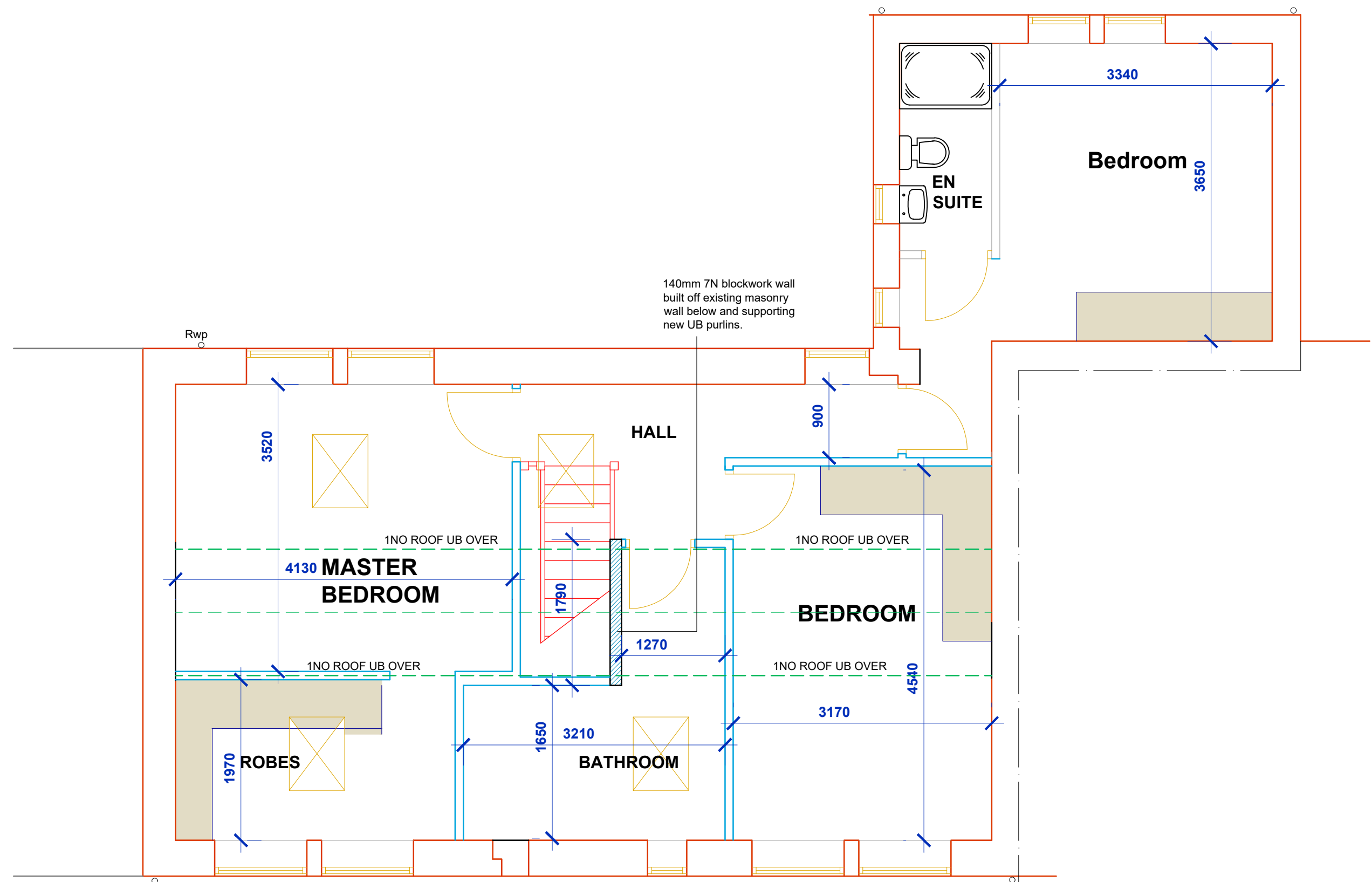


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Any discrepancies discovered or items found that were not visible at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our client.

STRUCTURAL ENGINEER TO ASSESS ALL INTERNAL AND EXTERNAL LINTELS AND PROVIDE SCHEDULE OF LINTELS AS PART OF STRUCTURAL PACKAGE. NO WORKS TO COMMENCE PRIOR TO CONTRACTOR TO ACKNOWLEDGING LINTEL SCHEDULE.



ROOF CONSTRUCTION.

External covering roof to reuse existing stone slabs and replace where necessary at pitch to match existing where possible. Stone slabs should be laid in a staggered or broken bond pattern to ensure even distribution of load and to avoid continuous joints. The vertical overlap of stone slabs should be a minimum of 100 mm to prevent water penetration. Where stone slabs are replaced, they must be replaced with stone slabs of similar weight for galvanized nails, screws, or copper pegs. Min two fixings per slab are required, located approximately 75-100 mm from the upper corners. The leading edge of the slabs should be bedded in lime mortar or an appropriate sealant to prevent wind-driven rain from penetrating the roof. Slabs fixed in min 50 x 25mm treated s.s. roofing battens the exact dimensions depend on the stone slab size, roof pitch, and structural requirements. Spacing between stone slabs shall be as follows: 1) 150 mm if the stone slabs are 1800mm wide. Typically, spacing ranges from 150 mm to 300 mm, center to center. Lay Kober Roofing products (Permo Forterofeeting Underlay / vapour permeable underlay for use in non ventilated cold and warm roof applications) meet the requirements of BS 5534: 2002 and as approved and certified by the British Board of Agrément (BBR) to provide a secondary waterproofing layer. It is recommended that the underlay is Monarflex-Eaves Guard 1.5mm HDPE laid over top of fascia and stone slabs with 50mm overlap with roofing felt. On 200 x 50mm CA24mm @40Cps. Rafterers to be strapped to the gable walls at max 1800cts with noggins 6 x 30 mm s.s. L straps mechanically fixed to the gable wall with nylon sheathed fasteners min 100mm long and screwed through at max 200cets. Provide s.s. noggings flush with top of the rafters as rest for L straps, firmly secured to rafters with 100mm long 6x30mm s.s. bolts. Nail down all stone slabs with 100mm long 6x30mm steel plates strapped down at max 1800cbs & 6 x 30mm mild steel straps firmly hammer fixed to internal stone leaf.

100mm Celotex GA4000 to 0.22W/mK insulation between rafters with 60mm Celotex GA4000 to 0.22W/mK insulation below the rafters to give 0.15w/m²k provide 12.5mm folbacked plasterboard & skim render. Contractor to assess existing ventilation provision to eaves and ridge. Proprietary eaves vents are acceptable. Ridge ventilation to be provided by proprietary ridge vent system.

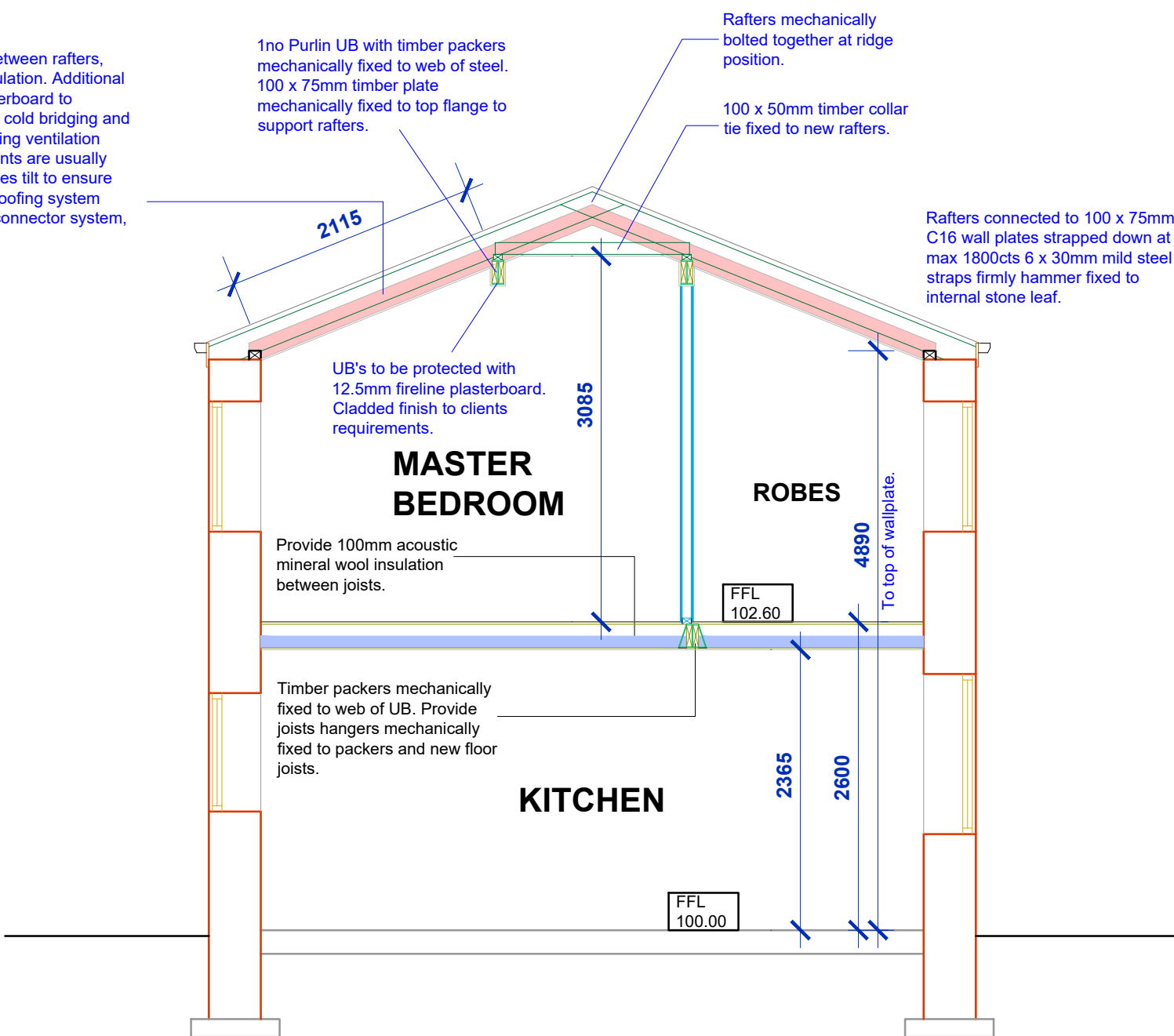
Provide Mayan Roofing system natural stone bonded ridge with invisible clip and connector system, with 5mm vent strip or similar. Ventilation at eaves with min 25mm perimeter gaps with incorporated insect mesh.

PROPOSED FIRST FLOOR JOIST PLANS & SECTIONS

PROJECT	
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LOCATION	
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DRAWN:-	Martin D. Ashworth	DRAWING NUMBER:- 23.3388.20
DATE:-	August 2024	
SCALE:-	1:50 @ A1	
ISSUE:-		



PROPOSED SECTION

EAVES & RAINWATER GOODS.

Fascia overhang to be determined on site, depending upon wind head level, or as detailed on drawing. Any fascia projecting over boundary to be constructed min 10mm from facing brickwork max projection with guttering 150mm. Fascias to be 20mm tanalised s/s, or similar approved upvc to clients requirements. Any soffits to 8mm exterior quality plywood or upvc. 115mm half round pvc gutter colour to match existing with 63 diameter pvc rwp or square sectioned pvc rwp. Rwp's sealed into Back Inlet Gullies. Any eaves or gutter overhanging boundaries to have prior written permission before construction commences. The Party Wall (1996) may apply. It is the responsibility of the building owner to ensure full compliance with the Party Wall (1996) act.

INTERNAL WALLS.

New partitions to comprise, 75 x 50mm s.w. timber studs @ 400cts, 75 x 50mm s.w. timber sole head & side pieces to be adequately plugged & screwed to wall floor & ceiling over. Faced both sides with 12.5mm plasterboard & skim provide min 75mm fibreglass quilt between studs to act as sound deadening, 75 x 50mm s.w. timber noggings at max 600mm horizontal c/s laid in staggered pattern across length of stud wall. Provide double floor joists under timber stud partitions running parallel to floor joists. Provide PC lintels to doorways and RC lintels to openings between 900 and 1800mm, opening larger than 1800mm, lintels to be designed by the Structural Engineer.

MISCELLANEOUS

All timber carcassing for structural elements to be C16 grade or GS & MGS graded. Timber to be clean, sound & merchantable free from excessive knots etc & moisture attack from external yard storage prior to site delivery.

Any steel lintels / beams to be red oxide treated (min 2 coats) with cut end burrs filed off. Minimum 150mm end bearing where possible & on concrete padstones firmly bonded into walls. Surround steelwork in 12.5mm fireline board to give min 30mins fire protection, provide plaster skin finish (using BG Gyplyner or similar).

Tooth new cavity wall construction into existing & run cavities through continuously free from mortar snots enabling moisture bridging cavity. Alternatively provide vertical break & DPC added in existing outer facing brickwork. Catnic S/S strong hold wall connectors or similar approved to be used to join new 7 existing cavity walls, as BS 5628 part 1 1985. Insert galvanised wall ties at every 3 vertical brick courses.

FIRST FLOOR NOTES:

New first floor to comprise 200 x 50mm C24 joists @ 400cts & 200 x 75mm C24 joists @ 400cts. Floored over with min 22mm t & g flooring grade moisture resistant boarding. 2 rows m.s. herringbone strutting @ third spans. Strap joists to all masonry walls running parallel to joists min 6 x 30mm m.s. 'L' straps to go @ max 2m cts to go over min 3no floor joists. Underdraw min 12.5mm plasterboard & skim. Provide 100mm acoustic mineral wool insulation between joists.

GF - FF STAIRCASE

New staircase to be solid string with closed risers.
12No risers @ 216.666
11No goings @ 241.00mm. Min tread 275mm.
Minimum 800mm between handrails or to ft within dimensioned walls as specified on the drawing. A minimum headroom of 1.95m measured directly over the pitch line of the staircase to any point between the stairwell. A minimum 900mm handrail height to flights and 900mm to landings. The staircase is to terminate in scrol or other suitable means. Provide maximum 90mm gaps to any open balusters to both flights and landings. Provide 50mm pin goings to tapered treads