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

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

Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

225x50 joists @ max.400mm ctrs. Solid herringbone strutting @ 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.

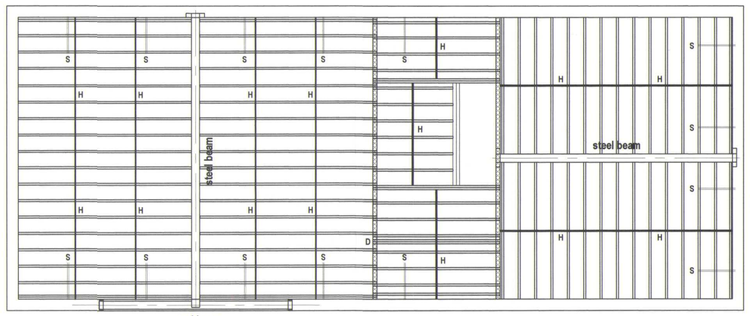
All cut ends of joists to be sealed with suitable preservative

Provide solid blocking at the ends of herringbone strutting and under straps between last joist and wall.

203 x 203 x 71UC steel beam to have 300x100x10 steel bearing plate on 2no. courses 450mm wide engineering brickwork

30x5 m/s anchor straps (S) @ 2m ctrs with solid strutting beneath.Notch straps into minimum 3no. joists and fix with two nails.

Nail overlapping joists together and ensure overhang does not exceed 100mm to limit any cantilever movement.



First and last joist to be clear of wall by 25-50mm to aid the installation of services and fixing floor decking.

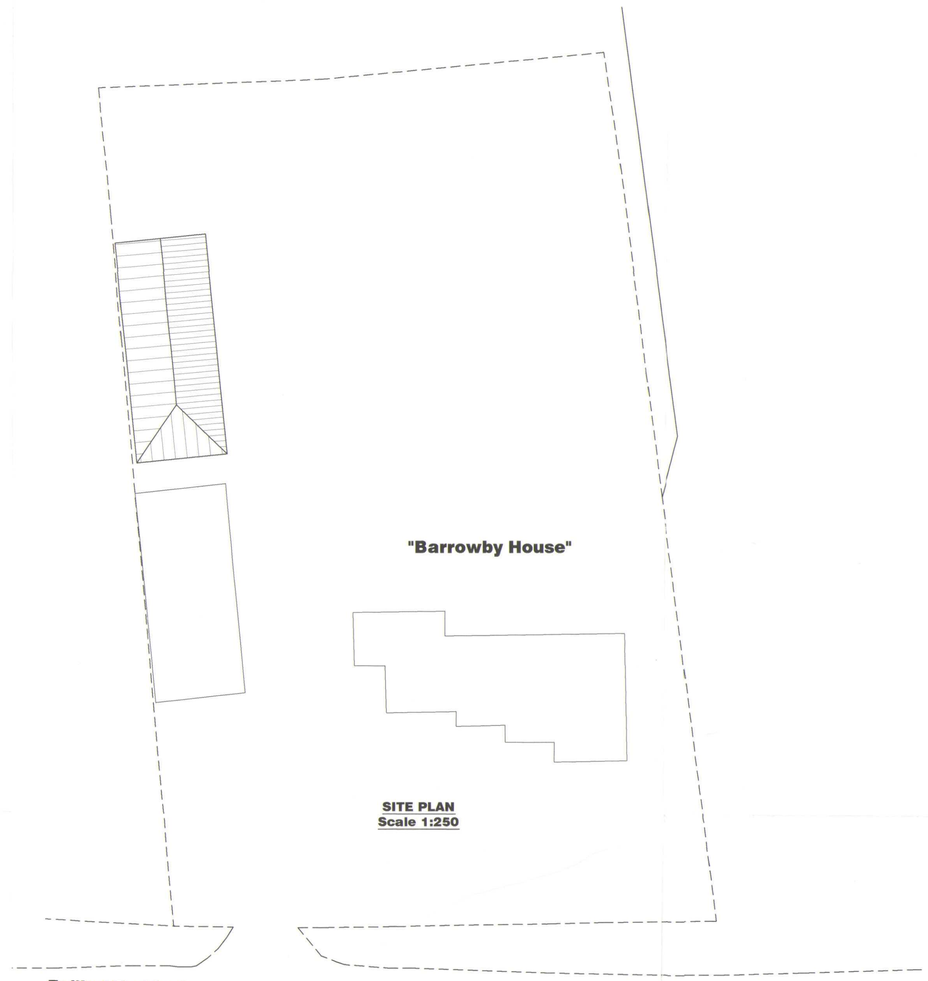
Notch joists neatly into steelwork to allow for timber shrinkage, i.e at least 12mm projection at floor side and at least 2mm at ceiling level.

203 x 203 x 71UC steel beam to have 300x100x10 steel bearing plate on 2no. courses 450mm wide engineering brickwork

203 x 203 x 71UC steel beam to have 250x100x10 steel bearing plate on 7.0N/mm² blockwork.Fix beams together with 80 x 80 x 8 steel angles

ALL TIMBER TO BE SC1 GRADE,DRY GRADED TO BS4978 AND MARKED "DRY" or "KD"

FLOOR JOIST PLAN
Not to Scale



SITE PLAN
Scale 1:250

Compound Girder of flat top trusses permanently fixed together

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

NOTE: MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 21 DAYS PRIOR TO FIXING ON SITE

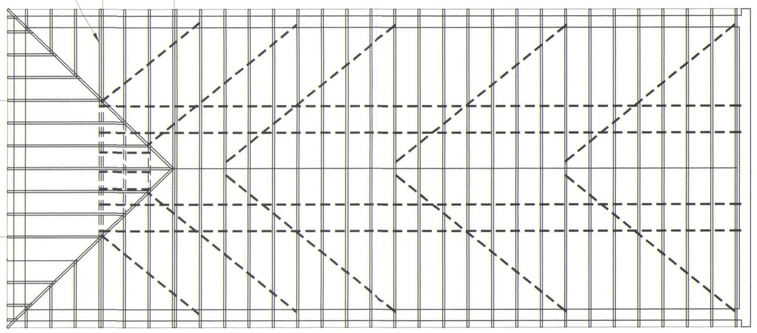
Flat Top Trusses

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.

Mono Pitch Trusses

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



Soffit and fascia profile to match existing fitted strictly in accordance with manufacturer's recommendations

Solid pack void between last rafter and blockwork with mineral fibre insulation.

Pre-fabricated Fink Trusses to be fixed plumb (max. deviation 25mm)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.

30x5 m/s straps (S) over 3no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no.gable strap to be within 500mm of ridge.Fit solid noggings to suit truss depth at all strap positions and between end truss and wall face.

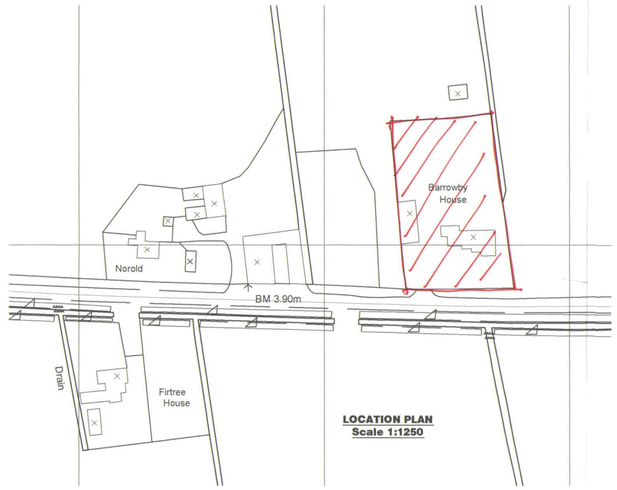
In order to minimise movement of the wallplate caused by the hip rafter, fix a 1200mm long galvanised steel angle restraint strap around the outside of the wallplate.

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

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 chevron 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 be fixed as close to the truss node points as possible

ROOF PLAN
Not to Scale



LOCATION PLAN
Scale 1:1250

GENERAL CONDITIONS
Contractors are resonsible 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

BUILDING CONTROL SPECIFICATION

DETERMINED PLAN

SHDC PLANNING & DEVELOPMENT
17 NOV 2003
Ref. 14/03

REV DESCRIPTION:

remway design
Plans drawn for: Local Authority - Planning permission & Building Control.
3, Rembrandt Way
Spalding
Lincs
PE11 3HX
Tel: 07815 112 058
Fax: 01775 768 921
e-mail: jason@remwaydesign.co.uk

Project: Proposed Detached Garage Block with Office

Client: Barrowby Builders
Barrowby House
Northgate
West Pinchbeck
PE11 3TB