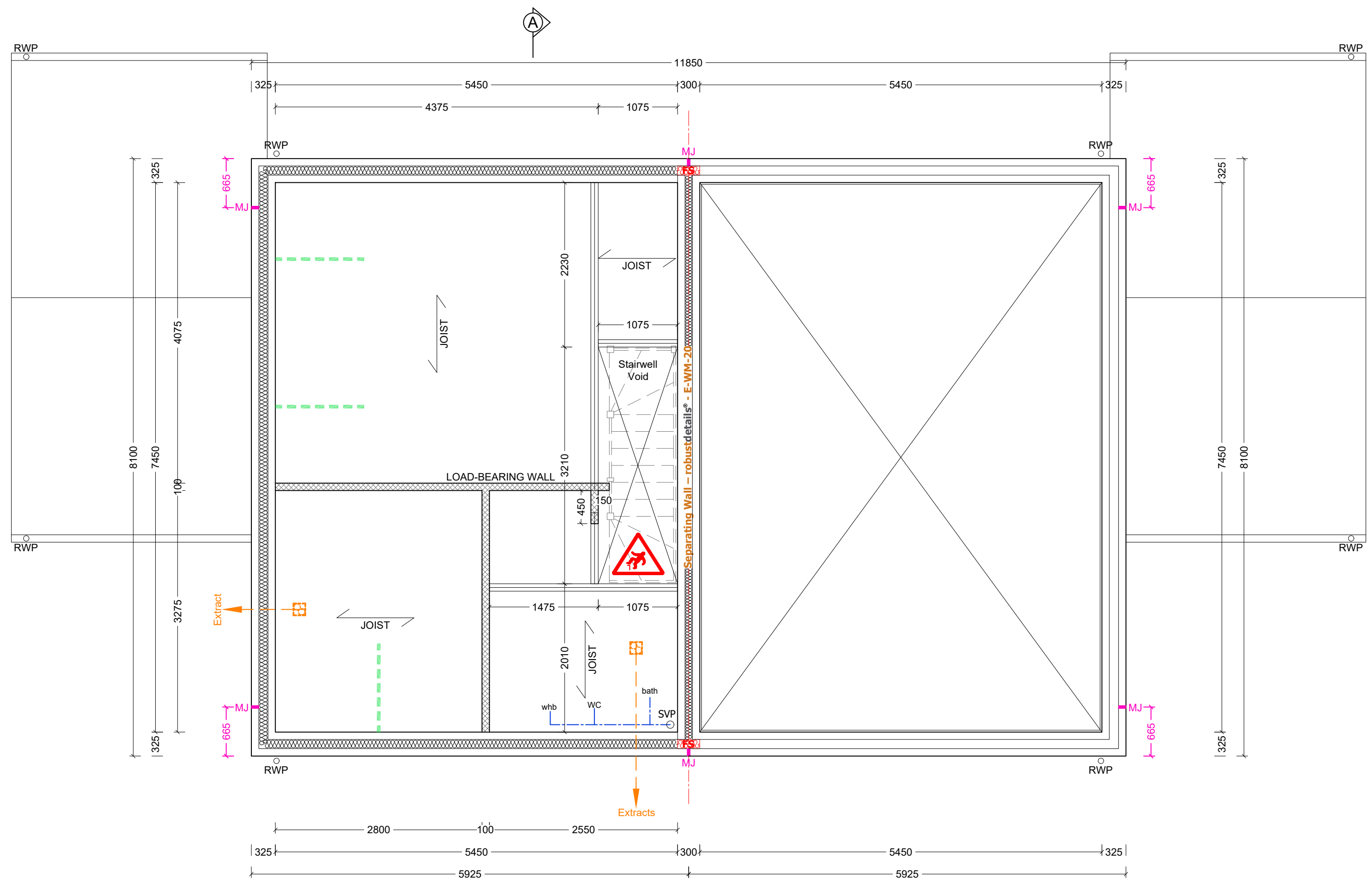


Plot 3 As  
ROOF PLAN

Plot 4 Opp



Plot 3 As  
JOIST PLAN

Plot 4 Opp

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. MS STRAPS WHERE THE WALLS  
RUN PARALLEL TO TRUSSES. TRUSSES TO BE  
RETSRAINED 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

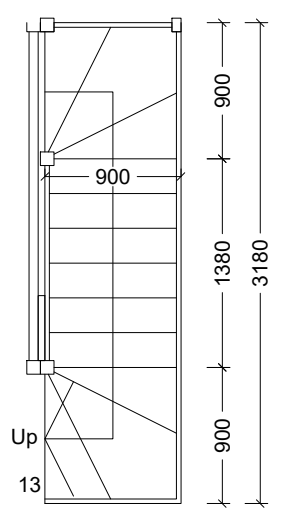
22mm nominal thick weyroc flooring system  
butt jointed flooring grade moisture resistant (type p5 or p7)  
chipboard (14kg/m²) bs en 312 sheets with cross joints  
staggered, glued and screwed to i-beams. (ensure that short  
ends and all perimeter boards are fully supported) laid with  
edges 10/12mm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

Typical 225mm pre-fabricated engineered pos 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 a 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



#### NOTES:

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VESTED IN THE ARCHITECT AND MUST NOT  
BE COPIED OR REPRODUCED WITHOUT HIS  
WRITTEN CONSENT. DO NOT SCALE THIS  
DRAWING - USE FIGURED DIMENSIONS ONLY.  
ALL CONTRACTORS MUST VISIT THE SITE  
AND BE RESPONSIBLE FOR TAKING OR  
CHECKING ALL DIMENSIONS REQUIRED FOR  
THIS WORK.

#### REVISIONS

A 12.12.23 - Prelim Issue

House Type F [2B4P]  
Open Market  
AS - Plots 14  
OPP - Plots 13

Total Internal Floor Area:  
GIA = 80m² / 861.1ft²  
NIA = 79.8m² / 858.9ft²  
GIA + Garage = 100m²



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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 F

Joist & Roof Plans

SCALE 1:50@A1 DATE 11 2023

DWG 21-16-HT F-02 A