

GROUND FLOOR LAYOUT

SCALE: 1 : 75

FURTHER DEFECTS MAY BECOME APPARENT AS FURTHER FLOOR, CEILING AND WALL FINISHES ARE REMOVED

STANDARD NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATIONS.
2. THIS DRAWING SHOULD NOT BE SCALED.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE.
4. ALL DISCREPANCIES SHOULD BE REPORTED TO C.A./E.A. PRIOR TO THE COMMENCEMENT OF WORKS.

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1. EXTENTS OF STRENGTHENING WORKS HAS BEEN DETERMINED BASED ON THE FOLLOWING ASSUMPTIONS:-
   - MILLBOARDS ARE MINIMUM TIMBER GRADE C16
   - EXISTING TIMBER BEAMS ARE GRADE C24
   - ALL EXISTING FLOOR FINISHES, CEILINGS & SERVICES ARE REMOVED, LEAVING THE PRIMARY STRUCTURE OF THE MILLBOARDS & TIMBER BEAMS ONLY
   - SUPER IMPOSED DEAD LOAD ALLOWANCE OF 0.55kN/m²
   - VARIABLE IMPOSED LOAD ALLOWANCE FOR RESTAURANT, LOUNGE & CIRCULATION AREAS = 4kN/m²
   - VARIABLE IMPOSED LOAD ALLOWANCE FOR OFFICE AREAS = 3.5 kN/m²
   - VARIABLE IMPOSED LOAD ALLOWANCE FOR BASEMENT BAR = 5.0 kN/m²
2. ANY BEAMS WHICH CANNOT BE DESIGNATED AS SS/C24 WILL REQUIRE STRENGTHENING
3. IF LOUNGE & RESTAURANT AREAS COULD BE SUBJECTED TO LOADS DUE TO PHYSICAL ACTIVITIES OR OVERCROWDING, EG ROOM USED AS A DANCE FLOOR, THE IMPOSED LOADS WILL BE HIGHER & MORE EXTENSIVE STRENGTHENING WILL BE REQUIRED.
4. THE BRICKWORK EITHER SIDE OF DAMP BEAMS SHOULD BE TEMPORARILY REMOVED FOR THE DURATION OF THE PROJECT TO IMPROVE VENTILATION & ALLOW DRYING TO OCCUR,FOLLOWING WHICH BRICKWORK CAN BE REINSTATED.
5. EXISTING METAL TONGUES SHOULD BE SALVAGED FROM DECAYED MILLBOARDS & REINSTATED WITHIN THE GROOVES OF THE NEW MILLBOARDS.

KEY

- = STRUCTURALLY DECAYED TIMBER
- = DAMP TIMBER AT RISK OF DECAY REFER TO NOTE 4
- = AREA OF FIRE DAMAGE
- = PREVIOUS STEEL REPAIR/ INTERVENTION REMOVED
- = DEMOLITION OF EXISTING BUILDING FLOORS
- = DEMOLITION OF EXISTING BUILDING WALLS
- = REINSTATEMENT/ RESTORATION OF PREVIOUS EXISTING OPENINGS & LINTELS
- = DEMOLITION OF EXISTING BUILDING FABRIC
- = FRACTURED/ DEFECTIVE/ DEFORMED JOIST
- = EXISTING STEEL REPAIR/ INTERVENTION
- = EXISTING STEEL/ IRON BEAM
- BA = EXISTING BRICK ARCH FLOOR STRUCTURE
- = SPAN OF EXISTING MILLBOARDS
- = NEW STEEL COLUMN/ HANGER
- = NEW PADSTONE
- = AREA OF DAMAGED MILLBOARDS REPLACED LIKE-FOR-LIKE WITH EXISTING (TYPICALLY SPANNING ACROSS TWO BAYS) REFER TO NOTE 5
- = NEW STEEL BEAM
- = SPAN OF NEW MILLBOARDS
- = SPAN OF NEW FLOOR BOARDS TO REPLACE EXISTING

DATE	REV	DESCRIPTION	DRAWN	CHKD
28.04.26	P03	UPDATED TO LATEST ARCHITECT UPDATES	CL	HK
01.04.26	P02	STAGE 3 ISSUE	IB	HK
26.03.26	P01	WORK IN PROGRESS	IB	HK

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PROJECT

MARLSBRO HOUSE, MANCHESTER

TITLE

GROUND FLOOR EXISTING STRUCTURE WITH DEFECTS PLAN

DRAWING STATUS	STATUS CODE
STAGE 3	S1

CE PROJECT No.	SCALE @ A1	DATE CREATED	DRAWN	CHECKED
1698-01	1:75	FEB.26	IB	HK

DRAWING No.	REV
1698-CIV-XX-00-D-S-10000	P03