

NEW MASONRY/RC LIFT SHAFT TO PROVIDE STABILITY TO STEELWORK FRAME OF EXTENSION. PROVIDE APPROX. 1200mm DEEP (TBC) RC LIFT PIT IN WATERPROOF CONCRETE. MINIMUM PIT WALL AND BASE THICKNESS = 300mm

ACCESS TO REAR BAY SHOULD BE PROHIBITED DUE TO INADEQUATE STRUCTURAL CAPACITY OF ROTTEN JOISTS

STRENGTHENING WORKS (SUCH AS PROVISION OF ADDITIONAL JOISTS) COULD BE REQUIRED DEPENDING ON PROPOSED USAGE OF FIRST FLOOR

DO NOT SCALE FROM THE DRAWING. ONLY FIGURED DIMENSIONS ARE TO BE USED.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
ALL DIMENSIONS ARE IN MILLIMETERS U.N.O.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.

NEW STEELWORK STAIR, POTENTIALLY FINISHED WITH TREADS FORMED BY REUSING EXISTING STONE STEPS. DETAIL TBC WITH ARCHITECT

CONDITION OF EXISTING STONE STEPS TO BE ASSESSED & REMEDIAL STRENGTHENING MEASURES TO BE DESIGNED AT DETAILED DESIGN STAGE

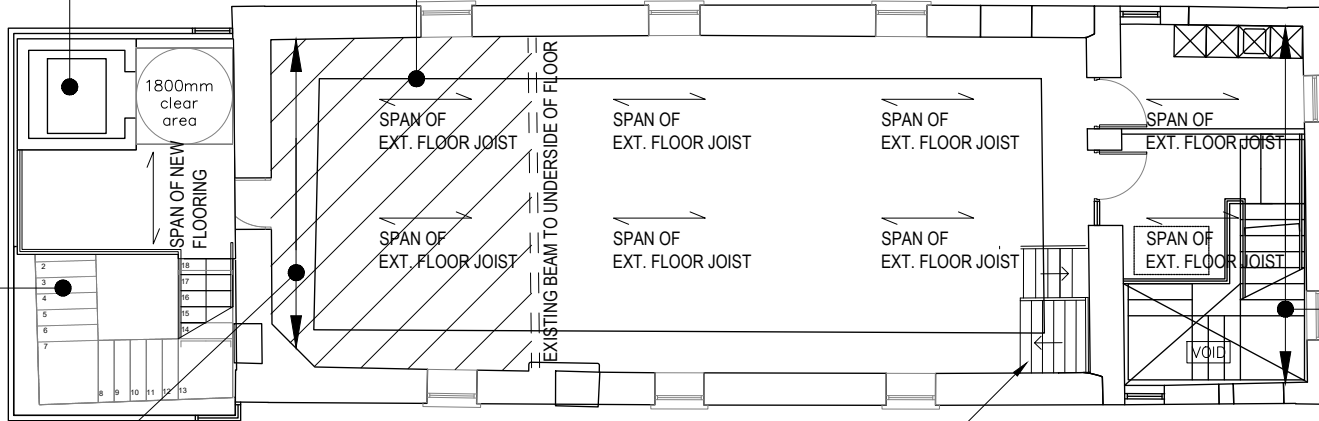
ENDS OF ALL JOISTS IN REAR ARE SEVERLY ROTTED. ASSUME REPLACEMENT OF ALL JOISTS IN THIS BAY OR SPLICING OF ALL JOIST BEARINGS

UNDERPINNING OF EXISTING FOUNDATION REQUIRED. DEPTH OF EXISTING FOOTINGS / FOUNDATION TO BE CONFIRMED BY TRIAL PIT EXAMINATION. PROVISIONALLY ALLOW FOR MASS CONCRETE UNDERPINNING TO AVOID UNDERMINING EXISTING WALLS

2 NO. STOREY LIGHTWEIGHT STRUCTURAL STEELWORK FRAME WITH A PERFORATED MESH CLADDING TO NEW EXTENSION. EXACT COLUMN SIZES AND SETTING OUT TO BE CONFIRMED AT DETAILED DESIGN STAGE

REMOVE RENDER FOR 300mm EITHER SIDE OF CRACK TO DETERMINE IF WALL IS ALSO CRACKED. PROVISIONALLY ALLOW FOR INSERTION OF CRACK STITCHING REINFORCEMENT. TO BE CONFIRMED FOLLOWING REMOVAL OF RENDER.

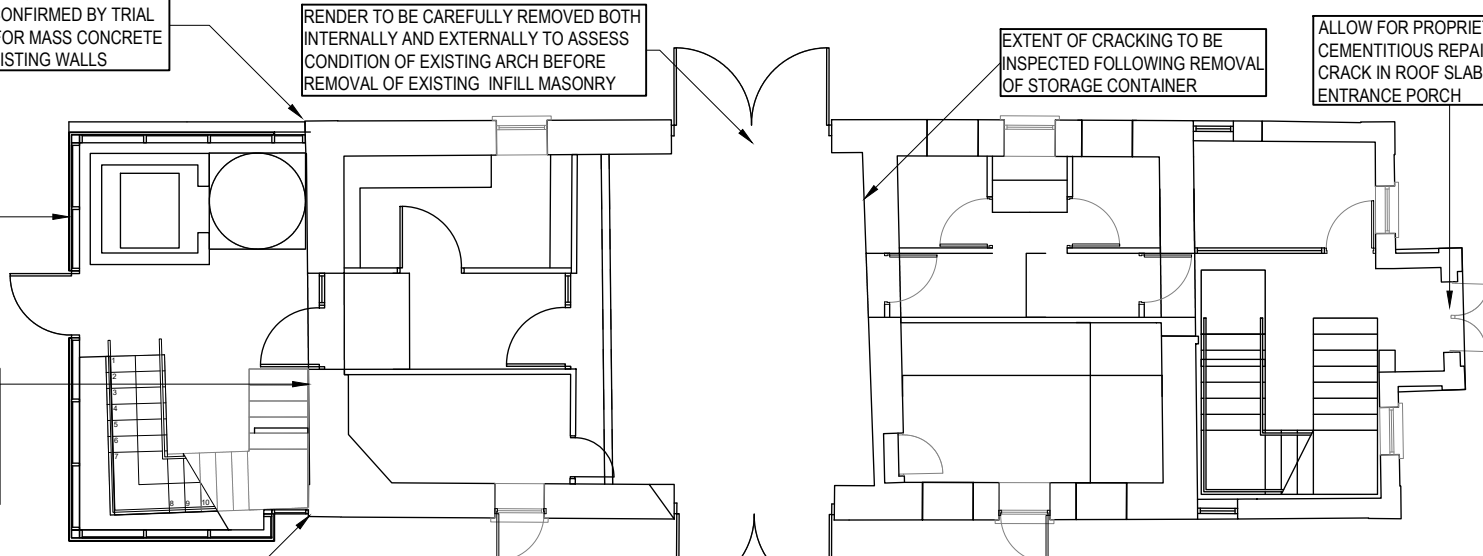
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FIRST/SECOND FLOOR PLANS

SCALE 1:50

EXISTING STAIR TIMBERS AFFECTED BY MOISTURE INGRESS. CONDITION TBC FOLLOWING DETAILED TIMBER SURVEY



GROUND FLOOR PLAN

SCALE 1:50

RETENTION OF EXISTING TIMBER JOISTS:

DETAILED SURVEY OF EXISTING TIMBER TO BE CARRIED OUT BY TIMBER SPECIALIST FOLLOWING OPENING UP SURVEY. ALL RECOMMENDATIONS REGARDING TREATMENT OF RETAINED TIMBER TO BE CARRIED OUT TO TIMBER SPECIALISTS SPECIFICATION

ROOF NOTES:

PRELIMINARY TIMBER INSPECTION OF ROOF INDICATES GENERALLY GOOD TIMBER CONDITION, EXCEPT AT AREAS OF WATER INGRESS, SUCH AS RAFTER ENDS AND EMBEDDED WALLPLATE. ALLOW FOR REPLACEMENT OF WALL PLATE AND SPLICING OF RAFTERS

ENDS OF EXISTING JOISTS AFFECTED BY MOISTURE INGRESS. ASSUME REPLACEMENT OF ALL JOISTS IN THIS BAY OR SPLICING OF ALL JOIST BEARINGS

HAZARD IDENTIFICATION NOTES

- 1 RISK OF COLLAPSE**
No structural elements are to be removed unless the new structural elements are in position and fully connected. This particularly applies to bracing elements.
Contractor must provide a sequence of works for approval before proceeding.
COLLAPSE OF SURROUNDING STRUCTURES
The extent of demolition is clearly defined on the drawings. Demolition is to be by hand at demolition / retain boundaries. Contractor to ensure that only the identified items are removed. Temporary propping and/or shoring to be designed by the Contractor and approved by the Engineer before proceeding. Method Statement to be submitted to include sequence of works.
For major demolitions, only fully certified demolition contractors are to be used. Only members of NIDCCA or an equivalent organisation are to be used.
- 2 STABILITY OF EXISTING STRUCTURES**
The works involve excavating close to existing buildings and connection to existing foundations.
1. Existing foundations must not be undermined at any stage of the works. If excavations are required which are beneath existing foundations, a full method statement for underpinning must be implemented in accordance with the Engineer.
2. Only short lengths, not exceeding 1m, of existing foundations are to be exposed in any one time. Excavations close to existing buildings and foundations must be by hand unless otherwise approved.

P2	MINOR AMENDMENTS	22.02.2021	KMcC	EON
P1	PRELIMINARY	22.12.2021	KMcC	EON
Rev	Amendment	Date	By	Chk

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Status: **PRELIMINARY/INFORMATIVE**

Project: **CASTLEPOLLARD REGENERATION**

Dwg Name: **MARKET HOUSE SCHEMATIC STRUCTURAL SKETCH**

Client/Architect: **KEYS AND MONAGHAN**

Scale: (@ A1)	Date:	Drawn:	Checked:
1:50	02.12.2021	KMcC	EON
Drawing No:	20058-SK001	Rev:	P2

