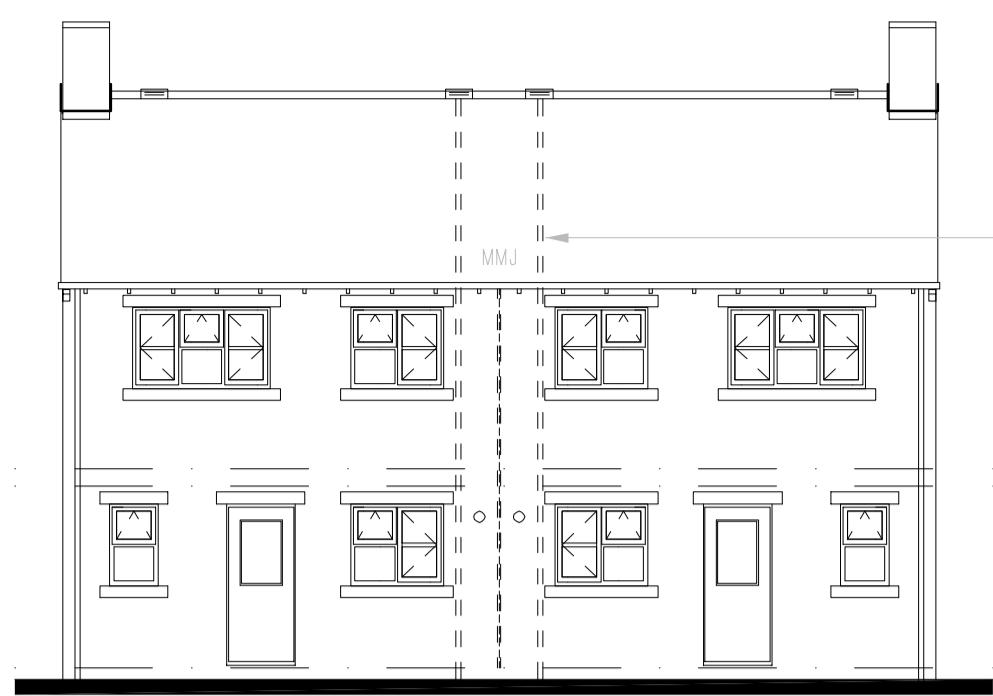
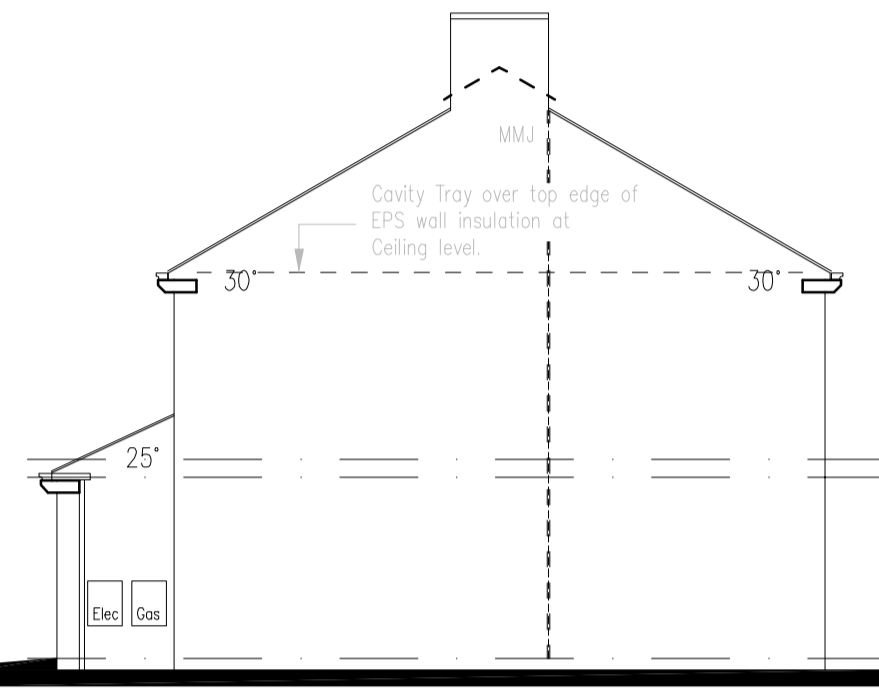




Front Elevation 1:100



Rear Elevation 1:100



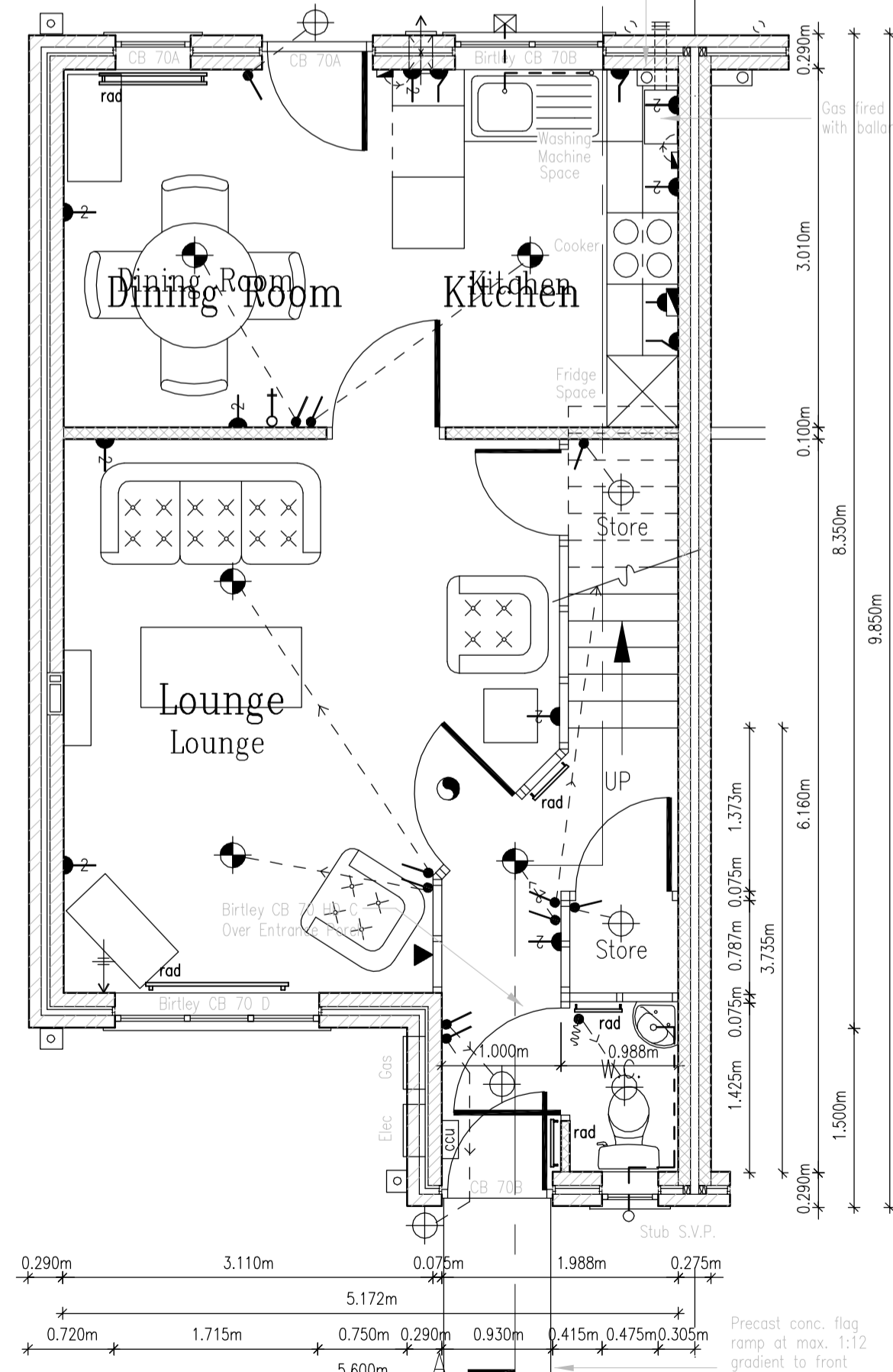
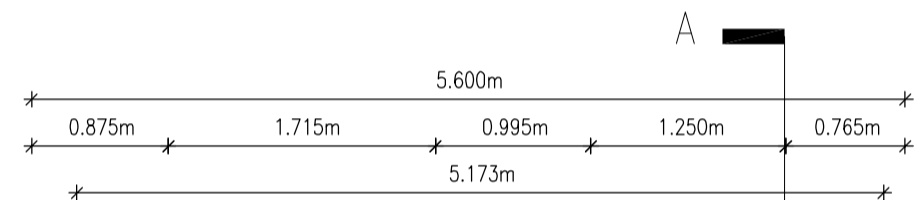
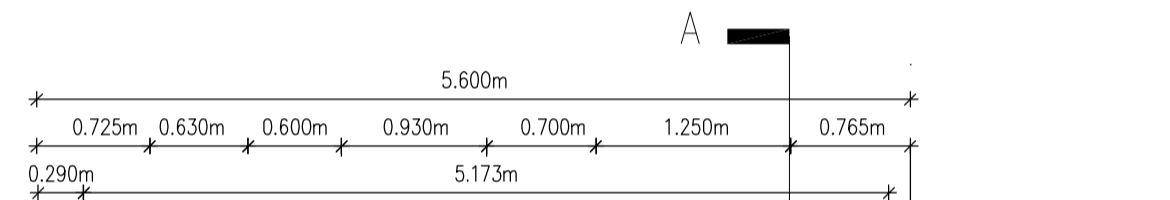
Side Elevation 1:100

Key to Electrical Fittings

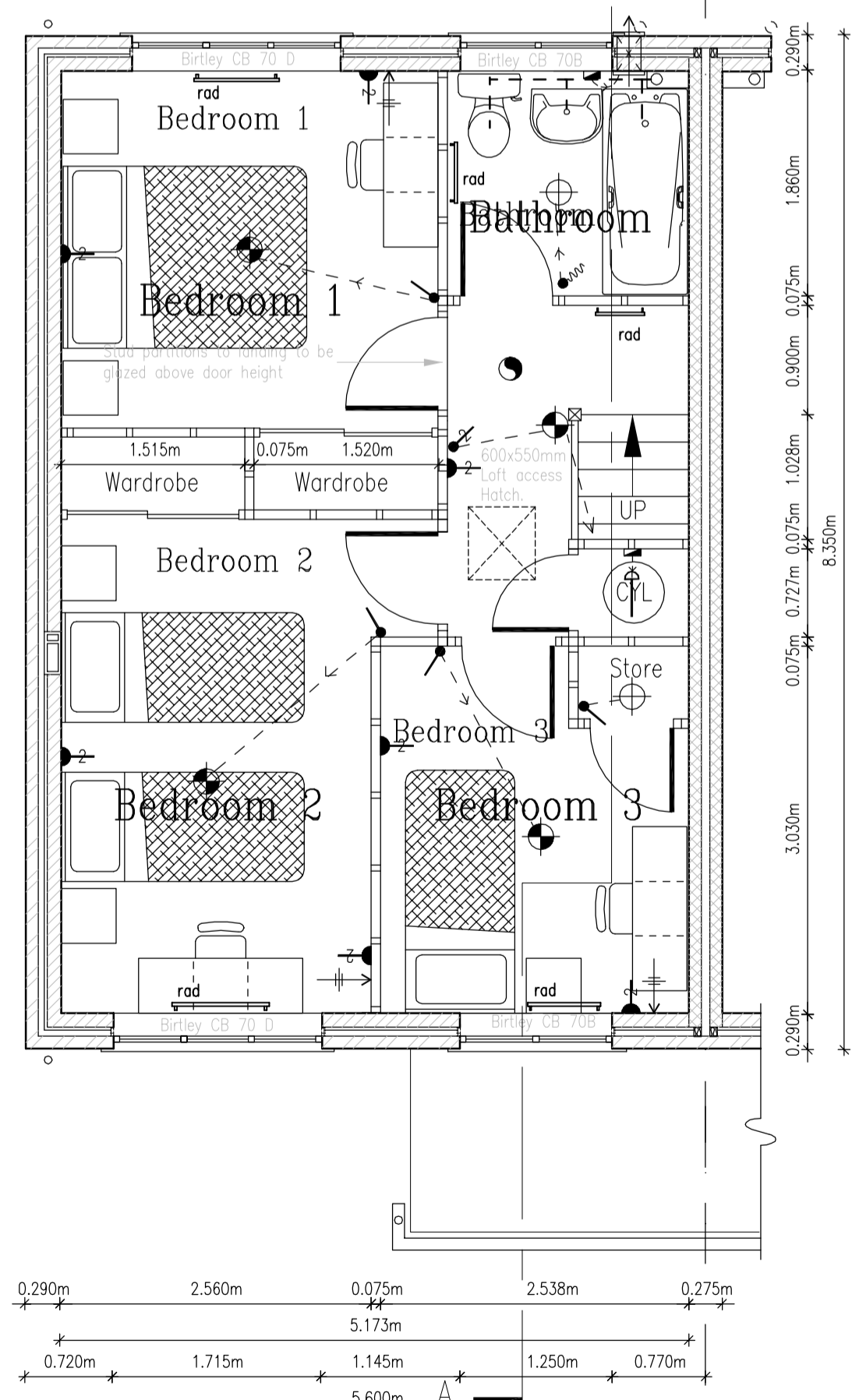
- |  |                                |  |  |
|--|--------------------------------|--|--|
|  | BULKHEAD TYPE LIGHT FITTING    |  | FUSED SPUR TO 13A SINGLE SOCKET OUTLET       |
|  | PENDANT TYPE LIGHT FITTING     |  | COOKER CONTROL UNIT & SWITCHED SOCKET OUTLET |
|  | TOP-HAT SPOT LIGHT FITTING     |  | CONSUMER CONTROL UNIT                        |
|  | FLUORESCENT TYPE LIGHT FITTING |  | BRITISH TELECOM SERVICE POINT                |
|  | 3 SPOT TRACK LIGHT FITTING     |  | FUSED SPUR TO IMMERSION HEATER               |
|  | LIGHT SWITCH                   |  | IMMERSION HEATER SWITCH & NEON INDICATOR     |
|  | TWO WAY LIGHT SWITCH           |  | T.V. AERIAL SOCKET                           |
|  | PULL CHORD SWITCH              |  | FUSED SPUR TO MECHANICAL VENT UNIT           |
|  | 13A SOCKET OUTLET              |  | SMOKE DETECTOR (see notes)                   |
|  | DOUBLE 13A SOCKET OUTLET       |  |  |

A door bell and chime to be fitted to each dwelling

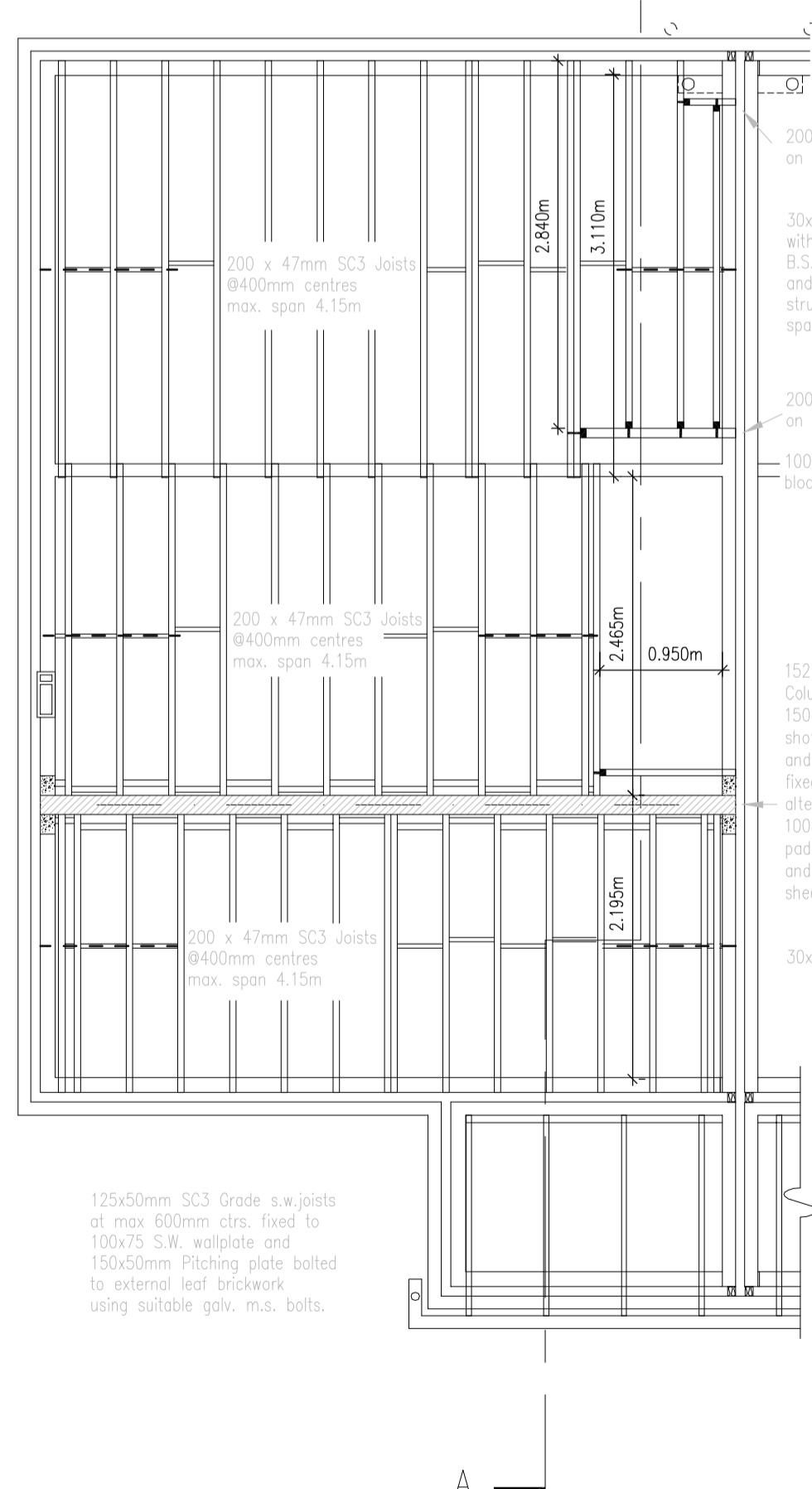
A shower circuit with sealed cover is to be fitted in an approved location within the bathroom of each dwelling.



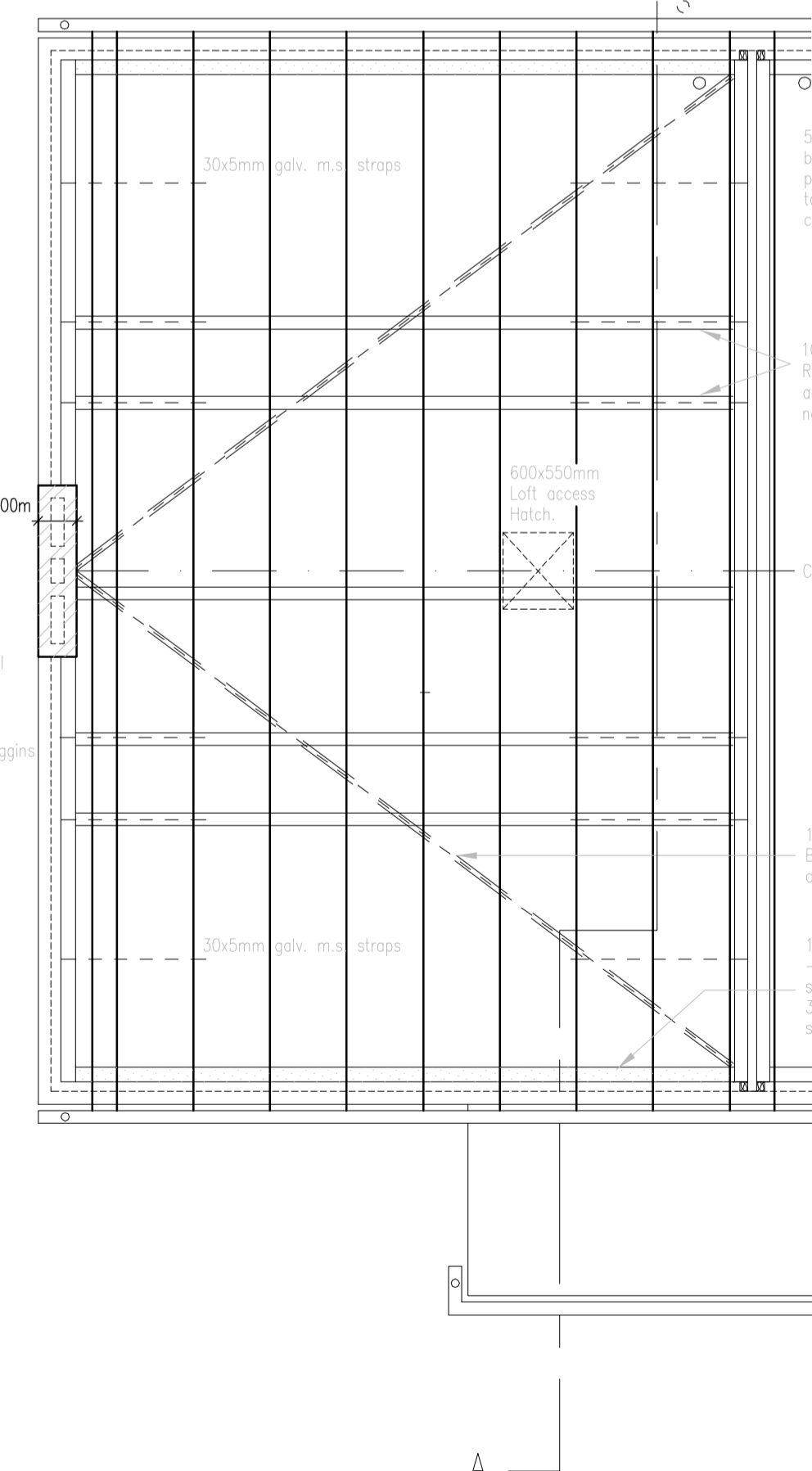
Ground Floor Plan 1:50



First Floor Plan 1:50



Chamber Floor Plan 1:50



Roof Truss Plan 1:50

3 Bed 5 Person House Furniture Layout 1:50

3 Bed 5 Person Semi-Detached House Type A.

Internal S.V.P.s to be Provided To Plots where the Rear Elevation faces the Local Distributor Road i.e./ Plot Nos.1A-6A & 31A-36A Only. Terminating with ridge vent to match ridge tiles.

Dunbrink Super-Clearflow Flue System See Dunbrink Quotation Drawing

Rytans TV600F Crossflow Eaves Vent Unit fitted between each roof truss.

S.W.T.H. Fillet Morley Rectangular R.W.P.s & Gutters.

Glidevale HT Horizontal Cavity Tray With Integral Code 4 'Long Lead Finishing' Reference 'HTS/1' to B.S.1178:1982.

Over Glidevale MR 50 Motor-Vent unit to Provide the Equivalent of a 5mm continuous air gap.

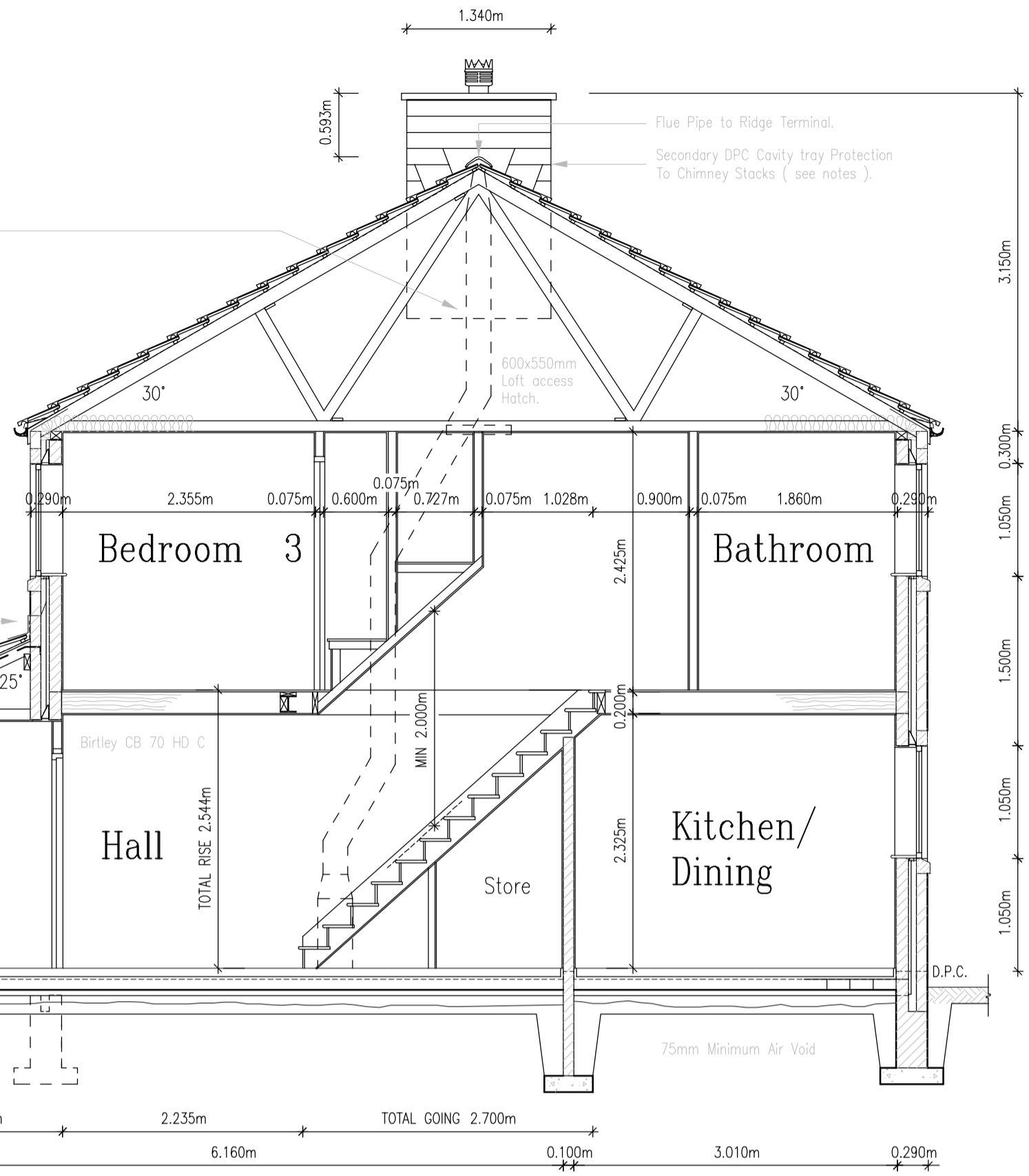
Britley CB 70B Lintel over front door openings.

Britley CB 70B Lintel over front door openings.

Glidevale MV250 Airbrick and MV251 Perspex Cranked vent units at max.3m ctrs with DPC cavity tray above.

Britley CB 70B Lintel over front door openings.

Glidevale MV250 Airbrick and MV251 Perspex Cranked vent units at max.3m ctrs with DPC cavity tray above.



Section A-A 1:50

CONSTRUCTIONAL SPECIFICATION

All work to comply with current British Standards, Codes of Practice, N.H.B.C. and Building Regulations 1992 Approved Documents.

FOUNDATIONS

All Strip footings to be min 600 x 150mm deep Class 1 Conc. Min cement content 220 Kg/M3. at 0.8 water cement ratio. All foundations to be minimum 750mm below ground level measured to top of footing. Foundation formation level to be capable of withstanding a bearing pressure of 100 KN/M2. Foundation depth to be in accordance with N.H.B.C. practice note 3. The above minimum dimensions are given for guidance purposes for appropriate ground conditions. See "Peter Cowell Geological Report" (ref: PAC/HPBC/92/03).

DAMP-PROOFING

All DPC's to be Hydrot type with min 100mm overlap at joints and installed in accordance with B.S. CP102 1973. DPC's to external walls to be min 150 above finished ground level. Floor screed to be laid on 1200 g Visqueen DPM. DPM's to be lapped with wall DPC's. All Jamb's in external walls to have vertical DPC/Insulated Closure unit "Dacote TF8/75" or similar. Due to site location being in an area of Severe Climatic conditions all window/door heads and closures to have secondary DPC cavity trays laid over lintels together with stop ends and weepholes in outer leaf brick vertical joints. Chimney stacks to be fixed down with 30 x 2.5mm galv. M.S. straps at max. 1.0m ctrs on exposed sites and max. 1.2m ctrs. on suburban sites. All works to accord with Approved Document C of the Building Regulations.

GROUND FLOOR CONSTRUCTION

Pre-Cast Suspended Floor 80mm thick 1:3 Cement/Sand Screed with Galv. Wire Mesh Reinforcement (150mm min lap in any direction). On 25mm thick SD Grade Floor Insulation with 25mm perimeter upstand. On 1200g Visqueen DPM lapped with wall DPC's. On 150mm deep P.C. Conc. Beam & Block Floor with 1:3 Cement/Sand screed laid to be 900mm min. (for details of beam layout see flooring sub-contractors design drawings) bearing onto d.p.c. on inner leaf of external walls. A min ventilation gap of 75mm between underside of floor beams and finished ground level to be maintained (more if ground heave is a distinct possibility). After the removal of all vegetable matter the sub-floor void shall be treated with a solution of Sodium Chlorate weed killer mixed and applied strictly in accordance with manufacturers recommendations.

SUB-FLOOR VENTILATION

Glidevale MV250 Airbrick and MV 251 Perspex Cranked vent units each providing 6000mm2 free vent area, spaced at max. 2m ctrs and within 450mm of each end of any wall with DPC cavity tray above.

ROOF CONSTRUCTION

Concrete interlocking roof tiles fixed in accordance with manufacturers recommendations and to B.S. 5534 Part 1 1978, on 35 x 38mm treated s.w. battens fixed to rafters using galv. flat headed nails on type 1F reinforced bitumen unbreakable roofing felt to B.S. 747 lapped 150mm both horizontally and vertically and carried well into gutters. Felt to be secured by galv. clout headed nails to trussed rafters at max. 600mm ctrs. to comply with B.S. 5268 Part 3, 1985. Trussed roof members to be sized in accordance with manufacturers design calculations and recommendations. Trusses to be fixed to 100 x 75mm treated s.w. wall plate which shall be fixed to walls with 30 x 2.5mm galv. M.S. straps. Trusses to be designed and braced in accordance with B.S. 5268 Part 3, 1985. 12.5mm plasterboard with taped joints and 5mm skim ceiling to u/side of trusses to be insulated with 150mm mineral wool to give a min 'U' value through roof construction of 0.25W/m2K. Roof to be ventilated via permanent vents at eaves equal to not less than 0.3% of roof plan area or vents equivalent to a 10mm continuous eaves air gap. Ridge to be traditional clay or concrete type to suit roof tile, bedded on 1:3 cement mortar and neatly pointed. Verges to be constructed using an asbestos free undercoat and neatly pointed with 1:3 Cement mortar coloured to match roof tiles.

LATERAL & VERTICAL RESTRAINT

Structural floor, ceiling joists and rafters parallel to external walls to have 30 x 5mm galv. M.S. restraint straps fixed over min 3No. timber members, including noggin and packings, all to B.S. 8103:1986. at max. 2m ctrs at first floor level and at 1.25m ctrs. above first floor level. Wallplates to be fixed down with 30 x 2.5mm galv. M.S. straps at max. 1.0m ctrs on exposed sites and max. 1.2m ctrs. on suburban sites. All works to B.S. 5628 Part 1, 1978. Degree of exposure to be determined on application to the relevant L.A. or by N.H.B.C Building Control.

STAIRCASE

Staircase to be constructed in timber as follows:- 13 No. risers, total rise (House Type A 2544mm House Type B 2569mm) 12 No. treads at 240mm. Goings at 225mm. The maximum pitch is not to exceed 42 degrees and the handrail height measured from pitch line to be 900mm min. First floor balustrade handrail height to be 900mm min. Staircase to have an over all clear headroom of 2000mm and unobstructed min. width of 800mm. The balustrading is to be constructed to prevent a 100mm sphere passing through it and be of a design such that children will not readily climb upon it.

FIRE PRECAUTIONS

All party walls to be taken up to within 50mm of sarking felt and fire stopped with m.w. quilt freestop above and below the sarking felt. Cavity barriers within external walls, either horizontally or vertically at compartment wall or floor junctions to be constructed in wire reinforced m.w. blanket not less than 50mm thick with pitch polymer DPC wrapped around, or polythene sock filled with not less than 50mm m.w. quilt. Mains powered smoke detector / alarm units with battery backup, (Ground floor alarm optical triggering, First floor triggered by ionisation). Positioned in the following locations:- House Type A - Ground Ceiling just inside Lounge door. House Type B - Ground Ceiling midway between Kitchen/Dining door and Lounge/Porch lobby door. House Type A & B - Landing Ceiling areas 300mm away from a Light Fitting but sited in a position for easy access for Maintenance.

EXTERNAL WALLS

100mm Wimpey Darstone reconstituted stone external leaf (manufactured in accordance with B.S. 6457:1984 from high quality Dorsetshire Limestone aggregate), with 50mm clear cavity, inner leaf of 150mm Celcon Solar Block with 25mm Joblite T & G edged EPS partial cavity batt insulation with a thermal conductivity of not greater than 0.037 W/MK, securely held against inner leaf blockwork with cavity approved stainless steel restraint type wall ties at 600mm ctrs horizontally and 450mm ctrs vertically. External walls to be finished internally with 9.5mm plasterboard on dabs and 5mm skim. All cavities to be closed at head to A/D G4. Cavity to be closed at eaves and pikes by using Rockwool quilt fire stop.

INTERNAL WALLS

All non-load bearing walls to be constructed of 75 x 50mm s.w. studding at max. 600mm ctrs with 75 x 38mm s.w. noggins at max. 600mm ctrs and 75 x 50mm s.w. head and sole plates. Finished both sides with 12.5mm plasterboard and 5mm skim. walls between bath/w.c./shower rooms and habitable rooms to include 100mm m.w. quilt insulation core. Load bearing walls to be constructed in 100mm thick min 3.5 N/mm2 blockwork on strip footing with 9.5mm plasterboard on dabs and 5mm skim both sides.

GLAZING

Safety Glazing to be Provided in the Following Locations:- 1) To Entrance doors when glazed below 1.5m 2) To Side windows adjacent to doors and within 300mm of doors when glazed below 1.5m

DRAINAGE

Fittings to have separate pvc wastes where connected to SVP with 76mm deep seal traps to the following sizes:- WHB/Bidets 32mm dia. W.C. 100mm dia. Bath/Sink 38mm dia. No connections to SVP to be made within 200mm below W.C. connection to SVP. SVP to be 100mm dia. pvc terminating 1m min. above highest point of window opening light within horizontal distance of stack. SVP to terminate in durable pvc or wire cage Internal soil pipes to be boxed in and to have removable panels constructed from 1/2 hour fire resistant board on 50 x 50mm s.w. frame and where passing through bedrooms or living rooms to be wrapped in min. 25mm m.w. insulation quilt with duct. rodding access point to be provided min. 300mm above f.f.l. Fittings not discharging to SVP to discharge to back inlet gully. All soilwater pipework to be in accordance with B.S. 5572. Rainwater gutters to be Morley 100mm rectangular section.

SERVICES

Provide and lay mains electricity supply duct in 100mm dia earthware pipe with hpfseive joints, to be 450mm min. depth below finished ground level and encased in 150mm conc. below building with 2No. coarse R.C. cone lintol over where passing through walls, pipe to rise to slab level by means of a min. 760mm radius bend.

STRUCTURAL

Timber To comply with A/D A1 B and to be stress graded SC3. Moisture content in accordance with N.H.B.C. requirement No.7 joists built into brickwork to be preservative treated.

STEEL

Structural steelwork to be enclosed in min 2No. layers of 12.5 mm plasterboard with staggered and taped joints with 5mm skim finish. Over 50 x 50mm s.w. timber cradle to give 1/2 hour fire protection. Posttension as stated on plans or structural engineers details. Proprietary lintols to have min 150mm end bearing.

FIRST FLOOR CONSTRUCTION

19MM s.w. T & G boarding on s.w. SC3 joists as shown on plan, bearing min 50mm onto structural walls or galv. M.S. hangers. Ceiling to underside to be 12.5mm plaster'd with 5mm skim finish coat with taped joints. Floor joists to be doubled up where acting as staircase trimmers or when under parallel stud partitions.

EXTERNAL WALLS

100mm Wimpey Darstone reconstituted stone external leaf (manufactured in accordance with B.S. 6457:1984 from high quality Dorsetshire Limestone aggregate), with 50mm clear cavity, inner leaf of 150mm Celcon Solar Block with 25mm Joblite T & G edged EPS partial cavity batt insulation with a thermal conductivity of not greater than 0.037 W/MK, securely held against inner leaf blockwork with cavity approved stainless steel restraint type wall ties at 600mm ctrs horizontally and 450mm ctrs vertically. External walls to be finished internally with 9.5mm plasterboard on dabs and 5mm skim. All cavities to be closed at head to A/D G4. Cavity to be closed at eaves and pikes by using Rockwool quilt fire stop.

INTERNAL WALLS

All non-load bearing walls to be constructed of 75 x 50mm s.w. studding at max. 600mm ctrs with 75 x 38mm s.w. noggins at max. 600mm ctrs and 75 x 50mm s.w. head and sole plates. Finished both sides with 12.5mm plasterboard and 5mm skim. walls between bath/w.c./shower rooms and habitable rooms to include 100mm m.w. quilt insulation core. Load bearing walls to be constructed in 100mm thick min 3.5 N/mm2 blockwork on strip footing with 9.5mm plasterboard on dabs and 5mm skim both sides.

GLAZING

Safety Glazing to be Provided in the Following Locations:- 1) To Entrance doors when glazed below 1.5m 2) To Side windows adjacent to doors and within 300mm of doors when glazed below 1.5m

PARTY WALLS

WALL TYPE 2B in Approved Document E1 Party walls to be 2 no. leaves of 100mm dense solid concrete block separated by 75mm cavity with galvanised m.s. Butterfly type wire ties fixed at 600mm ctrs. Horizontally and 450mm ctrs. Vertically. Walls to be finished with min 12.5mm plaster - board on dabs and 5mm skim to give a min. finished wall density of not less than 415 Kg/M2 (block density not less than 2000Kg/M3). Cavity barriers within external walls, either horizontally or vertically at compartment wall or floor junctions to be constructed in wire reinforced m.w. blanket not less than 50mm thick with pitch polymer DPC wrapped around, or polythene sock filled with not less than 50mm m.w. quilt.

WALL Tie Spacing

to be increased at all openings, movement joints and gable apertures to 225mm Horizontal and 450mm Vertical ctrs.

REV- D 1/9/94. Modifications to Electrical Fittings.  
REV- C 22/8/94. GF to FF Dims altered.  
REV- B 5/8/94. General Amendment Re: HAPM Audit No.1  
REV- A 13/5/94. Amendments as required by N.H.B.C. correspondence dated 28th April 1994.

ROWTHORNE DEVELOPMENTS LTD.  
ROWTHORNE HOUSE  
ST. WERBURGH ROAD  
CHORLTON-CUM-HARDY  
MANCHESTER M21 8UF  
061-861-8844

HOUSING DEVELOPMENT  
ROUGHFIELDS  
HADFIELD  
GLOSSOP  
DRG.No.083BED6E

REV- E 5/9/94. Landing Stud, Lounge and Cyl. electrics and front door rev. intermed. hall door omitted.