

Timber

Structural timber to be in accordance with BS 5268, to grade or strength class shown on the drawings. All timber sizes, spacings and grades quoted are minimum to be used. Any materials to be supplied with Engineer's prior to installation. Unless stated otherwise on the drawings, all materials to be supplied with Engineer's prior to installation. Any lifting and connection details that are shown on the drawings are to be adhered to unless signed otherwise with the Engineer. A clearance of 25+75mm between the first joist and the base of the wall should be allowed.

All new timber to be seasoned, knotted and treated. All structural softwood timber to be treated with CCA type preservative applied by vacuum pressure process in accordance with Table 4 of BS5268:Part 5.

All timber connections to utilise suitable connectors by Simpson Strong Tie or similar proprietary connectors approved by the Design Engineer.

Where restraint type joist hangers are specified, do not use alternatives without written approval from the Design Engineer.

Floor joists, flat roof joists and floor tie members of attic trusses should be studied by one or more rows of solid blocking or hermipgose stalling in accordance with table below. At the end of each run of stalling the first joist should be firmly blocked to the wall.

Joist span 2.5 - 4.2m = 1 row at mid-span

Solid blocking should be at least 30mm wide extending at least 0.75 times the depth of the joist, located at and staggered by the ends of the blocking. Hermipgose stalling should be installed at the ends of the blocking runs and at the ends of the blocking runs. The blocking should be at least 30mm wide extending at least 0.75 times the depth of the joist, located at and staggered by the ends of the blocking runs. The blocking should be at least 30mm wide extending at least 0.75 times the depth of the joist, located at and staggered by the ends of the blocking runs.

At joist ends supported by hangers and where they are notched into supporting steel beams. All holes and notches in timber members shall be comply with BS 8103 Part 3 and NHERC Standard 6.4

All timbers to be bolted together using M10 bolts to BS 918, placed through these bearings at the ends of the blocking runs and at the ends of the blocking runs. The bolts should be at least 30mm wide extending at least 0.75 times the depth of the joist, located at and staggered by the ends of the blocking runs. The bolts should be at least 30mm wide extending at least 0.75 times the depth of the joist, located at and staggered by the ends of the blocking runs.

General

This drawing is to be read in conjunction with Sedgwick standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale the drawings except for planning purposes. The Contractor shall check all dimensions and levels on site prior to construction of the building structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All dimensions shown include finishes.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all building materials prior to commencement of any works on site and store with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, storing & propping. Design to be undertaken by a suitably qualified professional.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with health & safety requirements.

All materials to be for purposes and all works unless specified or implied, to be in accordance with the relevant British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure:

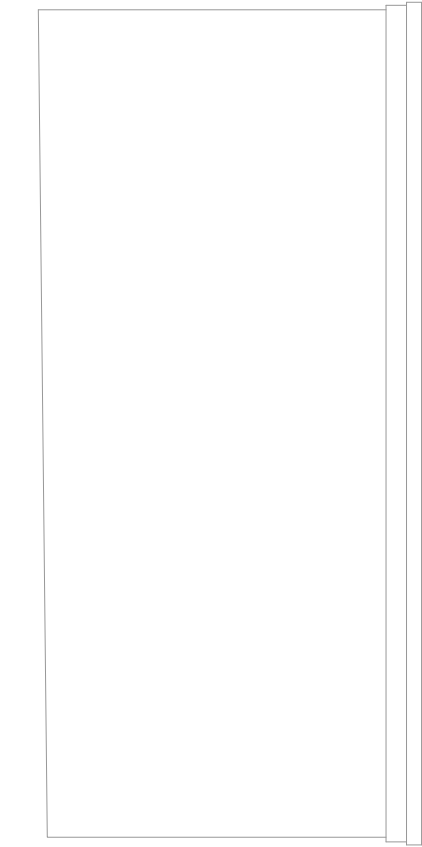
- that all building materials, fittings, cladding and the building structures or materials be certified and carefully checked for any hidden services
- that all items to be dismantled or removed, eg walls, beams, slabs etc, are assessed for any loadbearing or stability function and temporary propping provided as necessary
- that any existing structure or materials to be drilled, cut, or otherwise disturbed, be checked for asbestos content and appropriate action taken

Flat Roof Covering

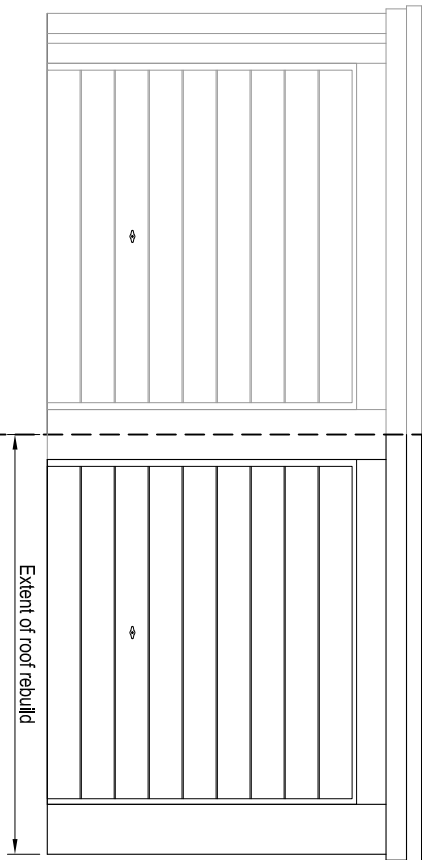
Thickness of all boarding to be checked to ensure that mass of boarding complies with Building Regulations Part E. Heads of nails to be well punched below the surface. In counter-sunk holes if necessary. Emission gaps to be provided in accordance with manufacturers recommendations.

Where softwood boarding is used it shall be in accordance with BS 1297 and be dressed shall be 18mm min for joists at 600mm centres or less, and 19mm min for centres up to 800mm, with end batt joists staggered. Boards to be tongued and grooved max 100mm wide, fixed with two flat headed steel ring nail spurs with to every joist, of length at least 2x times the board thickness.

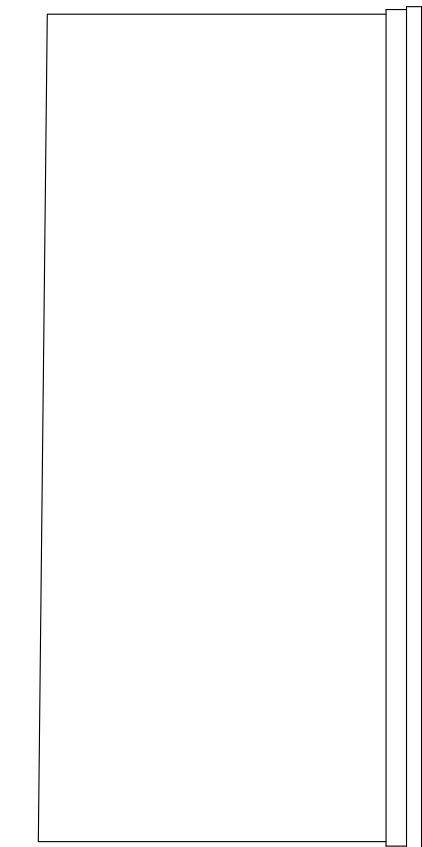
Plywood sheathing to be in accordance with BS EN 638 and to be Exterio Grade (WB7). Plywood to be 19mm min for joists at 600mm or less, and 19mm min for centres up to 800mm, with end batt joists staggered. Boards to be tongued and grooved max 100mm wide, fixed with two flat headed steel ring nail spurs with to every joist, of length at least 2x times the board thickness. Plywood to be 19mm min for joists at 600mm or less, and 19mm min for centres up to 800mm, with end batt joists staggered. Boards to be tongued and grooved max 100mm wide, fixed with two flat headed steel ring nail spurs with to every joist, of length at least 2x times the board thickness.



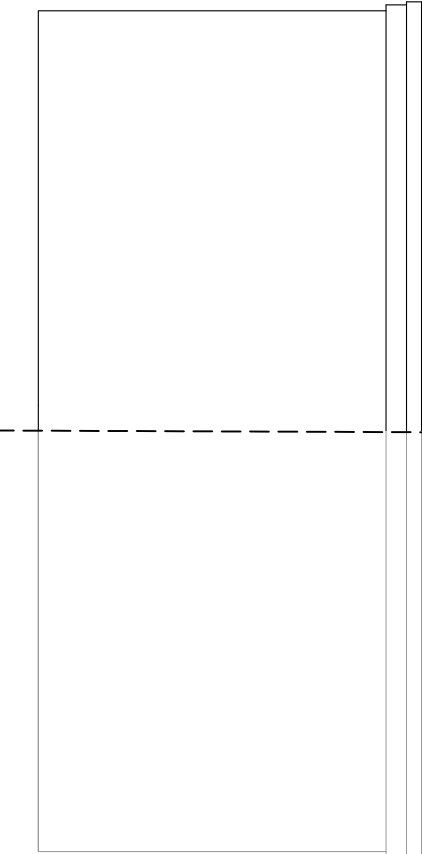
Left



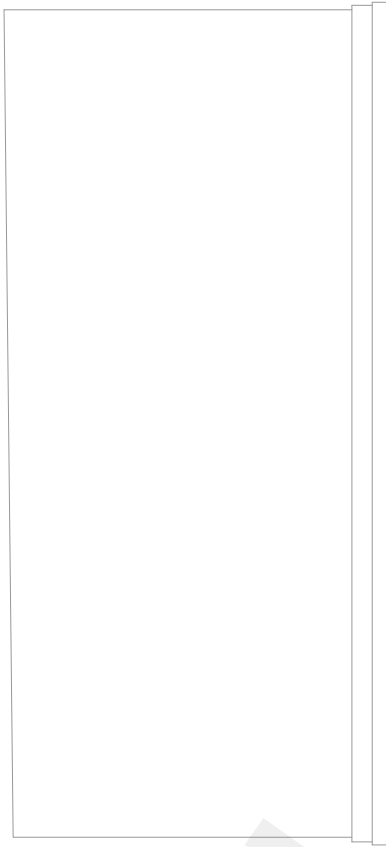
Front



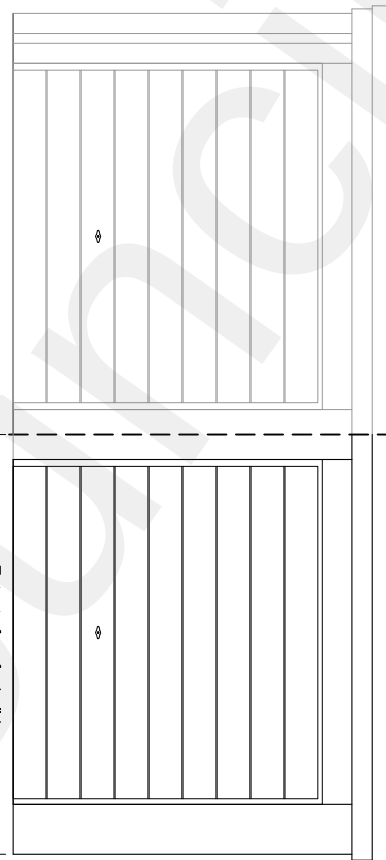
Right



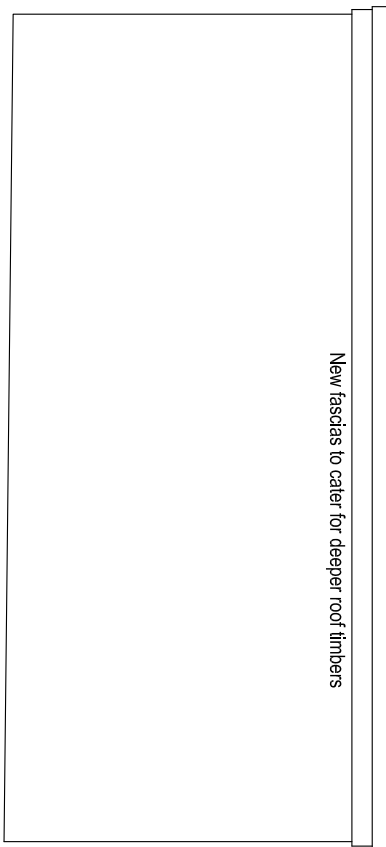
Rear



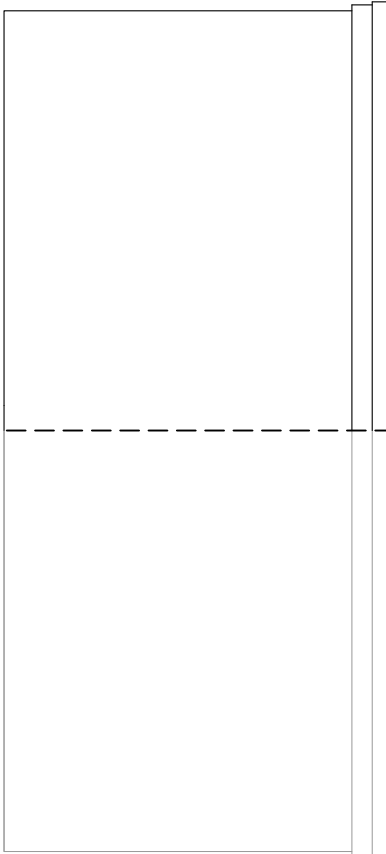
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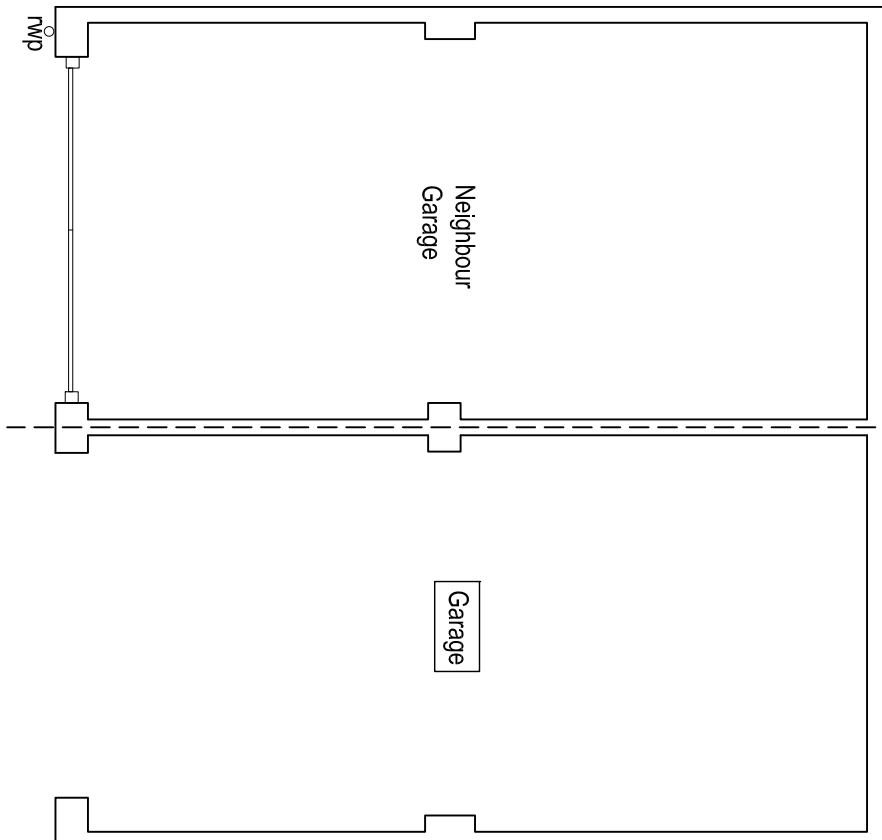
Front



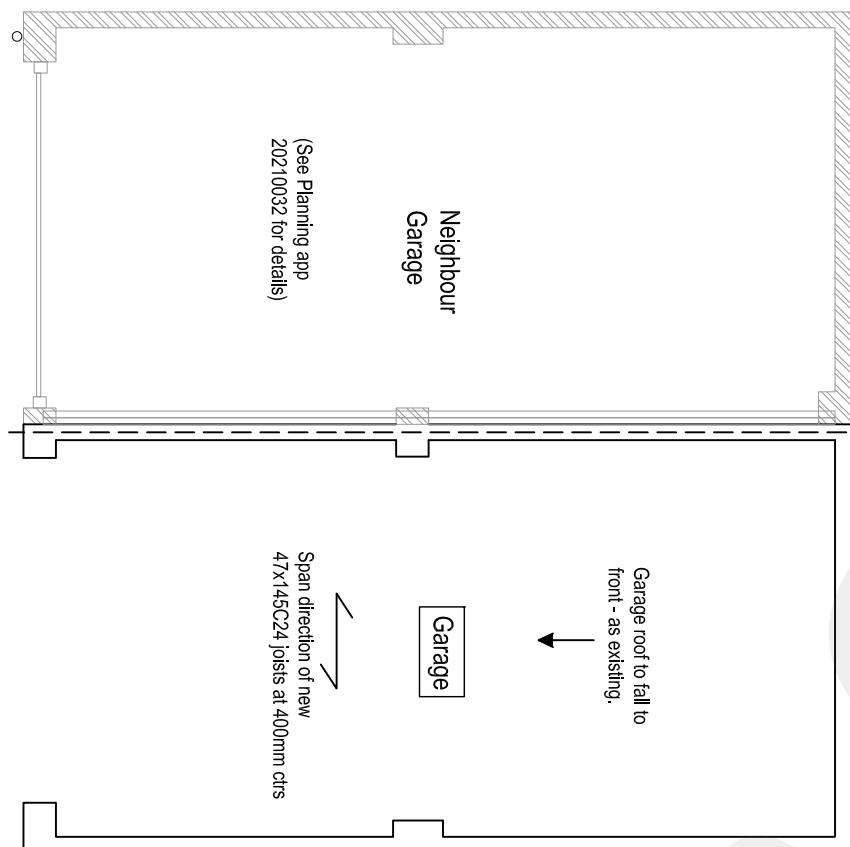
Proposed Elevations



Rear

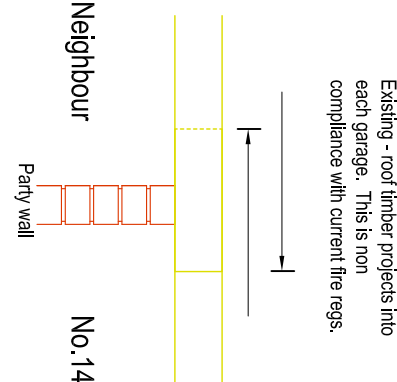


Existing Layout Plan

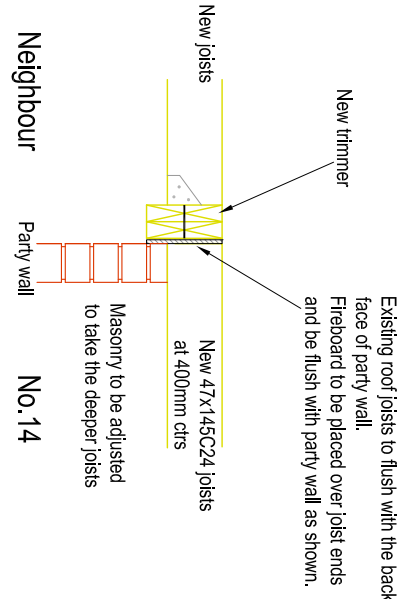


Proposed Layout Plan

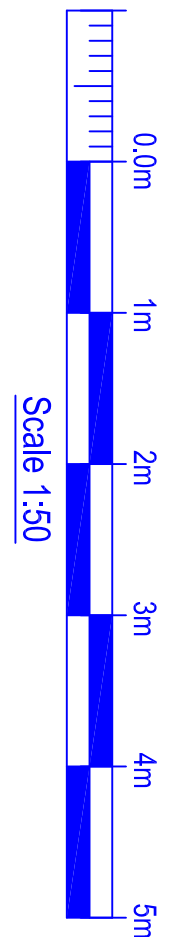
Existing walls to be retained by the works (other than as indicated to order of the design team) shall be retained to all 3 parts.



Detail A - Existing



Detail A - Proposed



JOB ID			
Clarke and Johnson			
SITE ADDRESS			
14 Edmund Close Gravesend Kent DA13 0NB			
PROJECT			
Replacement of Garage Roof in conjunction with works to adjacent garage			
DRAWING TITLE			
Plans and Elevations			
INITIAL DWG DATE		DRAWN BY	
August 2022		MS	
SCALE		DWG SIZE	
1:50 Unless Shown		A1	
REFERENCE		DWG NO.	
85840083		104	
		Rev.	