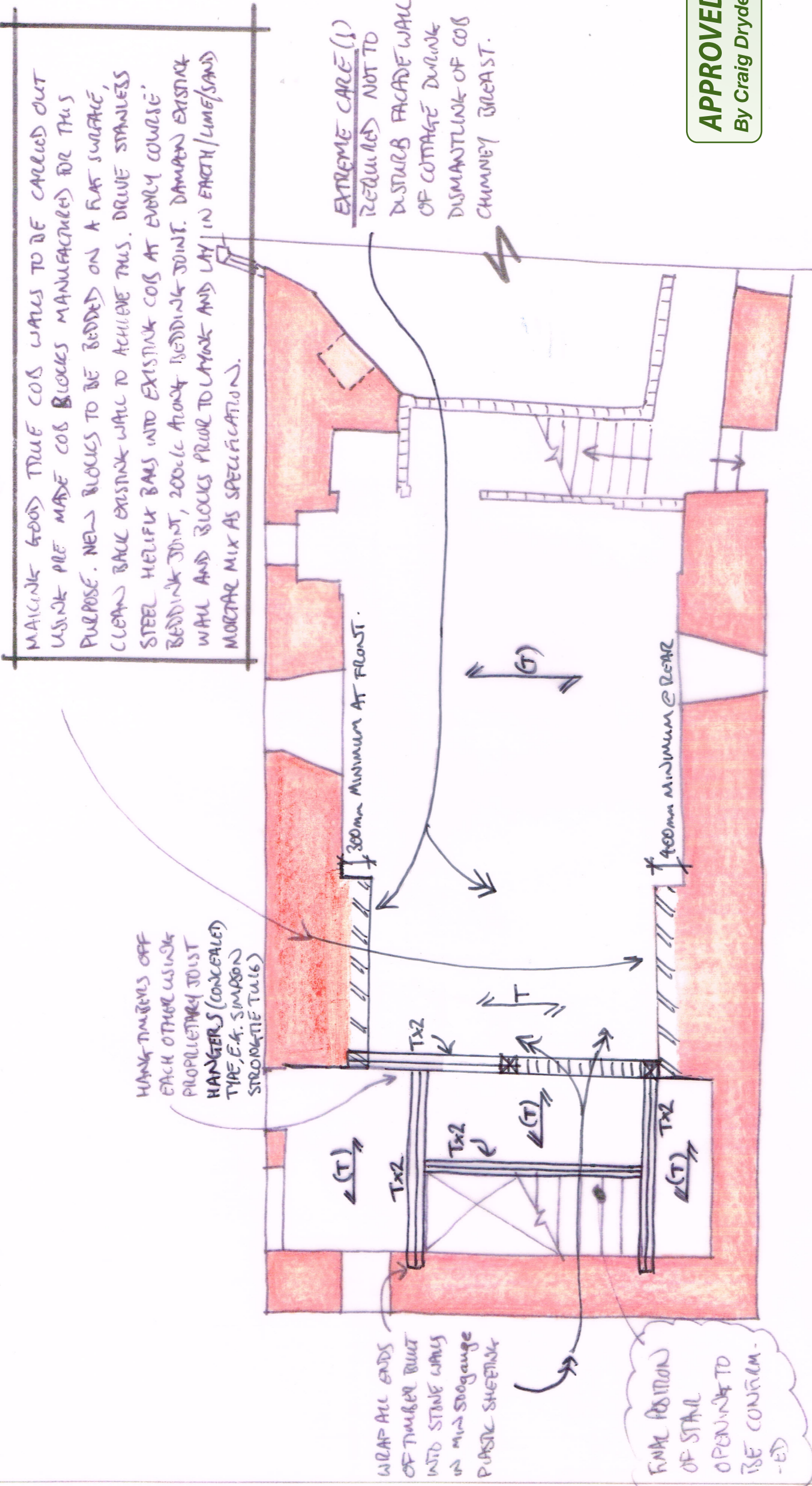


BUILDING REGULATIONS

- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS' AND ENGINEERS' DRAWINGS AND THE SPECIFICATION.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS MARKED ABOVE FOR CONSTRUCTION.
 - 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!
 - ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.
 - THE COPYRIGHT ON THIS DRAWING IS RETAINED BY RICHARD GOWAN CONSULTING LIMITED.
 - 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.
 - 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:

APPROVED
By Craig Dryden at 4:14 pm, Feb 07, 2017

Client	Buildrite Zeks
By	07/02/16
Project	TREGARTHEN'S HOTEL
Project Ref	105
Project Name	TREGARTHEN'S HOTEL
Project Description	PORT LIGHT PROPOSED STRUCTURE GROUND FLOOR PLAN
Project Location	STRUCTURAL DRAWING
Scale	1:50
Date	Nov 16
Drawn By	15-170-SC
Checked By	SKB2



KEY CONTR

INDICATES MAKING GOOD OF MASONRY / COB, SEE NOTES ABOVE RE: COB REPAIR.

INDICATES NEW LOAD-BEARING TIMBER STUD WALL, 100x50 C16 STUDS @ 400c/c PLUS 9mm PLY ONE-SIDE FIXED WITH 3mm Ø NAILS @ 150c/c TO ALL STUDS, 65mm LONG. DOUBLE STUDS FULLY SPAKED TOGETHER AT EACH END. ISOLATE WALL FROM COB WITH DPM.

KEY

INDICATES SPAN OF EXISTING JOISTS (ASSUMED). JOISTS CUT AROUND NEW STAIR WID AS REQ'D. HUNG OFF STAIR TRIMMERS WITH PROPRIETARY JOIST HANGERS.

NEW TRIMMING TIMBERS, 150x50 C16 195x47 C16 @ 400c/c. FULL DEPTH BLOCKING SKEW NAILLED THAT IN BETWEEN AT EACH END = MIDSPAN.

NEW TRIMMING TIMBERS, 150x50 C16 TIMBERS, 2 NO, BOLTED TOGETHER WITH MIZ BOLTS AT 400c/c DOWN CENTRELINE (USE 50x50 STEEL PLATE WASHERS).

GROUND FLOOR PLAN - ALTERNATIVE SCHEME TO REDUCE STRUCTURAL RISK

HANG TIMBERS OFF EACH OTHER USING PROPRIETARY JOIST HANGERS (CONCEALED TYPE, E.G. SIMPSON STRONGTIE TUG)

WRAP ALL ENDS OF TIMBER BUILT INTO STONE WALLS IN MINDSOGAUGE PLASTIC SHEETING

FINAL POSITION OF STAIR OPENING TO BE CONFIRM.