

**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 0739T-38

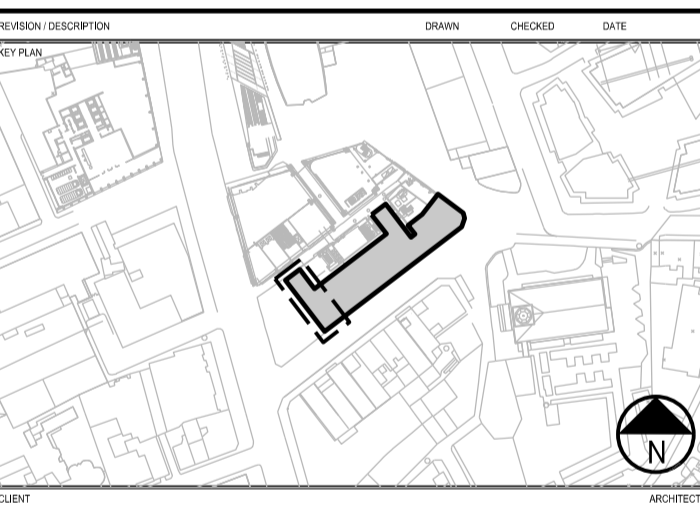
SEE ELEVATIONS 029-ZZ-S-4XX SERIES FOR DETAILS REGARDING REPAIR OF EXISTING EXTERNAL STRUCTURE (ROOFING AND FACADES)

- ← EXISTING TIMBER FLOOR
- ←→ EXISTING "HOLLOW POT" FLOOR SLAB
- ←→ EXISTING "FILLER JOIST" FLOOR SLAB
- ←PJ→ 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
- XXXX 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

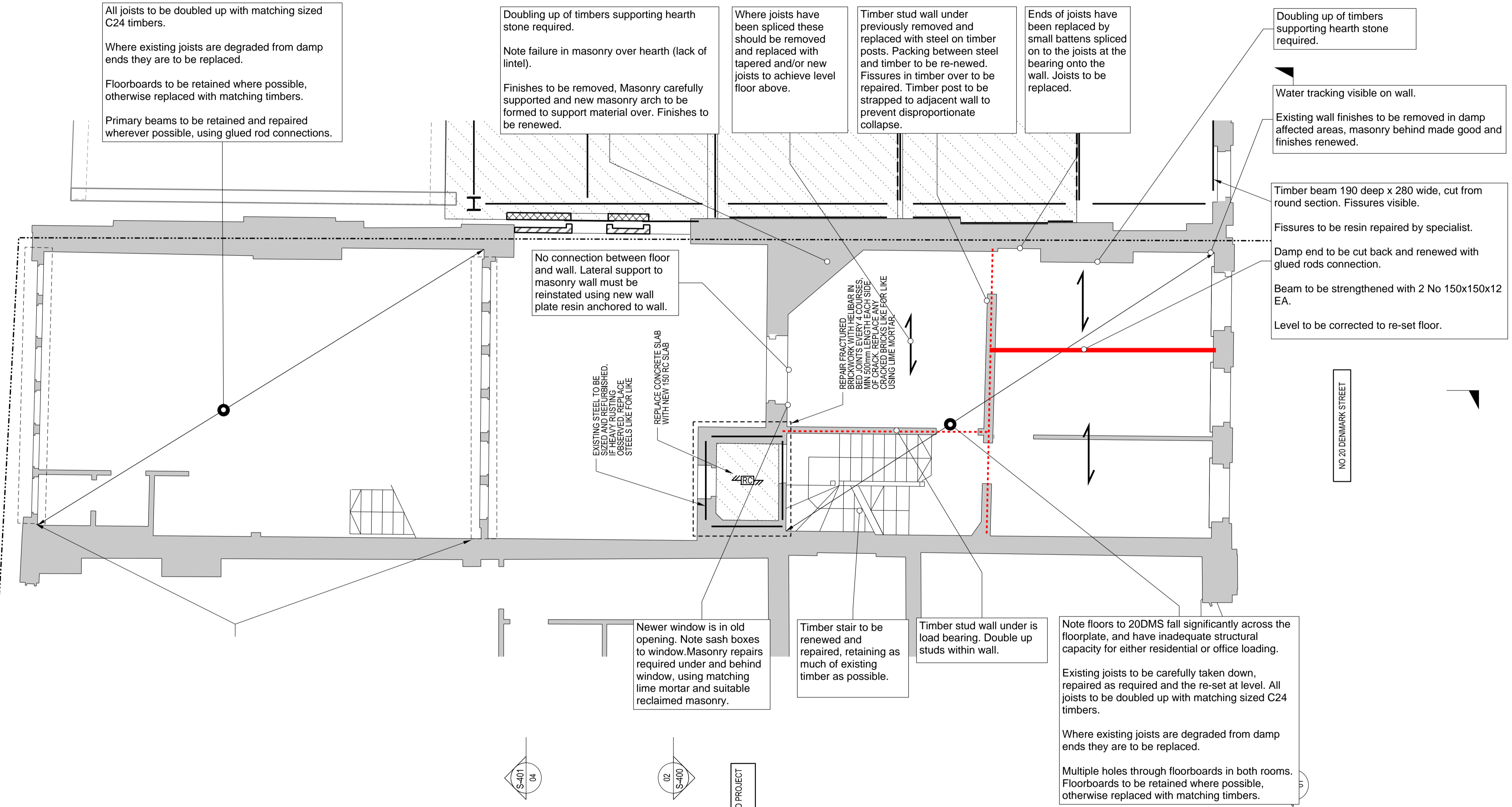
0207 833 8533  
 orms@orms.co.uk  
 orms.co.uk

**engenuiti**  
 IMAGINE + CREATE + ENGINEER

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.<br><b>ZONE 2</b>      | SCALE<br>1:50 @ A1 @ A3        |
| PROJECT NAME<br><b>No. 20 DMS</b> | DATE<br>28.05.15               |
| PROJECT NUMBER<br><b>029</b>      | DRAWING NO.<br><b>ZZ-S-121</b> |
|                                   | REVISION<br><b>PL01</b>        |



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.

Note failure in masonry over hearth (lack of lintel).

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

Timber stud wall under previously removed and replaced with steel on timber posts. Packing between steel and timber to be re-newed. Fissures in timber over to be repaired. Timber post to be strapped to adjacent wall to prevent disproportionate collapse.

Ends of joists have been replaced by small battens spliced on to the joists at the bearing onto the wall. Joists to be replaced.

Doubling up of timbers supporting hearth stone required.

Water tracking visible on wall.

Existing wall finishes to be removed in damp affected areas, masonry behind made good and finishes renewed.

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.

No connection between floor and wall. Lateral support to masonry wall must be reinstated using new wall plate resin anchored to wall.

EXISTING STEEL TO BE REPAIRED AND REFINISHED. OBSERVED. REPLACE STEELS LIKE FOR LIKE.

REPLACE CONCRETE SLAB WITH NEW 150 RC SLAB

REPAIR FRACTURED BRICKWORK WITH BRICKS CUT TO BE MATCHED IN BED JOINTS EVERY 4 COURSES. MIN 50mm LENGTH EACH SIDE. CRACKED BRICKS LIKE FOR LIKE USING LIME MORTAR.

Newer window is in old opening. Note sash boxes to window. Masonry repairs required under and behind window, using matching lime mortar and suitable reclaimed masonry.

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

Timber stud wall under is load bearing. Double up studs within wall.

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.

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

UJ S-200

03 S-400

S-401 04

02 S-400

BEYOND PROJECT SCOPE