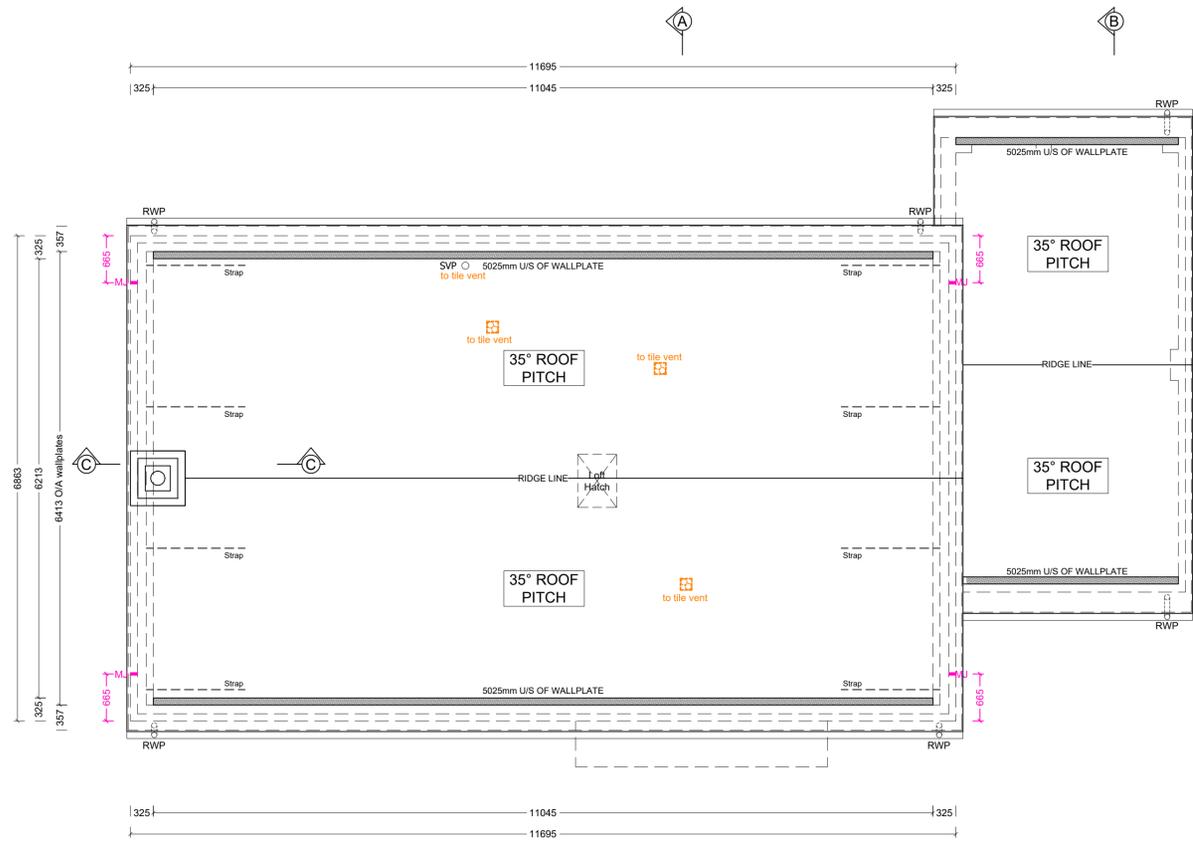


**NOTES:**

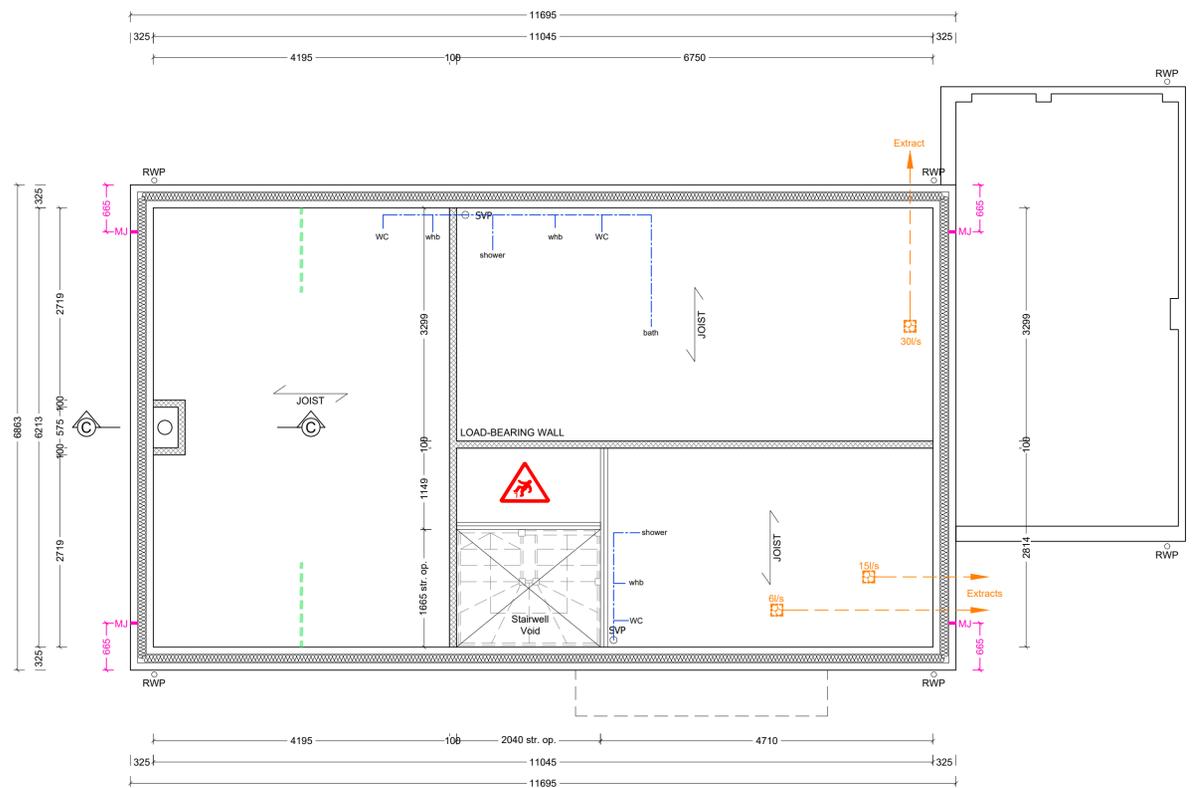
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**REVISIONS**

A 12.12.23 - Prelim Issue



**ROOF PLAN**



**JOIST PLAN**  
DESIGN OF FLOOR JOISTS TO BE SUBJECT TO CONFIRMATION BY JOIST SPECIALIST.  
1200mm LONG 35x5 GALV. MS STRAPS @ 2M CRS

**ROOF CONSTRUCTION**

PRE-FABRICATED TRUSSED RAFTER DESIGNED, INSTALLED TO MANUFACTURERS DETAILS IN ACCORDANCE WITH BS 5268: PART 3: 1985 BY APPROVED MANUFACTURER GENERALLY SPACED AT MAXIMUM OF 600mm CENTRES.

ALL BRACING IN ACCORDANCE WITH NHBC TECHNICAL REQUIREMENTS PART 3.

100x50mm WALLPLATE TO BE FIXED USING 30x5mm GALV. MILD STEEL RESTRAINT STRAPS AT MAX. 2M CENTRES OR EITHER SIDE OF WINDOW OPENING.

MAIN ROOF FINISH TO BE IN ACCORDANCE WITH THE MATERIALS APPROVED BY THE LOCAL PLANNING AUTHORITY AND FIXED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

TILE BATTENS TO BE 25x50mm IN ACCORDANCE WITH BS 5534: 1997.  
FOR ROOFS HAVING 35° OR GREATER PITCH, PROVIDE DOUBLE BATTENS AT VERGES SPANNING AND FIXED TO TWO RAFTERS.

FIRST THREE TRUSSES TO BE SECURED TO GABLE OR PARTY WALL WITH GALV. MIS STRAPS WHERE THE WALLS RUN PARRALLEL TO TRUSSES. TRUSSES TO BE RETRAINED AT CEILING AND RAFTER LEVEL BY MEANS OF 30x5mm GALVANISED STEEL ANCHOR STRAPS, 1500mm LONG, BENT ONCE AT 1350mm (AT 2M MAX. CENTRES) WITH A SOLID 100x38mm STRUT.

DESIGN OF TRUSSES TO BE SUBJECT TO CONFIRMATION BY TRUSS SPECIALISTS

Strap --- 30x5mm GALVANISED STEEL ANCHOR STRAPS AT MAX. 2M CENTRES

**ROOF VENTILATION**

10MM CONTINUOUS EAVES VENTILATION  
5mm CONTINUOUS RIDGE VENTILATION

**RISKS FOR BUILDING ELEMENTS:**

**Roof:-**  
Risk of falling appropriate safety gear and method of access to be used; Risk of collapse from roof trusses;

**Walls:-**  
Risk of wall collapse, suitable propping to be used where required

**KEY OF SYMBOLS**



**FIRST FLOOR CONSTRUCTION**

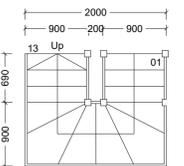
22mm nominal thick weyroc flooring system butt jointed flooring grade moisture resistant (type p5 or p7) chipboard (14kg/m²) in en 312 sheets with cross joints staggered, glued and screwed to i-beams. (ensure that short ends and all perimeter boards are fully supported) laid with edges 10/12mm where sheets abut against a solid wall.

Typical 225mm pre-fabricated engineered posi joist to be designed by a specialist engineer and installed strictly in accordance with the manufacturers recommendations and details.

Lateral support at floor levels shall be provided in accordance with approved document part 4 30x5mm galvanised m/s anchor straps at 2000mm max. centres to all intermediate floors shall be provided at right angles to and carried past the first three timber joists.

Design of floor joists to be subject to confirmation by joist specialist.

**External wall situations**  
Joists built in with proprietary end caps as supplied by manufacturer to prevent air leakage



**Timber Staircase**  
Ground to 1st floor:  
Width o/a strings 900mm  
Total rise 2647mm  
13 No. risers at 203.6mm  
Goings at 228mm  
Pitch 40° - Nosing 18mm

**RISKS FOR BUILDING ELEMENTS:**

**Stair Opening:-**  
Risk of falling appropriate safety gear and method of access to be used;

**KEY OF SYMBOLS**



House Type C [3B6P]  
Open Market  
AS - Plots 4 & 5  
OPP - Plots

Total Internal Floor Area:  
GIA = 137.2m² / 1476.8ft²  
NIA = 135.4m² / 1457.4ft²  
GIA + Garage = 156.1m²



ADS ARCHITECTS LIMITED  
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**PROJECT/CLIENT:**

Proposed Development of Land  
At 90 Winchcombe Road  
Sedgeberrow  
Evesham, WR11 7UB  
for: SHEILING HOMES

**BUILDING REGULATIONS**

House Type C

Joist & Roof Plans

SCALE 1:50@A1 DATE 11 2023

DWG 21-16-HT C-02 A