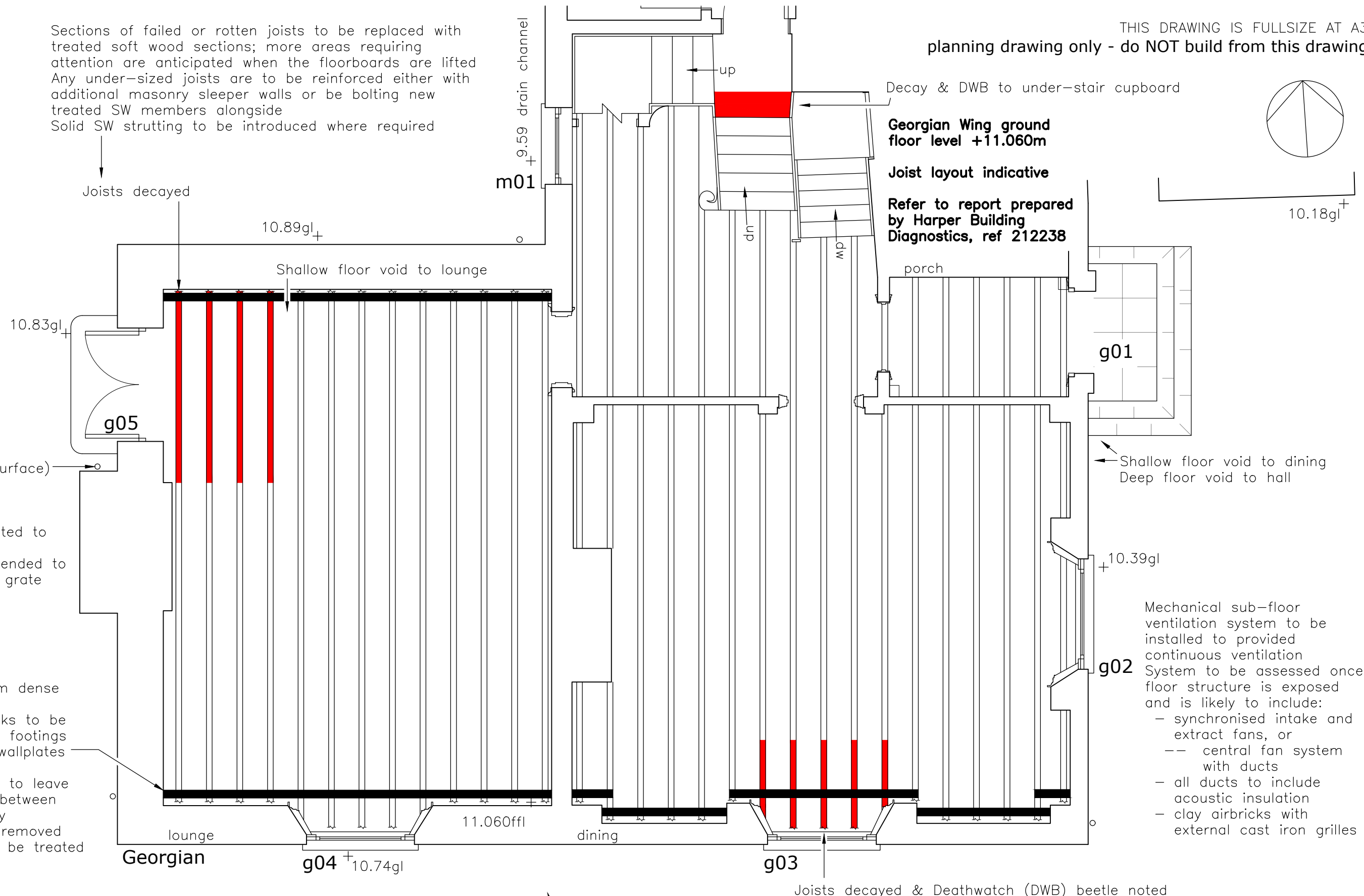
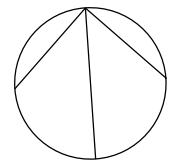


all dimensions in millimetres

Filename md22_0411

Sections of failed or rotten joists to be replaced with treated soft wood sections; more areas requiring attention are anticipated when the floorboards are lifted Any under-sized joists are to be reinforced either with additional masonry sleeper walls or be bolting new treated SW members alongside Solid SW strutting to be introduced where required

THIS DRAWING IS FULLSIZE AT A3
planning drawing only - do NOT build from this drawing



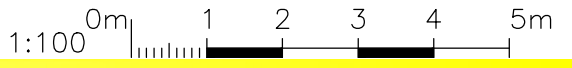
External ground (gravel surface) and drainage adjacent to property to be inspected
As a minimum:
- gullies to be connected to SWD system
- downpipes to be extended to discharge below the grate


New sleeper walls from dense concrete blockwork or engineering grade bricks to be built off new concrete footings DPC and treated SW wallplates to be included
Joists to be cut back to leave minimum 10mm gap between joist end and masonry
Built in timber to be removed and cut joist ends to be treated

Mechanical sub-floor ventilation system to be installed to provided continuous ventilation System to be assessed once floor structure is exposed and is likely to include:
- synchronised intake and extract fans, or
- central fan system with ducts
- all ducts to include acoustic insulation
- clay airbricks with external cast iron grilles

Proposed Ground Floor Structure (sub-Structure Works) 1:100

SW floorboards throughout decayed and repair / replacement on a like for like basis to be undertaken
Joists decayed & Deathwatch (DWB) beetle noted



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Project
Refurbishment Works at The Old Rectory
Clyst St Lawrence, CULLOMPTON, EX15 2NW
for Drs Dixon

Dwg title
Proposed Works
Proposed Ground Floor Structure - Sht 2
02_02 Georgian sub-Structure Works

dwg no	MD22_0411 - 31		Initial
scale	date	drawn	chkd.
1:100	18/08/22	AJPaton	AJP