General Notes

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.

This drawing is to be read in conjunction with all relevant engineer's drawings and the specification.

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

Contractor to establish with the local authority their requirements for inspecting the works, and adhere to these, from the outset.

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

Fire Protection - All internal steelwork to be clad to comply with minimum fire resistance according to table B4 in Building Regulation Approved Documents B1 or B2.

Dry Packing - Steel beams to be dry packed up to existing masonry over to ensure full load take-up.

Existing Structure - Existing walling and foundations to be exposed and confirmed as adequate prior to works taking place. Assumed spans of existing joists, rafters etc. to be confirmed as correct. Structural Engineer to be consulted if any differences are found prior to works taking place

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

Steelwork and Timber Connections - All steelwork and timber connections are to be detailed and designed by the fabricator taking into account the loadings outlined in the calculations. All timber bolts are to be installed with square washers or washers according to DIN 440 both sides including coach bolts. All steel bolts are to be provided with washers under head and nut.

Roof and Trimming - Layout of roof structure including trimming is to be prepared by suitably qualified persons prior to construction.

Party Wall - Works come under the Party Wall Etc. Act 1996. All appropriate notices and awards should be issued prior to work taking place.

Masonry Strength - Contractor to confirm strength of existing brick/blockwork and mortar class is in accordance with assumptions prior to commencing or ordering materials. Refer to Structural Engineer if found to be different for revised pier/padstone calculations.

New timber in the works shall be tanalized and cut ends are to be thoroughly treated before fixing.

Proprietary items to be used in accordance with manufacturer's instructions.

All dimensions, levels, insulations, DPM, waterproofing and setting out of structures by others.

All works to Building Inspector approval.

Designer Risk Assessment

Mechanical aids should be employed when installing beams. Structural Engineer to be consulted if required.

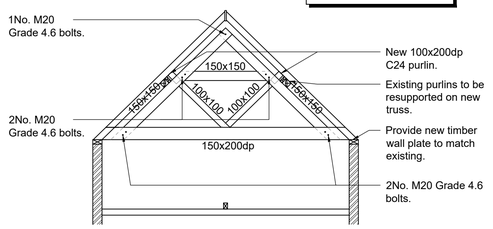
The contractor is to provide all necessary temporary propping & temporary works to safely undertake the work and maintain structural stability. The contractor is to be aware that the property may be occupied during construction and temporary works loading to consider this.

The assumptions made within the calculations and drawings should be confirmed on site, prior to commencement of works. Any differences should be discussed with Structural Engineer, in order to check calculations.

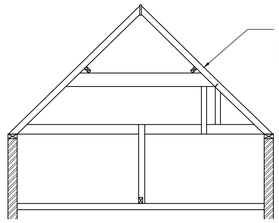
Contractor to take all measures to control noise and dust.

All appropriate scaffold and edge protection should be put in place to ensure safety while working from height. Existing ceilings to be boarded during works to protect from falls between joists.

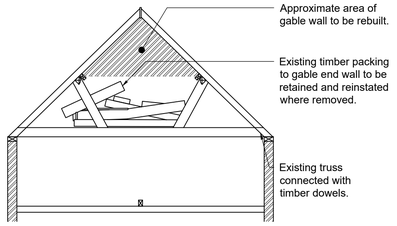
All member sizes shown as minimum. All elements to be provided as min. D30 dried oak unless noted otherwise.



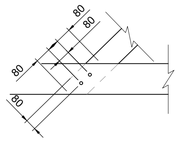
Section A-A.
(Showing truss structure)
(1:50)



Section B-B.
(Showing truss structure)
(1:50)



Section C-C.
(Showing truss structure)
(1:50)



Connection Detail.
(Showing minimum edge distances)
(1:20)

Contractor is to ensure original rafters are retained for reinstatement. Modern softwood rafters, where not suitable for reuse, to be discarded.

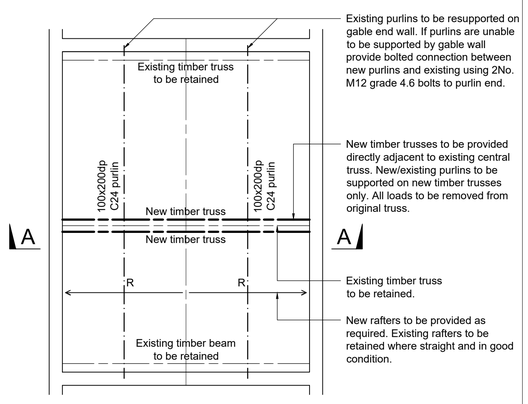
Gable wall assumed to be demolished where of thinner construction and rebuilt. Existing masonry assumed to be retained for reuse where in good condition and new masonry to match existing.

Wall plate shall be fixed to wall with Fischer SXRL10mm dia frame fixings 140mm long at max. 1m centres in centre of wall plate, installed after mortar has set. Wall plate shall be strapped with 30x5mm galvanized steel L-shaped restraint straps at max. 2m centres. Short leg of strap shall be 100mm long and fixed to top of wall plate with min 3No. 3.75x30mm square twist nails. Vertical leg of strap shall be min. 1m long fixed to inner face of wall with min 5No. 5.5x50mm woodscrews in nylon wall plugs at max 150mm centres. All fixings in masonry shall avoid mortar joints and be within middle-third of length/height of masonry unit.

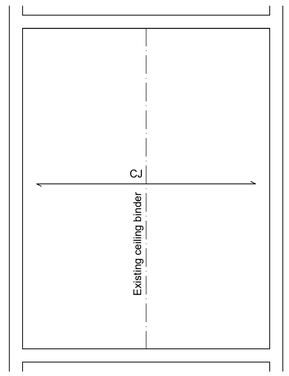
R — Denotes new 50x100 C16 rafters bolted to existing where rafters are in poor condition or bowed.

CJ — Denotes assumed span of existing ceiling joists to be retained.

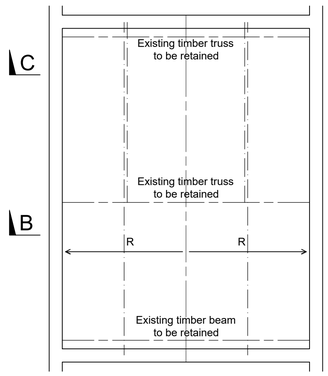
Roof strapping details to be in accordance with Building Regs approved documents



Proposed Loft Plan.
(Showing structure over)
(1:50)

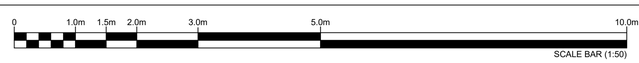


Existing Loft Plan.
(Showing ceiling structure)
(1:50)



Existing Loft Plan.
(Showing structure over)
(1:50)

IT IS CONTRACTOR'S RESPONSIBILITY TO EXPOSE ALL REQUIRED LOCATIONS PRIOR TO ORDERING STEELS TO CONFIRM ASSUMPTIONS. REFER BACK TO PGA IF FOUND DIFFERENT.
IF IN DOUBT, ASK.



Revision:	Date:	Description:
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Scale(s):	Date:
1:50@A1	APR'24
Engineer:	Checked:
JB	SG

South Coast Inns
The Coach and Horses, Worthing
Roof Strengthening Works

Project No:	Drawing No:	Revision:
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