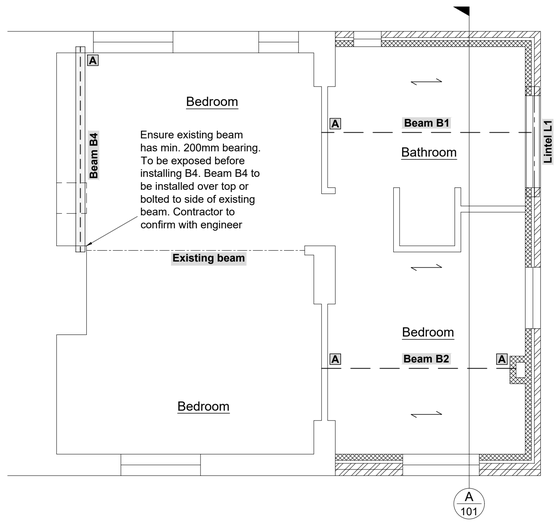
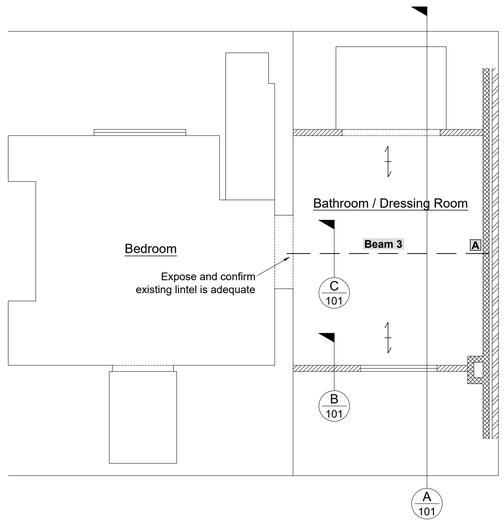


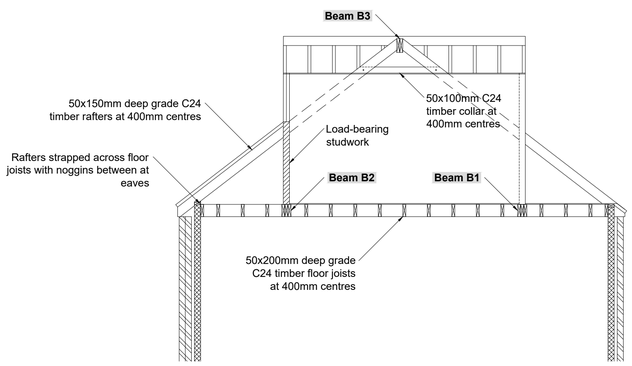
Proposed First Floor Plan

(Scale 1:50)



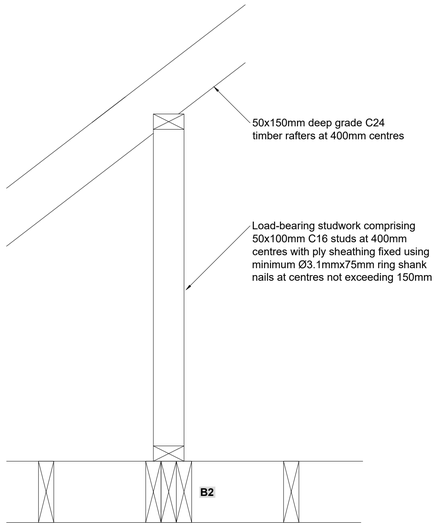
Proposed Second Floor Plan

(Scale 1:50)



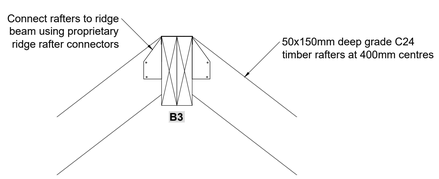
Section A

(Scale 1:50)



Section B

(Scale 1:10)



Section C

(Scale 1:10)

TIMBER:

1. All softwood timber to be FSC certified, graded as noted on drawings. Where not specified timber to be grade C24.
2. All softwood timbers are to be treated by double vacuum preservative treatment to BS:5707 part 3. All timber ends to be treated on site.
3. All timber fixings are to be galvanised/sheradised except when into Oak in which case fixings are to be stainless steel.
4. Multiple timbers are to be bolted together at max. 400mm centres using M12 bolts and 51mm dia. toothed plate connectors. Use square plate washers to outside face of timbers. Fixings to be staggered about member centre line along entire length of timbers.
5. Use proprietary joist hangers to support timbers off other timbers, or timber plate bolted to steel beam's web/flange using M8 bolts at 800mm centres staggered along length of beam.
6. Fire protection where required, to architect's details.

BRACING / STRAPPING:

1. Traditional cut timber or truss rafter roofs to have standard timber bracing in accordance with BS5268 part 3 and/or in accordance with the truss manufacturer's design.
2. Vaulted and/or flat roof areas are to be lined with min. 8mm plywood fixed with 3mm dia nails at 300mm centres generally along each support and at 150mm centres along board edges.
3. Standard 30x5x1200mm long galvanised steel restraint straps (or similar approved with minimum tension capacity of 8kN) to be provided, for lateral restraint, to floors and around gables. Straps to be fixed over 38mm wide noggins at least half the depth of the joist or rafter. Straps to extend over at least 3No. joists or rafters. Spacing of straps to be at max. 2m centres in accordance with BS5628 or current Building Regulation Approved Document A.
4. Standard 30x5x1200mm long galvanised steel restraint straps (or similar approved with minimum tension capacity of 8kN) to be provided, for vertical restraint, to roofs. Straps fixed to wall plates, and to the supporting masonry below at max. 2m centres in accordance with BS5628 or current Building Regulation Approved Document A.

MASONRY:

1. All external brickwork to have a min. compressive strength of 20N/mm² with a water absorption value between 7% & 12%.
2. All blockwork to have a min. compressive strength of 3.6N/mm² unless noted otherwise.
3. Blockwork generally above dpc to architect's specification but at the strength indicated on engineer's drawings, blockwork below dpc to have a min. density of 1500kg/m³. All blockwork to have a unit weight not exceeding 20kg, otherwise the contractor is required to produce a risk assessment and method statement for manual handling. Hollow blocks are not to be used without permission from the engineer.
4. Mortar to be generally designation (iii) above dpc & grade (ii) below dpc, unless noted otherwise.
5. All masonry supporting steel or precast concrete to have cured for at least 7 days prior to installations (extended to 10 days if temperatures have been below 5°C). Temporary lateral support and propping may be required for certain wall configurations and should be considered by the contractor.

BEARINGS

1. All padstones to be positioned centrally under supported beam(s).
2. Padstones to be precast concrete (min 50N/mm^2) unless noted otherwise, standard sizes specified where possible as supplied by Naylor Industries.
3. Padstone references as follows:

A. Bear min. 100mm directly onto masonry (made good as required). Nominal padstone may be considered appropriate to ensure a firm level bearing.

Indicates span of 50x200mm grade C24 timber floor joists at 400mm centres.

Indicates span of min 50x150mm grade C24 rafters at 400mm centres.

Indicates load-bearing studwork comprising of 50x100mm C16 studs at 400mm centers with 9mm ply sheathing fixed to once face using Ø3.1mmx75mm ring shank nails at centers not exceeding 150mm.

Member Schedule

Ref.	Section	Reaction (ULS) kN
B1	3No. 50x200mm C24	7.22
B2	3No. 50x200mm C24	7.22
B3	2No. 50x225mm C24	6.36
B4	152x152UC23	10.30
L1	IG L5/50 or similar approved	-

RISK SCHEDULE

- Design assumptions have been made relating to the span of elements of the existing structure (as noted on the drawings). To prevent existing or new members becoming overstressed or deflecting excessively, these assumptions must be checked before work on site commences. Any discrepancies must be reported to the engineer so that checking can be carried out, and any required amendments made before work proceeds.
- Temporary support - there is a risk of injury due to collapse of unsupported or inadequately supported load/structure. The contractor must consider and provide temporary works designed by a suitably qualified person.
- Some main structural members may exceed manual handling limits. Jointing to limit size and weight may have been specified where appropriate (contractor to liaise with engineer if additional joints are required or locations require adjustment). Irrespective of any jointing details mechanical lifting equipment must be considered by the main contractor and appropriate lifting plans developed.
- There are no other specific health and safety risks as a direct result of our design apart from common construction issues that are to be assessed by the contractor.

3rd Angle ©

GENERAL NOTES:

- This drawing is the copyright of the consultant and must not be used or reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise without the written consent of the intellectual copyright owner, application for which can be made to JCP Engineers, Unit 7, Boscombe Centre, Mills Way, Amesbury, Wiltshire, SP4 7SD.
- Drawings must not be scaled. Only written dimensions should be used - where no dimensions are given the matter shall be referred to the engineer.
- Should dimensions or details on these drawings conflict, request clarification from the engineer.
- Where this drawing relates to existing or completed construction the contractor shall check that there is no conflict between actual building dimensions and dimensions on the drawings.
- In the event of conflicting information between this drawing and others, this must be reported immediately to the engineer.
- The contractor is responsible for checking the accuracy of all site dimensions, levels and setting out of the work before work commences on site.
- Materials and workmanship are to comply in all respects with current British Standard specifications, codes of practice, and Building Regulations.
- This drawing is to read in conjunction with all relevant architectural, specialists' and other consultants' relevant specifications and drawings.
- The contractor shall provide all necessary bracing and safeguards to ensure the stability of the structure and all associated parts at all times during construction. the design, installation and maintenance of all necessary temporary works is the responsibility of the contractor.
- The works detailed on this drawing may be subject to a Planning or Building Regulations application, and/or the Party Wall Act. Should this be the case all works undertaken prior to obtaining the relevant approvals are at the Contractor's/Client's risk.
- Setting out to is to be in accordance with the Architect's drawings.
- It is the Client's responsibility to ensure that they have engaged the services of a competent person to act in the role of principal designer in accordance with the 2015 CDM regulations, prior to works commencing.

REV:	DESCRIPTION:	BY:	DATE:
P2	B4 added	AT	28/02/24
P1	Preliminary issue	RD	21/09/23

REVISIONS

SUBJECT TO BUILDING CONTROL APPROVAL.

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PROJECT TITLE:

2, The Terrace
Chimney Lane
Honeystreet

DRAWING TITLE:

Structural
General Arrangement

DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
RD	09/23	AT	09/23	AT	09/23

DRAWING NO:	SHEET SIZE:	SCALE:	REVISION:
16518-101	A1	1:50	P2