

CONSTRUCTION NOTES

DO NOT SCALE DIMENSIONS FROM THIS DRAWING

These structural details are provided on the basis that the work will be carried out by an experienced contractor familiar with the general requirements of the Building Regulations, CDM Regulations and usual good building practice.

All setting out dimensions relating to any existing structures are to be verified by the contractor on site prior to ordering any materials.

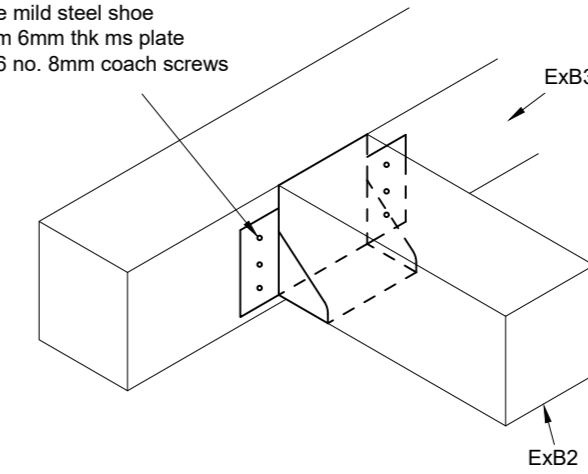
All timber beams and trimmers comprising 2 or more pieces are to be bolted together with M10 bolts at 500mm staggered c/c

Oak members to be visually stress graded in accordance with BS 5756 Green oak may be used, but note that significant shrinkage movement may occur as the timber dries out. Decorative finishes should be detailed and constructed to accommodate potential movement. All fixings to green oak timber to be stainless steel.

NOTE - DISCREPANCIES BETWEEN THIS DRAWING OR SITE CONDITIONS ARE TO BE REPORTED TO WEYBREADS LTD IMMEDIATELY. THE CONTRACTOR SHALL AWAIT INSTRUCTION FROM US PRIOR TO PROCEEDING WITH ANY FURTHER WORKS ON SITE

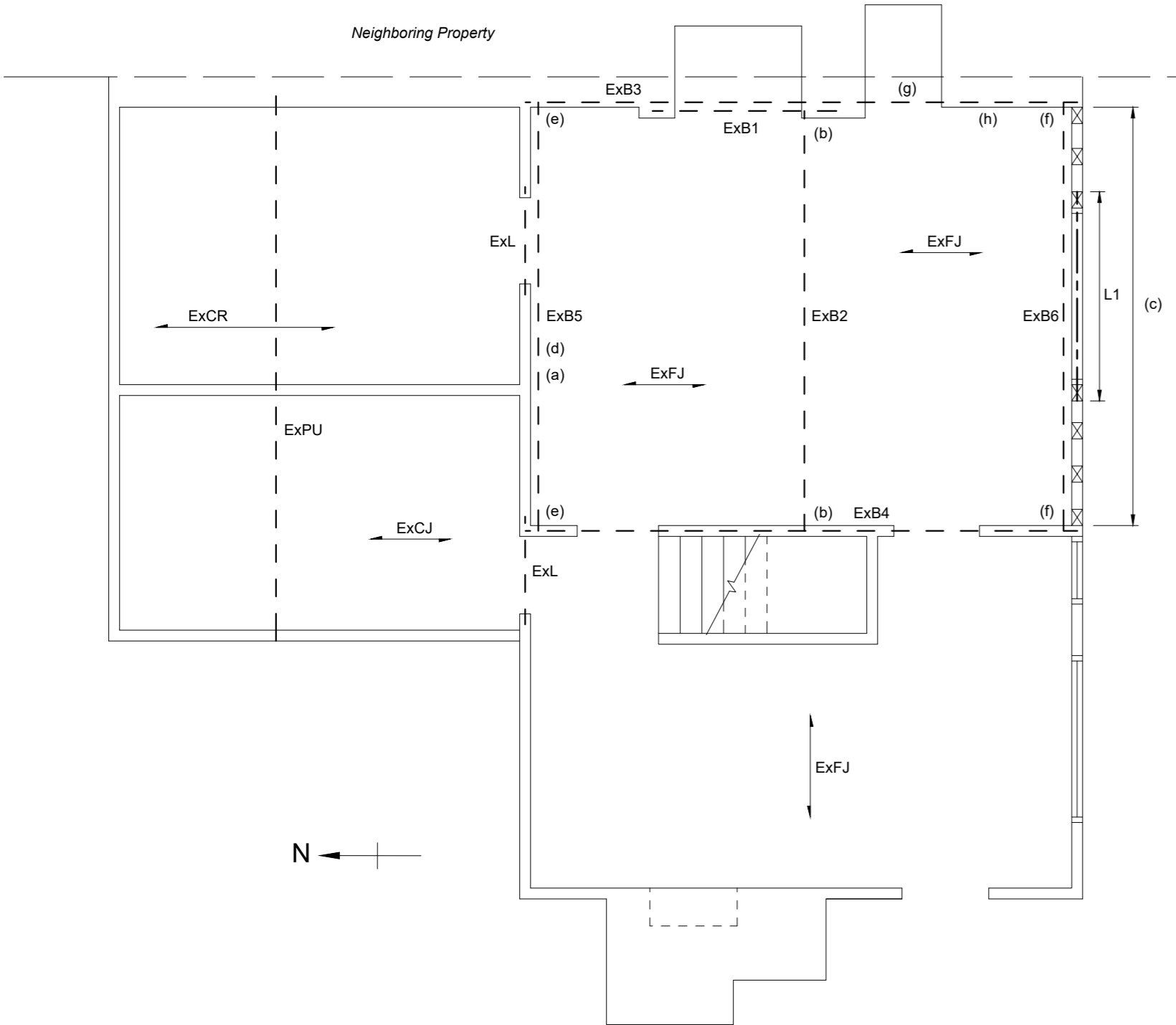
CONSTRUCTION (Design & Management) REGULATIONS 2015: The structural design has been carried out with due consideration for safety during construction, occupation and maintenance of the finished structure. The Works contains no extraordinary hazards or risks that are not present during routine construction operations or would readily be apparent to a competent contractor. The project does not involve specialist methods or sequence of operations. The Principal Contractor shall include a detailed method statement for all demolition works in the Construction Phase H&S plan. A copy of the Plan shall be forwarded to Weybreads Ltd, the Client and the Architect/Agent prior to commencing any work on site. Unless specifically detailed on this drawing, all Temporary Works shall be designed and detailed by the Contractor in accordance with BS5975:2019.

Purpose made mild steel shoe fabricated from 6mm thk ms plate secured with 6 no. 8mm coach screws

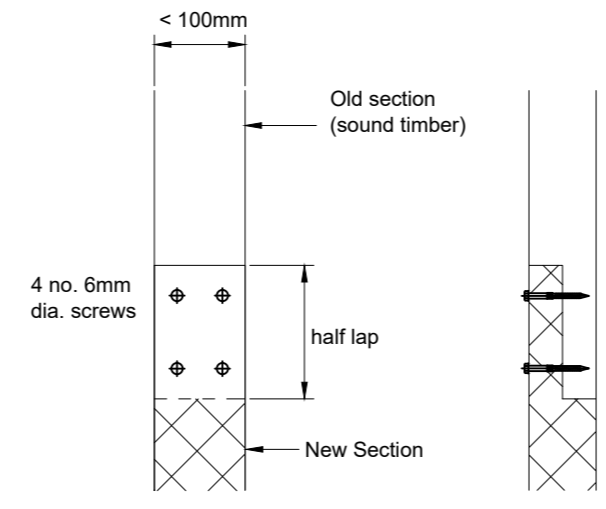


Detail 1 - ExB2 Hanger

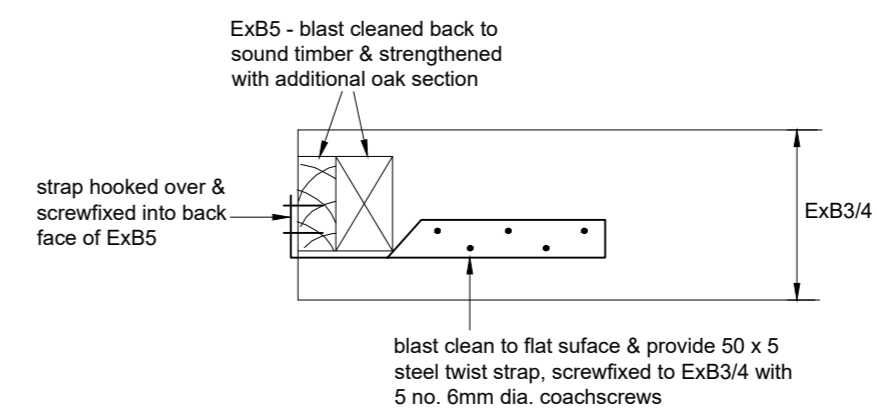
- GENERAL**
LA - Local Authority
SST - Simpson Strong Tie
u.n.o. - unless noted otherwise
- MEMBER LEDGER**
ExCR - Existing lean-to rafters
ExCJ - Existing ceiling joists
ExPU - Existing purlin
ExFJ - Existing 1st floor joist span. Replace joists with heavily-charred ends, see repair schedule (a).
ExL - Existing lintel retained
ExB1 - Existing bressummer beam - to be retained
ExB2 - Existing floor beam - blast clean charred timber & verify size of remaining section. Min 200 x 200 overall, if smaller then strengthen with 2 no. 125 x 75 oak sections, bolted to sides of existing section below ExFJ joists, bolt ends recessed & peletted (max. 20mm) into timber. Improve charred end bearings as repair schedule (b)
ExB3 - Existing floor beam, splice repair existing notched section (g).
ExB4 - Existing floor beam, blast clean & verify strap fixing (f)
ExB5 - Existing bearing rail retained, blast clean & strengthen with 125 x 75 oak, see repair schedule (d) below.
ExB6 - Replace existing floor bearing rail with min. 125 x 75mm oak. Min. 75mm end bearing to ExFJ floor joists off rail. Fix rail to each wall stud with 2 no. M8 coachscrews, ends recessed (max. 20mm) & peletted into timber.
L1 - Provide replacement 170 x 90 oak lintel within repaired wall
- REPAIR SCHEDULE**
Generally -
Expose and verify all concealed structure within the Living Room. Contractor to inspect all timbers not visible at time of survey and repair any substantially affected areas in similar fashion to details provided in report, on drawing and below.
Blast clean all charred framework back to sound timber. Use soft blasting material, e.g. sand, corn cob grit or dry ice to avoid excessive erosion of sound timber.
(a) Replace joists with substantially charred ends with 'like-for-like' sections, any other joists with end bearings exhibiting a similar level of charring to (a) to be replaced in similar fashion.
(b) Provide traditional steel hangers to ExB2 end bearings on ExB3 & ExB4 (existing tenon joints charred), see detail 1.
(c) Splice repair studs across wall (c), see detail 3.
(d) Provide 125 x 75 oak bearing rail, fixed to blast-cleaned rail ExB5 with M10 bolts @ 200 crs, ends recessed (max. 20mm) & peletted into timber.
(e) Tie straps not present to ends of floor beams ExB3 & ExB4, & tenon joints are charred. Provide steel straps similar to those present on South elevation, see detail 4.
(f) Fully expose & verify condition of existing steel strap fixings, replace as detail 4 if required (use galvanised or stainless steel). Existing fixings may require adjustment following blast cleaning of interfacing timbers.
(g) Existing timber notched to reduced 225 x 50 section across stair opening and substantially charred. Blast clean ExB3 & splice in min. 225 x 75 section across opening, see detail 5.
(h) New timber splice (g) is to extend across to South wall to support existing wall strap, as ExB3 is substantially charred here. See detail 5.



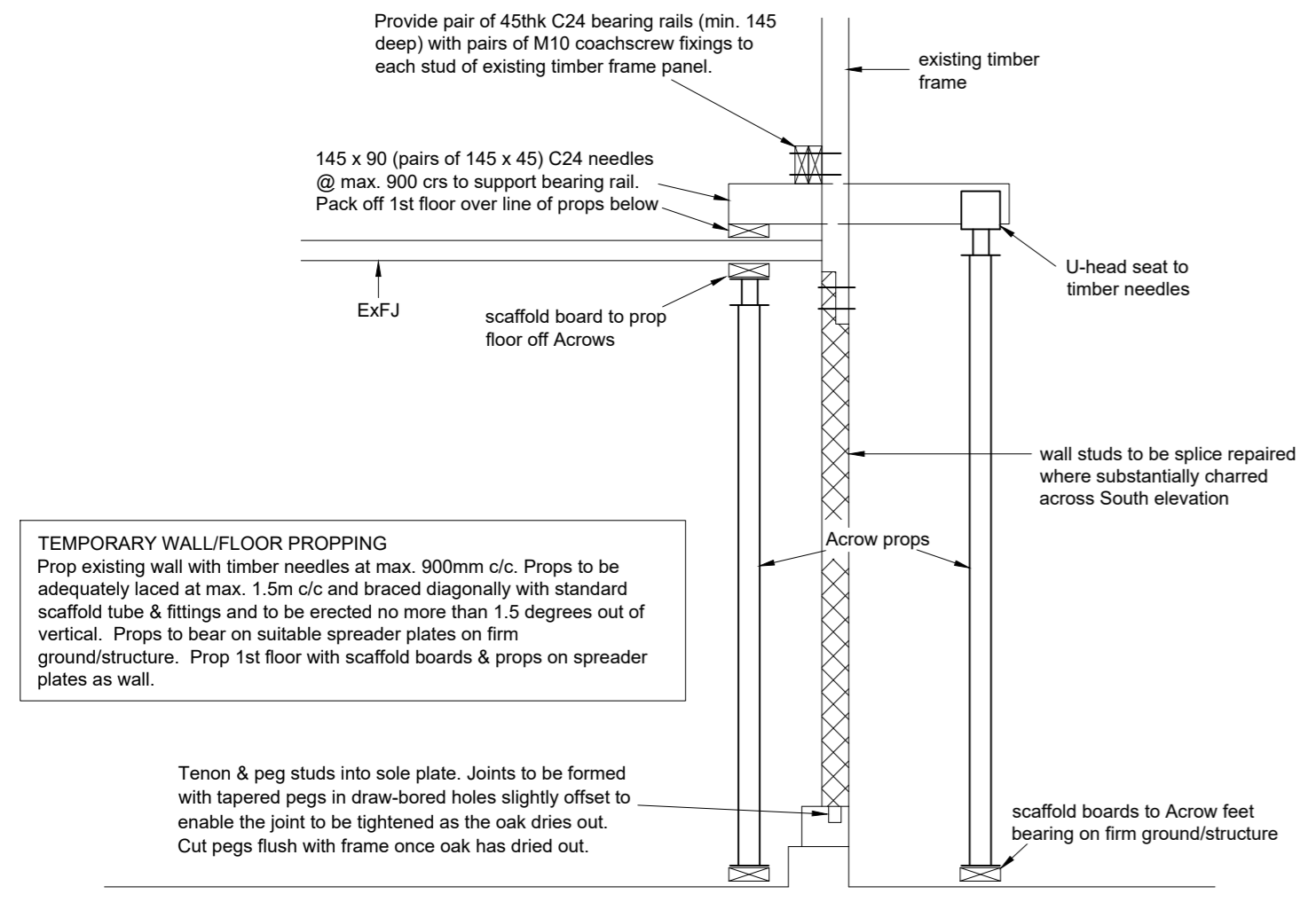
Key Plan - Ground Floor Showing Survey Data & Proposed Remedial Works @ 1:50



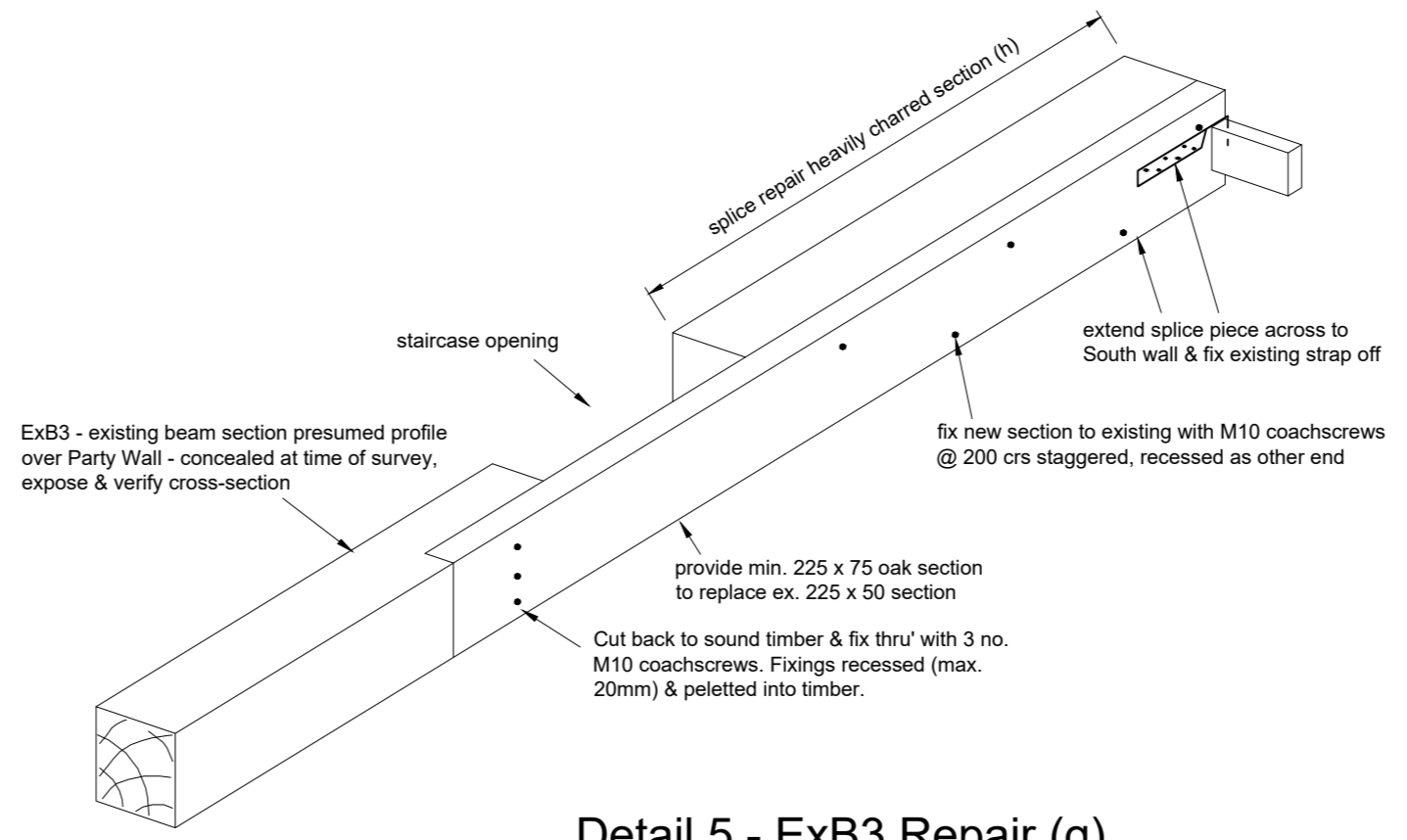
Detail 3 - Wall Stud Repair



Detail 4 - ExB3/4 Strap Fixings



Detail 2 - View on Typ. Temporary Propping Arrangement During South Wall Repairs (c)



Detail 5 - ExB3 Repair (g)

Rev	Date	Details
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In the event of any queries please contact:
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Title **184 Clay St, Thornham Magna Proposed Remedial Works Structural Data**

For	J. McCourt	Date	22-May-23
Job No.	23/010	Drg No.	D1
CAD Plot Scale	1:50 @ A2	Rev	-