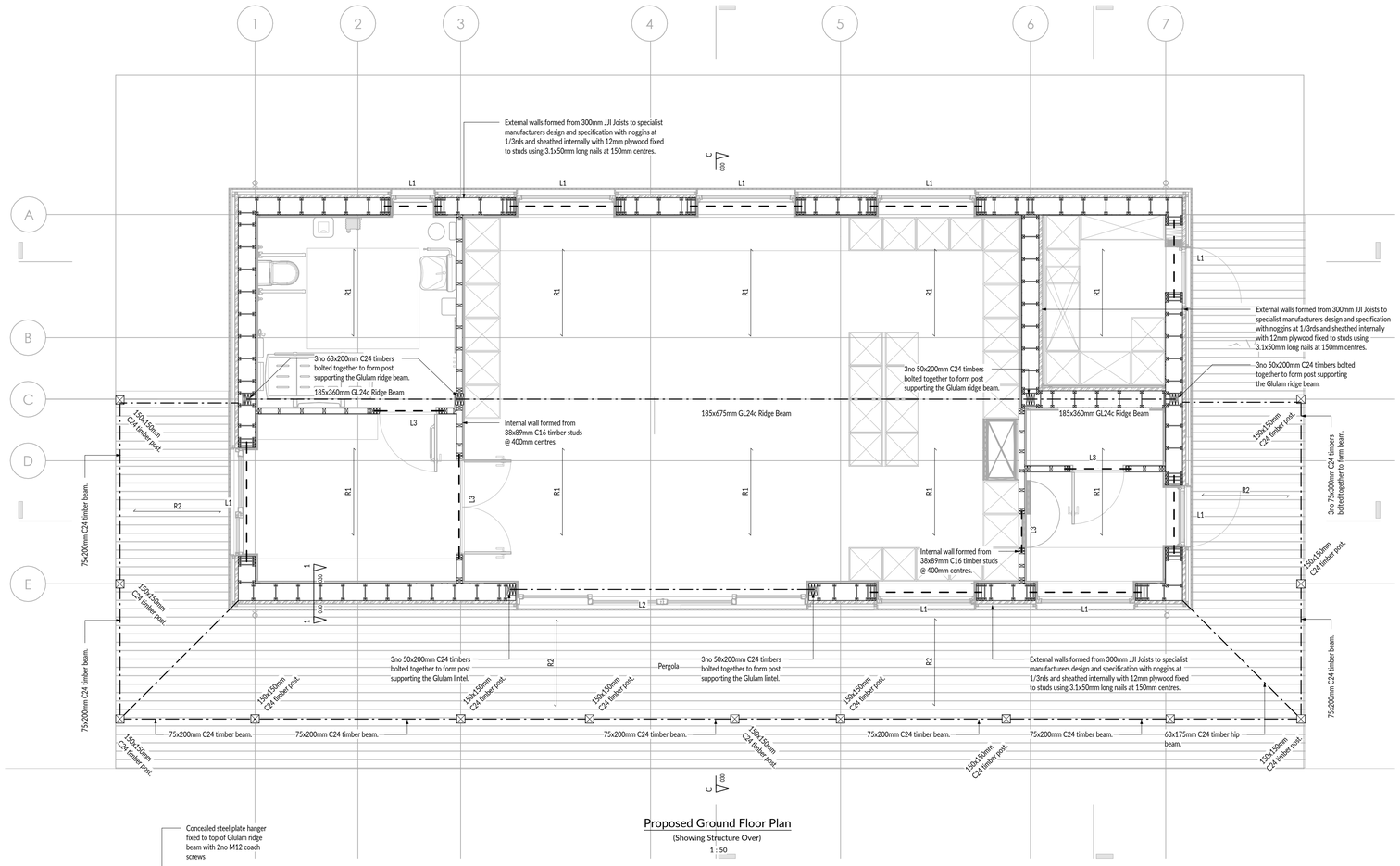
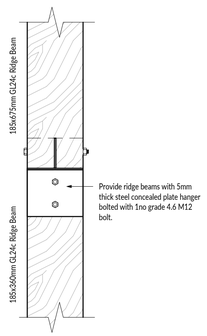
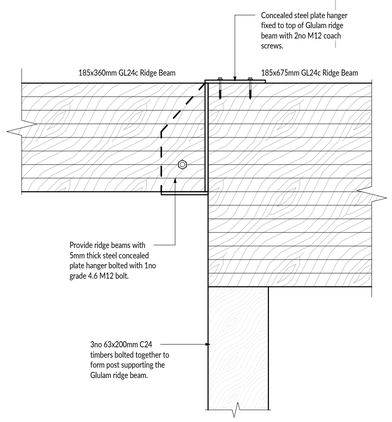


Proposed Ground Floor Plan

(Showing Structure Over)

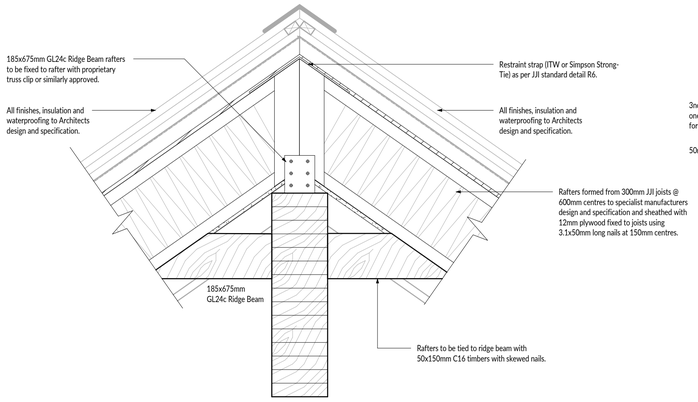
1 : 50





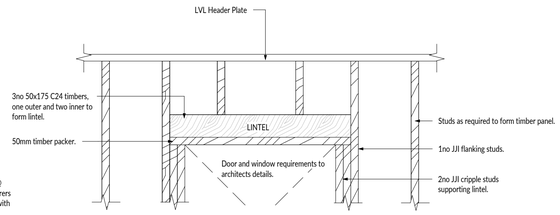
Post to Ridge Beam Transition Connection Detail

1 : 10



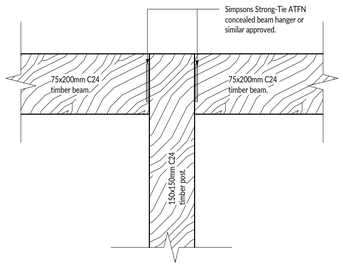
Typical Ridge Detail

1 : 10



Timber Frame Opening Detail

1 : 20



Pergola Beam/Post Connection Detail

1 : 10

Plan Key

R1	Denotes span of 300mm JJI rafters @ 600mm centres to specialist manufacturers design and specification and sheathed with 12mm plywood fixed to studs using 3.1x50mm long nails at 150mm centres.
R2	Denotes span of 50x125mm C24 pergola rafters @ 600mm centres with midspan noggins.
L1	Denotes 3no 50x175 C24 timbers, one outer and two inner to form lintel.
L2	Denotes 185x360mm GL24c lintel.
L3	Denotes 2no 47x150 C24 timbers bolted together to form lintel.

GENERAL NOTES

This drawing is to be read in conjunction with all other relevant Architects, Engineers & Specialist drawings, details and the relevant Health and Safety Plan (as appropriate.).

All dimension, site setting out, DPC's, DPM's, fire protection, finishes & radon protection to the Architect's specification or agreed on site with building control.

DO NOT set out from this drawing. Check all dimensions with Architects drawings and consult Engineer if any queries arise. Do not scale from these drawings.

All dimensions to be checked on site. All details and dimensions relating the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.

Works to comply with current Codes of Practice, Eurocode, British Standards and Building Regulations.

Contractor to provide all necessary vertical and lateral restraint strapping in order to comply with The Building Regulations.

Existing wall construction, foundations, span directions of joists, rafters etc. all to be exposed and confirmed as adequate and in line with assumptions prior to commencement of work and ordering of materials. Structural engineer to be consulted if any differences are found.

Temporary Stability - Contractor to provide all necessary temporary propping to safely undertake the works.

Part A3 Section V of the current Building Regulations.

This structure is in class 2a regarding Disproportionate collapse. The following measures are to be taken : Provide effective horizontal ties or effective anchorage of suspended floors.

TIMBER

All structural timber to be in accordance with BS EN 14081 and BS EN 336: 2013.

All structural ply to be in accordance with BS EN 314-2: 1993 (bonding quality requirements).

All OSB for structural purposes to be in accordance with BS EN 300: 2006.

All hangers and mechanical fixings by specialists using the loads included in the calculations, to be installed in accordance with the manufacturers recommendations.

All timber to be suitably treated as required to suit the environment to be used.

All sole plates are to be fixed to steel beam with suitable self tapping fixings or shot fired. Fixed to masonry with 10mm Ø fixings (either plug and screw or resin fix) in accordance with manufacturers details.

All sheathing to be fixed with 3.1mm dia. round wire nails minimum 50mm length at 150mm ctrs.

Noggings to be provided at mid span of timber framed walls up to 2.4m in height or at 1/3rds over 2.4m in height.

All multiple timbers to be bolted together with M12 bolts (grade 4.6) at 500mm ctrs unless noted otherwise with 50 x 50 x 3mm washers.

Designers Risk Assessment:

- Installation of heavy beams - Mechanical aids should be employed if required when installing beams.
- Temporary Support - The contractor is to provide all necessary temporary propping to safely undertake the work and maintain structural stability, including sides of excavations for sub structure and retaining elements.
- Confirmation of Structural Layout -The assumptions made within the calculations and drawing should be confirmed on site, prior to commencement of works. Any differences should be discussed with Structural Engineer, in order to check calculations.
- Working at height - Suitable scaffold to be provided in order to carry out works safely.
- Asbestos - Any suspected Asbestos containing materials should be tested and removed by specialist contractors in accordance with HSE guidance.

Revision:	Date:	Initials:	Description:
C01	18.04.2024	DJN	REVISED CONSTRUCTION ISSUE

CONSTRUCTION

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PROJECT OWNER
COMMUNITY ROOTS, PORTHTOWAN
PROPOSED FLOOR PLAN & DETAILS

Scale(s):	Drawn By:	Checked:
As indicated @ A1	AJ	BP
Project No:	Drawing No:	Revision:
23291	020	C01

QA.24-V3-04.04.2022