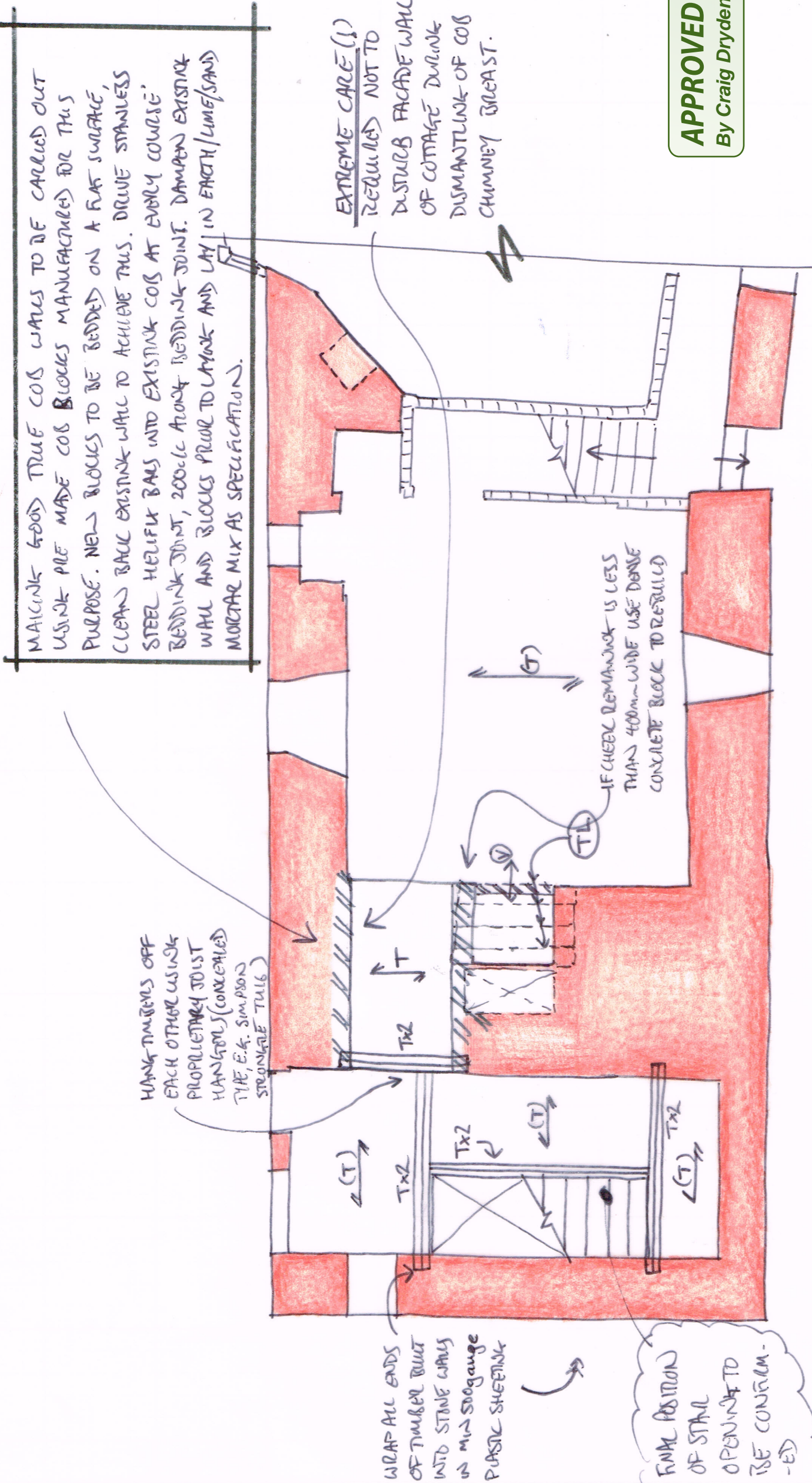


BUILDING REGULATIONS

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECT'S AND ENGINEERS DRAWINGS AND THE SPECIFICATION.
2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ABOVE FOR CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND THE CORRECT SETTING OUT ON SITE. DO NOT SCALE OFF THIS DRAWING. DIMENSIONS SHOULD NOT BE TAKEN ELECTRONICALLY FROM THIS DRAWING. ONLY FIGURED DIMENSIONS ARE TO BE USED. IF IN DOUBT - ASK!
4. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
5. THE COPYRIGHT ON THIS DRAWING IS RETAINED BY RICHARD GOWAN CONSULTING LIMITED.
6. THE PRINCIPAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE STABILITY OF ALL STRUCTURES (EXISTING AND NEW) ON AND ADJACENT TO SITE AT ALL TIMES DURING THE WORKS. THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY NECESSARY TEMPORARY WORKS AS REQUIRED TO SECURE THE STRUCTURES AND ENABLE THE WORKS TO BE CARRIED OUT.
7. CDM (HEALTH & SAFETY):
 - THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT THE WORKS IN ACCORDANCE WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 AND ALL ASSOCIATED HEALTH AND SAFETY LEGISLATION.
 - THE PRINCIPAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL TRADESMEN AND SUBCONTRACTORS HAVE HAD THE RELEVANT HEALTH AND SAFETY TRAINING PRIOR TO ENTERING SITE.
- THE STRUCTURAL DESIGNS SHOWN ON THIS DRAWING HAVE BEEN PRODUCED TO REDUCE RISKS IN CONSTRUCTION WHERE PRACTICALLY POSSIBLE. A COMPETENT CONTRACTOR IS ASSUMED TO BE AWARE OF NORMAL CONSTRUCTION HAZARDS AND HAVE ADEQUATE EXPERIENCE TO UNDERTAKE THE WORKS. AS SUCH ONLY THE REMAINING SIGNIFICANT ABNORMAL HAZARDS ARE NOTED BELOW AND/OR HIGHLIGHTED ON THE DRAWINGS:



MAKING GOOD TRUE COB WALLS TO BE CARRIED OUT USING PRE MADE COB BLOCKS MANUFACTURED FOR THIS PURPOSE. NEW BLOCKS TO BE BEDDED ON A FLAT SURFACE, CLEAN BACK EXISTING WALL TO ACHIEVE THIS. DRIVE STAINLESS STEEL HELIX BARS INTO EXISTING COB AT EVERY COURSE' BEDDING JOINT, 200CLC ALONG BEDDING JOINT. DAMPEN EXISTING WALL AND BLOCKS PRIOR TO LAYING IN EARTH/LIME/SAND MORTAR MIX AS SPECIFICATION.

EXTREME CARE (1) REQUIRED NOT TO DISTURB FACADE WALL OF COTTAGE DURING DISMANTLING OF COB CHIMNEY BREAST.

IF CHEEK REMAINING IS LESS THAN 400mm WIDE USE DENSE CONCRETE BLOCK TO REBUILD

HANG TIMBERS OFF EACH OTHER USING PROPRIETARY JOIST HANGERS (CONCEALED TYPE, E.G. SIMPSON STRONG-TIE TAILG)

WRAP ALL ENDS OF TIMBER BUILT INTO STAIR WALLS IN MIN 500 gauge PASTE SHEETING

FINAL POSITION OF STAIR OPENING TO BE CONFIRMED

INDICATES SPAN OF EXISTING JOISTS (ASSUMED). JOISTS CUT AROUND NEW STAIR VOID AS REQ'D HUNK OFF STAIR TRIMMERS USING PROPRIETARY JOIST HANGERS.
 NEW TIMBER JOISTS TO BEDROOM OVER NEW HALL WAY, SIZE TBC WHEN OPENED UPON SITE, ALLOW 125x50 C16 JOISTS @ 400CLC (MAX 1500SPAN)
 NEW TRIMMING TIMBERS, 150x50 C16 TIMBERS, 2 No, BOLTED TOGETHER WITH M12 BOLTS AT 400CLC DOWN CENTRELINE (USE 50x50 STEEL PLATE WASHERS).

KEY CONT'D
 // (T) // INDICATES MAINLINE GOOD OF MASONRY/COB AROUND NEW HALLWAY FOLLOWING FORMATION OF HALLWAY THROUGH THE SIDE OF THE EXISTING FIREPLACE OPENING. NOTE THAT EXISTING FIREPLACE OPENING ASSUMED NO MORE THAN 1500mm WIDE. (SEE NOTES ABOVE ALSO)
 (TL) INDICATES EXISTING TIMBER LINTELS OVER FIREPLACE OPENING, ASSUMED.
 (V) INDICATES VENTILATION INTO FLUE (SHOWN IN) TO BE MAINTAINED, VENTED THROUGH TO FLOOR VOID, FOLLOWING BLOCKING UP OF EXISTING FIRE OPENING. (SHOWING STRUCTURE OVER)

GROUND FLOOR PLAN

APPROVED
 By Craig Dryden at 4:13 pm, Feb 07, 2017

no.	description	by	date
A	ADJUSTMENTS TO AMOUNT	CG	27/1/16
-	BUILDING REFS	CG	27/1/16



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project: TREGARTHEN'S HOTEL
 105

sheet no.	sheet size	sheet no.	date	checked	project no.
11:50	A3	16	Nov 16	-	15-170-5c
drawing no. SK 131					
drawing no. A					