEP MASS CONCRETE

PL01 ISSUED FOR PLANNING ISH CF 22/03/19



Consolidated Developments Limited

ORMS
 1 Oliver's Yard
 55-71 City Road
 London EC1Y 1HQ

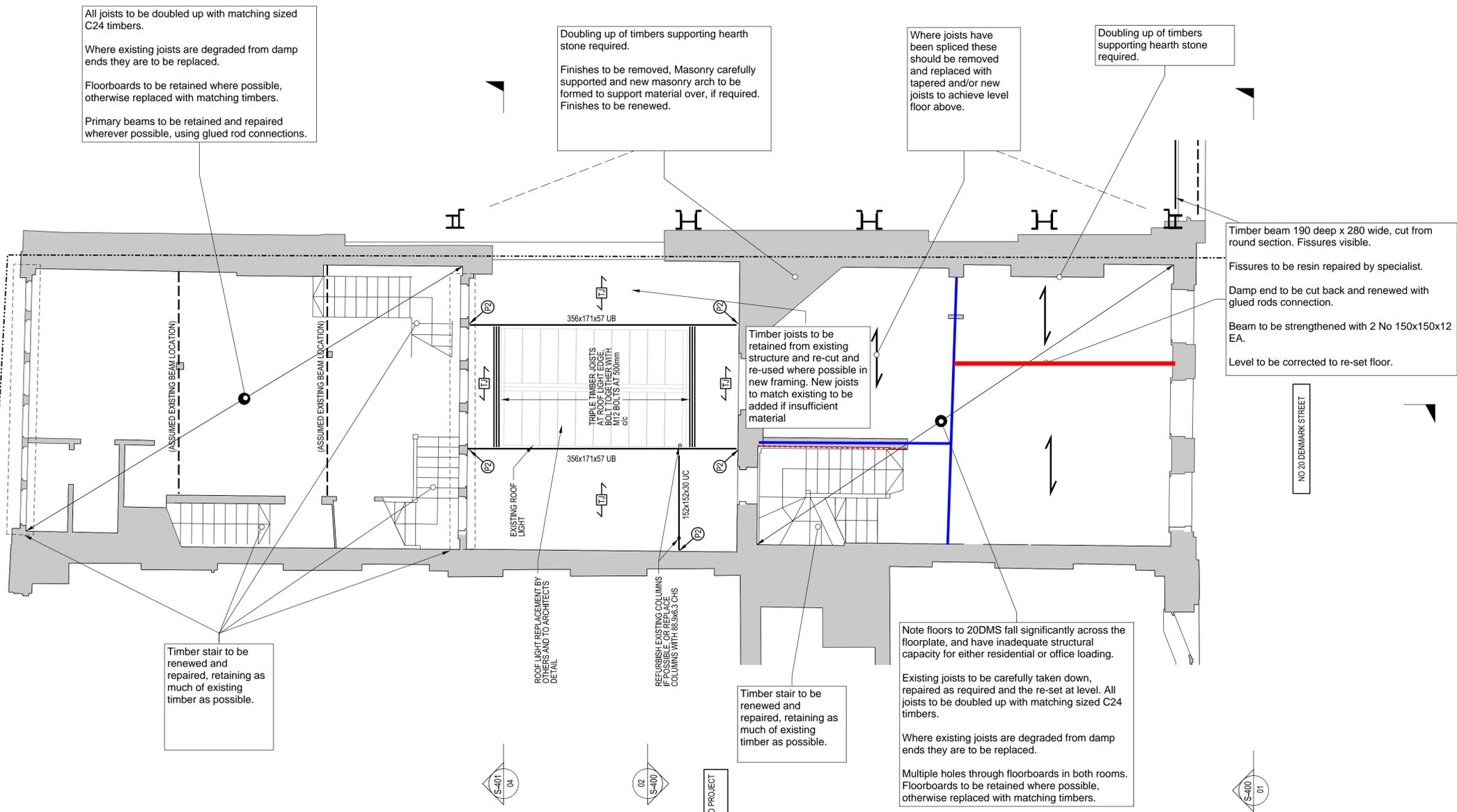
0207 833 8533
 orms@orms.co.uk
 orms.co.uk



2 Mallings Place
 Tower Bridge Road
 London SE1 3JB
 United Kingdom
 +44 (0)20 7089 5760
 www.engenuiti.com

PROJECT THE
**ST GILES CIRCUS,
 LONDON WC1**

PROJECT NO. ZONE 2	SCALE 1:50	DATE @ A1
PROJECT NAME No. 20 DMS	DATE @ A3	
PROJECT NUMBER FIRST FLOOR G.A.	DATE 28.05.15	
PROJECT NUMBER 029	DRAWING NO. ZZ-S-111	REVISION PL01



All joists to be doubled up with matching sized C24 timbers.

Where existing joists are degraded from damp ends they are to be replaced.

Floorboards to be retained where possible, otherwise replaced with matching timbers.

Primary beams to be retained and repaired wherever possible, using glued rod connections.

Doubling up of timbers supporting hearth stone required.

Finishes to be removed, Masonry carefully supported and new masonry arch to be formed to support material over, if required. Finishes to be renewed.

Where joists have been spliced these should be removed and replaced with tapered and/or new joists to achieve level floor above.

Doubling up of timbers supporting hearth stone required.

Timber beam 190 deep x 280 wide, cut from round section. Fissures visible.

Fissures to be resin repaired by specialist.

Damp end to be cut back and renewed with glued rods connection.

Beam to be strengthened with 2 No 150x150x12 EA.

Level to be corrected to re-set floor.

Timber joists to be retained from existing structure and re-cut and re-used where possible in new framing. New joists to match existing to be added if insufficient material

Note floors to 20DMS fall significantly across the floorplate, and have inadequate structural capacity for either residential or office loading.

Existing joists to be carefully taken down, repaired as required and the re-set at level. All joists to be doubled up with matching sized C24 timbers.

Where existing joists are degraded from damp ends they are to be replaced.

Multiple holes through floorboards in both rooms. Floorboards to be retained where possible, otherwise replaced with matching timbers.

Timber stair to be renewed and repaired, retaining as much of existing timber as possible.

Timber stair to be renewed and repaired, retaining as much of existing timber as possible.

REFER TO ZONE 1 DRAWINGS 029-Z1-S-XXX

U1 S-200

03 S-400

S-401 04

02 S-400

BEYOND PROJECT SCOPE

S-400 01