

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

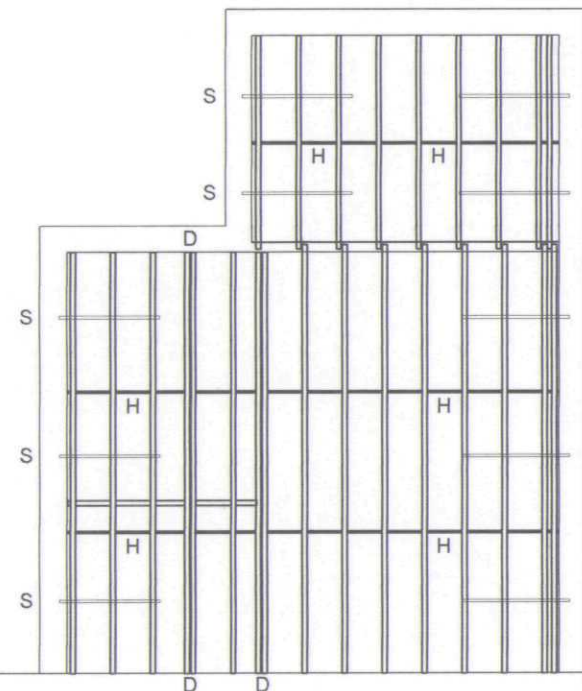
Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

225 x 50 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.

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



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

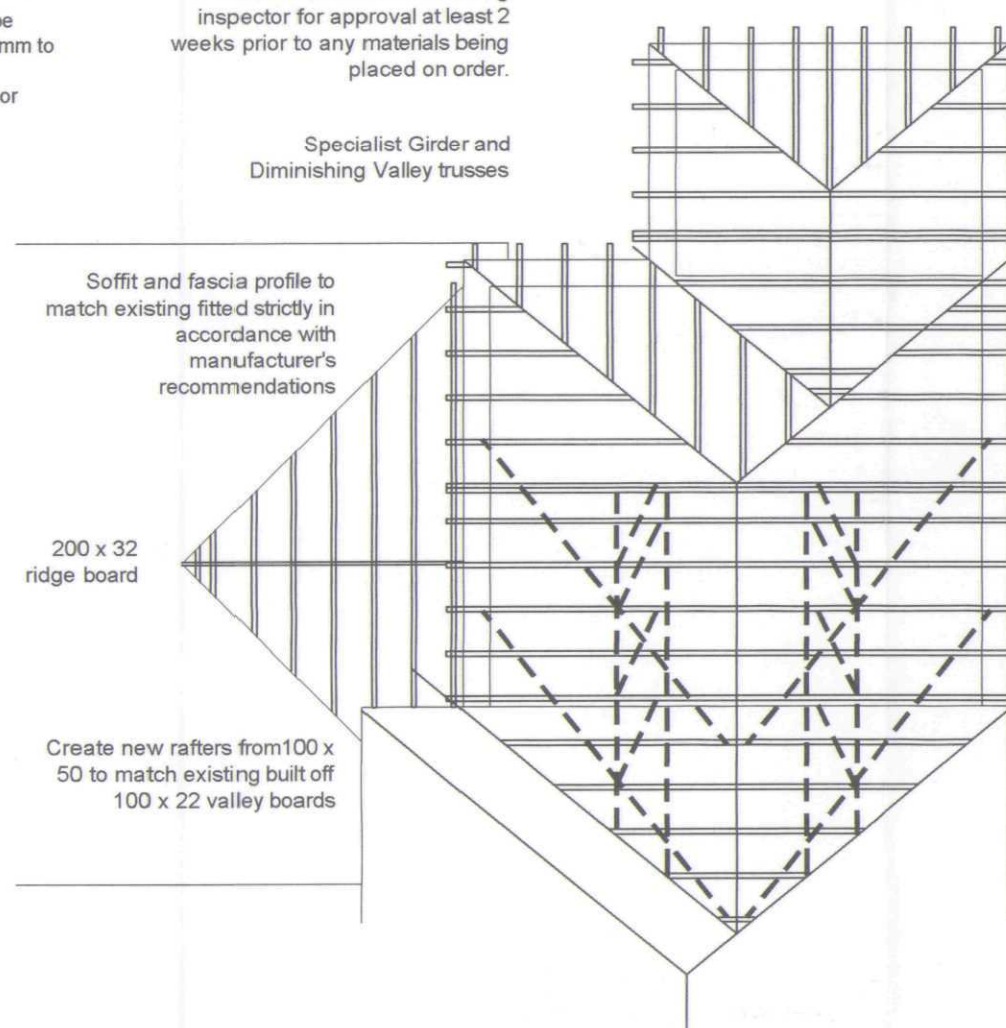
**PROPOSED JOIST PLAN**  
Not to Scale

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

Pre - Fabricated Trussed Rafter 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 inspector for approval at least 2 weeks prior to any materials being placed on order.

Specialist Girder and Diminishing Valley trusses

Pre - Fabricated Mono pitch trusses by specialist supplied with extended rafters for site cutting to suit hip rafters.



**PROPOSED ROOF PLAN**  
Not to Scale

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

Hip Rafters to be birdsmouthed over Pre Fabricated Compound Girder of Flat Top trusses to suit Hip Rafter

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

Flat top trusses as designed by specialist. The horizontal top chords are to be well braced together to resist lateral buckling.

All 25X100 diagonal and longitudinal wind bracing, under rafter bracing, vertical strut 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.

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

Proprietary Crossflow ventilator tray and extension piece to ensure min.25mm air gap

38 x 25 timber battens

Felt underlay

uPVC Apron

Plain Tiles with first row fixed

uPVC over the fascia ventilator system fixed to fascia board

Eaves ventilator skirt dressed over into gutter

300mm Roof insulation as main specification

Trussed Rafter

Apply min.50mm layer of compressible mineral wool insulation over wall and ensure roof insulation and cavity wall insulation are continuous.

**PROPOSED TYPICAL EAVES SECTION**  
Scale 1:10

DRY VENT RIDGE

- \* Finish underlay 30mm from apex.
- \* Fix 38mm wide x 25mm high ridge tree batten to each rafter with fixing straps provided.
- \* Fix top batten 70mm down from apex.
- \* Lay Eaves/Top Tiles (6154) as top course.
- \* Ridge tiles: Half Round Ridge (8101) fixed with DryVent Ridge Pack (9058).

S/S ring shank nail fixed through strap into rafter

Polypropylene ridge to ridge seal

Half Round Ridge Tile

uPVC profile filler unit

Plain Eaves/Top Tile

Trussed rafter

S/S clamping plate

S/S wood screw with neoprene washer and foam grommet

S/S ridge batten fixing strap fixed to each rafter

S.W. ridge batten 38mm wide x 25mm high

38 x 25mm S.W batten 70mm down from apex

Underlay to finish 30mm down from apex

Plain Tile (6151)

**PROPOSED RIDGE SECTION**  
Scale 1:10

**SITE PLAN**  
Scale 1:250

No. 353 "Westhaven"

WESTHORPE RD

**LOCATION PLAN**  
Scale 1:1000

Kirkhill Farm

No. 351

BM 3.75m

Guide Post

Stone

WESTHORPE ROAD

3.3m

**UPERSEDED**

**DETERMINED PLAN**

BY AMENDMENT A1

SHDC  
PLANNING & DEVELOPMENT  
06 OCT 2003  
Ref. 1208/03

**remway design**

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

Project:  
Proposed Two Storey Bedroom  
& En-Suite Extensions

Client: Mr M Killick  
"Westhaven"  
353, Westhorpe Rd  
Gosberton, PE11 4ER

Date: JULY'03 DRG No MK02 REV: