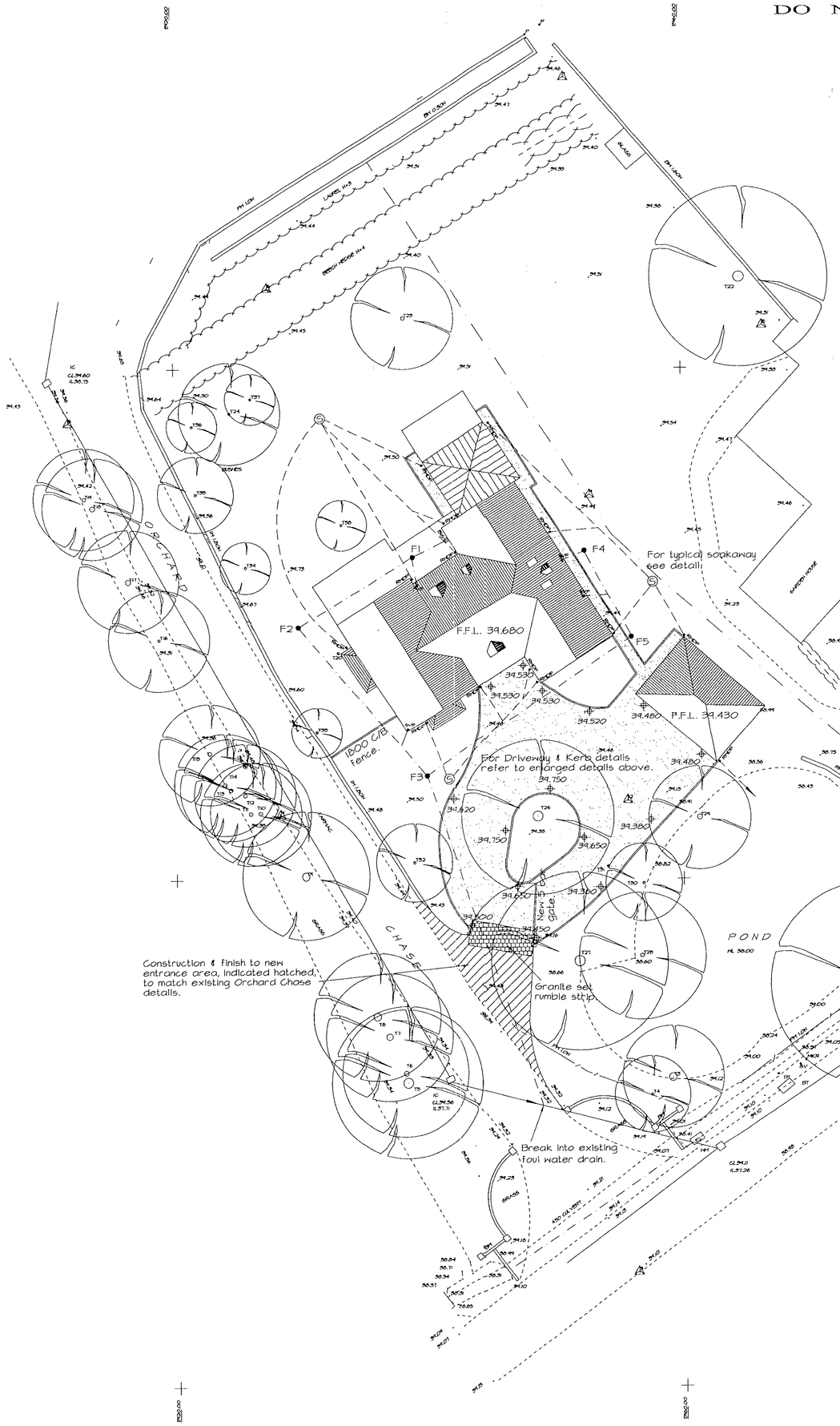
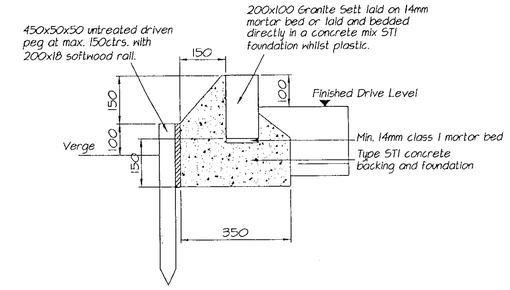
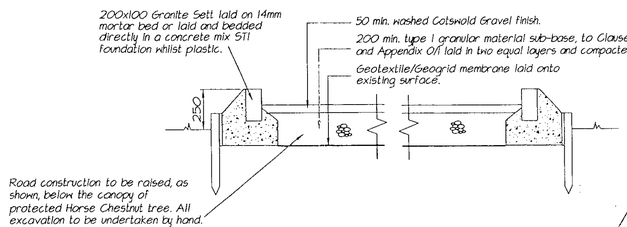
DO NOT SCALE





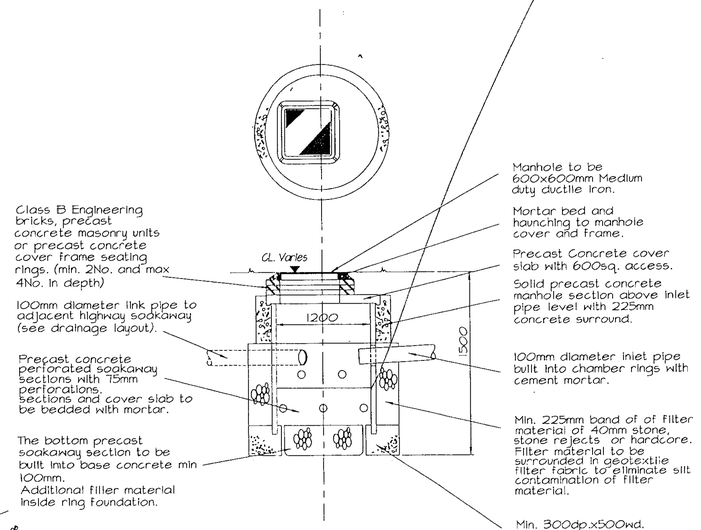
GRANITE SQUARE EDGE KERB TO RAISED SECTION OF GRAVEL ACCESS ROAD

(Scale 1:10.)



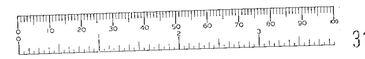
TYPICAL CROSS SECTION THROUGH RAISED GRAVEL ACCESS ROAD.

(Scale 1:20.)



TYPICAL SOAKAWAY DETAIL

(N.T.S.)

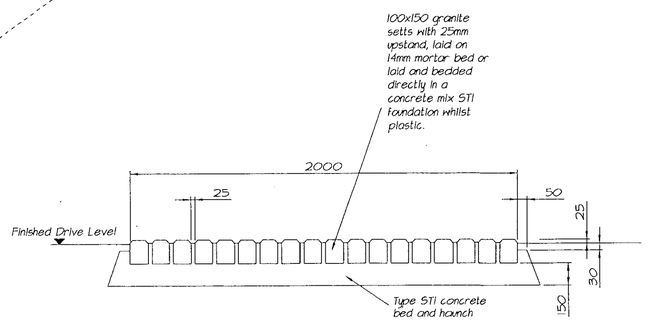


31.OCT.2000 2712

39.480 Indicates proposed/finished level.

39.01 Indicates existing ground level.

All storm & foulwater pipework to be 100mm. internal diameter.



TYPICAL RUMBLE STRIP DETAIL

MK	REVISION	DATE
B.	Conservatory & bay at drawing room revised. Drainage revised.	25.10
A.	Path, patios, fence, gate & granite set rumble strip added. Foul water drain diverted.	03.10

DRAWING TITLE

DRAINAGE LAYOUT AND DETAILS.

CONTRACT

GARDEN HOUSE
HURST, BERKSHIRE,
FOR MILLGATE HOMES.

SIMPSON ASSOCIATES
CONSULTING ENGINEERS
37 Rodney Road
Cheltenham
Gloucestershire GL50 1HX
Tel. 01242-251385
E-mail SimpsonChelt@CompuServe.com

1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
Tel. 01491-576221
E-mail Simpson_Associates@CompuServe.com

Drawn	Ch'kd.	
Scales As shown	Date 08.00	C5104/03 Rev. B.

SUPERSEDED

A1

CONTRASING BRICK QUOINS TO RUN FLUSH WITH MAIN HOUSE WALL. DENTIL COURSE TO PROJECT OUT BY 15mm. REFER TO SEPARATE DETAIL.

ALL DIMENSIONS ARE TO MAIN HOUSE WALL AND NOT LOW LEVEL PLINTH

VERTICAL MOVEMENT JOINTS 12mm HYDROCELL WITH EXTRA WALL TIES AT 225mm C/C'S FINISHED WITH MASTIC EXTERNALLY

MJ = MOVEMENT JOINT

CEILINGS WITH STEELS OVER TO BE LINED WITH 12.5mm THICK 'FIRELINE BOARD' OR SIMILAR, JOINTS TAPED AND SKIMMED OR TAPED AND FILLED TO GIVE HALF HOUR FIRE PROTECTION

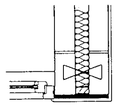
PROPRIETARY CONSERVATORY BY OTHERS. CAVITY DWARF WALL BUILT UP TO A HEIGHT OF 750mm ABOVE DPC LEVEL.

OUTLINE DETAILS OF CONSERVATORY ONLY. EXACT DETAILS TO MANUFACTUERER'S SPECIFICATION. PROVIDE OPENABLE WINDOWS TO CONSERVATORY. TO MANUFACTURER'S RECOMMENDATIONS

LOW LEVEL PLINTH TO FRONT & SIDES OF BUILDING SEE COURSING DETAILS

17mm CELOTEX INSULATION TO JAMB

VERTICAL DPC IN REVEAL AND DRESSED ROUND INTO WINDOW JAMB



BAY WINDOW JAMB DETAIL

ALL BLOCKWORK TO BE 7N/mm2 STRENGTH AS DETAILED BY ENGINEER

GROUND FLOOR PLAN

CONSTRUCTION NOTES (1)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.
To be read in conjunction with CONSTRUCTION NOTES (2)

EXTERNAL WALLS 280mm cavity wall comprising 105mm Facing brick-work, 75mm cavity, filled with 'Rockwool' cavity batts in accordance with manufacturer's specification, and 100mm thick 7 N/mm2 blockwork inner skin.
'Dulrox' Bupebloc 7' insulation block - 0.17W/mK. Cavity to be closed at lintel level with blockwork. Polythene or Petsetz pre-formed DP trays to be provided with min 300mm end laps over all roof abutments with external wall, either horizontal or stepped to follow above the line of the flashing. Lintels to be fitted with stop ends & weepholes to be inserted in brickwork between them at maximum 450mm crs. Horizontal DPC to be 0.54mm thick black polythene to BS 743 laid 150mm above ground. "Thermabates" or similar approved insulated cavity closer at reveals & under windows, 290mm Stainless Steel Butterfly wall ties to be provided at 900mm crs horizontally, 450mm crs vert., and staggered, with extra at 225mm crs at reveals adjacent to cavity closer. Mortar are 1:1:6 (cement/lime/sand) finished with double struck V-joint pointing. Walls to be finished internally with wet plaster consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.
R.C. Lintels 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.
Prefinished feature timbers as detailed on elevations to be site-coated with 'Sclapnet'.
REFER TO SEPARATE DETAILS FOR VERTICAL TILE HANGING WHERE NOTED OF FLOOR PLANS AND DETAILED ON ELEVATIONS

INTERNAL WALLS 7N/mm2 solid concrete blockwork (Class A below DPC) 140 & 100mms to ground floor load-bearing partitions. 100mm aerated (as approved) blockwork (max 75kg/m3) to non-loadbearing blockwork partitions unless otherwise indicated.
Walls to be finished internally with wet plaster consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.
Where noted on floor plans, construct non-loadbearing stud partitions out of 75 x 50 softwood stud at maximum 450 centres with noggins for bracing. Lines both sides 12.5mm plasterboard and skim finish bolted backed plasterboards adjacent to bathrooms. Studs separating bathrooms from habitable rooms to be filled with glass fibre quilt. Where brutes span exceeds 2m a soft joint is to be placed at the top of all first floor partitions to avoid load transfer from roof trusses.

STAIRCASE Hardwood staircase 966mm O/A strings,14 equal risers totalling 2785mm (197.5mm) & 13 equal goings of 225mm.
Minimum absolute headroom to be 2metres. Handrails to be fitted 900mm above pitch line. Balusters max. 99mm apart. Pitch 41.28 degrees. Min. going of tapered treads (where applicable) to be 50mm. Goings of tapered treads measured at centre point of last straight nosing.
Total stair rise to be checked on site prior to manufacture of staircase

WINDOWS 'Howarth' N-Specification softwood windows.
All glazing to BS6262. Windows to be glazed with hermetically sealed double glazed units to BS5713. Laminated safety glazing to to BS6206 to be provided where required as indicated in critical locations. Frames to be fitted with perent controllable ventilator to allow secure, draught free background ventilation of min 8000mm2 to each habitable room and 4000mm2 to kitchen, Utility Room, Bathroom or WC. Windows (where provided) to open to give 1/20th room floor area rapid ventilation.
ESCAPE WINDOWS.
ALL HABITABLE FIRST FLOOR ROOM WINDOWS TO BE PROVIDED WITH A WINDOW THAT HAS AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33m2 AND AT LEAST 450mm HIGH & 450mm WIDE

GENERAL All bathrooms to be fitted with electric ceiling fan with insulated ducting in roof space to tile vent & wired to light switch with 15 minute timed overrun at 15 litres/second extraction. Cloakrooms without windows are to be vented with electric fan capable of 15 litres/second extraction, wired to light switch with 15 minute timed overrun. All utility rooms are to be vented with electric fan capable of 30 litres/second extraction. Where no window is present, fan wired to light switch with 15 minute timed overrun. Internal door to such rooms to be fitted leaving a 10mm gap underneath to provide air inlet. Kitchen cooker hood capable of 30 litres/sec extraction to be provided and ducted to outside. Where the location is not directly adjacent to an external wall, hood to be ducted through a slimline duct above wall units and behind cornice or within void behind plasterboard to ceiling.

LOUNGE FIRE Provide open fire and surround to client's specification. Chimney constructed as external cavity wall with socketed and rebated clay flue liners (sockets uppermost) to BS 65 1941. Flue in chimney shall make an angle of not less than 80 degrees to the horizontal. Fireplace to have bottom grate capable of burning smokeless fuel only.

REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

CONSTRUCTION NOTES (2)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.
To be read in conjunction with CONSTRUCTION NOTES (1)

FOUNDATIONS generally to be C30P (C30P when specified) concrete strip sizes and depth to suit site conditions, but not less than 800mm wide to all cavity walls & 215mm & 150mm block walls, 450mm wide under all loadbearing internal and garage walls. Depth minimum 1050mm. Refer to engineer's soil report, details & calculations for each plot/site.

GROUND FLOOR
Where specified see an approved suspended beam and block floor system, incorporating split course blocks as necessary to provide structural top at 150mm below datum, topped with 65mm sand & cement screed, reinforced with galvanised chicken wire, and 25mm extruded (water) polystyrene (as before described) to house, or 80mm min. fine concrete screed laid to fall to front & reinforced with A98 mesh to garage, all installed in accordance with manufacturer's details, drawings and specification. Provide matching stay air bricks as required to vent sub-floor space. All beam bearings on DPC (see standard detail).
Vapour control layer to be provided between insulation and screed as recommended by insulation manufacturer.

FIRST FLOOR Approved Precast concrete beam and block floor system, nominal thickness 150mm (or 215mm) as specified, topped with 65mm nominal thickness sand & cement screed reinforced with galvanised chicken wire. 47 x 50mm battens fixed to underside at 400mm max. centres with galvanised hangers fixed in accordance with manufacturers instructions and guidance. 12.7mm taper-edged plasterboard fixed to battens with 2mm 'Thistle multi' finish plaster coat.
Floor ducting to be used in the screed depth to varying widths dependant on pipework being accommodated. Pipe runs to be designed to minimise the requirement of such ducts and to arrange routing to avoid crossovers/clashes. See also Plumbing and Heating.

DRAINAGE 38mm dia. waste from sink, bath, shower and bidet, 32mm dia. from basin. All fittings to have 75mm deep seal traps & rodding access (resealable trap where run exceeds 1.7m). 50mm dia. uPVC SVP, boxed-in with min 75mm dia vent at head of run, to terminate through a patent roof ventilator tile (Redland "Rhinvent" or similar) min. 900mm above any opening window. Other stacks to be fitted with a patent relief valve min. 1000mm above highest connection. Soil stacks passing through habitable rooms to be insulated (see detail).
Waste pipework in uPVC to BS 4514, installations to BS 5572. External drains generally to be flexible jointed 100 dia. with imported granular bed and surround to a minimum thickness of 100mm or as shown on site specific engineering drawings. Refer to Engineers layout and specification for detailed disposal of foul & surface water. Where drains pass through walls, lintols shall be provided with minimum 50mm all round clearance (or other suitable provision to allow for movement). Inspection chambers to be 450mm square or circular and should not exceed 1.0m in depth to invert. Manholes sizes to suit depth of invert, refer to engineers drawings. Grade of cover to suit location and proposed use, generally Grade C or, Grade B if accessible by motor vehicles. Soakaways to be located min. 4.5m from all buildings. 112mm half round guttering laid to 1:500 fall with 68mm circular downpipes

HEATING Gas-fired, wall-mounted balanced fanned flue boiler, sized as design with external flue guard fitted if below 2.0m, above ground Mains pressure vent system with radiators all as shown on heating and water services drawings with detailed design & specification.

Sanitarywares by Messrs Ideal Standard or Sottini to be generally used. Pipework to be concealed within vanity units, boxings or associated Bathroom furniture. Shower trays to specification, Shower doors to be by "Deryl" (See detailed trade specification).

ROOF Plain clay roof tiles, (as specification) on softwood battens on untreated roofing felt, on prefabricated trusses at 600mm c/c, by specialist. 100x50mm wallplates All roof timbers to be "proprn" treated ONLY when in required locality. Continuous ventilation to be provided at eaves equivalent to a 10mm continuous gap on pitched roofs, and 25mm on flat roofs and in sloping ceilings. Provide a continuos air gap equal to 5mm at ridge when sloping ceilings. In accordance with NHBC requirements, when the roof pitch is 35° or greater or when the span exceeds 10m, it is recommended to provide high level ventilation equit to a continuous 5mm opening in addition to eaves ventilation.
Roof to be insulated with 100mm mineral wool quilt Insulation laid between the ceiling joists, and additionally a further 100mm laid across and perpendicular to the ceiling joist (total thick-ness 200mm).
Approved proprietary insulated and draughtstripped loft access hatch to be installed in location indicated on drawing. 12.7mm plasterboard ceiling finished with 2mm thick Thistle multi finish plaster to give a flat finish. Plasterboard to be 'V' jointed and fixed completely back to ceiling joists.
Provide 30 x 5mm M.S. anchor straps, Catnic ML1400/150 or similar at 2m max crs 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. See TIPA Technical Handbook for principles of cold water storage tank support if required.

REFER TO SEPARATE DETAILS FOR DORMER CONSTUCTION WHERE APPLICABLE ON FLOOR PLANS & ELEVATIONS

REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

GARDEN HOUSE

WINDOW CODES SHOWN BELOW ARE FROM THE 'HOWARTH' CATALOGUE - IF AN ALTERNATIVE SUPPLIER IS USED THE NEAREST EQUIVALENT UNIT TO BE ORDERED

DOOR, WINDOW & LINTEL SCHEDULE

No.	CODE	LINTEL	MISC. NOTES
ED1	838 x 1981		MOBILITY CILL
ED2	762 x 1981		
ED3	2400 X 2100		
ED4	2400 X 2100		
ED5	2400 X 2100		
D1	838 x 1981		
D2	838 x 1981		
D3	2/686 x 1981		
D4	838 x 1981		
D5	686 x 1981	STUD	
D6	838 x 1981		
D7	2/610 x 1981		
D8	838 x 1981		
D9	2/610 x 1981		
D10	762 x 1981		
D11	762 x 1981		
D12	762 x 1981		
D13	2/457 x 1981	STUD	
D14	610 x 1981		
D15	2/457 x 1981	STUD	
D16	2/457 x 1981	STUD	
D17	686 x 1981		
D18	686 x 1981		
D19	762 x 1981		
D20	762 x 1981		
D21	762 x 1981		
D22	762 x 1981		
D23	762 x 1981		
D24	3/457 x 1981	STUD	
D25	533 x 1981	STUD	REDUCED HEIGHT
D26	533 x 1981	STUD	REDUCED HEIGHT
D27	533 x 1981	STUD	REDUCED HEIGHT
D28	533 x 1981	STUD	REDUCED HEIGHT
D29	533 x 1981	STUD	REDUCED HEIGHT
D30	533 x 1981	STUD	REDUCED HEIGHT
D31	533 x 1981	STUD	REDUCED HEIGHT
D32	2/457 x 1981	STUD	

CROSS REFERENCE WITH LINTEL SCHEDULES PRODUCED BY 'SIMPSON ASSOCIATES' FOR BEARING LENGTHS ETC.

No.	CODE	LINTEL	MISC. NOTES
W1	BAY		1350mm DEEP
W2A	HSSB113C		
W2B	HSSB113C		OBSCURE GLASS
W3	HSSB212CC		
W4	HSSB212CC		
W5	HSSB213CC		
W6	HSSB213CC		
W7	HSSB2N12CC		
W8	HSSB212CC		
W9	——		
W10	HSSB2N10CC		
W11	——		
W12	HSSB210CC		
W13	——		
W14	——		
W15	——		
W16	——		
W17	HSSB2N13CC		
W18A	HSSB3N13CC		
W18B	HSSB3N13CC		
W19	HSSB2N13CC		
W21	HSSB413CMC		ESCAPE WINDOW
W22	HSSB312CC		
W23	HSSB313CC		ESCAPE WINDOW
W24	VELUX		GGL104
W25	HSSB210CC		OBSCURE GLASS
W26	VELUX		GGL104
W27	HSSB312CC		ESCAPE WINDOW
W28	HSSB210CC		ESCAPE WINDOW
W29	HSSB210CC		OBSCURE GLASS
W30	HSSB413CMC		ESCAPE WINDOW
W31	HSSB109C		
W32	——		
W33	HSSB109C		
W34	HSSB109C		OBSCURE GLASS

ALL HOUSE WINDOWS TO HAVE LEADED LIGHTS. NOT CONSERVATORY WINDOWS.

ESCAPE WINDOWS:
ALL HABITABLE FIRST FLOOR ROOM WINDOWS TO BE PROVIDED WITH A WINDOW THAT HAS AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33m2 AND AT LEAST 450mm HIGH & 450mm WIDE

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PROJECT ADDRESS:
GARDEN HOUSE,
HURST, BERKSHIRE.

DRAWING TITLE:
GROUND FLOOR PLAN

SCALES:	DRAWN BY:	DATE:
1:50	A.D.	AUGUST 2000

PROJECT No:	DRAWING No:	REVISION No:
104/ARCH	03	B

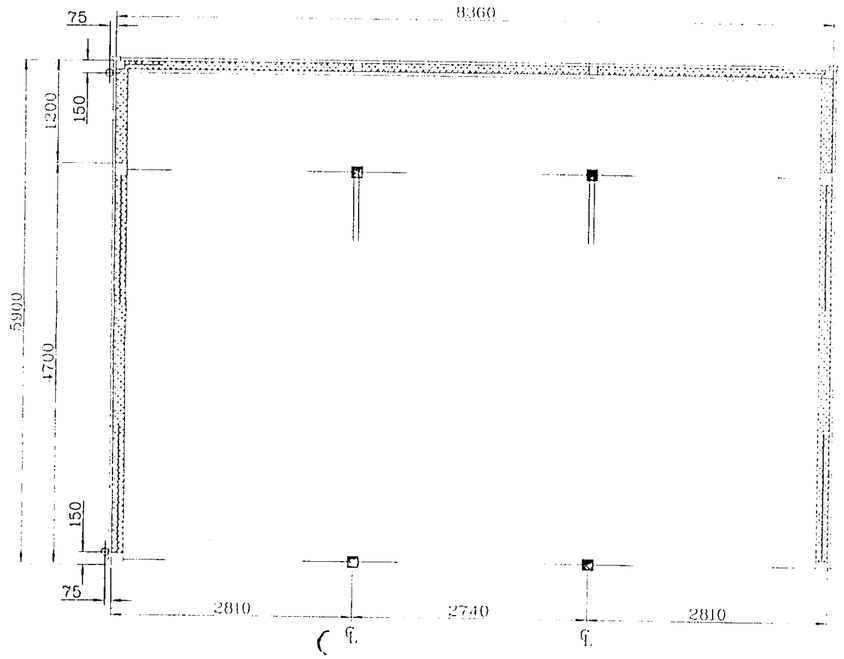
EVANS JONES housing — CONSULTANCY SERVICES BY EVANS JONES HOUSING

REVISIONS			
No.	DATE		INITIALS
A	29-09-00	Minor revisions to layout, to clients spec.	A.D.
B	23-10-00	Conservatory amended & Minor revisions to clients spec.	A.D.

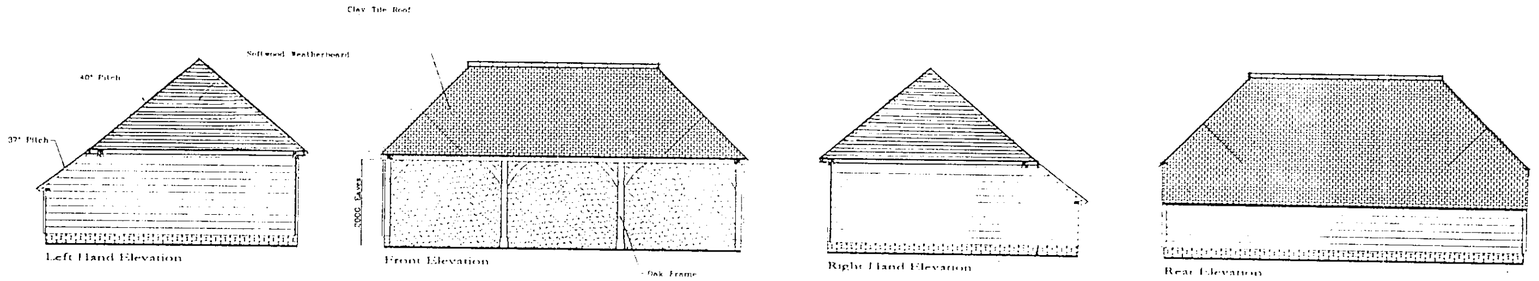
APPROVED

31.OCT.2000* 2712

C9 8/3/01



Note: Rainwater downpipes into hoppers positioned so as not to interfere with door openings. Downpipes indicated in suggested locations only and are subject to site conditions.



REVISED PLAN

2712

PLANNING
POL
DC
APP
CS
ILS
ENF
01 DEC 2000
COPIES TO:
ACK:
FILE:

NOTES:

DO NOT SCALE FROM DRAWINGS EXCEPT FOR PLANNING PURPOSES

REPORT ALL ERRORS OMISSIONS AND DISCREPANCIES TO ENGLISH HERITAGE BUILDINGS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK

FOUNDATION NOTES:

VERTICAL DIMENSIONS SHOWN ARE FROM A HOROZONTAL FINISHED FLOOR LEVEL. HOWEVER, FOR GARAGING, A NOMINAL SLOPE OF 25mm TOWARD OPENING IS ESSENTIAL FOR DRAINAGE

CONCRETE OVERSITE TO BE EXTEND 50mm BEYOND INDEPENDENT POSTS TO ALLOW FOR PAD STONE SPLAY

TYPICAL 3 COURSES OF BRICK BELOW F.F.L. MAY VARY DEPENDING TO SPECIFIC SITE LEVELS. PLEASE CHECK BRICK QUANTITIES ESTIMATED ON BUILDING QUOTATION

ALL WINDOWS POSITIONED 1800mm FROM INTERNALL SLAB TO WINDOW HEAD UNLESS OTHERWISE STATED

OAK FRAME' REFERS TO 75% OR 100% OF COMPONENTS OF THE FRAME WHICH ARE OF OAK AS SPECIFIED ON CUSTOMER QUOTATION

ENGLISH HERITAGE BUILDINGS OWNS THE COPYRIGHT OF THE PHOTOGRAPHS, PLANS DRAWINGS, MODULAR FRAME SYSTEM, SPECIAL 140mm BRICK ASSOCIATED WITH THE MODULAR SYSTEM, STRUCTURAL CALCULATIONS FOR THE UNIQUE PURPOSE OF ENGLISH HERITAGE BUILDINGS MODULAR SYSTEM AND OTHER DETAILS CONTAINED IN THIS DRAWING THEY MUST NOT BE COPIED DISTRIBUTED OR USED UNLESS YOU HAVE WRITTEN AUTHORITY FROM ENGLISH HERITAGE BUILDINGS LTD

KEY

- CURVED STRUCTURAL BRACE 1300MM
- CURVED STRUCTURAL BRACE 800MM
- DIAGONAL STRAIGHT WIND BRACE
- DIAGONAL ROOF BRACE
- SOLE PLATE
- FIRST FLOOR JOIST
- INDEPENDENT POST ONTO PAD STONE (CONCRETE SUB-BASE BENEATH AS NECESSARY)
- POST ONTO SOLE PLATE/BRICKWORK

REVISIONS:

A Building span reduced to 4.7m with 1.2m rear aisle 15/06/2000

B HIPPED ROOFS ADDED TO GARAGE 29/11/00

ENGLISH HERITAGE BUILDINGS
south-east
Coldharbour Studio
Dallington
East Sussex
TN21 9LQ
Tel: 01424 838 123
Fax: 01424 838 500

ADDRESS
GARDEN HOUSE
HURST
BERKSHIRE

APPROVED

DRG NO: GH/001. Millgate Developments	DRAWN BY: N.C.
	SCALE: 1:50/1:100
	DATE: 04/02/2000
Revision: B	ORDER NO

CD 8/3/01.

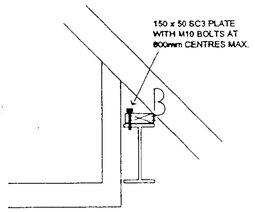
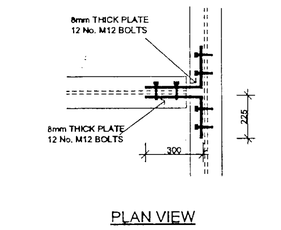
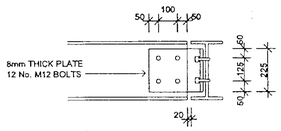


PLATE / STEEL CONNECTION

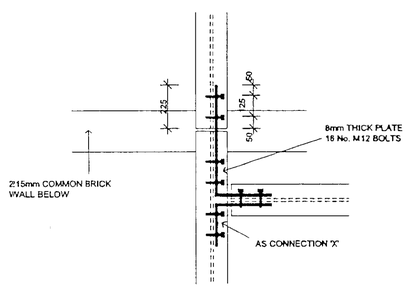


PLAN VIEW

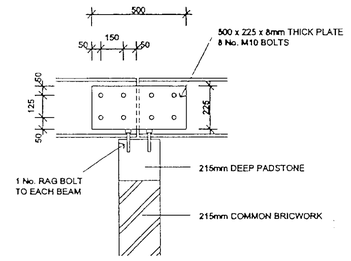


ELEVATION

CONNECTION 'X'



CONNECTION 'Y'



CONNECTION 'Z'

CONSTRUCTION NOTES (1)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.
To be read in conjunction with CONSTRUCTION NOTES (2)

EXTERNAL WALLS 280mm cavity wall comprising 105mm Facing brickwork, 75mm cavity, filled with 'Rockwool' cavity batts in accordance with manufacturer's specification, and 100mm thick 7 N/mm2 blockwork inner skin.
'Dunos Supablock' 7' insulation block - 0.17W/mK. Cavity to be closed at eaves level with blockwork. Polythene or Paterd preformed DP trays to be provided with min 600mm and laps over all roof abutments with external wall, either horizontal or stepped to follow above the line of the flashing. Lintols to be fitted with stop ends & weepholes to be inserted in brickwork between them at maximum 450mm o/c. Horizontal DPC to be 0.5mmm thick black polythene to BS 743 laid 150mm above ground. "Thermabate" or similar approved insulated cavity closer at reveals & under windows, 20mm Stainless Steel Butterfly wall ties to be provided at 900mm o/c horizontally, 450mm o/c vert., and staggered, with extra at 225mm o/c at reveals adjacent to cavity closer. Mortar mix 1:1:6 (cement/lime/sand) finished with double struck V-joint pointing. Walls to be finished internally with:
wet plaster consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.

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.
Prestained feature timbers as detailed on elevations to be site-coated with 'Sokgrain'.

REFER TO SEPARATE DETAILS FOR VERTICAL TILE HANGING WHERE NOTED OF FLOOR PLANS AND DETAILED ON ELEVATIONS

INTERNAL WALLS 7N/mm2 solid concrete blockwork (Class A below DPC) 140 & 100mm to ground floor loadbearing partitions. 100mm aerated (as approved) blockwork (max 75kg/m3) to non-loadbearing blockwork partitions unless otherwise indicated.
Walls to be finished internally with wet plaster
consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.

Where noted on floor plans, construct non-loadbearing stud partitions out of 75 x 50 softwood timber, all fittings to have 75mm deep seat rails & nogging for bracing. Line both sides 12.5mm plasterboard and skim finish foxed basecoat plasterboards adjacent to bathrooms. Saute separating bathrooms from habitable rooms to be filled with glass fibre quilt. Where truss span exceeds 7m a soft joint is to be placed at the top of all first floor partitions to avoid load transfer from roof trusses.

STAIRCASE Hardwood staircase 995mm O/A stringe,14 equal risers totaling 2785mm (197.5mm) & 13 equal goings of 225mm.
Minimum absolute headroom to be 2metres. Handrails to be fixed 900mm above pitch line. Balusters max. 98mm apart. Pitch 41.28 degrees. Min. going of tapered treads (where applicable) to be 50mm. Goings of tapered treads measured at centre point of last straight nosing.
Total stair rise to be checked on site prior to manufacture of staircase

WINDOWS 'Howarth' Hi-Specification softwood windows.
All glazing to BS6262. Windows to be glazed with hermetically sealed double glazed units to BS5713, Laminated safety glazing to to BS6206 to be provided where required as indicated in critical locations. Frames to be fitted with pelsrt controllable ventilator to allow secure, draught free background ventilation of min 8000mm2 to each habitable room and 4000mm2 to Kitchen, Utility Room, Bathrooms or WC. Windows (where provided) to open to give 1/20th room floor area rapid ventilation.
ESCAPE WINDOWS:
ALL HABITABLE FIRST FLOOR ROOM WINDOWS TO BE PROVIDED WITH A WINDOW THAT HAS AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33m2 AND AT LEAST 460mm HIGH & 450mm WIDE

GENERAL All bathrooms to be fitted with electric ceiling fan with insulated ducting in roof space to be vent.& wired to light switch with 15 minute timed overrun at 15 litres/second extraction. Cloakrooms without windows are to be vented with electric fan capable of 15 litres/second extraction, wired to light switch with 15 minute timed overrun. All utility rooms are to be vented with electric fan capable of 30 litres/second extraction. Where no window is present, fan wired to light switch with 15 minute timed overrun. Internal door to such rooms to be fitted leaving a 10mm gap underneath to provide air inlet. Kitchen cooker hood capable of 30 litres/sec extraction to be provided and ducted to outside. Where the location is not directly adjacent to an external wall, hood to be ducted through a slimline duct above wall units and behind cornice or within void behind plasterboard to ceiling.

LOUNGE FIRE Provide open fire and surround to client's specification. Chimney constructed as external cavity wall with socketed and rebated clay flue liners (sockets uppermost) to BS 65 1981. Flue in chimney shall make an angle of not less than 60 degrees to the horizontal. Fireplace to have bottom grate capable of burning smokeless fuel only.

REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

CONSTRUCTION NOTES (2)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.
To be read in conjunction with CONSTRUCTION NOTES (1)

FOUNDATIONS generally to be C20P (C30P when specified) concrete strip size and depth to suit site conditions, but not less than 600mm wide to all cavity walls & 215mm & 150mm block walls, 450mm wide under all loadbearing internal and garage walls. Depth minimum 1050mm. 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 as necessary to provide structural top at 100mm below datum, topped with 65mm sand & cement screed, reinforced with galvanised chicken wire, and 35mm extruded(Jablite) polystyrene (as before described) to house, or 50mm min. fine concrete screed laid to fall to front & reinforced with mesh to garage, all installed in accordance with manufacturers details, drawings and specification. Provide metching clay air bricks as required to vent sub-floor space. All beam bearings on DPC (see standard detail).
Vapour control layer to be provided between insulation and screed as recommended by insulation manufacturer.

FIRST FLOOR Approved Precast concrete beam and block floor system, nominal thickness 150mm (or 215mm) as specified, topped with 65mm nominal thickness sand & cement screed reinforced with galvanised chicken wire, 47 x 50mm battens fixed to underside at 400mm max. centres with galvanised hangers fixed in accordance with manufacturers instructions and guidance. 12.7mm taper-edged plasterboard fixed to battens with 2mm Thistle multi finish plaster coat. Floor ducting to be used in the screed depth to varying widths dependant on pipework being accommodated. Pipe runs to be designed to minimise the requirement of such ducts and to arrange routing to avoid crossovers/cleshes. See also Plumbing and Heating.

DRAINAGE 38mm dia. waste from sink, bath, shower and bidet, 32mm dia. from basin. All fittings to have 75mm deep seal traps & rodding access (resealable traps where run exceeds 1.7m). 100mm dia. uPVC SVP, boxed-in with min 75mm dia vent at head of run, to terminate through a patent roof ventilator tile (Redland "Thrutile" or similar) min. 900mm above any opening window. Other stacks to be fitted with a patent relief valve min.1000mm above highest connection. Soil stacks passing through habitable rooms to be insulated (see detail). Waste pipework in uPVC to BS 4514. Installations to BS 5572. External drains generally to be flexible jointed 100 dia. with imported granular bed and surround to a minimum thickness of 100mm or as shown on site specific engineering drawings. Refer to Engineers layout and specification for detailed disposal of foul & surface water. Where drains pass through walls, lintols shall be provided with minimum 50mm all round clearance (or other suitable provision to allow for movement). Inspection chambers to be 450mm square or circular and should not exceed 1.0m in depth to invert. Manhole sizes to suit depth of invert, refer to engineers drawings. Grade of cover to suit location and proposed use, generally Grade C or, Grade B if accessible by motor vehicles. Soakaways to be located min. 4.5m from all buildings. 112mm half round guttering laid to 1:600 fall with 68mm circular downpipes

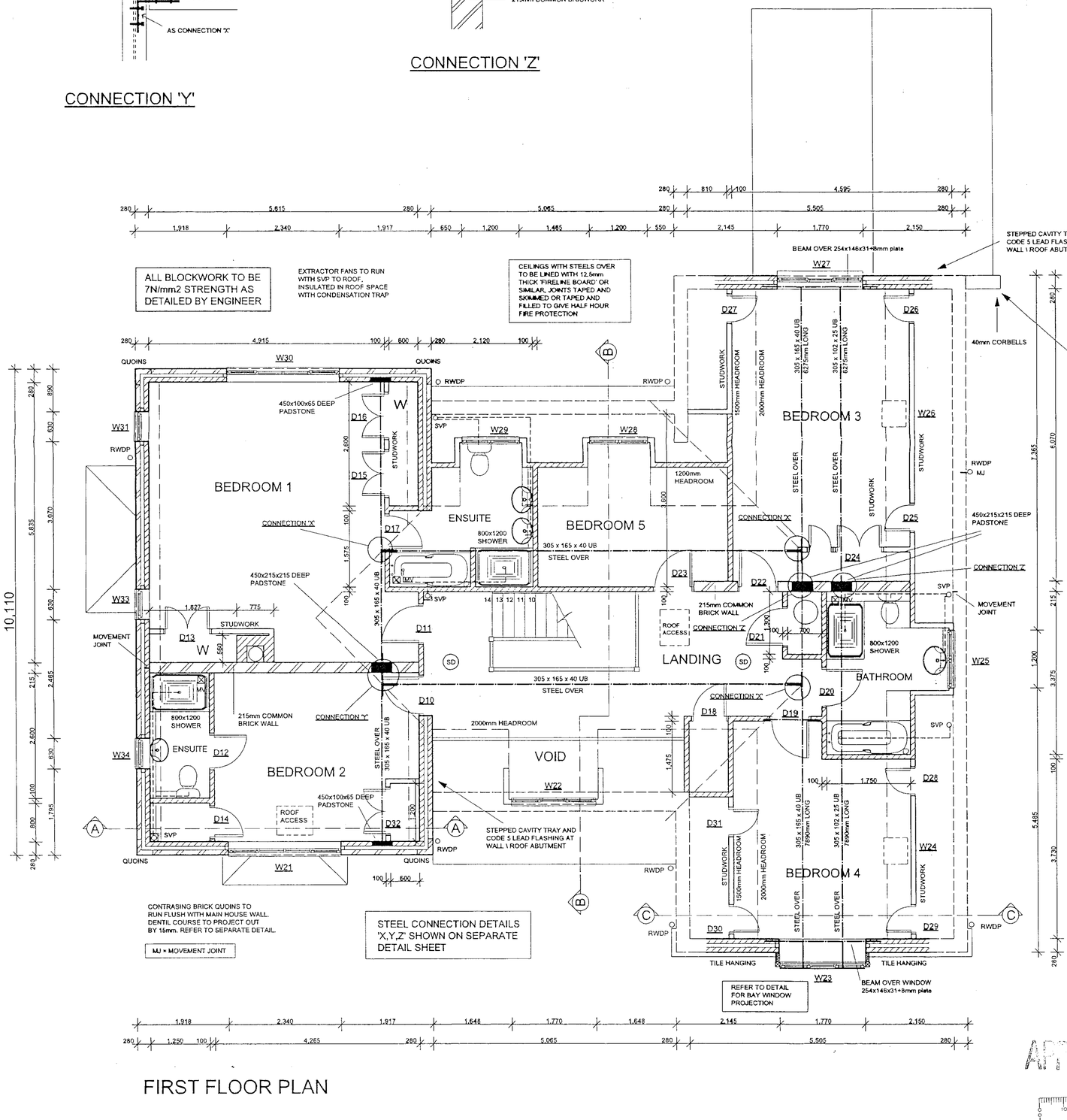
HEATING Gas-fired, wall-mounted balanced fanned flue boiler, sized as design with external flue guard fitted if below 2.0m. above ground.
Mains pressure wet system with radiators all as shown on heating and water services drawings with detailed design & specification.

Sanitaryware by Messrs Ideal Standard or Bottini to be generally used. Pipework to be concealed within vanity units, boxings or associated Bathroom furniture. Shower trays to specification, Shower doors to be by "Daryl" (See detailed trade specification).

ROOF Plain clay roof tiles, (as specification) on softwood battens on unreversible sarking felt, on prefabricated trusses at 600mm o/c. by specialist. 100x50mm wallplates All roof timbers to be "protim" treated ONLY when in required locality. Continuous ventilation to be provided at eaves equivalent to a 10mm continuous gap on pitched roofs, and 25mm on flat roofs and in sloping ceilings. Provide a continuous air gap equal to 5mm at ridge when slocking ceilings. In accordance with NHBC requirements, when the roof pitch is 35° or greater or when the span exceeds 10m, it is recommended to provide high level ventilation equal to a continuous 5mm opening in addition to eaves ventilation.
Roof to be insulated with 100mm mineral wool quilt insulation laid between the ceiling joists, and additionally a further 100mm laid across and perpendicular to the ceiling joist (total thickness 200mm).
Approved proprietary insulated and draughtstripped loft access hatch to be installed in location indicated on drawing. 12.7mm plasterboard ceiling finished with 2mm thick Thistle multi finish plaster to give a flat finish. Plasterboard to be "Y' jointed and fixed completely back to ceiling joists.
Provide 30 x 5mm M.S. anchor straps, Catnic HL1400/150 or similar at 2m max o/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. See ITPA Technical Handbook for principles of cold water storage tank support if required.

REFER TO SEPARATE DETAILS FOR DORMER CONSTUCTION WHERE APPLICABLE ON FLOOR PLANS & ELEVATIONS

REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES



FIRST FLOOR PLAN

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PROJECT ADDRESS:
GARDEN HOUSE,
HURST, BERKSHIRE.

DRAWING TITLE:
FIRST FLOOR PLAN

SCALES:	DRAWN BY:	DATE:
1:50	A.D.	AUGUST 2000

PROJECT No:	DRAWING No:	REVISION No:
104/ARCH	04	B

EVANS JONES housing — CONSULTANCY SERVICES BY EVANS JONES HOUSING

REVISIONS No.	DATE		INITIALS
A	29-09-00	Minor revisions to layout, to clients spec.	A.D.
B	23-10-00	Conservatory amended & Minor revisions to clients spec.	A.D.

APPROVED

31.OCT.2000* 2712

CJ 8/3/01



LEVEL ACCESS TO FRONT DOOR

FRONT ELEVATION

REFER TO FINISHES SCHEDULE FOR ALL MATERIALS

SEE SECTION AND COURSING DETAILS FOR WINDOW HEIGHTS

GROUND LEVELS INDICATIVE (REFER TO EXTERNAL WORKS DRAWINGS)

DENTIL COURSE SHOWN INDICATIVELY. REFER TO SEPARATE 1:10 SCALE DETAIL

PLINTH DETAILS SHOWN ON 1:20 COURSING SECTION

CONTRASTING FLUSH BRICK QUOINS AS SPECIFIED IN MATERIALS SCHEDULE

CONTRASTING BRICK SNAP HEADERS BELOW WINDOW CILLS WHERE INDICATED.



30mm CORBELLS TO CHIMNEY

CODE 5 LEAD TO BOSSED BACK GUTTER. 100mm MIN. UPSTAND AGAINST CHIMNEY, 150mm FOR GUTTER SLOPE & 225mm FOR THE EXTENSION UP THE ROOF SLOPE. THE LENGTH OF LEAD WILL BE WIDTH OF CHIMNEY PLUS 225mm ON EACH SIDE FOR SHAPING THE CORNERS.

COVER FLASHING OVER THE UPSTAND A MIN. 100mm EACH SIDE FOR TURNING AROUND EACH CORNER OF THE CHIMNEY AND THE BOTTOM OF THE FLASHING TO FINISH 5 - 10mm FROM THE GUTTER SOLE. LEAD WEDGES USED TO SECURE THE COVER FLASHING INTO MORTAR JOINTS

ALL LEADWORK DETAILING TO BE IN ACCORDANCE WITH THE LEAD DEVELOPMENT ASSOCIATIONS SPECIFICATION & RECOMMENDATIONS

WHERE NO PLINTH RUNS, COURSES BELOW DPC TO BE CONTRASTING BRICKWORK

REAR ELEVATION

CONSTRUCTION NOTES (1)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards. To be read in conjunction with CONSTRUCTION NOTES (2)

EXTERNAL WALLS 280mm cavity wall comprising 105mm Facing brickwork, 75mm cavity, fitted with "Rockwool" cavity batts in accordance with manufacturer's specification, and 100mm thick 7 N/mm2 blockwork inner skin.
'Durox Supablock 7' insulation block - 0.17W/mk. Cavity to be closed at eaves level with blockwork. Polythene or Paterit pre-formed DP trays to be provided with min 800mm and lace over all roof abutments with external wall, either horizontal or stepped to follow above the line of the flashing. Lintols to be fitted with stop ends & weepholes to be inserted in brickwork between them at maximum 450mm o/c. Horizontal DPC to be 0.56mm thick black polythene to BS 743 laid 150mm above ground. "Thermabate" or similar approved insulated cavity closer at reveals & under windows, 200mm Stainless Steel Butterfly wall ties to be provided at 900mm o/c horizontally, 450mm o/c vert., and staggered, with extra at 225mm o/c at reveals adjacent to cavity closer. Mortar mix: 1:1:6 (cement/lime/sand) finished with double struck V-joint pointing. Walls to be finished internally with wet plaster consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.
R.C. Lintols over all service entries below ground. Brickwork below ground to be 20.5 N/mm2 Class 3 of Class A brickwork in 1:3 cement mortar.
Pretreated feature timbers as detailed on elevations to be stu-coated with 'Sculpmark'.
REFER TO SEPARATE DETAILS FOR VERTICAL TILE HANGING WHERE NOTED OF FLOOR PLANS AND DETAILED ON ELEVATIONS

INTERNAL WALLS 7N/mm2 solid concrete blockwork (Class A below DPC) 140 & 100mm to ground floor load-bearing partitions, 100mm aerated (as approved) blockwork (max 75kg/m3) to non-loadbearing blockwork partitions unless otherwise indicated. Walls to be finished internally with wet plaster consisting of 11mm thick Thistle Hardwall basecoat finished with 2mm thick Thistle multi finish plaster.
Where noted on floor plans, construct non-loadbearing stud partitions out of 75 x 50 softwood stud at maximum 450 centres with noggins for bracing. Line both sides 12.5mm plasterboard and skim finish foiled backed plasterboards adjacent to bathrooms. Studs separating bathrooms from habitable rooms to be filled with pass fibre quilt. Where trues span exceeds 7m a soft joint is to be placed at the top of all first floor partitions to avoid load transfer from roof trusses.

STAIRCASE Hardwood staircase 966mm O/A stringe,14 equal risers totalling 2756mm (197.5mm) & 13 equal goings of 225mm. Minimum absolute headroom to be 2metres. Handrails to be fixed 900mm above pitch line. Balusters max. 94mm apart. Pitch 41.28 degrees. Min. going of tapered treads (where applicable) to be 50mm. Goings of tapered treads measured at centre point of last straight nosing.
Total stair rise to be checked on site prior to manufacture of staircase

WINDOWS 'Howarth' hi-Specification softwood windows.
All glazing to BS6262. Windows to be glazed with hermetically sealed double glazed units to BS5713. Laminated safety glazing to to BS6206 to be provided where required as indicated in critical locations. Frames to be fitted with patent controllable ventilator to allow secure, draught free background ventilation of min 8000mm2 to each habitable room and 4000mm2 to kitchen, Utility Room, Bathroom or WC. Windows (where provided) to open to give 1/20th room floor area rapid ventilation.
ESCAPE WINDOWS.
ALL HABITABLE FIRST FLOOR ROOM WINDOWS TO BE PROVIDED WITH A WINDOW THAT HAS AN UNRESTRICTED OPENABLE AREA OF AT LEAST 0.33m2 AND AT LEAST 450mm HIGH & 450mm WIDE

GENERAL All bathrooms to be fitted with electric ceiling fan with insulated ducting in roof space to the vent & wired to light switch with 15 minute timed overrun at 15 litres/second extraction. Cloakrooms without windows are to be vented with electric fan capable of 15 litres/second extraction, wired to light switch with 15 minute timed overrun. All utility rooms are to be vented with electric fan capable of 30 litres/second extraction. Where no window is present, fan wired to light switch with 15 minute timed overrun. Internal door to such rooms to be fitted leaving a 10mm gap underneath to provide air inlet. Kitchen cooker hood capable of 30 litres/sec extraction to be provided and ducted to outside. Where the location is not directly adjacent to an external wall, hood to be ducted through a slimline duct above wall units and behind cornice or within void behind plasterboard to ceiling.

LOUNGE FIRE Provide open fire and surround to client's specification. Chimney constructed as external cavity wall with socketed and rebated clay flue liners (sockets uppermost) to BS 65 1981. Flue in chimney shall make an angle of not less than 60 degrees to the horizontal. Fireplace to have bottom grate capable of burning smokeless fuel only.

REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

CONSTRUCTION NOTES (2)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards. To be read in conjunction with CONSTRUCTION NOTES (1)

FOUNDATIONS generally to be C20P (C30P when specified) concrete strip size and depth to suit site conditions, but not less than 600mm wide to all cavity walls & 215mm & 150mm block walls, 450mm wide under all loadbearing internal and garage walls. Depth minimum 1050mm. 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 as necessary to provide structural top at 100mm below datum, topped with 65mm sand & cement screed, reinforced with galvanised chicken wire, and 35mm extruded(Jablite) polystyrene (as before described) to houses, or 50mm min. fine concrete screed laid to fall to front & reinforced with A98 mesh to garage, all installed in accordance with manufacturers details, drawings and specification. Provide ventilating stay air bricks as required to vent sub-floor space. All beam bearings on DPC (see standard detail).
Vapour control layer to be provided between insulation and screed as recommended by insulation manufacturer.

FIRST FLOOR. Approved Precast concrete beam and block floor system, nominal thickness 150mm (or 215mm) as specified, topped with 65mm nominal thickness sand & cement screed reinforced with galvanised chicken wire. 47 x 50mm battens fixed to underside at 400mm max. centres with galvanised hangers fixed in accordance with manufacturers instructions and guidance. 12.7mm taper-edged plasterboard fixed to battens with 2mm 'Thistle multi' finish plaster coat. Floor ducting to be used in the screed depth to varying widths dependent on pipework being accommodated. Pipe runs to be designed to minimise the requirement of such ducts and to arrange routing to avoid crossovers/clashes. See also Plumbing and Heating.

DRAINAGE 38mm dia. waste from sink, bath, shower and bidet, 32mm dia. from basin. All fittings to have 75mm deep seal trace & rodding access (resealable traps where run exceeds 1.7m). 100mm dia. uPVC SVP, boxed-in with min 75mm dia vent at head of run, to terminate through a patent roof ventilator tile (Redland "Anvyvent" or similar) min. 900mm above any opening window. Other stacks to be fitted with a patent relief valve min. 1000mm above highest connection. Soil stacks passing through habitable rooms to be insulated (see detail).
Waste pipework in uPVC to BS 4514. Installations to BS 5572. External drains generally to be flexible jointed 100 dia. with imported granular bed and surround to a minimum thickness of 100mm or as shown on site specific engineering drawings. Refer to Engineers layout and specification for detailed disposal of foul & surface water. Where drains pass through walls, lintols shall be provided with minimum 50mm all round clearance (or other suitable provision to allow for movement). Inspection chambers to be 450mm square or circular and should not exceed 1.0m in depth to invert. Manhole sizes to suit depth of invert, refer to engineers drawings. Grade of cover to suit location and proposed use, generally Grade C or, Grade B if accessible by motor vehicles. Soakaways to be located min. 4.5m from all buildings. 112mm half round guttering laid to 1:600 fall with 68mm circular downpipes.

HEATING Gas-fired, wall-mounted balanced flewed flue boiler, sized as design with external flue guard fitted if below 2.0m, above ground. Mains pressure wet system with radiators all as shown on heating and water services drawings with detailed design & specification.

Sanitaryware by Mawers Ideal Standard or Sottini to be generally used. Pipework to be concealed within vanity units, boxings or associated Bathroom furniture. Shower trays to specification. Shower doors to be by "Deryl" (See detailed trade specification).

ROOF Plain clay roof tiles, (as specification) on softwood battens on untreasible roofing felt, on prefabricated trusses at 600mm o/c. by specialist. 100x50mm wallplates All roof timbers to be "prodim" treated ONLY when in required locality. Continuous ventilation to be provided at eaves equivalent to a 10mm continuous gap on pitched roofs, and 25mm on flat roofs and in sloping ceilings. Provide a continous slit geo equal to 5mm at ridge when sloping ceilings. In accordance with NHBC requirements, when the roof pitch is 35° or greater or when the span exceeds 10m, it is recommended to provide high level ventilation equal to a continuous 5mm opening in addition to eaves ventilation.
Roof to be insulated with 100mm mineral wool quilt insulation laid between the ceiling joists, and additionally a further 100mm laid across and perpendicular to the ceiling joist (total thickness 200mm).
Approved proof/relay insulated and draughtstripped loft access hatch to be installed in location indicated on drawing. 12.7mm plasterboard ceiling finished with 2mm thick Thistle multi finish plaster to give a flat finish. Plasterboard to be "x" jointed and fixed completely back to ceiling joists.
Provide 30 x 5mm M.S. anchor straps, Catnic HL1400/150 or similar at 2m max o/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. See ITPA Technical Handbook for principles of cold water storage tank support if required.

REFER TO SEPARATE DETAILS FOR DORMER CONSTUCTION WHERE APPLICABLE ON FLOOR PLANS & ELEVATIONS

31.OCT.2000* 2/12

MILLGATE HOMES
MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PROJECT ADDRESS:
GARDEN HOUSE,
HURST, BERKSHIRE.

DRAWING TITLE:
FRONT & REAR ELEVATIONS

SCALES:	DRAWN BY:	DATE:
1:50	A.D.	AUGUST 2000

PROJECT No:	DRAWING No:	REVISION No:
104/ARCH	07	B

EVANS JONES housing
CONSULTANCY SERVICES BY EVANS JONES HOUSING

REVISIONS

No.	DATE		INITIALS
A	29-09-00	Minor revisions to layout, to clients spec.	A.D.
B	23-10-00	Conservatory amended & Minor revisions to clients spec.	A.D.

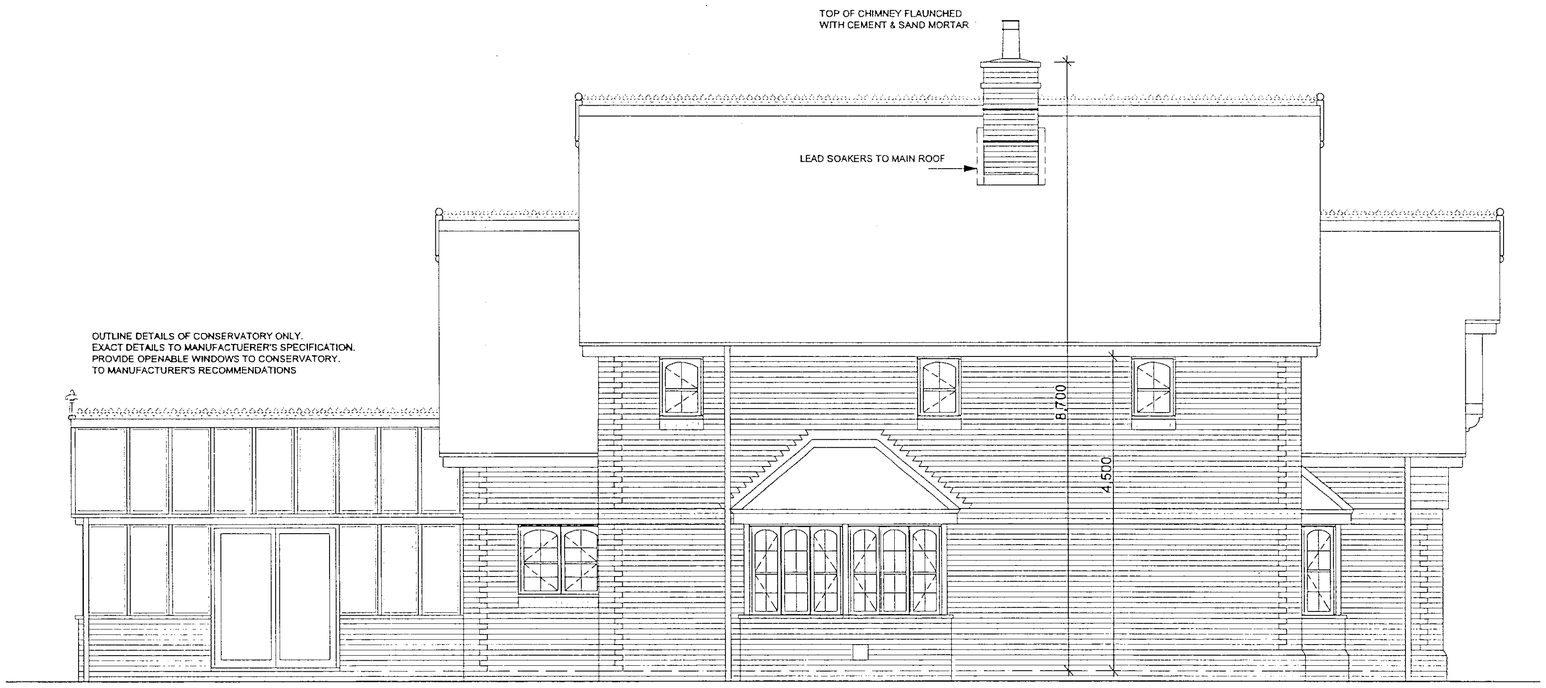
APPROVED
08/3/01



MOVEMENT JOINT

WHERE NO PLINTH RUNS, COURSES BELOW DPC TO BE CONTRASTING BRICKWORK

SIDE ELEVATION



SIDE ELEVATION

CONSTRUCTION NOTES (1)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.
To be read in conjunction with CONSTRUCTION NOTES (2)

EXTERNAL WALLS 280mm cavity wall comprising 100mm Facing brickwork, 75mm cavity, filled with 'Rockwool' cavity batts in accordance with manufacturer's specification, and 100mm thick 7.5N/mm2 blockwork inner skin.
'Durox' Supabloc 7" insulation block - 0.17W/mK. Cavity to be closed at eaves level with blockwork. Polythene or Parent pre-formed DP trays to be provided with min 900mm end laps over all roof abutments with external wall, either horizontal or stepped to follow above the line of the flashing. Lintols to be fitted with stop ends & weepholes to be inserted in brickwork between them at maximum 450mm o/c. Horizontal DPC to be 0.56mm thick black polythene to BS 743 laid 150mm above ground. "Thermabelts" or similar approved insulated cavity closer at reveals & under windows, 200mm 'Stainless Steel Butterfly' wall ties to be provided at 900mm o/c horizontally, 450mm o/c vert., and staggered, with extra at 225mm o/c at reveals adjacent to cavity closer. Mortar mix: 1:1:6 (cement/lime/sand) finished with double struck V-joint pointing. Walls to be finished internally with wet plaster consisting of 11mm thick 'Thistle Hardwall' basecoat finished with 2mm thick 'Thistle multi finish' plaster.
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.
Pretreated feature timbers as detailed on elevations to be site-coated with 'Sadgrove'.
REFER TO SEPARATE DETAILS FOR VERTICAL TILE HANGING WHERE NOTED OF FLOOR PLANS AND DETAILED ON ELEVATIONS

INTERNAL WALLS 7N/mm2 solid concrete blockwork (Class A below DPC) 140 & 100mm to ground floor load-bearing partitions. 100mm sanitred (as approved) blockwork (max 75kg/m3) to non-loadbearing blockwork partitions unless otherwise indicated.
Walls to be finished internally with wet plaster consisting of 11mm thick 'Thistle Hardwall' basecoat finished with 2mm thick 'Thistle multi finish' plaster.
Where noted on floor plans, construct non-loadbearing stud partitions out of 75 x 50 softwood stud at maximum 450 centres with noggins for bracing. Line both sides 12.5mm plasterboard and skim finish foiled backed plasterboards adjacent to bathrooms. Studs separating bathrooms from habitable rooms to be filled with glass fibre quilt. Where truss span exceeds 7m a split joint is to be placed at the top of all first floor partitions to avoid load transfer from roof trusses.

STAIRCASE Hardwood staircase 965mm O/A stringx,14 equal risers totalling 2785mm (197.5mm) & 13 equal goings of 225mm.
Minimum absolute headroom to be 2mwerss. Handrails to be fixed 900mm above pitch line. Balusters max. 99mm apart. Pitch 41.28 degrees. Min. going of tapered treads (where applicable) to be 50mm, Goings of tapered treads measured at centre point of last straight nosing.
Total stair rise to be checked on site prior to manufacture of staircase

WINDOWS 'Howarth' hi-Specification softwood windows.
All glazing to BS6262. Windows to be glazed with hermetically sealed double glazed units to BS5713. Laminated safety glazing to to BS6206 to be provided where required as indicated in critical locations. Frames to be fitted with patent controllable ventilator to allow secure, draught free background ventilation of min 8000mm2 to each habitable room and 4000mm2 to kitchen, Utility Room, Bathroom or WC. Windows (where provided) to open to give 1/20th room floor area rapid ventilation.
ESCAPE WINDOWS:
ALL HABITABLE FIRST FLOOR ROOM WINDOWS TO BE PROVIDED WITH A WINDOW THAT HAS AN UNOBSTRUCTED OPENABLE AREA OF AT LEAST 0.33m2 AND AT LEAST 450mm HIGH & 450mm WIDE

GENERAL All bathrooms to be fitted with electric ceiling fan with insulated ducting in roof space to tile vent & wired to light switch with 15 minute timed overrun at 15 litres/second extraction. Cloakrooms without windows are to be vented with electric fan capable of 15 litres/second extraction, wired to light switch with 15 minute timed overrun. All utility rooms are to be vented with electric fan capable of 30 litres/second extraction. Where no window is present, fan wired to light switch with 15 minute timed overrun. Internal door to such rooms to be fitted leaving a 10mm gap underneath to provide air inlet. Kitchen cooker hood capable of 30 litres/sec extraction to be provided and ducted to outside. Where the location is not directly adjacent to an external wall, hood to be ducted through a slimline duct above wall units and behind cornice or within void behind plasterboard to ceiling.

LOUNGE FIRE Provide open fire and surround to client's specification. Chimney constructed as external cavity wall with socketed and rebated clay flue liners (sockets uppermost) to BS 65 1981. Flue in chimney shall make an angle of not less than 60 degrees to the horizontal. Fireplace to have bottom grate capable of burning smokeless fuel only.

REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

CONSTRUCTION NOTES (2)

DO NOT SCALE FROM THIS DRAWING. All work to be in accordance with the latest British Standards, Codes of Practice & CE Standards.
To be read in conjunction with CONSTRUCTION NOTES (1)

FOUNDATIONS generally to be C20P (C30P where specified) concrete strip size and depth to suit site conditions, but not less than 600mm wide to all cavity walls & 215mm & 150mm block walls, 450mm wide under all load-bearing internal and garage walls. Depth minimum 1050mm. 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 as necessary to provide structural top at 100mm below datum, topped with 50mm sand & cement screed, reinforced with galvanised chicken wire, and 38mm extruded (white) polystyrene (as before described) to house, or 50mm min. fine concrete screed laid to fall to front & reinforced with A98 mesh to garage, all installed in accordance with manufacturer's details, drawings and specification. Provide restricting clay air bricks as required to vent sub-floor space. All beam bearings on DPC (see standard detail).
Vapour control layer to be provided between insulation and screed as recommended by insulation manufacturer.

FIRST FLOOR Approved Precast concrete beam and block floor system, nominal thickness 150mm (or 215mm) as specified, topped with 65mm nominal thickness sand & cement screed reinforced with galvanised chicken wire. 47 x 50mm battens fixed to underside at 400mm max. centres with galvanised hangers fixed in accordance with manufacturers instructions and guidance. 12.7mm taper-edged plasterboard fixed to battens with 2mm 'Thistle multi' finish plaster coat.
Floor ducting to be used in the screed depth to varying widths dependant on pipework being accommodated. Pipe runs to be designed to maximise the requirement of such ducts and to arrange routing to avoid crossovers/clashes. See also Plumbing and Heating.

DRAINAGE 38mm dia. waste from sink, bath, shower and bidet, 32mm dia. from basin. All fittings to have 75mm deep seal traps & rodding access (reasonable traps where run exceeds 1.7m). 100mm dia. uPVC SVP, boxed-in with min 75mm dia vent at head of run, to terminate through a patent roof ventilator tile (Redland "Tinvent" or similar) min. 900mm above any opening window. Other stacks to be fitted with a patent relief valve min. 1000mm above highest connection. Soil stacks passing through habitable rooms to be insulated (see detail).
Waste pipework in uPVC to BS 4514. Installations to BS 5572. External drains generally to be flexible jointed 100 dia. with imported granular bed and surround to a minimum thickness of 100mm or as shown on site specific engineering drawings. Refer to Engineers layout and specification for detailed disposal of foul & surface water. Where drains pass through walls, lintols shall be provided with minimum 50mm all round clearance (or other suitable provision to allow for movement). Inspection chambers to be 450mm squares or circular and should not exceed 1.0m in depth to invert. Manhole sizes to suit depth of invert, refer to engineers drawings. Grade of cover to suit location and proposed use, generally Grade C or, Grade B if accessible by motor vehicles. Soakaways to be located min. 4.5m from all buildings. 112mm half round guttering laid to 1:800 fall with 68mm circular downpipes.

HEATING Gas-fired, wall-mounted balanced tanned flue boiler, sized as design with external flue guard fitted if below 2.0m, above ground. Mains pressure wet system with radiators all as shown on heating and water services drawings with detailed design & specification.

Sanitaryware by Messrs Ideal Standard or Sottini to be generally used. Pipework to be concealed within vanity units, boxings or associated bathroom furniture. Shower trays to specification. Shower doors to be by 'Diery' (See detailed trade specification).

ROOF Plain clay roof tiles, (as specification) on softwood battens on unbreathable 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. Continuous ventilation to be provided at eaves equivalent to a 10mm continuous gap on pitched roofs, and 25mm on flat roofs and in sloping ceilings. Provide a continuous air gap equal to 5mm at ridge when sloping ceilings. In accordance with NHBC requirements, when the roof pitch is 35° or greater or when the span exceeds 10m, it is recommended to provide high level ventilation equal to a continuous 5mm opening in addition to eaves ventilation.
Roof to be insulated with 100mm mineral wool quilt insulation laid between the ceiling joists, and additionally a further 100mm laid across and perpendicular to the ceiling joist (total thickness 200mm).
Approved proprietary insulated and draughtstripped loft access hatch to be installed in location indicated on drawing. 12.7mm plasterboard ceiling finished with 2mm thick 'Thistle multi finish plaster' to give a flat finish. Plasterboard to be 'V' jointed and fixed completely back to ceiling joists.
Provide 30 x 5mm M.S. anchor straps, Catnic HL1400/150 or similar at 2m max o/c to tie 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. See ITPA Technical Handbook for principles of cold water storage tank support if required.
REFER TO SEPARATE DETAILS FOR DORMER CONSTUCTION WHERE APPLICABLE ON FLOOR PLANS & ELEVATIONS
REFER TO SPECIFICATION DOCUMENT RELATIVE TO SITE / HOUSE TYPE FOR DETAILS REGARDING FIXTURES & FITTINGS, FINISHES ETC., AND TO THE LATEST MATERIALS SCHEDULE FOR CORRESPONDING QUANTITIES

31.OCT.2000* 2712

APPROVED

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PROJECT ADDRESS:
GARDEN HOUSE,
HURST, BERKSHIRE.

DRAWING TITLE:
SIDE ELEVATIONS

SCALES:	DRAWN BY:	DATE:
1:50	A.D.	AUGUST 2000

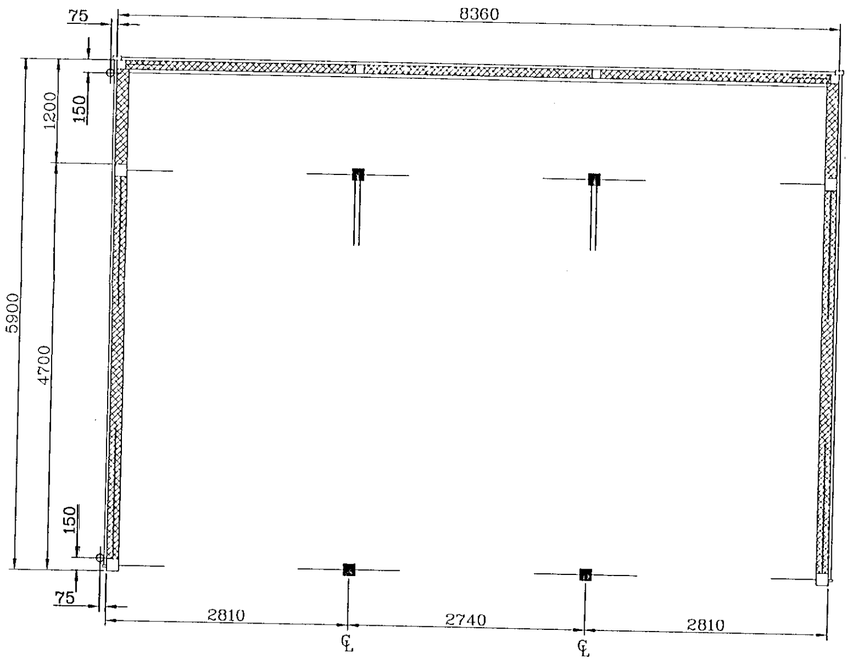
PROJECT No:	DRAWING No:	REVISION No:
104/ARCH	08	B

EVANS JONES housing — CONSULTANCY SERVICES BY EVANS JONES HOUSING

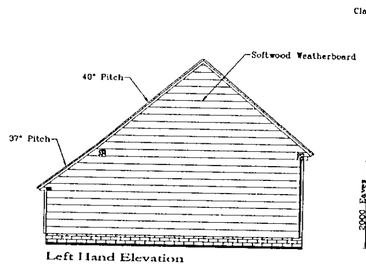
REVISIONS			
No.	DATE		INITIALS
A	29-09-00	Minor revisions to layout, to clients spec.	A.D.
B	23-10-00	Conservatory amended & Minor revisions to clients spec.	A.D.

0 10 20 30 40 50 60 70 80 90 100

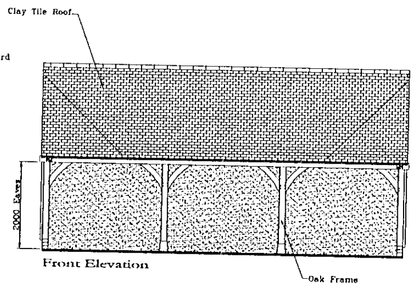
23/3/01



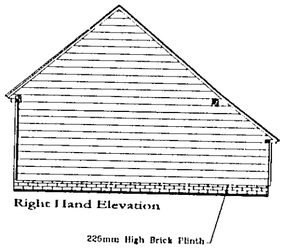
Note: Rainwater downpipes into hoppers positioned so as not to interfere with door openings. Downpipes indicated in suggested locations only and are subject to site conditions.



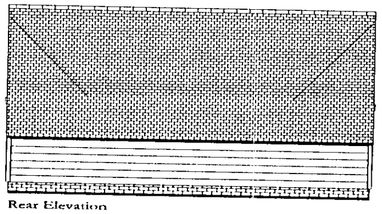
Left Hand Elevation



Front Elevation



Right Hand Elevation



Rear Elevation

31.OCT.2000* 2712

SUPERSEDED

NOTES:

DO NOT SCALE FROM DRAWINGS EXCEPT FOR PLANNING PURPOSES

REPORT ALL ERRORS OMISSIONS AND DISCREPANCIES TO ENGLISH HERITAGE BUILDINGS.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK.

FOUNDATION NOTES:

VERTICAL DIMENSIONS SHOWN ARE FROM A HOROZONTAL FINISHED FLOOR LEVEL HOWEVER, FOR GARAGING, A NOMINAL SLOPE OF -25mm TOWARD OPENING IS ESSENTIAL FOR DRAINAGE

CONCRETE OVERSITE TO BE EXTEND 50mm BEYOND INDEPENDENT POSTS TO ALLOW FOR PAD STONE SPLAY.

TYPICAL 3 COURSES OF BRICK BELOW F.F.L MAY VARY DEPENDING TO SPECIFIC SITE LEVELS. PLEASE CHECK BRICK QUANTITIES ESTIMATED ON BUILDING QUOTATION.

ALL WINDOWS POSITIONED 1000mm FROM INTERNALL SLAB TO WINDOW HEAD UNLESS OTHERWISE STATED

'OAK FRAME' REFERS TO 75% OR 100% OF COMPONENTS OF THE FRAME WHICH ARE OF OAK AS SPECIFIED ON CUSTOMER QUOTATION

ENGLISH HERITAGE BUILDINGS OWNS THE COPYRIGHT OF THE PHOTOGRAPHS, PLANS DRAWINGS, MODULAR FRAME SYSTEM, SPECIAL 140mm BRICK ASSOCIATED WITH THE MODULAR SYSTEM, STRUCTURAL CALCULATIONS FOR THE UNIQUE PURPOSE OF ENGLISH HERITAGE BUILDINGS MODULAR SYSTEM AND OTHER DETAILS CONTAINED IN THIS DRAWING THEY MUST NOT BE COPIED DISTRIBUTED OR USED UNLESS YOU HAVE WRITTEN AUTHORITY FROM ENGLISH HERITAGE BUILDINGS LTD

KEY:

- CURVED STRUCTURAL BRACE 1300MM
- CURVED STRUCTURAL BRACE 800MM
- DIAGONAL STRAIGHT WIND BRACE
- DIAGONAL ROOF BRACE
- SOLE PLATE
- FIRST FLOOR JOIST
- INDEPENDENT POST ONTO PAD STONE (CONCRETE SUB-BASE BENEATH AS NECESSARY)
- POST ONTO SOLE PLATE/BRICKWORK

REVISIONS:

A Building span reduced to 4.7m with 1.2m rear aisle 15/06/2000



ENGLISH HERITAGE BUILDINGS
south-east
Coldharbour Studio
Dallington
East Sussex
TN21 9LQ
Tel: 01424 838 123
Fax: 01424 838 500

ADDRESS

Proposed Garage
Glimpses
The Pound
Cookham
Berkshire

DRG NO: GH/C01

Millgate Developments

Revision: A

DRAWN BY: N.C.

SCALE: 1:50/1:100

DATE: 04/02/2000

ORDER NO

Tree Schedule

Tree No	Girth	Height	Spread	Type
T1	0.6	12.0	3.0	Acacia
T2	3.0	20.0	8.0	Oak
T3	1.5	16.0	4.0	Silver Birch
T4	0.4	8.0	3.0	Oak
T5	2.0	22.0	6.0	Lime
T6	1.0	16.0	5.0	Lime
T7	1.3	18.0	5.0	Lime
T8	1.6	18.0	5.0	Lime
T9	1.6	14.0	5.0	Beech
T10	0.8	10.0	4.0	Beech
T11	0.8	10.0	4.0	Beech
T12	0.8	10.0	4.0	Beech
T13	0.8	10.0	4.0	Beech
T14	0.8	10.0	4.0	Beech
T15	0.8	10.0	4.0	Beech
T16	0.5	8.0	4.0	Hazel
T17	1.0	12.0	4.0	Beech
T18	0.8	10.0	4.0	Beech
T19	0.8	10.0	4.0	Beech
T20	0.4	6.0	2.0	Cypress
T21	0.6	8.0	4.0	Hornbeam
T22	0.4	6.0	2.0	Cypress
T23	0.4	8.0	3.0	Cherry
T24	0.5	8.0	2.0	Cypress
T25	0.3	6.0	2.0	Robina
T26	0.6	8.0	3.0	Sycamore
T27	2.0	20.0	7.0	Willow
T28	3x0.8	16.0	5.0	Alder
T29	1.2	10.0	4.0	Alder
T30	0.4	10.0	3.0	Goat Willow
T31	2.0	22.0	6.0	Lime
T32	2.0	18.0	7.0	Eucalyptus
T33	0.8	6.0	4.0	Cherry
T34	0.4	6.0	2.0	Silver Birch

ORCHARD CHASE

LAUREL HEDGE

BEECH HEDGE

1.8M HIGH CLOSE BOARDED TIMBER FENCE

1200 HIGH TIMBER PALING PROTECTIVE FENCING DURING CONSTRUCTION ONLY

MAIN DRIVEWAY CONSTRUCTED OF 100MM TYPE 1 SHINGLE ON TERRAM PROTECTIVE PERMEABLE MEMBRANE TO ALLOW WATER PERCOLATION TO ROOTS, NO DIG OUT, CONSTRUCTION MADE UP ABOVE EXISTING LEVELS.

EXTENT OF 1.8M HIGH CLOSE BOARDED TIMBER FENCE

EXTENT OF 1.5M HIGH POST AND RAIL FENCE

POND

ORCHARD ROAD

REV D - 08/08/00 - EXTENT OF 1.8M HIGH CLOSE BOARDED TIMBER FENCE AND 1.5M HIGH POST AND RAIL FENCE ADDED

REV C - 04/05/00 - TEMPORARY ACCESS FOR CONSTRUCTION PURPOSES REMOVED, TEMPORARY STORAGE FOR SITE MATERIALS REMOVED. SITE ENTRANCE RE-POSITIONED

REV B - 13/03/00 - SITE BOUNDARY TO THE REAR OF THE SITE AMENDED

A - 02/03/00 - SITE BOUNDARY AMENDED

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET, WOKINGHAM, BERKS, RG40 2AZ
TEL:0118 989 4564 FAX: 0118 978 1917

MILLGATE HOMES

GARDEN HOUSE - HURST

SITE PLAN

SCALE 1:200 DATE: JAN 2000 DWG NO: MH933/06

REV D

ORCHARD CHASE

LAUREL HEDGE

BEECH HEDGE

T19 T18 T17 T16 T15 T14 T13 T12 T11 T10 T9 T8 T7 T6 T5

T22 T20 T21 T23 T24 T25 T26

T33

T34

T31 T29 T30 T27 T28

T32

T4 T3 T2 T1

45 metres

ORCHARD CHASE

1.8M HIGH CLOSE BOARDED TIMBER FENCE

1200 HIGH TIMBER PALING PROTECTIVE FENCING DURING CONSTRUCTION ONLY

MAIN DRIVEWAY CONSTRUCTED OF 100MM TYPE 1 SHINGLE ON TERRAM PROTECTIVE PERMEABLE MEMBRANE TO ALLOW WATER PERCOLATION TO ROOTS, NO DIG OUT, CONSTRUCTION MADE UP ABOVE EXISTING LEVELS.

1800 high C/B Fence

1800 high C/B Fence

1200 HIGH TIMBER PALING PROTECTIVE FENCING DURING CONSTRUCTION ONLY

EXTENT OF 1.8M HIGH CLOSE BOARDED TIMBER FENCE

EXTENT OF 1.5M HIGH POST AND RAIL FENCE

POND

ORCHARD ROAD

Tree Schedule

Tree No	Girth	Height	Spread	Type
T1	0.6	12.0	3.0	Acacia
T2	3.0	20.0	8.0	Oak
T3	1.5	16.0	4.0	Silver Birch
T4	0.4	8.0	3.0	Oak
T5	2.0	22.0	6.0	Lime
T6	1.0	16.0	5.0	Lime
T7	1.3	18.0	5.0	Lime
T8	1.6	18.0	5.0	Lime
T9	1.6	14.0	5.0	Beech
T10	0.8	10.0	4.0	Beech
T11	0.8	10.0	4.0	Beech
T12	0.8	10.0	4.0	Beech
T13	0.8	10.0	4.0	Beech
T14	0.8	10.0	4.0	Beech
T15	0.8	10.0	4.0	Beech
T16	0.5	8.0	4.0	Hazel
T17	1.0	12.0	4.0	Beech
T18	0.8	10.0	4.0	Beech
T19	0.8	10.0	4.0	Beech
T20	0.4	6.0	2.0	Cypress
T21	0.6	8.0	4.0	Hornbeam
T22	0.4	6.0	2.0	Cypress
T23	0.4	8.0	3.0	Cherry
T24	0.5	8.0	2.0	Cypress
T25	0.3	6.0	2.0	Robina
T26	0.6	8.0	3.0	Sycamore
T27	2.0	20.0	7.0	Willow
T28	3x0.8	16.0	5.0	Alder
T29	1.2	10.0	4.0	Alder
T30	0.4	10.0	3.0	Goat Willow
T31	2.0	22.0	6.0	Lime
T32	2.0	18.0	7.0	Eucalyptus
T33	0.8	6.0	4.0	Cherry
T34	0.4	6.0	2.0	Silver Birch

REV D - 08/08/00 - EXTENT OF 1.8M HIGH CLOSE BOARDED TIMBER FENCE AND 1.5M HIGH POST AND RAIL FENCE ADDED

REV C - 04/05/00 - TEMPORARY ACCESS FOR CONSTRUCTION PURPOSES REMOVED, TEMPORARY STORAGE FOR SITE MATERIALS REMOVED. SITE ENTRANCE RE-POSITIONED

REV B - 13/03/00 - SITE BOUNDARY TO THE REAR OF THE SITE AMENDED

A - 02/03/00 - SITE BOUNDARY AMENDED

Rev. E - 13/3/01 Amendments to house/Conserv. to comply with Planning Approval Drawing.

0807

DETAILS TO COMPLY WITH CONDITIONS

AED PRACTICE LTD
2 THE COURTYARD, DENMARK STREET, WOKINGHAM, BERKS. RG40 2AZ
TEL: 0118 989 4564 FAX: 0118 978 1917

MILLGATE HOMES
GARDEN HOUSE - HURST
SITE PLAN

SCALE 1:200 DATE: JAN 2000 DWG NO: MH933/06
REV E