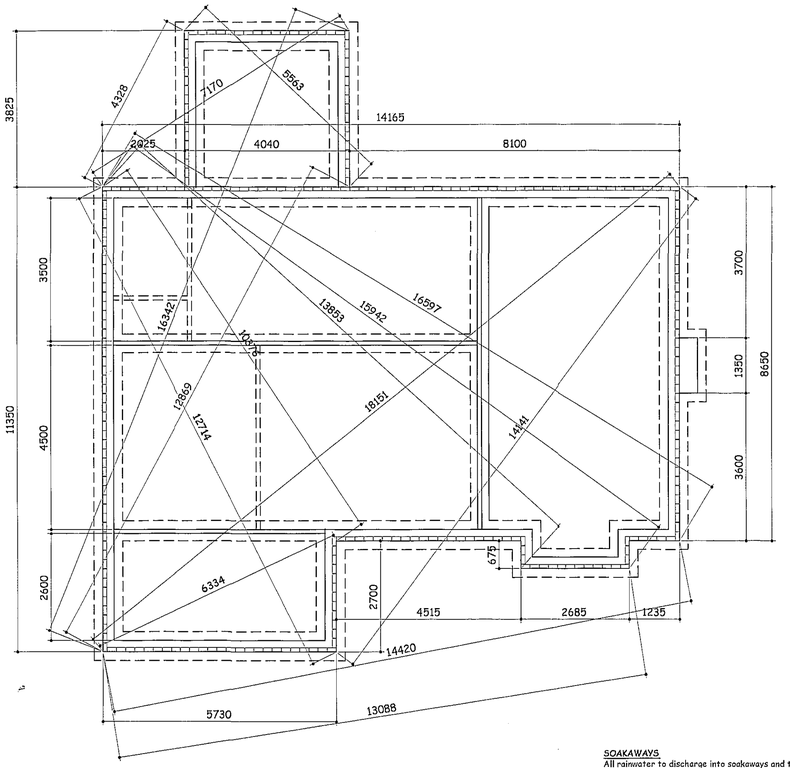
Contractor to check all Dimensions on site prior to ordering materials / commencing work.Do Not Scale from this Drawing - If in doubt then please ask



PROPOSED FOUNDATION PLAN
Not to Scale

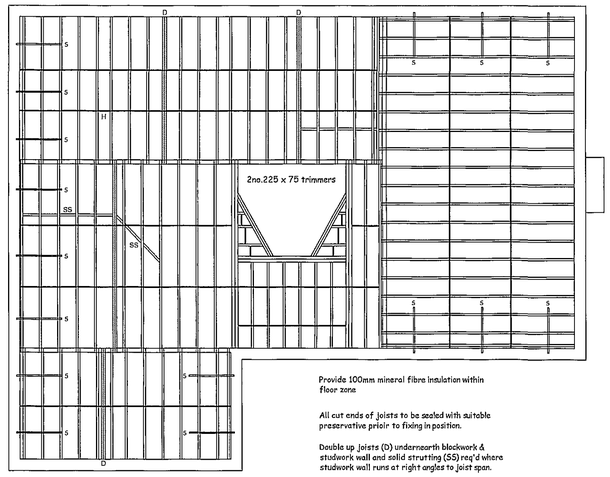
30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joists to allow level floor boards.

225x50 joists @ max.450mm ctrs. Solid herringbone strutting (H) @ mid point to spans over 2m. Strutting at third points to span over 4m. Joists to be supported at all junctions with approved Joist Hangers with 75mm min bearing on masonry and joist.Joist to be cut accurately for a tight fit in hanger with max.6mm gap. Joist bottom to be notched to keep ceiling line level.

Where joists are supported off internal walls, ensure overlapping joists are nailed together and ensure overhang does not exceed 100mm to limit cantilever movement unless fixed to joist running at right angles.

Provide solid blocking at the ends of herringbone strutting,between last joist & wall and underneath all restraint straps

Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with steggered joints in a brick bond pattern. Allow a min.12mm gap around perimeter where boards abut a solid wall. Unsupported ends must be supported by noggins.Apply a generous bead of approved wood adhesive to the top of the joists prior to laying the boards. Boards should be fixed using anti rust annular ring shank nails min.55mm long, positioning nails 15mm in from each end of panel with a further nail equidistant between i.e 3 nails across the width of each panel.Screw fixings may be used for an even more comprehensive fit.



Provide 100mm mineral fibre insulation within floor zone

All cut ends of joists to be sealed with suitable preservative prior to fixing in position.

Double up joists (D) underneath blockwork & studwork wall and solid strutting (SS) req'd where studwork wall runs at right angles to joist span.

First and last joists to all areas to be clear of wall by 25-50mm.

ALL TIMBER TO BE SC3 GRADE,DRY GRADED TO BS4978 AND MARKED "DRY" or "KD"

PROPOSED FIRST FLOOR JOIST PLAN
Not to Scale

Timber solid strutting
Solid blocking should be at least 38 mm thick and extend at least three quarters of the joist depth. The blocking should be close fitting and be fixed either by skew nailing or by offsetting the blocks and end nailing through joists.Full depth blocking should be avoided, since it could project above or below the top or bottom of the joist at some point in its length. This will result in an uneven deck surface and, since the deck or ceiling will not then be in full contact with the joists, could cause nail popping and subsequent noise from movement on the nails.Blocking should be tight fitting, yet not oversized as this may cause distortion in the joists.

Timber herringbone strutting
Timber herringbone strutting should be at least 38 x 38mm but should not be used where the distance between joists is greater than approximately three times their depth. This is because at shallow angles, the effectiveness of the strutting is significantly reduced.
For maximum efficiency, the timber herringbones should be nailed towards the top and bottom edges of the joists and should be in full contact . They should not stand proud of the joists as this would interfere with the fixing of decking and ceiling linings. The struts should not be in contact with each other.

Proprietary strutting devices
Care must be taken to ensure that there is a sufficient gap left to avoid contact at the crossover between pairs of struts in herringbone arrangements, since this may result in noise during service.
Proprietary strutting systems should be specified and installed in accordance with the manufacturer's recommendations.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P must be designed, installed, inspected and tested by a person competent to do so. Prior to completion of the works the council Building Control Officiers must be satisfied that either:
1. An electrical installation certificate issued under a competent persons scheme has been issued or
2. An appropriate electrical installation certificate has been issued for the work, and that it has been signed by a person competent to do so.The Engineer is to advise if any appliance or position of appliance does not conform to regulations. Contractor to seek advice from Client with regard to lighting requirements.

NOTICE PLATES FOR HEARTHS & FLUES (Requirement J4)
Information essential to the correct application and use of these facilities should be permanently posted within the dwelling. A notice plate should be provided containg the following information:
-The location of the hearth, fireplace or the location of the beginning of the flue
-The category of the flue and generic types of appliances that can be safely accommodated
-The type and size of the flue and the manufacturers name and address details
-the installation date.
The notice plate should be robust and fitted next to the electricity consumer unit.

RAINWATER DRAINAGE
uPVC guttering and downpipes to clients approval.Falls for guttering to be 1:600 and brackets fixed at max. 2m ctrs.Downpipes to be connected into underground drains via reducing adapter.Underground drains to be 110mm Ø Osma uPVC or similar approved with flexible joints laid on 100mm peagravel and min 150mm surronds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

CHIMNEY CONSTRUCTION
A chimney height of 4.5m or over is normally sufficient for flue draught. The depth of the chimney foundations should be the same as any adjacent wall foundation. In order to provide stability, masonry chimneys should be bonded to, or supported by, adjoining walls of the building. The masonry should be suitable brick, medium weight blocks or stone and mortar jointed. The minimum wall thickness of a masonry chimney is 100mm or 200mmm to another compartment or dwelling - see ADJ diagram 2.4. Combustibles must be at least 200mm away from the inside face of the flue liner and 40mm from the outside face of the chimney.The chimney should be lined with suitable liners and purpose made bends. Joints should be kept to a minimum and sealed with fire cement. Liner joints should be installed with the tongue pointing downward into the socket to contain moisture and condensate in the flue. Any voids between liners and masonry should be filled in accordance with manufacturer's instructions.A flue liner bend is used to create an offset to align the flue with house walling or to reach a chimney pot position. The number of bends should be kept to a minimum for better draw efficiency and to enable sweeping access. They are also used to prevent vertical rain ingress, but this can also be achieved with a suitable cowl. Where more than two bends at 45 degrees are to be used in a flue, additional sweeping access is required by ADJ 1.48. Bends must not exceed an angle of 45 degrees. A constructional hearth should be made of solid, non-combustible material such as concrete or masonry at least 125mm thick. No combustible material should be placed underneath a constructional hearth unless there is an air space of 50mm or more or the combustible material is at least 250mm below the top of the hearth. A finished/decorative hearth should be at least 12mm thick and made of non-combustible board/sheet material or tiles. For further information refer to ADJ sections 2.22 to 2.29 and 3.40 to 3.42.The fireplace recess should be constructed of solid non-combustible material.Internal solid walls and jambs should be at least 200mm thick and cavity walls should have at least 100mm thick leaves and 50mm cavity. Material in the cavity behind the fireplace should be non-combustible. For an open fire the fireplace recess should be at least 350mm deep. For burning solid fuel, ADJ suggests a minimum recess size of 500mm by 550mm using 200mm diameter liners and a flue cross sectional area of 15% of the face area of the fireplace.The height of an unrestrained chimney stack should not exceed 4.5 times the smallest plan dimension of the chimney stack. Please refer to ADJ section 2.10 and diagram 2.1 for recommended positions of the flue outlet above the roof. Details of clearances above easily ignitable roof coverings, such as thatched roofs, are set out in ADJ 2.12 diagram 2.2.A chimney needs to be made weather proof with mortar flaunching around the chimney pot on a brick or concrete capping with drip or rehang. Mortar used for the chimney and flaunching should be resistant to rain and frost. Lead flashings are needed at the junction with roof tiles and brickwork to prevent water penetration. A saddle tray damp proof course should be installed across the full span of the stack at the intersection with the roof to prevent water seeping down the chimney. Details of lead saddle trays and flashings are available from the Lead Association, Tel 01892 656463.

SMOKE ALARMS
To be self contained,interconnected and wired to a separately fused circuit with a battery back up.Smoke alarms to be fitted to u/side of plasterboard ceiling to the ground floor max 7m from the kitchen / lounge and to be max. 3m from any bedroom door. All alarms to be strictly in accordance with BS 5446 and to be wired that when one alarm is triggered all alarms are activated.

WASTE SIZES FOR NEW PLUMBING
All new plumbing to have the following waste sizes:
W.C=100mm a Multikwik or similar approved
W.H.B=32mm a uPVC with 75mm Deep sealed trap
SINK=40mm a uPVC with 75mm Deep sealed trap
SHOWER=40mm a uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provids anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix min. 38x38mm timber noggings to all potential loose plasterboard ceiling edges and light fittings.Position of light fittings to be advised by client on site.

INTERNAL JOINERY ,SKIRTING & ARCHITRAVES
All internal finished timber to be free from all defects and to clients approval prior to ordering any materials.

ACCESSIBLE SWITCHES & SOCKETS
Inorder to use the dwelling more easily by all persons then wall mounted switches, sockets, TV sockets, telephone jack points and door bells..... etc should be positioned between 450mm and 1200mm from finished floor level.Door bells & light switches to be fitted 1200mm from FFL and the remainder 450mm from FFL.

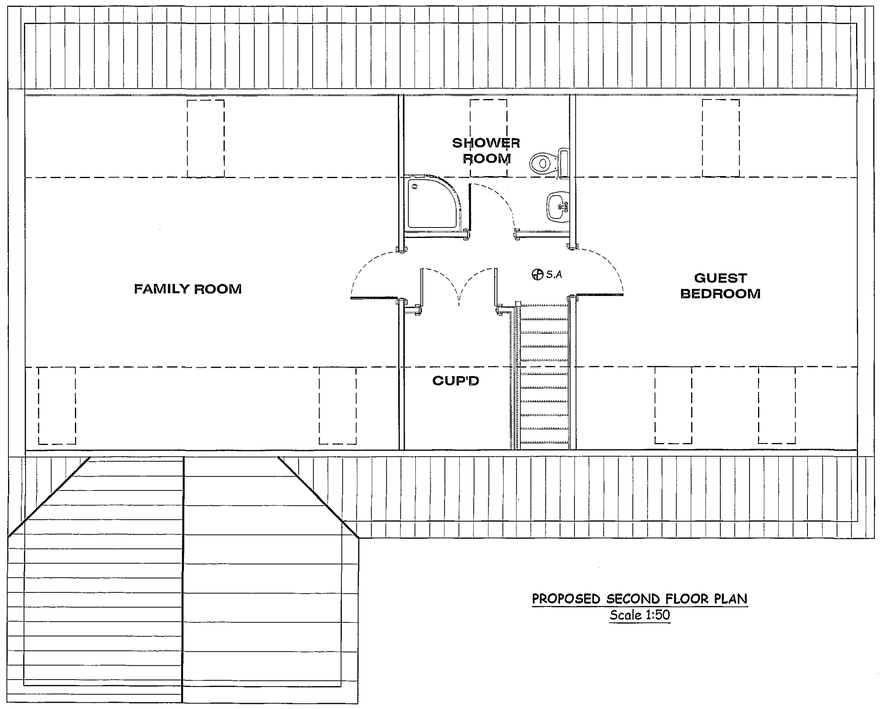
COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a cetificate to show that commissioning has been successfully carried out. The certificate should be made available to the Client and SHDC building inspectors. A suitable certificate should be one published as part of the Benchmark Code of Practice for Installation, Commissioning and Servicing of Central Heating Systems, a blank copy may be included within the boiler manufacturers installations instructions or from C.H Information Council on Tel no: 01926 423 284.

HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Gas Fired Boiler and cyclinder complete with fan assisted flue and combustion air vent.Area of vent is to be in strict accordance with manufacturer's recommendations.Boiler to have a SEDBUK rating of 86%. Electrical operated boiler control interlocks are to control the operating periods of the boiler which in turn is controlled by a room thermostat positioned in proposed living room.The boiler should only fire when the space heating or the Cyclinder termostat calls for heat.All radiators are to be fitted with thermostatic radiator valves. The hot water cyclinder is to be insulated with a factory applied PU foam coating at least 35mm thk having a min. density of 35kg/m³. All space heating pipework located outside the building fabric insulation layers to be wrapped with insulation material having a thermal conductivity at 40°C not exceeding 0.035 W/m°K and a thickness equal to the outside diameter of pipe upto max. of 40mm.It should be noted that central heating and hot water pipework in unheated areas may need increased insulation thicknesses for the purpose of protection against frost, refer to BRE Report No. 262 2002 Edition.Oil storage tank should have a hard surface beneath such as concrete or paving slabs at least 42mm thick extending out at least 300mm beyond the perimeter of the tank (or external skin if it is of the integrally bunded type). Depending on location of oil storage tank fire protection may be required see site plan.

LATERAL RESTRAINT STRAPS
Tie roof structure to blockwork wall with 30X5 galvanised mild steel straps at max 1.8m ctrs where rafters and ceiling joists run parallel to blockwork walls.Also fit at max 1.8m ctrs to anchor wallplate to blockwork wall with min 3no. fixings per strap.Horizontal lateral restraint straps should be spaced not more than 2m centres and attached to at least 3 timber members through the use of noggings and packing. Attach to timber members with four steel screws or four 4 mm x 75 mm round nails for roofs and two into each joist for floors. The turn down and should be 100 mm at the centre of an uncut block or brick.Vertical restraint strapping should be at least 1m long. Where straps are fixed to masonry, hardened nails BSWG x 75 mm long or wood screws into plugs No 12 x 50 mm long should be used. The number of fixings should be in accordance with the design plans and the lowest fixing should be located within 150 mm of the bottom of the vertical strap.

SOAKAWAYS
All rainwater to discharge into soakaways and to be min.of 5m from any building & a min.of 1m³ filled with rubble to within 450mm of external ground level.Overlay rubble with polythene sheet and backfill with clean topsoil.Note the soakaway inlet pipe must discharge to the centre of the soakaway in all directions.The contractor should carry out percolation tests to determine the feasibility prior to constructing the soakaways. Detailed below is guidance on how to carry out the tests:
1. Excavate a trial pit to the same depth as the anticipated soakaway below the invert of the drain.
2. The trial pit should be 300mm - 1000mm wide and 1000 - 3000mm long.
3.It should have vertical sides trimmed square and, if necessary for stability filled with granular material.
4.When no granular material is used, it is advisable to place pegs into the trial pit at the 75% & 25% levels. This allows the water level readings to be taken accurately.
5.The trial pit should then be filled and allowed to drain three times to near empty, with readings taken for:
-The time taken for the water level to lower to the 75% level
-The time taken for the water level to lower to the 25% level
6.When granular material is used, a full height, perforated, vertical observation tube should be positioned in the pit so that the water levels can be monitored with a dip tape
7.The trial pit should be filled on three separate occassions to give a true reading on the ground conditions

Available at this office is a Soil Infiltration check sheet to be completed on site and a copy issued to the L.A Building Control Officer upon completion.



PROPOSED SECOND FLOOR PLAN
Scale 1:50

Infill Jack Rafters to be min.25mm deeper than Trussed Rafters to allow for birdsmouthing at wallplate

Pre - Fabricated Mono pitch trusses by specialist to be fitted to girder truss with approved Girder Truss Shoe with min. bearing length of 90mm.

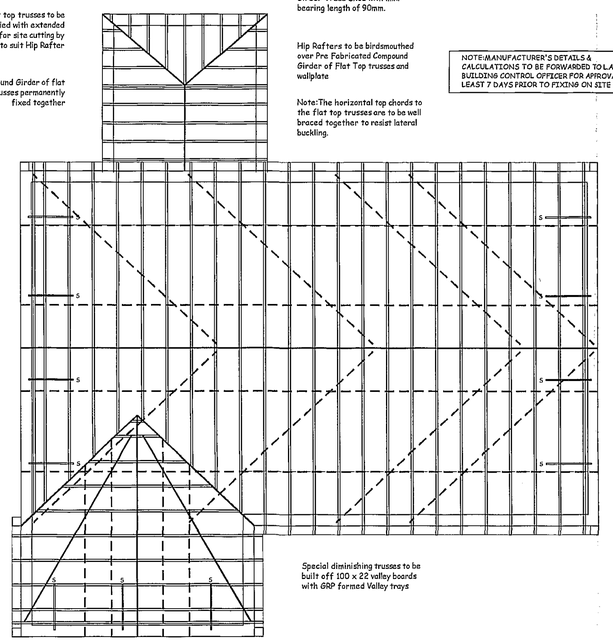
Flat top trusses to be supplied with extended rafters for site cutting by others to suit Hip Rafter

Hip Rafters to be birdsmouthed over Pre Fabricated Compound Girder of Flat Top trusses and wallplate

Compound Girder of flat top trusses permanently fixed together

Note:The horizontal top chords to the flat top trusses are to be well braced together to resist lateral buckling.

30x5 m/s straps (S) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no.gable strap to be within 500mm of ridge.Provide solid noggings under each strap.



Special diminishing trusses to be built off 100 x 22 valley boards with GRP formed Valley trays

NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO L.A's BUILDING CONTROL OFFICER FOR APROVAL AT LEAST 7 DAYS PRIOR TO FIXING ON SITE

Note:Provide 50x50 timber noggings for partition head fixing and pendant light fixings. Position of light fixings to be agreed on site with client.

All 25X100 diagonal and longitudinal wind bracing, and ceiling tie bracing to be free from all major defects and any weak points and fixed all in accordance with manufacturers details.Lap joints (if required) to be taken over 2no.trusses all in accordance with BS5268 Part 3 - 1985.Bracing to be fixed with 2no. 3.35 x 65mm galvanised round wire nails at each cross over and to firmly butt against walls.

Pre Fabricated Attic Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings.Calculations to be submitted to the L.A building inspectors approval prior to any materials being placed on order.

PROPOSED ROOF PLAN
Not to Scale

AMENDED PLAN
Ref. A1

Planning & Development
2 3 SEP 2005
Ref: 13/1/05

DETERMINED PLAN

GENERAL CONDITIONS
Contractors are reponsible for checking all dimensions on site when work commences and before ordering any materials.Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations,a "SAP" calculation, Soil Investigation or Flood Risk Assessment.If deemed necessary then these will be a chargeable extra.All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose.All work to be in accordance with good building practise and all necessary BS codes for Workmanship on Building Sites.

Client :
JP Builders
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Site :
Residential Development
82, Knight Street
Pinchbeck
Nr Spalding
PE11 3RH

remway design Ltd
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Date : nov04 | Scale : As Noted

Drawing No:
rem 972 - 03