

GENERAL FLOOR CONSTRUCTION:
The existing floor joists as surveyed have been checked by calculation and are considered to be adequate for the proposed loading in the general situation. Within the areas coinciding with the ground floor corridor Some additional joists are required the locations of which have been shown on the floor plan. The above is however subject to the condition of the joists as identified in the specialist timber report.

NOTE:
The existing joist layout appears to have been based on the use of 22mm thick P5 floor boarding. This to be confirmed by contractor. The maximum span for this floor boarding is 610mm and where necessary additional joists have been indicated to comply.
Should it be determined that the boarding used is 18mm thick then supplementary joists between the existing will generally be required throughout.



End of existing timber beam supporting foot of sub to new steel beam to new floor construction has deteriorated significantly and is to be repaired using resin techniques as recommended by specialist.
Suggested Sequence or Works
1. Provide temporary support to new steel beam within floor construction.
2. Remove original sheet material between padstone to base plate and top of original timber beam.
3. Check masonry at bearing and make good as necessary.
4. Repair beam end - work to be undertaken by specialist.
5. Provide steel shimming between padstone to base plate and original beam.
6. Remove temporary supports.



End of existing non-structural timber beam has deteriorated significantly and is to be repaired using resin techniques as recommended by specialist and masonry support made good.
Suggested Sequence or Works
1. Provide temporary support to existing timber beam.
2. Corner of existing masonry at bearing to be taken down for six brick courses and re-built using reclaimed bricks laid in 1:1 mortar.
3. Repair beam end - work to be undertaken by specialist.
4. Remove temporary supports.

Contractor to confirm that adequate bolted connection into external basement wall has been provided in advance of undertaking any works.
Suggested Sequence or Works
1. Provide temporary support to new steel beam within floor construction, together with support of the timber joists spanning onto the blockwork over.
2. If inadequate connection into basement wall is provided, remove original sheet material between underside of beam and top of original timber beam.
3. Repair beam end if recommended in report - work to be undertaken by specialist.
4. Subject to Point 2 above, provide steel shimming and dry packing between steel beam and original beam.
5. Remove temporary supports.



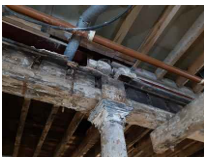
Provide row of minimum 150x50 C16 solid blocking between existing floor joists as indicated to comply with Building Regulation / NHBC requirements.

Provide row of minimum 150x50 C16 solid blocking between existing floor joists as indicated to comply with Building Regulation / NHBC requirements.

Works to right hand side of existing main column.
Suggested Sequence or Works
1. Provide temporary support to new steel beam within floor construction, together with support of the timber joists spanning onto the blockwork over.
2. Remove original sheet material between underside of padstone to beam and top of original timber beam.
3. Repair beam end if recommended in report - work to be undertaken by specialist.
4. Provide steel shimming and dry packing between padstone to steel beam and original beam.
5. Remove temporary supports.



FIRE PROTECTION:
Fire protection requirements to be confirmed with Local Building Control Officer.
It is assumed that horizontal fire compartmentation has been achieved by the existing party walls to the ground floor.
It is assumed that 60 minute fire resistance will be required to the existing ground floor construction over the basement area. It is therefore recommended that allowance be made for under-cladding the floor construction using Gyproc FireLine, or similar approved, with the associated support grillage suspended from the timber floor construction over.
Due allowance to be made for fire stopping above the ceiling line on the line of the party walls over to maintain the horizontal compartmentation.
NOTE:
ALL FLOOR JOISTS HAVE BEEN CHECKED BY CALCULATION FOR THEIR ADQUACY IN SUPPORTING THE SUSPENDED FIRE RATED CEILING.



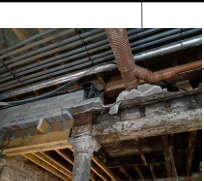
Works to left hand side of existing main column. Use similar methodology to bearing at other end of beam.
Suggested Sequence or Works
1. Provide temporary support to new steel beam within floor construction.
2. Remove original sheet material between padstone to base plate and top of original timber beam.
3. Repair beam end if recommended in report - work to be undertaken by specialist.
4. Provide steel shimming between padstone to base plate and original beam.
5. Remove temporary supports.

Upon removal of original floor the bearing in the main basement wall was found to be compromised with the effective width of the wall being significantly reduced along a large section of the wall with the effect that the new blockwork over was found to have insufficient support along its length.
The following works were recommended as "emergency works"
1. Infill the "gap" with common bricks laid in 1:3 mortar on a hit and miss basis with a maximum length of 600mm, leaving the top joint up to the underside of the new block skin clear.
2. Infill the top joint with dry packing, well rammed and compacted into place to ensure full vertical load transfer.
THE ABOVE WORKS HAVE BEEN CARRIED OUT IN ADVANCE OF THE MAIN CONTRACT.

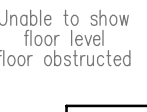


Additional Floor Joist Requirements
- Joist required due to excessive span of floor boarding.
\$ - Joist required due to corridor loading maximum average span between joists to be 500mm c/c.

Contractor to confirm that existing floor joists are not supported by blockwork skin and that they extend into the flanges of the steel beam behind - if not then the joists are to be extended as necessary using typical splice detail.
Suggested Sequence of Works
1. Provide temporary support to new steel beam within floor construction, together with support of the timber joists on the block side span.
2. Remove original sheet material between padstone to base plate and top of original timber beam.
3. Repair beam end if recommended in report - work to be undertaken by specialist.
4. Provide steel shimming and dry packing between padstone to base plate and original beam.
5. Remove temporary supports.



UNDERFLOOR SUSPENDED SERVICES:
Refer to Services Engineer for technical details and specifications relating to all services.
Allow for re-routing of services to beneath the new fire rated ceiling to reduce the amount of fire stopping require.
Allow for the re-supporting of ALL suspended services using the appropriate proprietary fittings by Unistrut or similar.
All electrical cable distribution to be contained within suspended cable trays.
All suspended drainage to be re-levelled and adequately supported at all vertical bends and supplementary intermediate supports as required in order to maintain the required falls for the drainage and to avoid any "drop" of the rising vertical stacks.
NOTE:
ALL FLOOR JOISTS HAVE BEEN CHECKED BY CALCULATION FOR THEIR ADQUACY IN SUPPORTING THE SUSPENDED SERVICES.



REFLECTED CEILING PLAN TO BASEMENT SHOWING WORKS TO EXISTING GROUND FLOOR CONSTRUCTION

(Scale 1:50)

Existing steel beam within floor construction.
150x50 solid blocking between joist ends.

New 220x75 C16 joists at maximum 600mm ctrs.
Joists to be cut into steel floor beam. Provide solid blocking between joist ends as shown.

TYPICAL JOIST END DETAIL INTO STEEL BEAM

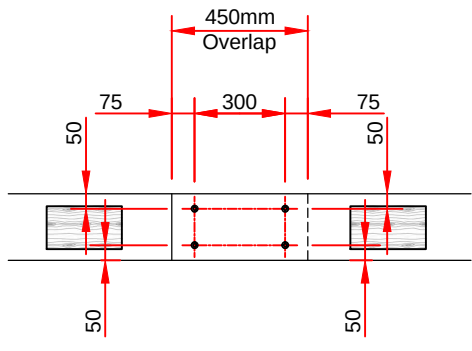
(Scale 1:25)

150x50 solid blocking between joist ends.
Use M12 HY150 with HAS threaded rod, by Hilli or similar approved.

New 220x75 C16 joists at maximum 600mm ctrs.
Joists to bear onto timber plate bolted to basement wall. Provide solid blocking between joist ends as shown.
Provide 220x75 wall plate to support new joists.
For individual joist use bearer minimum 375mm long with bolts at 225mm ctrs.
For multiple joists use continuous bearer with bolts at 450mm ctrs.

TYPICAL JOIST END DETAIL ONTO BASEMENT WALL

(Scale 1:25)



TYPICAL JOIST SPLICE DETAIL

(Scale 1:25)

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NOTE:
THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIALIST REPORT ON TIMBER. ALL REPAIRS OR REMEDIAL WORKS TO TIMBERS TO BE UNDERTAKEN IN ACCORDANCE WITH THE RECOMMENDATIONS INCLUDED IN THE REPORT. WORKS TO BE UNDERTAKEN BY SPECIALIST CONTRACTOR.

REV. DATE DETAILS DRN. CHK.

DRAWING STATUS

FOR APPROVAL

LARNOOK
CONSTRUCTION CONTRACTOR

DRAWN PLS	DATE 14-05-2020	SCALES AS NOTED
CHECKED PC	DATE 14-05-2020	THE ABOVE SCALES APPLY WHEN PLOTTED AT A1 SIZE --DO NOT SCALE--
APPRVD.	DATE	EMAIL FOR DRAWINGS

CLIENT

URBAN BUBBLE

PROJECT TITLE

THE WENTWOOD
NEWTON STREET
MANCHESTER

DRAWING TITLE

REMEDIAL WORKS TO
EXISTING GROUND
FLOOR CONSTRUCTION

PROJECT No. LK.01	DRAWING No. 101	REV. -
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