

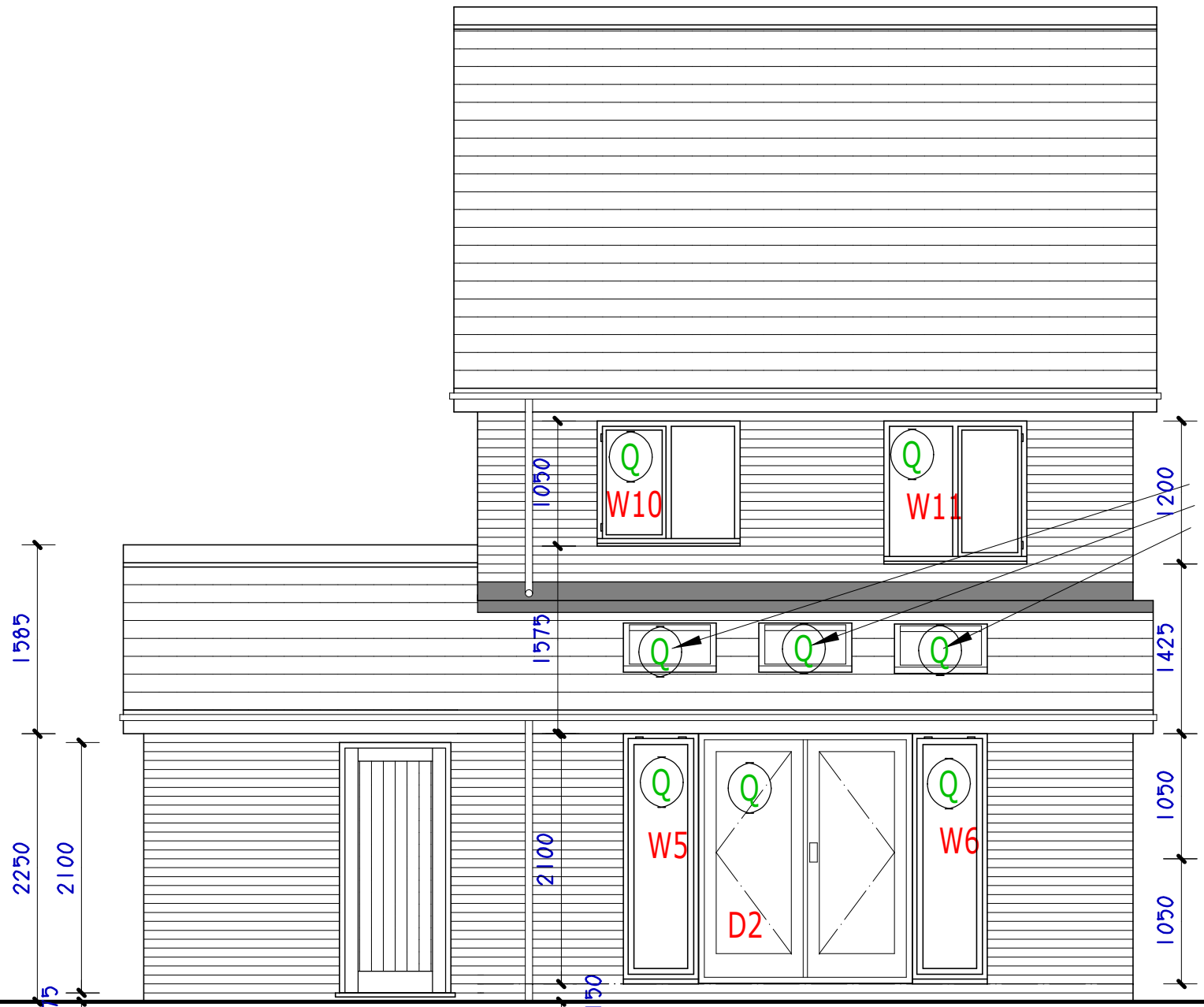
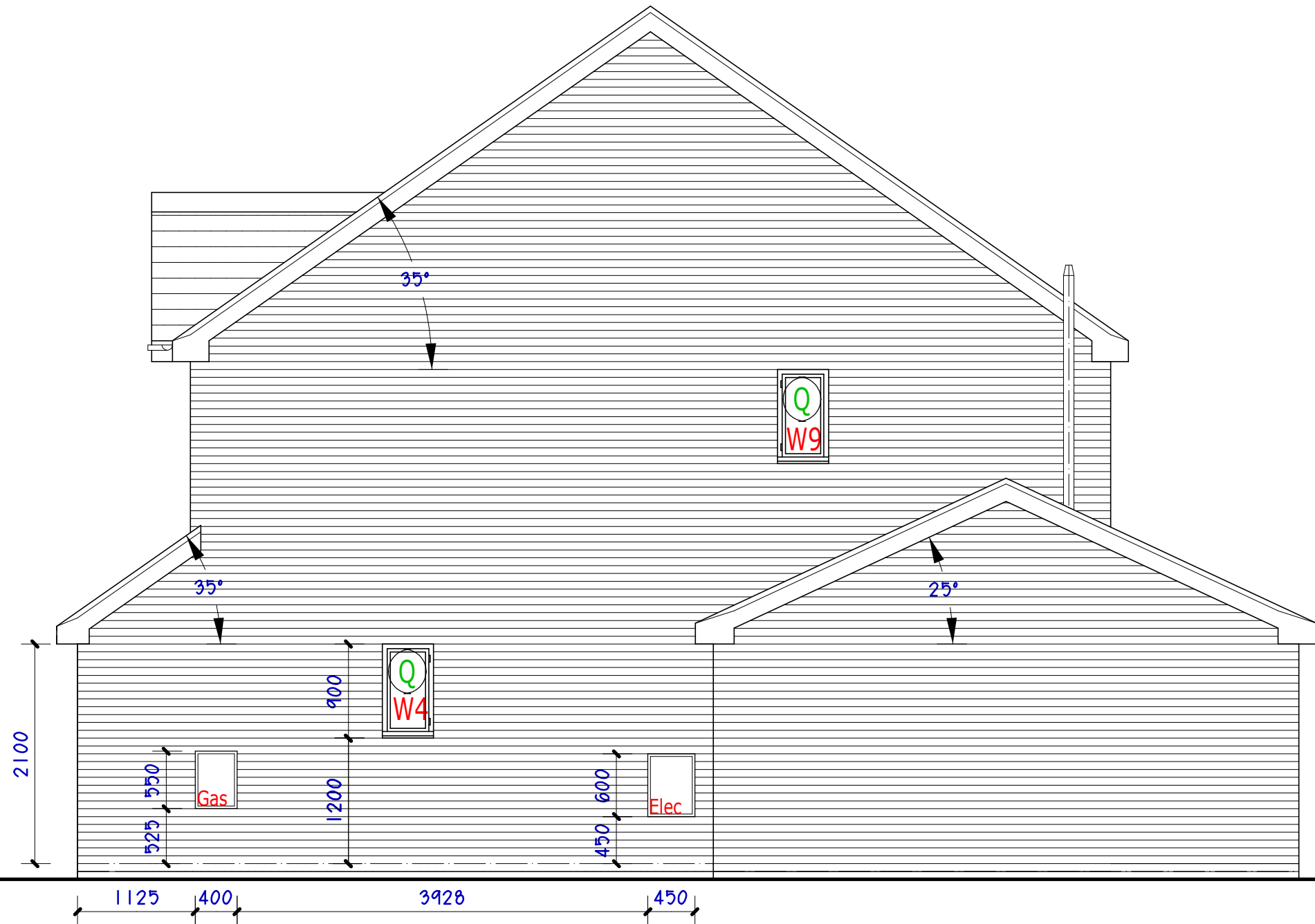
DO NOT SCALE FROM THIS DRAWING.

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Blue shading indicates stepped cavity tray which utilises preformed step trays out of uPVC. Dimensions indicate position of the lowest tray which is to have a stop end and weep fitted inside the stop end. Intermediate trays above are not to have stop ends to allow moisture to cascade down to lowest tray and weep hole.

Brown shading indicates 2No. course high cavity tray, site formed with flexible DPC.

3No. MK04 Velux rooflights fitted and flashed to roof coverings in full accordance with the manufacturer's instructions.



FRONT ELEVATION.

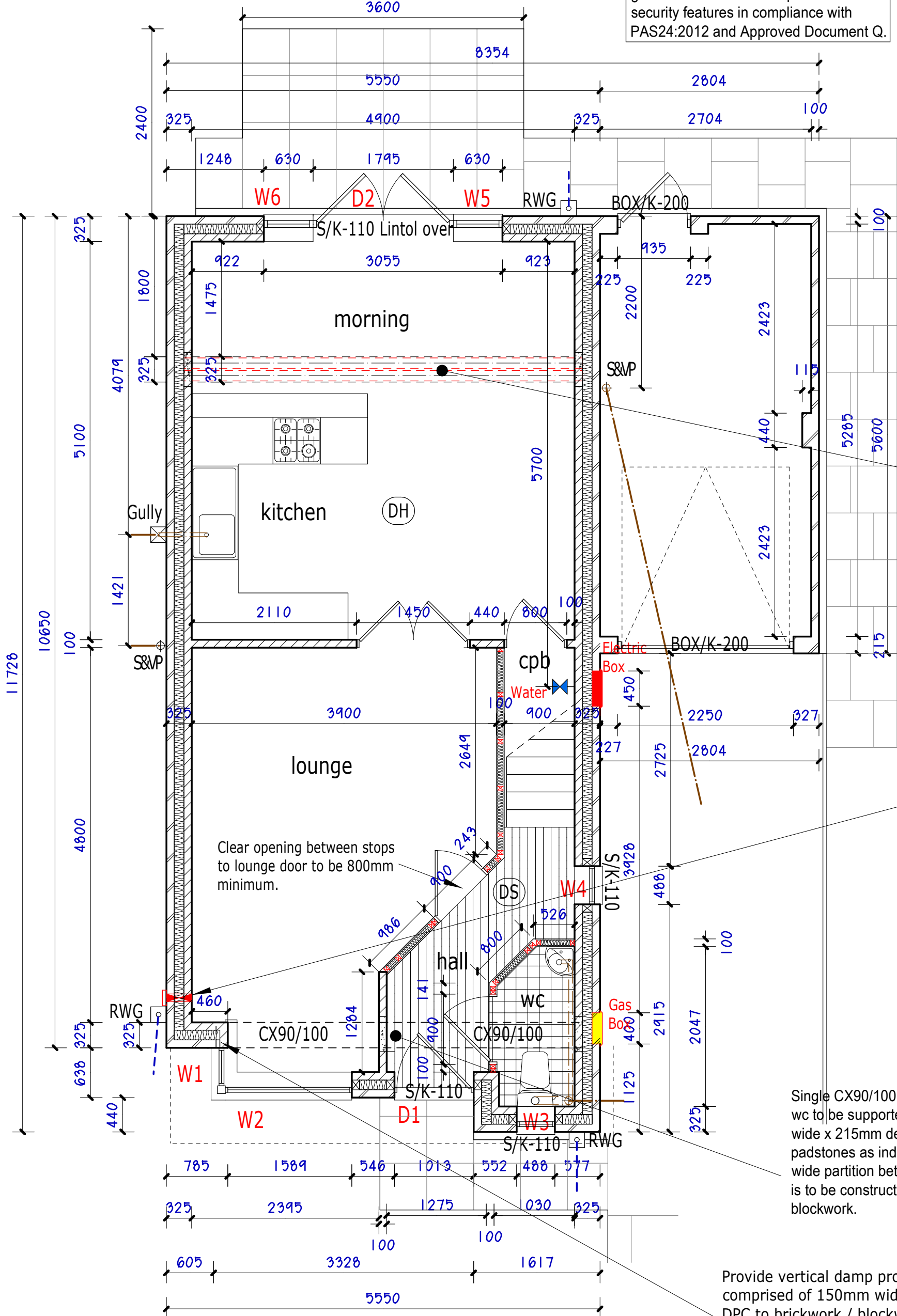
SIDE ELEVATION.

REAR ELEVATION.

NOTE.
Windows and doors marked with a green letter Q are to comprise enhanced security features in compliance with PAS24:2012 and Approved Document Q.

NOTE.
Drawing indicates initial position only of foul and surface water drainage outlets. For subsequent drainage runs referred to Engineer's Details supplied.

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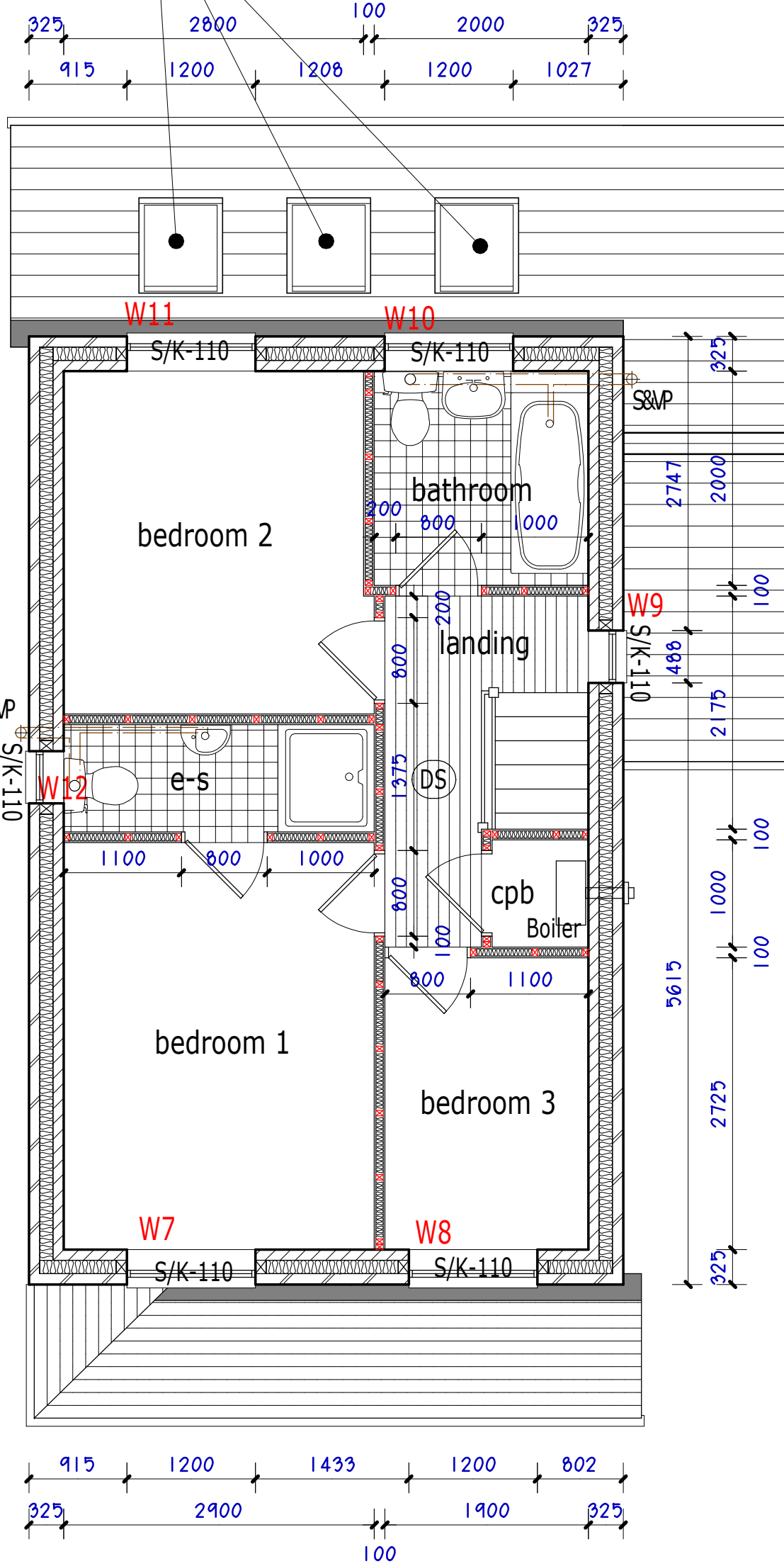


2No. 203 x 133 x 30 UB, S275 to support rear wall above. Beams to be fixed together with 200mm long x 75mm x 23 UKPFC sections bolted with 2No. M16 (8.8) bolts @ 600mm ctr's along beam span. Beams to bear on to 400mm long x 100mm wide x 215mm deep pre-cast concrete padstones at each end all to details supplied by JP Structural Ltd.

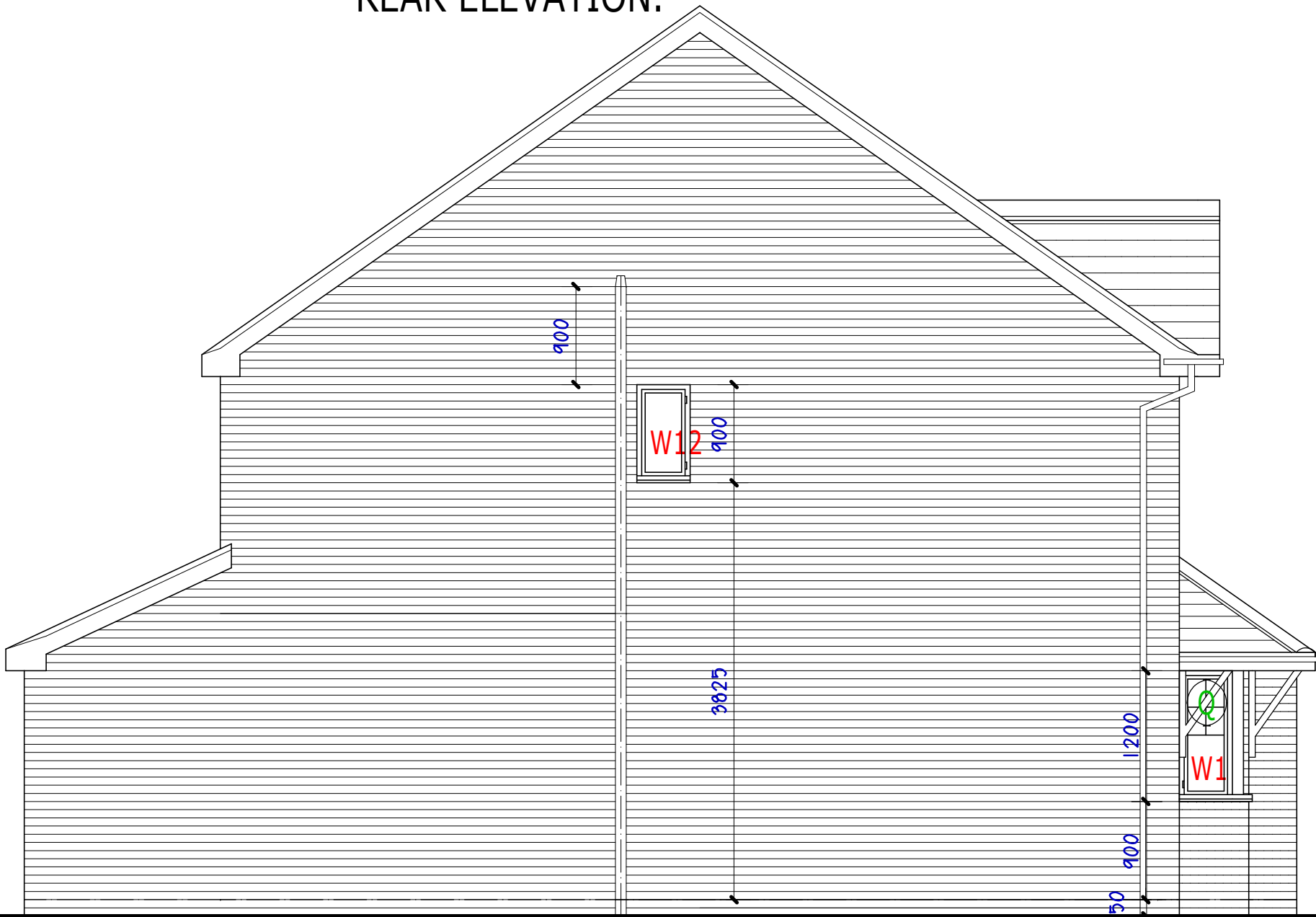
Each dwelling is to have a conduit installed through the external wall in the location as indicated of the intended entry point for future broadband cabling. A suitable external cover capping or temporary seal should be provided for installations that have not advanced to a stage where a permanent cover plate / network termination equipment is in place at the time of the building control final inspection.

Single CX90/100 lintol over lounge / hall / wc to be supported on 450mm long x 100mm wide x 215mm deep concrete spreader padstones as indicated. Central 100mm wide partition between lounge and hall is to be constructed out of 7N/mm² blockwork.

Provide vertical damp proof course comprised of 150mm wide Hy-load DPC to brickwork / blockwork joint where bay window return abuts. DPC to be folded behind window frame.



PROPOSED FIRST FLOOR PLAN.



SIDE ELEVATION.

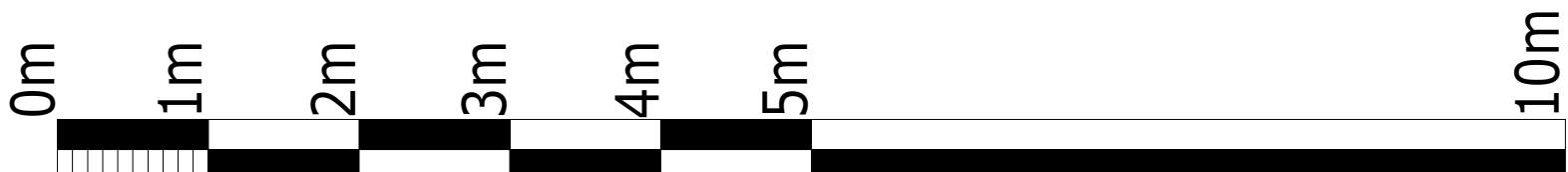
EXTERNAL MATERIALS.
Roof coverings to comprise smooth grey interlocking concrete roofing tiles, type "Edgemere" by Marley. Ridge tiles to be terracotta in contrast.

Fascias, soffits and barge boards to comprise uPVC products all coloured white.

Facing brick to main elevations to comprise Grainger Antique by Ibstock subject to supplying samples and LPA approval. Bricks to be laid in stretcher bond with natural toned mortar with a struck pointing finish. Provide smooth red brick-on-edge detailing above and below window openings to front elevation only as indicated.

Windows to comprise sealed double glazed units set in uPVC frames coloured white to match adjoining properties in opening layouts / frame styles as indicated.

Rainwater goods to comprise uPVC half round gutters and circular downpipes coloured black.



EDWARDS
— HOMES —

Project.

STRATFORD A.
3-Bedroom / 2-Bathroom
Detached Family Home.
Internal Floor Area -
92.4m² (994sq ft).

Title. THE STRATFORD -
PLANS & ELEVATIONS.

Drawing No. EHL-HT-Str.03.dsj

Date. Jan 2022.

Scale. 1:50@A1.

D.S. Jones & Co.

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