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

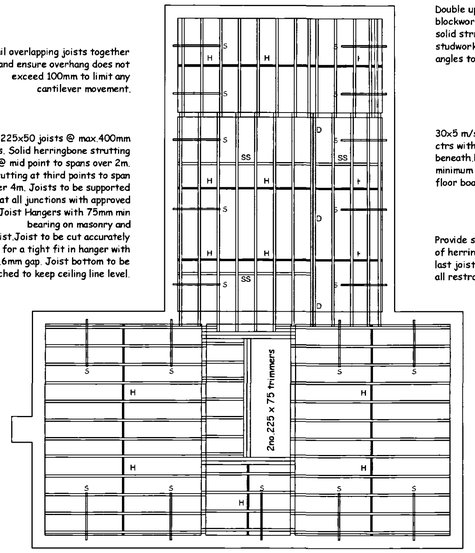
Lay 22mm Weyroc Tongue and Grooved flooring grade wood particle boarding or equal approved on top of first floor joists with staggered joints

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

225x50 joists @ max.400mm 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.

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.



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

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

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

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

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

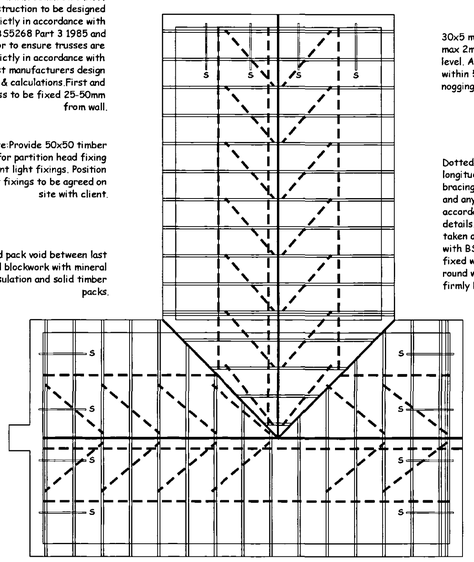
NOTE:MANUFACTURER'S DETAILS & CALCULATIONS TO BE FORWARDED TO SHDC'S BUILDING CONTROL OFFICER FOR APPROVAL AT LEAST 7 DAYS PRIOR TO FIXING ON SITE

Pre - Fabricated Raised Tie Trussed Rafters to be at max.600mm ctrs .Roof construction to be designed strictly in accordance with B.S5268 Part 3 1985 and contractor to ensure trusses are fitted strictly in accordance with specialist manufacturers design drawings & calculations.First and last truss to be fixed 25-50mm from wall.

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

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

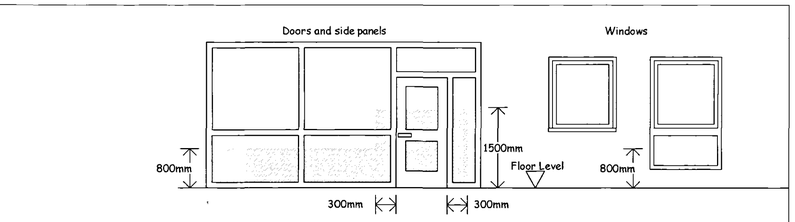
Cottage Style Feature Eaves to suit client



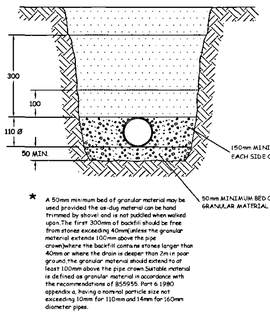
30x5 m/s straps (S) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no gable strap to be within 500mm of ridge.Provide solid noggings under each strap.

Dotted line shows 25 X 100 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.

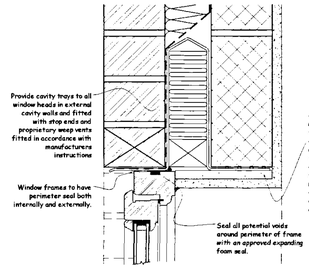
PROPOSED ROOF PLAN
Not to Scale

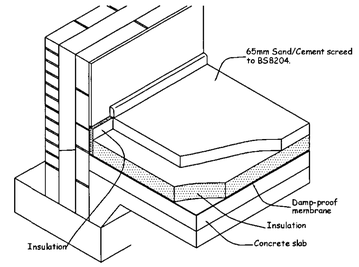


Shaded areas show critical locations to which requirement N1 applies.
(ie. glazing in areas numbered 2,4,5,6,7,8,11)



* A 50mm minimum bed of granular material may be used provided the ex-dug material can be hand trimmed by shovel and is not puddled when walked upon.The first 300mms of backfill should be free from stones exceeding 40mm(unless the granular material extends 100mm above the pipe crown)where the backfill contains stones longer than 40mm or where the drain is deeper than 2m in poor ground,the granular material should extend to at least 100mm above the pipe crown.Suitable material is defined as granular material in accordance with the recommendations of BS5955 Part 6 1980 appendix e, having a nominal particle size not exceeding 10mm for 110mm and 14mm for 160mm diameter pipes.

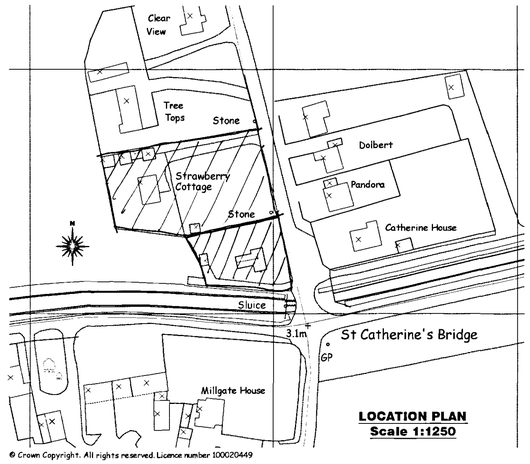




NOTE: Damp-proof membrane can also be positioned below the concrete slab.

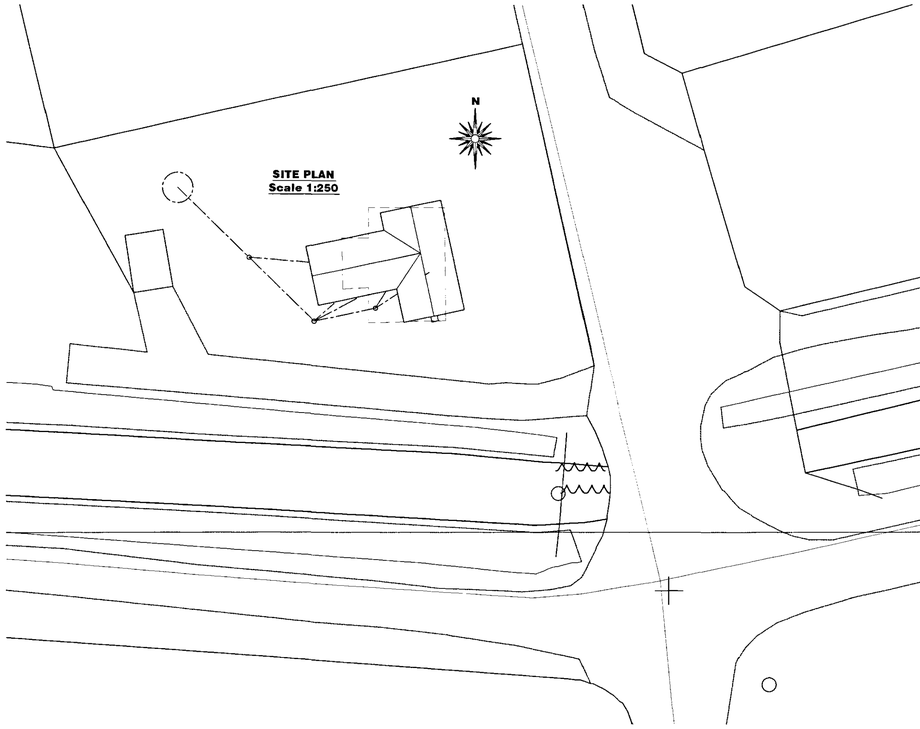
TYPICAL ISOMETRIC SLAB DETAIL
Not to Scale

BLOCK COMPARISON TABLE (to achieve a 'U' value of 0.35W/m²K)		
Manufacturer	100mm thk Block type	Full Fill Cavity Insulation thickness
Thermalite	Shield	65mm
Plasmor	Fibalite	85mm
	Aglite	85mm
	Stranlite	85mm
	Plascon	100mm
Tarmac Topblock	Hemelite	85mm
	Lignacite	85mm
	Topcrete	100mm
	Durox Supabloc	65mm



LOCATION PLAN
Scale 1:1250

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SITE PLAN
Scale 1:250

HEATING SYSTEM
Provide a Low Pressure Hot water Central system via Oil 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 85%.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 termastat calls for heat.All radiators are to be fitted with thermostatic radiator valves. The hot water cylinder 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 of paving slabs at least 42mm thick extending out at least 300mm beyond the perimeter of the tank (on external skin if it is of the integrally bunded type). Depending on location of all storage tank fire protection may be required see site plan.

OIL STORAGE TANK
If the Oil Storage tank is at least 1800mm from a building and at least 760mm from any boundary then no further provisions are necessary.If the tank is less than 760mm from any boundary then a fire wall must be built around tank giving at least 30mins fire resistance.Wall to be built 300mm higher and wider than the top and sides of the tank.

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 surrounds laid to 1:100 falls to new soakaway.Soakaway specification detailed elsewhere.

ROOF FINISH
Reclaimed Concrete Interlocking Double Pantile fixed in accordance with manufacturers instructions and in accordance with BS 5534:Parts 1 and 2.Set out to give true lines and regular appearance, fitting neatly at all edges, junctions and features.Fix roof covering to make the building sound and weathertight at the earliest opportunity.Repair any defects as quickly as practicable to minimise damage and nuisance & keep gutters and pipes free of debris and clean out at completion.Provide 50x25 preservative treated timber battens.Tiling battens should be not less than 1.2m long and continuous over at least 3 trusses.They should be fixed to every rafter member which they cross, or on which they are joined, with nails in accordance with BS5534: Part 1. The ends of the battens should be sawn square and butt jointed centrally on a rafter member so that adequate bearing and nailing can be provided for each end of each batten.Butt joints in battens should be arranged so that not more than one batten in four is joined on any one rafter.Generally all tiles at perimeter of roof to be clipped and nailed. Use Code 4 Lead flashing to any abutments with min.75mm upstand.

ROOF INSULATION
The whole area of the ceiling to be insulated with two layers of Crown Wool Mineral Fibre Insulation or equal approved of a total thickness 300mm to achieve a 'U' value of 0.16w/m²K. Width of first layer of insulation to be appropriate to the joist spacings and of a thickness equal to joist depth (100mm). The insulation to be laid between the joists to finish over the wall plate on external walls and pushed up tight to roofing membrane. The second layer (200mm) of Crown Wool to be laid at right angles to the first layer.All joints between the rolls of insulation to be close butted.

ROOF VENTILATION
Install Tyvek® or similar approved Breathable Membrane in *accordance with manufacturers instructions which are briefly* described below & BBA certificate 99/3635 (fourth issue) breather membranes in non-ventilated pitched roofs of any plan, any shape or any size under all types of roof coverings including tight jointed and fully interlocking tiles and synthetic slates.
Installing Tyvek® underlay in accordance with the above certificate will enable a roof to meet all the requirements of the Building Regulations.
Installation Guidelines
Tyvek® SUPRO should be installed with min. 150mm overlaps as a standard bituminous felt underlay and secured with stainless steel staples or large headed galvanised clout nails.
Eaves:
There is no need to provide any vents into the loft at eaves, because a Tyvek® non-ventilated roof system does not rely upon air movement beneath the membrane to avoid damage by condensation.To avoid water ponding behind the fascia of closed eaves and to prevent prolonged exposure of the membrane to ultra-violet rodiation, use a Tyvek® Eaves Carrier. Stop the membrane short of the fascia and lap it onto the Eaves Carrier.Pack closed eaves with fibrous insulation to reduce thermal bridging.
Verge detail:
Lap the Tyvek® underlay 50mm onto the gable or flying rafter.
Ridge/ hip detail:
Extend the Tyvek® underlay 150mm from each slope and overlap it at the ridge/ hip line. There is no need to provide vents at the ridge.
Valley detail:
Extend the Tyvek® underlay from each slope by 150mm beyond the valley centre line and seal the lap using Tyvek® Butyl Tape to form a watertight seal.
Abutments:
Turn up the Tyvek® underlay beneath flashings not less than 50mm.
Penetrations:
Seal around all penetrations using Tyvek® Butyl Tape.

CEILINGS
All ceilings to be 15mm plasterboard to BS1230.
Ceilings to be have Coving and skim finish to clients requirements.Plasterboard sheets to be fixed with joints staggered and must be layed perpendicular to all joist runs.Fix boards at a min.150mm centres.

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 ø Multikwik or similar approved
W.H.B=32mm ø uPVC with 75mm Deep sealed trap
SINK=40mm ø uPVC with 75mm Deep sealed trap
SHOWER=40mm ø uPVC with 75mm Deep sealed trap
Provide access points to all changes in direction.Provide anti-siphon traps where pipe runs exceed 3m and W.H.B pipe run exceeds 1.8m.

NOGGINGS
Fix 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.

ELECTRICAL INSTALLATION
To be in strict accordance with the latest I.E.E Regulations and Engineer 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.

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.

ROOF / LOFT ACCESS
Provide insulated roof access trap door with a fully weathered sealed frame and a 38mm brass bolt or to clients requirements.

CHIMNEY CONSTRUCTION
To be constructed in accordance with BS1181:1989.Clay flue liners to have sockets laid uppermost and jointed / sealed with fire cement with the gap between liner and brickwork filled as work progresses by the contractor with lean mix concrete.Flue liners to be a min.200mm internal diameter. If a bend is necessary within the flue run, then it should not be more than 30° measured from the vertical plane.

FOUL DRAINAGE
Underground drains to be as rainwater drainage but with min.1:80 and max.1:40 falls.Fall of drains from gullies to be 1:40.All drains passing thro' walls to have concrete lintel over with 50mm space around filled with compressible material and opening masked with durable rigid sheet to prevent ingress of vermin or back fill.Drain runs must not be any lower than foundation depth unless min.of 1m from any building.Provide roddable access to all change in bends and junctions.Contractor to ensure no live drains run beneath proposed works.

COMMISSIONING OF HEATING AND HOT WATER SYSTEM
Contractor to submit a certificate 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 Practise 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.

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 good building practise and all necessary BS codes for Workmanship on Building Sites.

Client :
Mr F Honnor
Strawberry Cottage
Millgate
Whaplode St Catherine
PE12 6SD

Site :
Replacement Dwelling
Millgate
Whaplode St Catherine
PE12 6SD

Outline P / Permision Ref : H23/1444/03

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SHDC
Planning & Development
- 5 JAN 2005
Ref: H23/0003/05

Date : nov04 | Scale : 1:50

Drawing No:
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