FOUNDATIONS to be taken down to a suitable depth to prevent damage by tree roots and slabs designed against ground heave

FOUNDATIONS to be adequate width to suit 1 storey loadings – established from ground investigations

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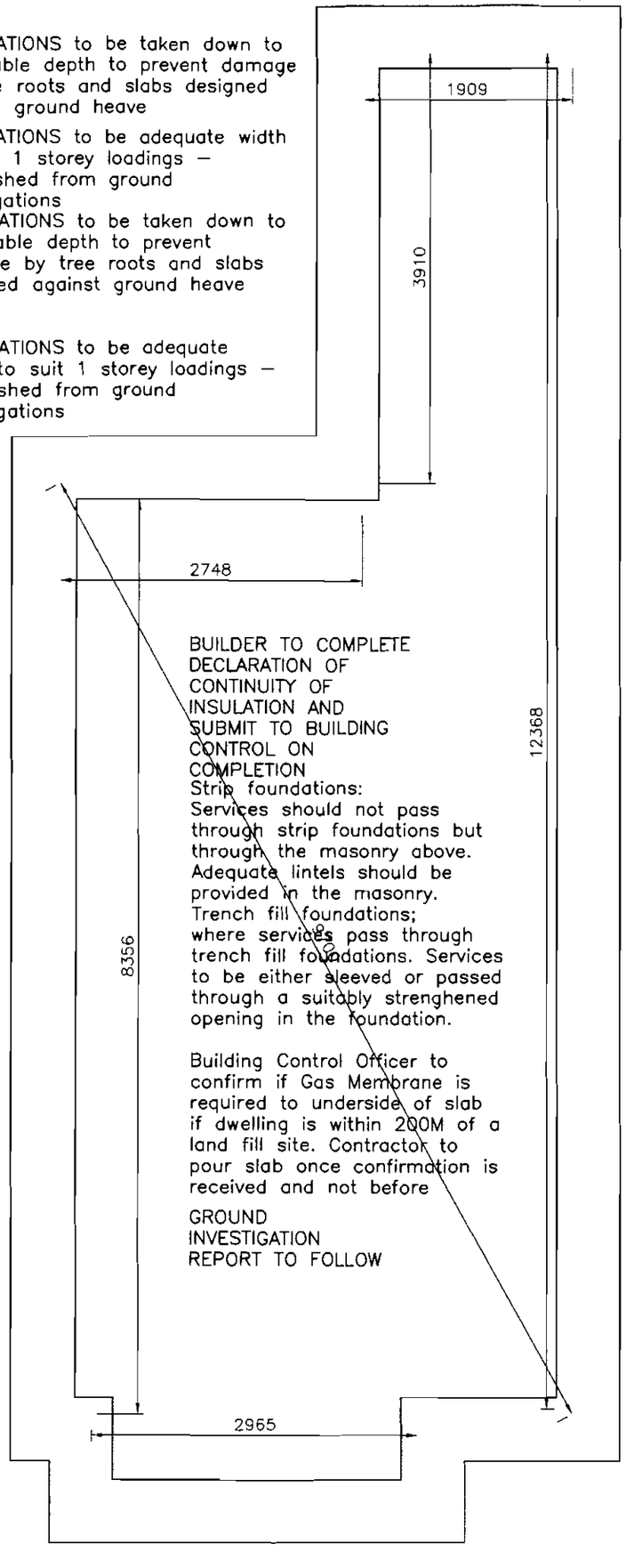


BUILDER TO COMPLETE DECLARATION OF CONTINUITY OF INSULATION AND SUBMIT TO BUILDING CONTROL ON COMPLETION

Strip foundations:
Services should not pass through strip foundations but through the masonry above. Adequate lintels should be provided in the masonry.
Trench fill foundations;
where services pass through trench fill foundations. Services to be either sleeved or passed through a suitably strenghened opening in the foundation.

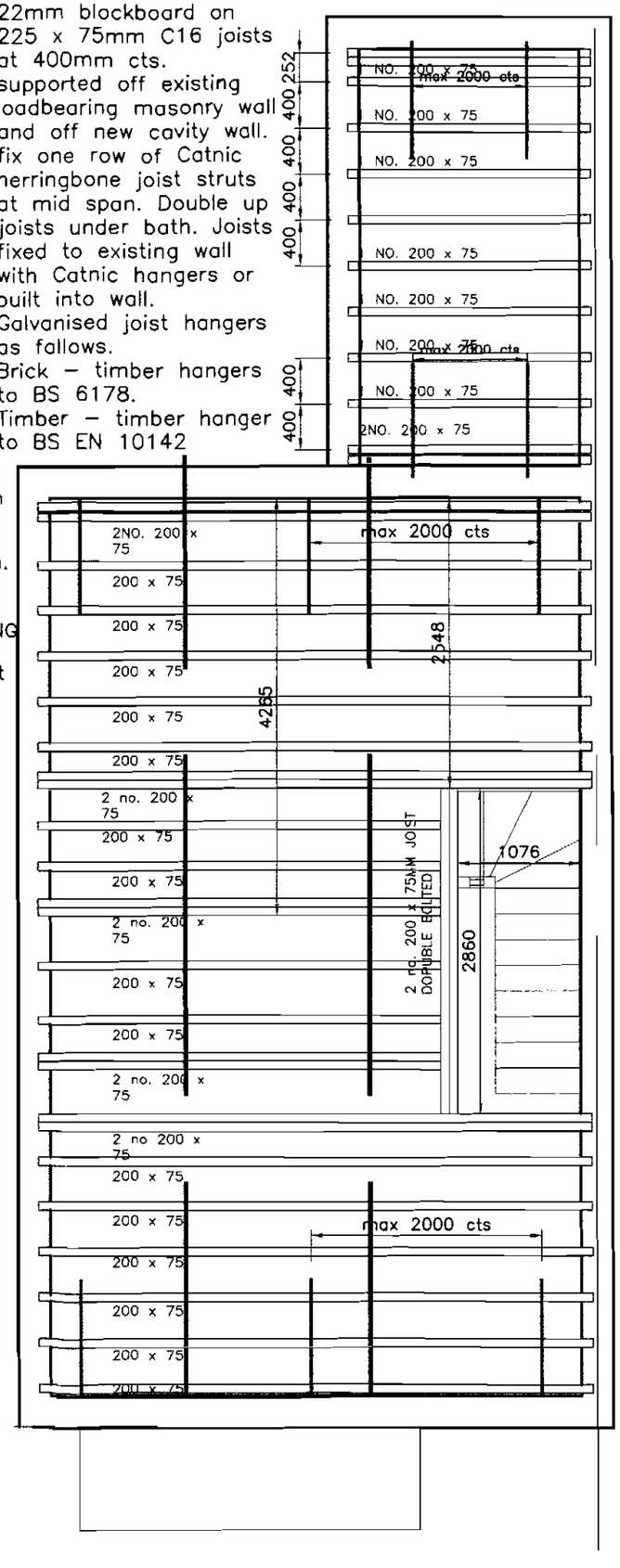
Building Control Officer to confirm if Gas Membrane is required to underside of slab if dwelling is within 200M of a land fill site. Contractor to pour slab once confirmation is received and not before

GROUND INVESTIGATION REPORT TO FOLLOW

double up joists and bolt together to form trimmers around stairwell
provide Catnic herringbone strutting or soild strutting at least 38mm thick and not less than ¾ the depth of joist.
provide 2 rows of strutting at ⅓rd span
lateral restraint to be provided to 1st floor joists with 30 x 5mm galvanised strap carried over min 3no joists not exceeding 2m intervals.
The joist adjacent to the wall should be soildly blocked against wall
for Drilling and notching limitations to standard depth joist of 220mm the max notch depth is 33mm and max hole diameter is 55mm.
For holes/notches outside these guidelines consult CHANDOS TIMBER ENGINEERING

where the joists are at right angles to the wall, spaces between the floor joists should be sealed with full depth timber blocking.
double up joists beneath bath position

First floor construction:
22mm blockboard on 225 x 75mm C16 joists at 400mm cts.
supported off existing loadbearing masonry wall and off new cavity wall.
fix one row of Catnic herringbone joist struts at mid span. Double up joists under bath. Joists fixed to existing wall with Catnic hangers or built into wall.
Galvanised joist hangers as fallows.
Brick – timber hangers to BS 6178.
Timber – timber hanger to BS EN 10142



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ALL STEELWORK TO BE BUILT IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCULATIONS AND SPECIFICATION.
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THE FOUNDATIONS AND FLOOR SLAB DESIGN ARE PROVISIONAL AND MAY BE SUBJECT TO CHANGE WHEN WORK COMMENCES. IT IS THE BUILDERS RESPONSIBILITY TO INVESTIGATE THE GROUND CONDITIONS AND TO IDENTIFY ALL SERVICES BEFORE WORK COMMENCES.

Electrical and Heating Specification:

	light fitting point to ceiling
	Potential under floor heating tbc
	13 amp above points switched socket
	13 amp low level switched socket
	13 amp double switched socket
	low voltage recessed downlighter with transformer
	wall mounted single gang light switch
	wall mounted double gang way light switch
	panel radiator with thermostatic valve
	mains fed smoke dectors interlinked
	Extract fan ducted to external air
	30 amp Cooker contol point
	External light activated by sensors

Note: ALL SOCKETS AND SWITCHES ARE TO BE SITED BETWEEN 450MM AND 1200MM OF FINISHED FLOOR LEVEL.

FOUNDATION PLAN & FIRST FLOOR JDIST LAYOUT

PROJECT
NEW LINKED TERRRACED HOUSES

DEVELOPMENT LOCATION:
229 MOSTON LANE EAST, NEW MOSTON

SCALE: 1:50	DRAWN N/A
DATE: 31.04.08	AUTHORISED: N/A

Dwg No. BL.00.01 | REV

CJ Architecture

double up joists and bolt together to form trimmers around stairwell

provide Catnic herringbone strutting or soild strutting at least 38mm thick and not less than ¾ the depth of joist.

provide 2 rows of strutting at ⅓rd span

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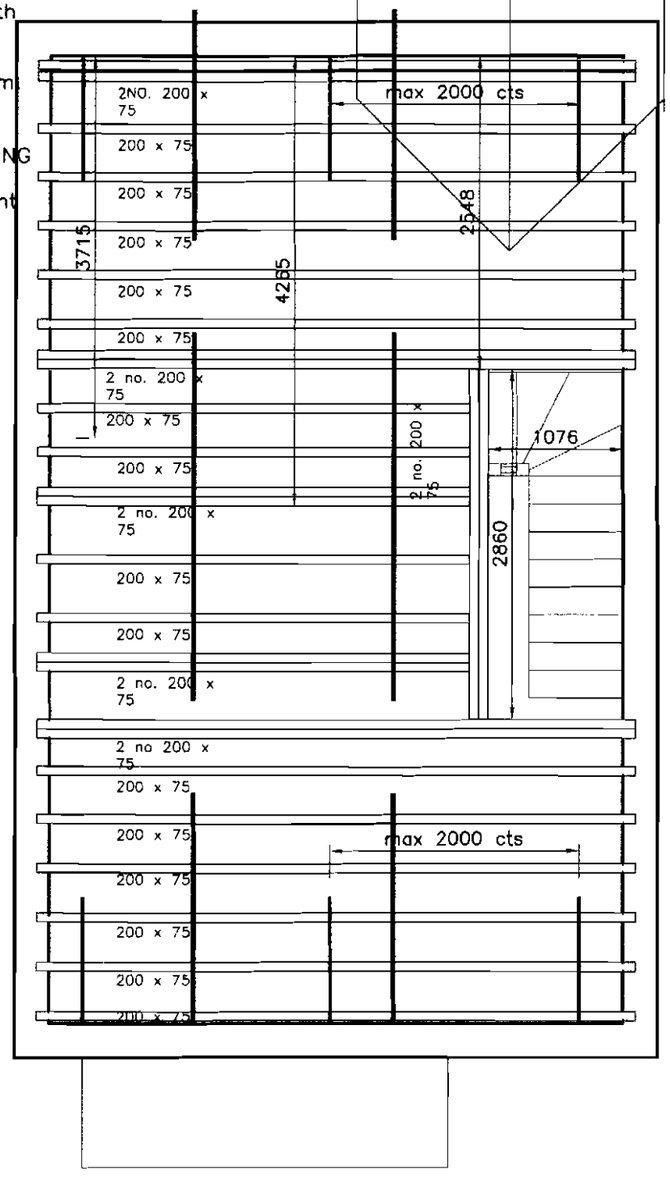
where the joists are at right angles to the wall, spaces between the floor joists should be sealed with full depth timber blocking.

double up joists beneath bath position

Second floor construction: 22mm blockboard on 225 x 75mm C16 joists at 400mm cts. supported off existing loadbearing masonry wall and off new cavity wall. fix one row of Catnic herringbone joist struts at mid span. Double up joists under bath. Joists fixed to existing wall with Catnic hangers or built into wall.
Galvanised joist hangers as follows.
Brick – timber hangers to BS 6178.
Timber – timber hanger to BS EN 10142





EXISTING LOCATION PLAN scale 1:1250

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	mains fed smoke dectors interlinked
	Extract fan ducted to external air
	30 amp Cooker contol point
	External light activated by sensors

Note: ALL SOCKETS AND SWITCHES ARE TO BE SITED BETWEEN 450MM AND 1200MM OF FINISHED FLOOR LEVEL.

ROOF PLAN & SECOND FLOOR JOIST LAYOUT

29 MAY 2008

PROJECT:
NEW LINKED TERRRACED HOUSES

229 MOSTON LANE EAST, NEW MOSTON

SCALE: 1:50 | DRAWN: N/A
DATE: 31.04.08 | AUTHORISED: N/A

Dwg No. BL.00.01 | REV