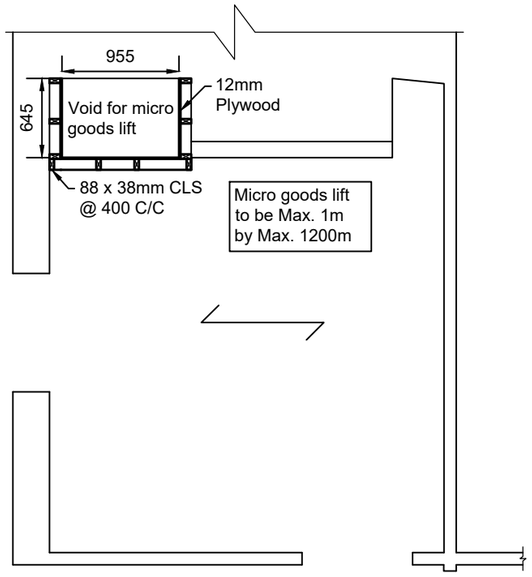
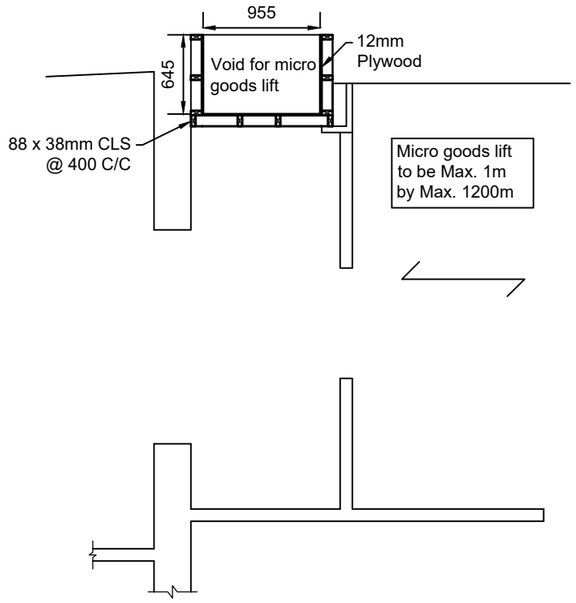
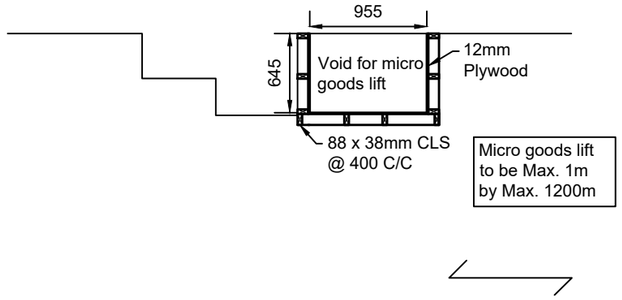


Second floor plan showing timber support, (1:50)



First floor plan showing timber support, (1:50)



Ground floor plan showing timber support, (1:50)

In producing these drawings and associated calculations, Blackwell Structural Consultants have acted as a “Designer” under CDM Regulations 2015. The “Principal Designer” / “Contractor” must ensure that the responsibilities of these roles including, but not limited to; site HSE compliance, temporary works coordination, project phase planning, management and coordination are discharged.

It has been assumed that the existing foundations are corbelled brick footings. The contractor must excavate a trial hole to check prior to construction; if foundations are found to be other than expected, Engineer must be informed and given time to redesign if necessary. The allowable ground bearing pressure has been estimated as 100kPa. The Building Control Inspector should satisfy themselves on site that the ground is competent and that the assumed ABP is acceptable.

Where it is to be modified, the contractor must expose the existing structure prior to construction and ensure that there is no damage or defect. For example, damaged masonry units must be replaced, weak or loose mortar repointed, rotten timbers replaced.

In producing these designs, all reasonable care has been taken to eliminate risk on site where possible or control that risk where not. The designs have been reviewed to ensure that all of the processes detailed constitute “standard work tasks”. It is assumed that all tasks will be carried out by competent professionals using contemporary industry standard techniques. Where we have identified non-standard practices or risks which are not apparent, these have been noted on the drawing accordingly. The designs must be carefully reviewed by the Principal Designer and Contractor to ensure that all work tasks can be carried out safely, if any potential improvements to the design safety are identified or there is any aspect to the work about which the Contractor is unsure, the Engineer must be contacted.

General Notes

1. This drawing is to be read in conjunction with all other relevant Engineers', Architect's and specialists' drawings and specifications.
2. All works to be carried out in accordance with current building regulations, HSE guidelines and relevant codes of practice.
3. Any grid lines, building lines, etc. are to be set out in accordance with the relevant Architect's plan.
4. Dimensions are subject to confirmation by site measurement before construction commences. Where no dimensions are given, they are to be site measured by Contractor / fabricator.
5. Any dimensional discrepancies on this drawing are to be referred to the Engineer before the affected work proceeds.
6. Contractor to establish the location of any existing services and utilities to ensure that new structure does not bear over existing except where shown on drawings.

Structural Timber Notes

1. Where joists are built into the inner leaf of an external wall they are to be sealed to the wall using a silicone sealant to ensure air tightness.
2. The first joist should be positioned 25mm to 75mm from the wall face to allow for services.
3. Herringbone strutting or solid blocking is to be provided at the ends of joists where they bear onto steelwork or are supported on joist hangers. Additional strutting / blocking is required as follows:

Joist Span	Rows of Strutting
Less than 2.5m	*None*
2.5m to 4.5m	*1 (centre of span)*
Over 4.5m	*2 (at third points)*

4. Moisture content of timbers at time of installation is not to exceed 20%.
5. Notching and drilling of joists (if required) is only allowed within permitted sizes and locations as described in NHBC standards.
6. All structural timbers are to be strength graded (C16 or C24) as shown on the drawings.
7. Where lightweight partitions are supported on timber floors they should be built off double joists bolted together with M12 bolts and large washers at 400mm centres.
8. Joists under baths to be doubled up.
9. Ground floor joists, flat roof joists and timbers in other locations which are susceptible to moisture are to be treated with organic solvent impregnation to wood protection association commodity specification C8, service life 40 years.
10. Plywood to be exterior grade (WBP) structural plywood Grade III.
11. All construction products to be CE marked.

0 500 1000 1500 2000 2500mm

SCALE 1:50 on A3

Mark	Date	Remarks
A	10/01/24	Scale bars added to aid understanding of drawing.

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Contract	Oxfam, 10 Catherine Street, Salisbury
Client	Oxfam - Steve Shell
Architect	
Title	Proposed Timber: Layout

Date:	21/12/2023	Scale: 1:50	@ A3
Engineer:	Neil Blackwell	Drawing No.	15615 / 01A
Drawn:	Raj Chahal		