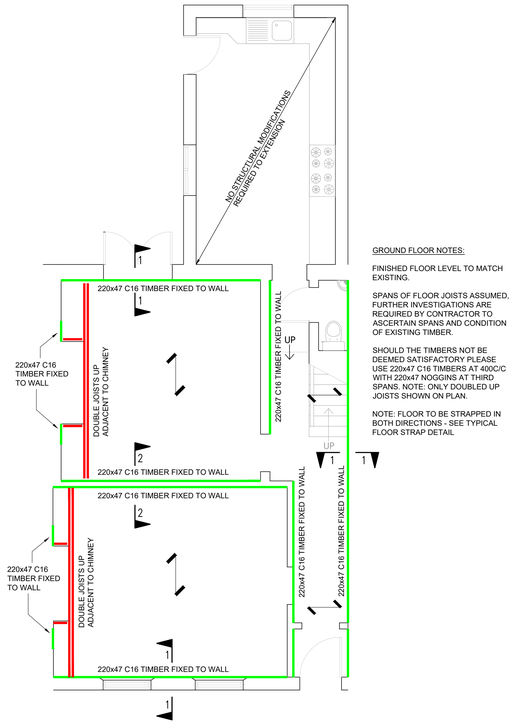


GROUND FLOOR NOTES:

FINISHED FLOOR LEVEL TO MATCH EXISTING.

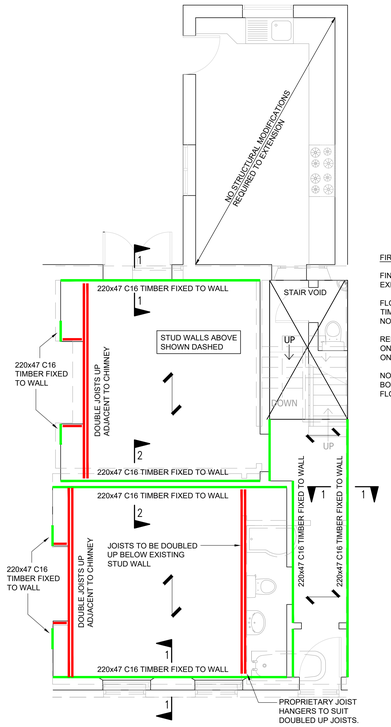
SPANS OF FLOOR JOISTS ASSUMED, FURTHER INVESTIGATIONS ARE REQUIRED BY CONTRACTOR TO ASCERTAIN SPANS AND CONDITION OF EXISTING TIMBER.

SHOULD THE TIMBERS NOT BE DEEMED SATISFACTORY PLEASE USE 220x47 C16 TIMBERS AT 400C/C WITH 220x47 NOGGINS AT THIRD SPANS. NOTE: ONLY DOUBLED UP JOISTS SHOWN ON PLAN.

NOTE: FLOOR TO BE STRAPPED IN BOTH DIRECTIONS - SEE TYPICAL FLOOR STRAP DETAIL

GROUND FLOOR PLAN

1:50



FIRST FLOOR NOTES:

FINISHED FLOOR LEVEL TO MATCH EXISTING.

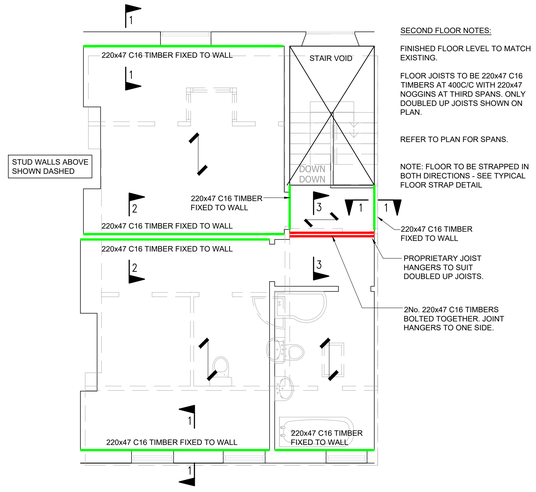
FLOOR JOISTS TO BE 220x47 C16 TIMBERS AT 400C/C WITH 220x47 NOGGINS AT THIRD SPANS.

REFER TO PLAN FOR SPANS. ONLY DOUBLED UP JOISTS SHOWN ON PLAN.

NOTE: FLOOR TO BE STRAPPED IN BOTH DIRECTIONS - SEE TYPICAL FLOOR STRAP DETAIL

FIRST FLOOR PLAN

1:50



SECOND FLOOR NOTES:

FINISHED FLOOR LEVEL TO MATCH EXISTING.

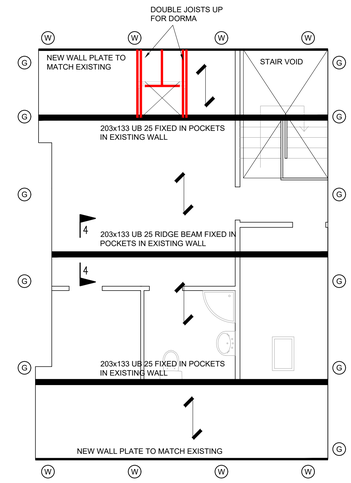
FLOOR JOISTS TO BE 220x47 C16 TIMBERS AT 400C/C WITH 220x47 NOGGINS AT THIRD SPANS. ONLY DOUBLED UP JOISTS SHOWN ON PLAN.

REFER TO PLAN FOR SPANS.

NOTE: FLOOR TO BE STRAPPED IN BOTH DIRECTIONS - SEE TYPICAL FLOOR STRAP DETAIL

SECOND FLOOR PLAN

1:50



ROOF NOTES:

ROOF JOISTS TO BE 147x47 C16 TIMBERS AT 600C/C.

REFER TO PLAN FOR SPANS.

ROOF PLAN

1:50

CONTRACTOR NOTE:
MASONRY WALLS REQUIRE RE-POINTING OF MORTAR JOINTS. AREAS OF REPAIR ARE TO BE IDENTIFIED AND INSPECTED BY A STRUCTURAL ENGINEER.

CONTRACTOR NOTE:
POCKETS FOR EXISTING JOINTS ARE TO BE MADE GOOD WITH BRICKWORK

CONTRACTOR NOTE:
NEW JOISTS / FLOORS ARE TO BE INSTALLED IN SEQUENCE. FLOORS PROVIDE LATERAL STABILITY AND ONLY ONE FLOOR SHOULD BE REPLACED AS A SINGLE OPERATION. CONTRACTOR IS TO PROVIDE A SEQUENCE OF WORKS TO PORTLAND CONSULTING ENGINEER'S FOR APPROVAL PRIOR TO START ON SITE

Health and Safety Notes:

The following key residual health and safety risks have not been eliminated by design and are identified below:

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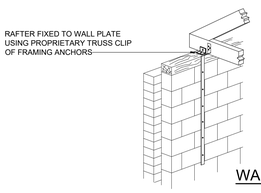
.

Safe methods and systems of work remain the responsibility of the contractor.

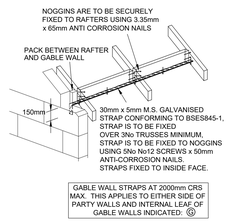


VERTICAL STRAPS SHALL BE 30 x 2.5 x 1100 LONG. STRAPS ARE TO BE GALVANISED MILD STEEL STRAPS AT 2000mm CRS MAX. STRAPS ARE TO BE NAILED TO TRUSS USING 3No. 30 x 3.75mm SQUARE CUT SHERIDISED NAILS, EACH STRAP SHALL BE SECURELY FIXED TO WALLING BELOW USING A MINIMUM OF 6No.- No.12 SCREWS x 50mm LONG. WHERE STRAP POSITIONS COINCIDE WITH A WINDOW OPENING, A STRAP IS TO BE PLACED EITHER SIDE OF WINDOW.

WALL PLATE STRAP DETAIL

INDICATED THUS : Ⓦ

SCALE 1:10

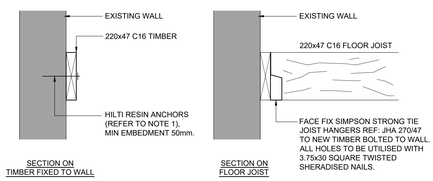


GABLE WALL STRAPS AT 2000mm CRS MAX. THIS APPLIES TO EITHER SIDE OF PARTY WALLS AND INTERNAL LEAF OF GABLE WALLS INDICATED: Ⓖ

GABLE PLATE STRAP DETAIL

1:10

NOTE 1:
HILTI HIT-V M12 (8.8) ANCHORS IN HILTI-SC 18x50 SLEEVES WITH HILTI HIT HY 270 INJECTABLE MORTAR. ANCHORS AT 400C/C, MINIMUM EMBEDMENT TO BE 50mm. NOTE: FIXINGS INTO EXTERNAL WALLS ARE TO BE STAINLESS STEEL. ALL FIXINGS MUST BE POSITIONED INTO A BRICK / BLOCK AND NOT MORTAR JOINTS.

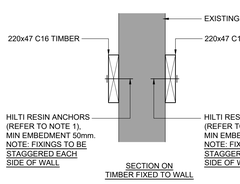


SECTION ON TIMBER FIXED TO WALL

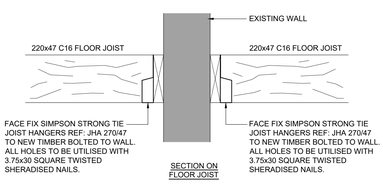
SECTION ON FLOOR JOIST

SECTION 1-1

1:10



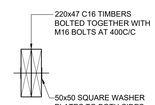
SECTION ON TIMBER FIXED TO WALL



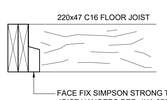
SECTION ON FLOOR JOIST

SECTION 2-2

1:10



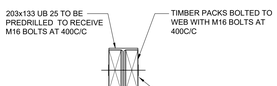
SECTION ON TIMBER TO TIMBER CONNECTION



SECTION AT FLOOR

SECTION 3-3

1:10



SECTION ON TIMBER PACKS (TIMBER JOISTS NOT SHOWN)



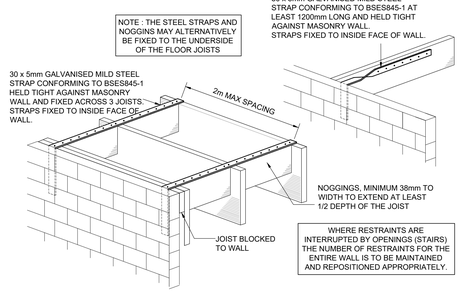
SECTION ON TIMBER PACKS (TIMBER JOISTS NOT SHOWN)

SECTION 4-4

1:10

SECTION 5-5 SIMILAR

NOTE : THE STEEL STRAPS AND NOGGINS MAY ALTERNATIVELY BE FIXED TO THE UNDERSIDE OF THE FLOOR JOISTS



WHERE RESTRAINTS ARE INTERRUPTED BY OPENINGS (STAIRS) THE NUMBER OF RESTRAINTS FOR THE ENTIRE WALL IS TO BE MAINTAINED AND REPOSITIONED APPROPRIATELY.

TYPICAL FLOOR STRAP DETAILS

1:10

Rev.	Description	By	Chk	App	Date
Ø	Issued for Tender	MQ	MG	MG	05/07/19

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Client: Simpson Property Consultants

Project: 6 Rectory Terrace, Boldon

Drawing Title: Structural Works

Scale	Sheet Size		
As Shown	A0		
Drawn By	Checked By	Approved By	Date
MQ	MG	MG	04/07/19

Drawing Status: Tender

Project No.	Drawing No.	Revision
2019055	100	Ø

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