

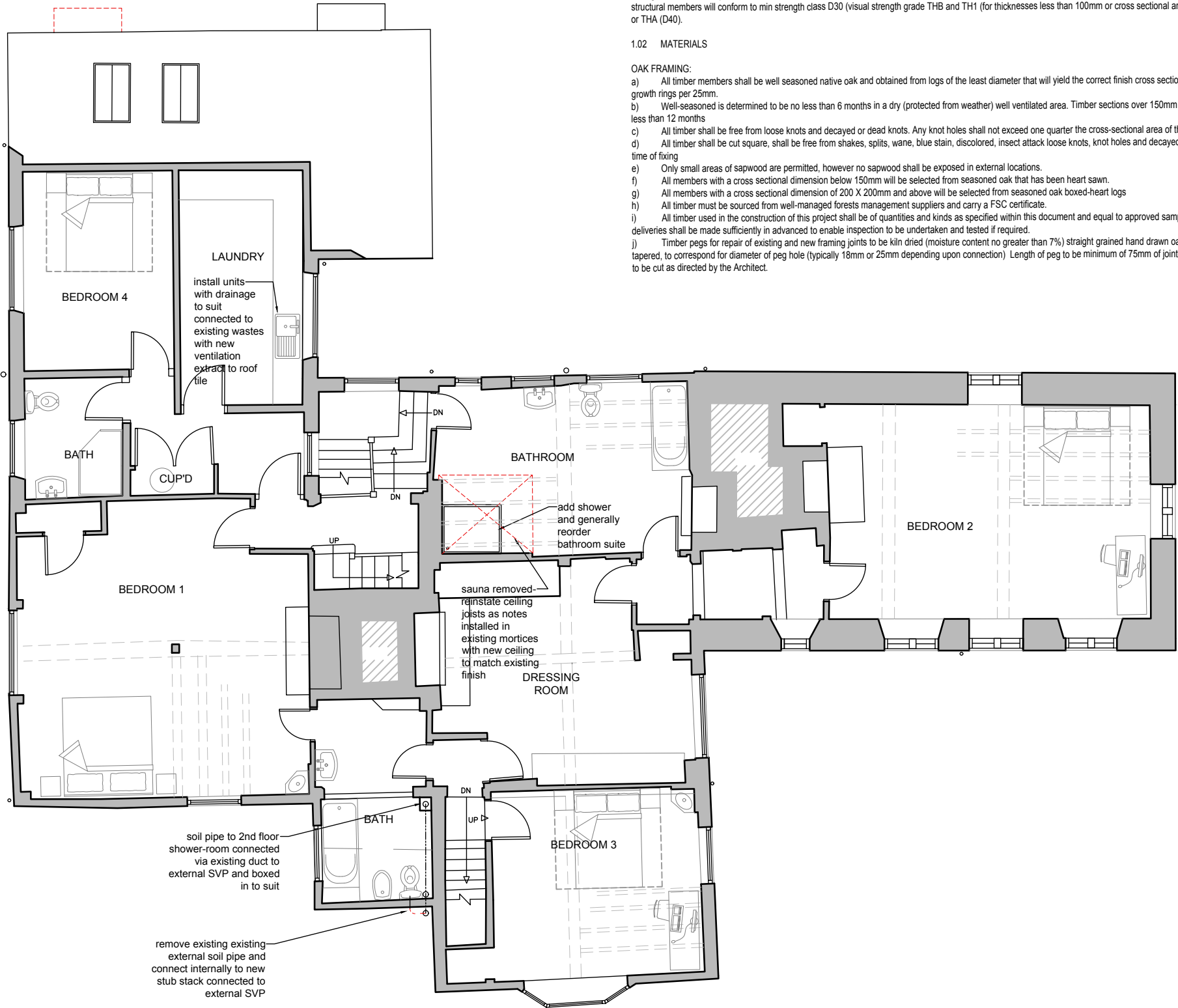
Outline Specification for Replacement Joists
New timbers to replace missing components to match the original or as established by adjacent components as closely as possible to include species, density of the grain (number of growth rings), grain orientation, moisture content, growth characteristics, and section conversion and orientation.

New timber should be selected from sound wood free from fungal or insect degradations, or other strength limiting characteristics, including, shakes, fissures, warping, numerous/large knots or short or irregular grain.

The surface saw marks are characteristic of the conversion methods of the material and consideration should be given to the face finish of the new material, preferably avoiding expressed saw marks by planing.

1.01 GENERAL REQUIREMENTS
Strength classes to be specified in accordance with BS EN 338:2016 Structural timber and BS 5756:2007 Visual Grading of Temperate Hardwood + A2: 2017 and all structural members will conform to min strength class D30 (visual strength grade THB and TH1 (for thicknesses less than 100mm or cross sectional area less than 20,000m2) or THA (D40).

1.02 MATERIALS
OAK FRAMING:
a) All timber members shall be well seasoned native oak and obtained from logs of the least diameter that will yield the correct finish cross section, with not less than 5 growth rings per 25mm.
b) Well-seasoned is determined to be no less than 6 months in a dry (protected from weather) well ventilated area. Timber sections over 150mm in section shall be no less than 12 months
c) All timber shall be free from loose knots and decayed or dead knots. Any knot holes shall not exceed one quarter the cross-sectional area of the member.
d) All timber shall be cut square, shall be free from shakes, splits, wane, blue stain, discolored, insect attack loose knots, knot holes and decayed or dead knots at the time of fixing
e) Only small areas of sapwood are permitted, however no sapwood shall be exposed in external locations.
f) All members with a cross sectional dimension below 150mm will be selected from seasoned oak that has been heart sawn.
g) All members with a cross sectional dimension of 200 X 200mm and above will be selected from seasoned oak boxed-heart logs
h) All timber must be sourced from well-managed forests management suppliers and carry a FSC certificate.
i) All timber used in the construction of this project shall be of quantities and kinds as specified within this document and equal to approved samples. Where required, deliveries shall be made sufficiently in advanced to enable inspection to be undertaken and tested if required.
j) Timber pegs for repair of existing and new framing joints to be kiln dried (moisture content no greater than 7%) straight grained hand drawn oak pegs. Pegs to be tapered, to correspond for diameter of peg hole (typically 18mm or 25mm depending upon connection) Length of peg to be minimum of 75mm of joint width with excess peg to be cut as directed by the Architect.



NOTES:

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations.

See relevant drawings for all specialist work.

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Rev	Date	Description
A	May 2025	replacement doors omitted to C20th range, wastes to bathroom amended
B	June 2025	details of reinstated ceiling to sauna added

Project Title
Tanyard Manor
Alterations to Existing

Horsted Lane
Sharpthorne
East Grinstead
RH19 4HY

Drawing Description
Proposed First Floor Plan

Scale
1:100 at A3

Date
February 2025

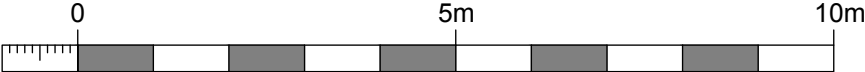
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Drawing Number
27900_PL_12

Revision
B



1:100 Scale Bar