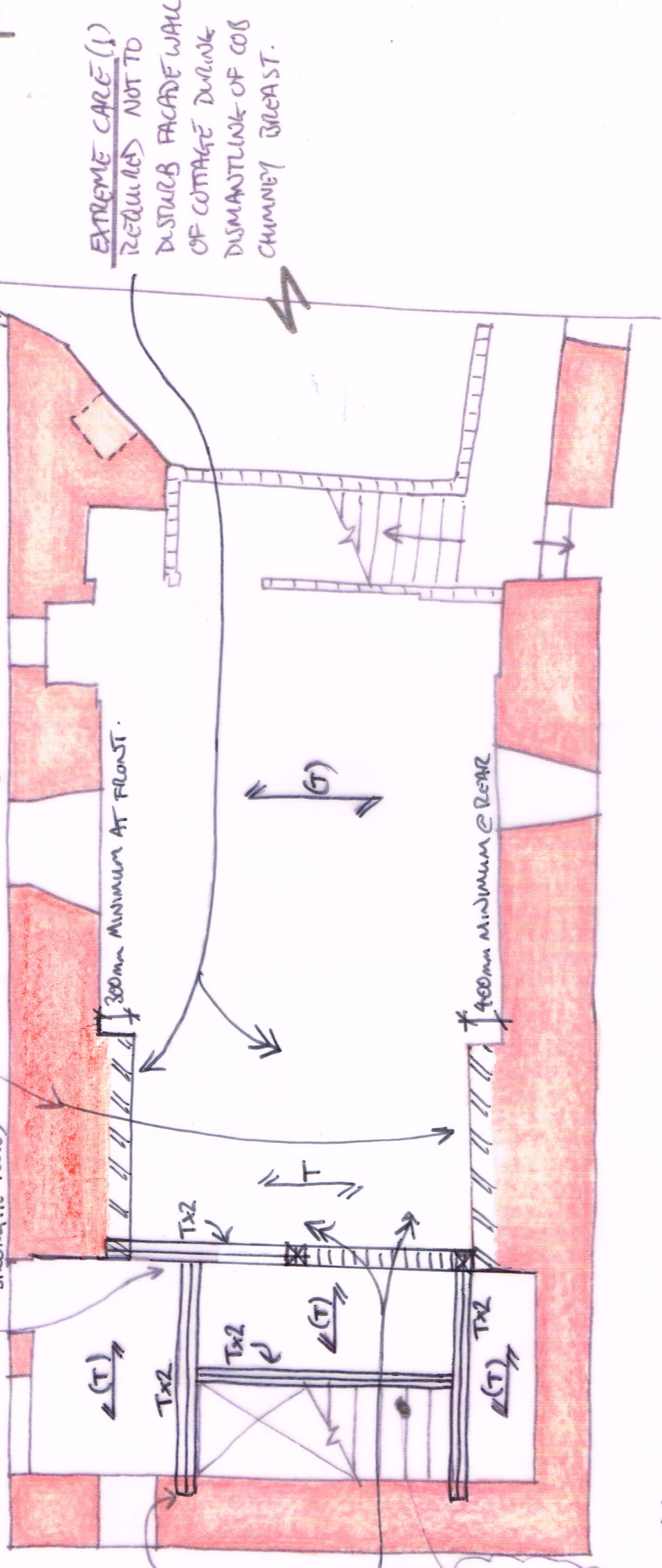


BUILDING REGULATIONS

- 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:

MAINTAIN GOOD TRUE COB WALLS TO BE CARRIED OUT USING PILE 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 HELIFIX BARS INTO EXISTING COB AT EVERY COURSE' BEDDING JOINT, 2000c ALONG BEDDING JOINT. DAMPEN EXISTING WALL AND BLOCKS PRIOR TO LAYING AND LAY IN EACH/LIME/SAND MORTAR MIX AS SPECIFICATION.

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



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 CONFIRMED

KEY

- INDICATES SPAN OF EXISTING JOISTS (ASSUMED). JOISTS CUT AROUND NEW STAIR VOID AS REQ'D HUNG OFF STAIR TRIMMERS WITH PROPRIETARY JOIST HANGERS.
- NEW TRIMMING TIMBERS, 150x50 C16 195x47 C16 @ 400c. 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 DOWN CENTRELINE (USE 50x50 STEEL PLATE WASHERS)

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 PLUS 9mm PH ONE-SIDE FIXED WITH 3mm Ø NAILS @ 150c TO ALL STUDS, 65mm LONG. DOUBLE STUDS FULLY SPAKED TOGETHER AT EACH END. ISOLATE WALL FROM COB WITH DPM.

GROUND FLOOR PLAN

ALTERNATIVE SCHEME TO REDUCE STRUCTURAL RISK

By	Richard Zeks	Date	16/11/16
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PROJECT	TREGARTHEN'S HOTEL		
	105		
DATE	TREGARTHEN'S HOTEL		
	PART LIGHT PROPOSED STRUCTURE GROUND FLOOR PLAN		
STRUCTURAL DRAWING			
SCALE	1:50	DATE	NOV 16
PROJECT NO.	15-170-SC	REVISED BY	SKB