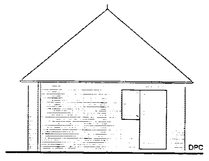
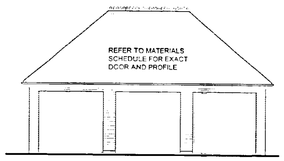
REFER TO FINISHES SCHEDULE FOR ALL MATERIALS

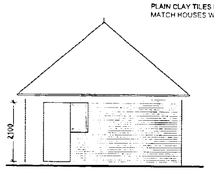


SIDE ELEVATION

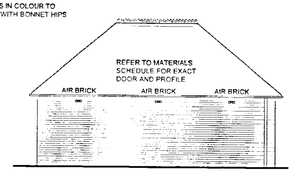


FRONT ELEVATION

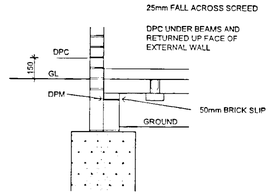
PLAIN CLAY TILES IN COLOUR TO MATCH HOUSES WITH BONNET HIPS



SIDE ELEVATION



REAR ELEVATION



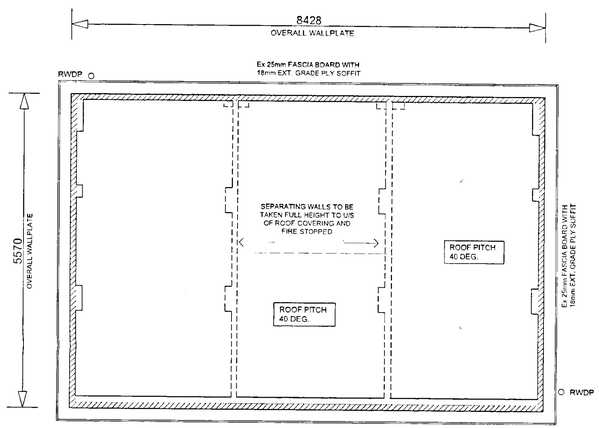
BEAM & BLOCK FLOOR COURSING

NOTES

1. This drawing is copyright and its use or reproduction without the written permission of Millgate Homes is prohibited.
2. Due to unavoidable inaccuracies during the reproduction process these drawings should not be scaled. Where dimensions are critical Millgate Homes should be requested to confirm dimensions based on survey information. Scales appearing at the head of this plan are for indicative purposes only.
3. This plan has been prepared in accordance with B.S. 1192, Part 1 in relation to scale and dimension. Tolerances permitted within the British Standard should be observed.
4. All dimensions and particulars to be checked on site. Any discrepancy to be reported to Millgate Homes before work commences.
5. No responsibility will be accepted for any work of construction undertaken prior to the receipt of statutory approvals, or subsequently where work is not in strict accordance with the drawings.

REVISIONS

No.	DATE		INITIALS
C	12/02/01	ROOF PITCH AMENDED TO CLIENTS SPECIFICATION. AMENDMENTS TO INTERNAL LAYOUT.	C.W.



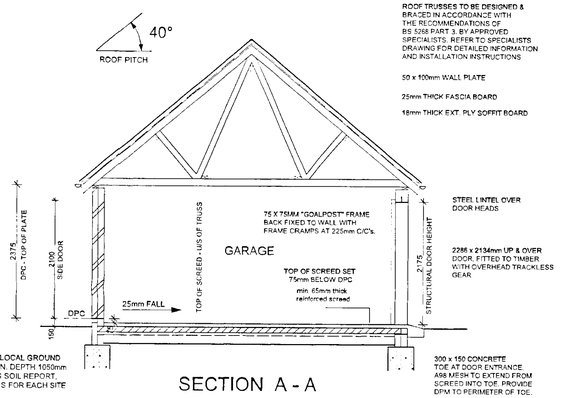
ROOF PLAN

ROOF TRUSSES TO SPECIALIST MANUFACTURERS DESIGN AND SPECIFICATION. TRUSS AND BRACING IN ACCORDANCE WITH BS. 5268 : PART 3 : 1985

ROOF TRUSSES AT 600mm C/C's

100 x 50mm WALLPLATE FIXED DOWN TO WALL AT 2m MAX. C/C's WITH 30 x 2.5mm MS STRAPS

30 x 5.0mm HORIZONTAL RESTRAINT STRAPS AT 2m CENTRES MAX.



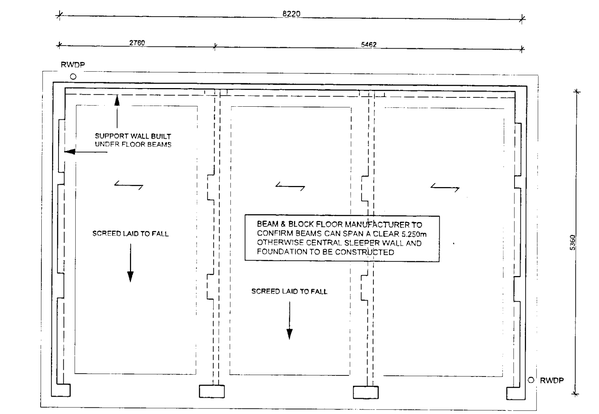
SECTION A - A

ROOF TRUSSES TO BE DESIGNED & BRACED IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 5268 PART 3, BY APPROVED SPECIALISTS. REFER TO SPECIALISTS DRAWING FOR DETAILED INFORMATION AND INSTALLATION INSTRUCTIONS

50 x 100mm WALL PLATE

25mm THICK FASCIA BOARD

18mm THICK EXT. PLY SOFFIT BOARD



FOUNDATION AND BEAM & BLOCK FLOOR LAYOUT

PRE-STRESSED LINTOLS IN WALL OVER DRAIN AND SERVICE ENTRIES

ALL DIMENSIONS ARE TO CENTRELINE OF WALLS.

REFER TO WORKING FLOOR PLANS FOR POSITION OF DOWNPIPES TO EACH PLOT

REFER TO MANUFACTURER'S SPECIFICATION FOR VOID VENTILATION

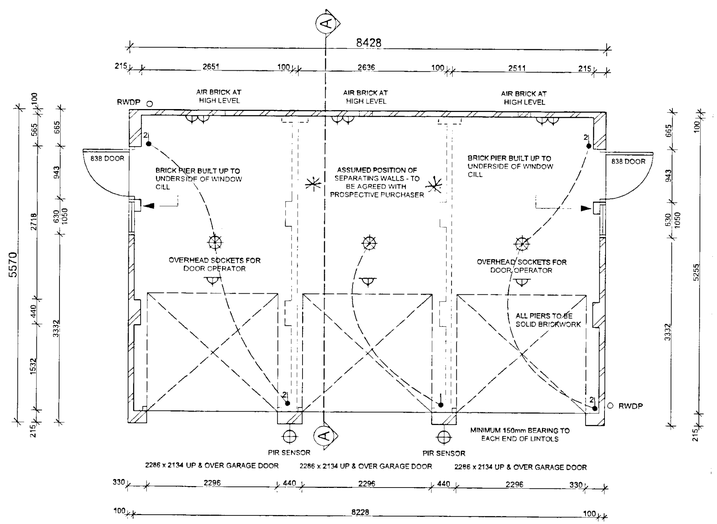
REFER TO ENGINEERS DETAILS AND SOIL REPORT FOR ANY SPECIAL CONCRETE REQUIREMENTS

ACTUAL FOUNDATION DEPTH DEPENDENT ON LOCAL GROUND CONDITIONS AND IN ACCORDANCE WITH ENGINEERS DESIGN

VOID BENEATH FLOOR BEAMS TO BE 150mm MIN. GROUND TO BE STRIPPED LEVEL AND LEFT CLEAR OF ANY VEGETABLE OR DELETERIOUS MATTER AND TREATED WITH APPROVED WEEDKILLER

PATENT BEAM & BLOCK FLOOR SYSTEM INSTALLED TO MANUFACTURERS DETAILED DRAWING AND SPECIFICATION ON DPC ON LOADBEARING WALLS
65mm FINE CONCRETE SCREED LAID TO FALL TO FRONT & REINFORCED WITH A98 MESH ON

INDICATES PRELIMINARY DIRECTION OF FLOOR BEAMS. TO BE APPROVED AND DESIGNED BY MANUFACTURER



FLOOR PLAN

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.

FOUNDATIONS generally to be C20P (C30P when specified) concrete strip size and depth to suit site conditions.
Refer to engineer's soil report, details & calculations for each plot/site.

GROUND FLOOR
Where specified use an approved suspended beam and block floor system, incorporating split course blocks, 65mm fine concrete screed laid to fall to front & reinforced with A98 mesh to garage, all installed in accordance with manufacturers details, drawings and specification.

BISONS or similar floor beams which recommend no floor ventilators

EXTERNAL WALLS 105mm Facing brickwork
Horizontal DPC to be 0.55mm thick black polythene to BS 743 laid 150mm above ground. Stainless Steel butterfly wall ties to be provided at 900mm c/c horizontally, 450mm c/c vert., and staggered, with extra at 225mm c/c at reveals.
Mortar mix 1:1:6 (cement/lime/sand) finished with double struck V-joint pointing.
R.C. Lintols over all service entries below ground. Brickwork below ground to be 20.5 N/mm2 Class 3 or Class A blockwork in 1:3 cement mortar.

WINDOWS 'Howarth' hi-Specification softwood windows.
All glazing to BS6262.

ROOF Plain clay roof tiles, (as specification) on softwood battens on untearable roofing felt, on prefabricated trusses at 600mm o/c. by specialist. 100x50mm wallplates All roof timbers to be "protim" treated ONLY when in required locality.
Provide 30 x 5mm M.S. anchor straps, Catnic HL1400/150 or similar at 2m max c/c to fix truss to gable walls at the rafter and ceiling joist level.
Roof to be braced in accordance with BS 5268 Pt 3, and in accordance with details and specification provided by Specialist Roof designer.

13.MAR2001 5558

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PROJECT ADDRESS:
OXFORD ROAD,
WOKINGHAM.

DRAWING TITLE:
GARAGE WORKING DRAWING

SCALES:	DRAWN BY:	DATE:
1:20 1:50 1:100	C.W.	FEB 2001

PROJECT No:	DRAWING No:	REVISION No:
105/ARCH/2481	502	C

EVANS JONES housing

CONSULTANCY SERVICES BY EVANS JONES HOUSING