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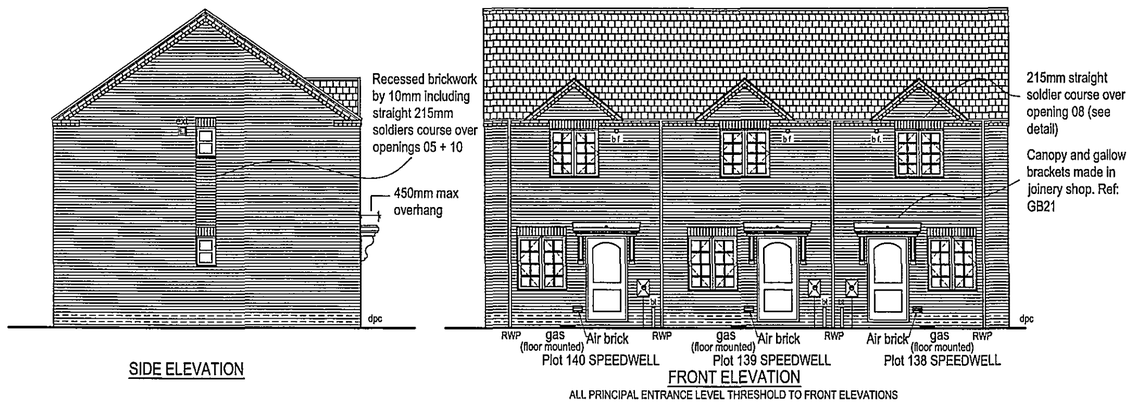
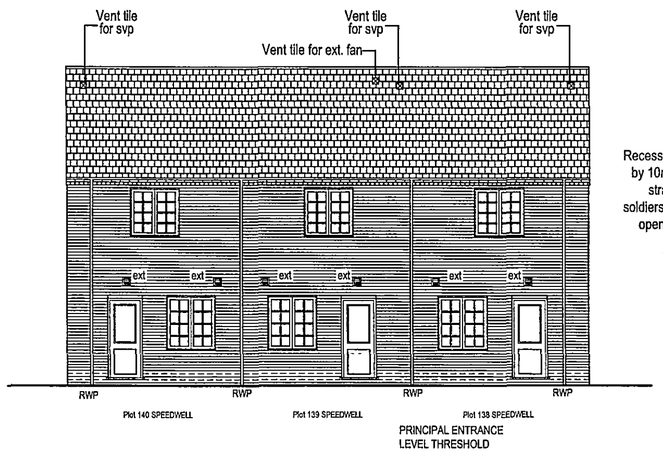
All dimensions to be checked on site – do not scale from drawing, any discrepancies please report to drawing office as soon as possible.



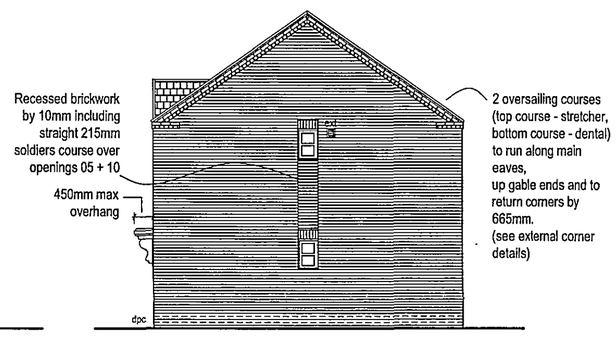
SIDE ELEVATION

FRONT ELEVATION

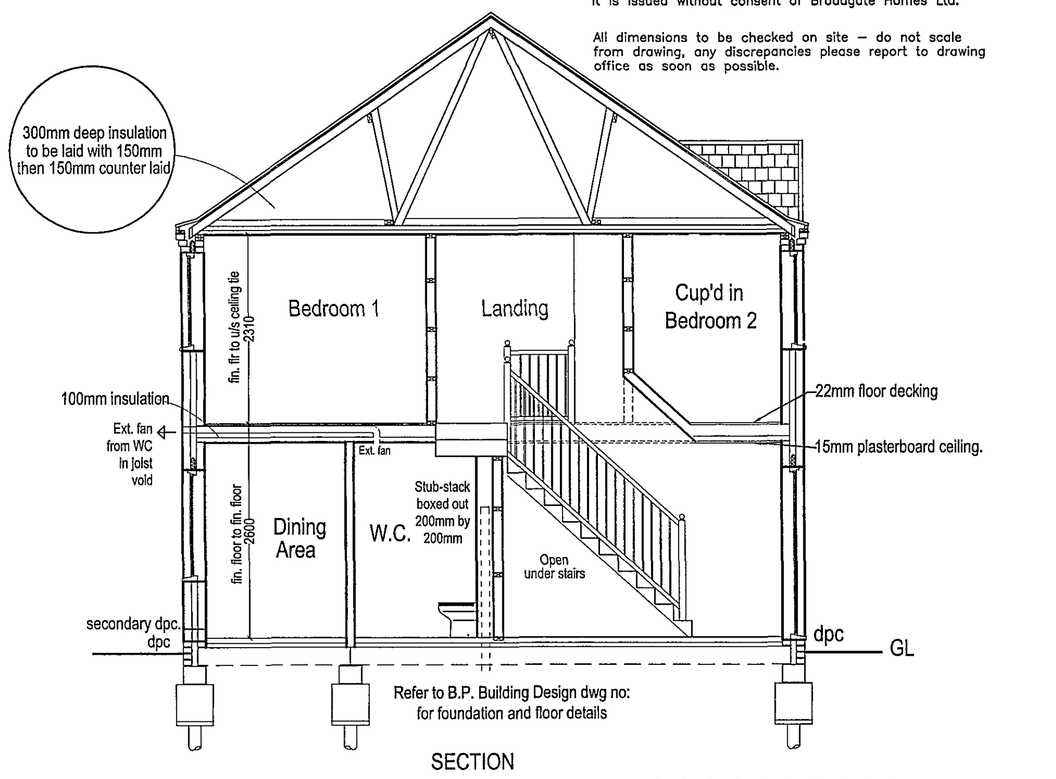
ALL PRINCIPAL ENTRANCE LEVEL THRESHOLD TO FRONT ELEVATIONS



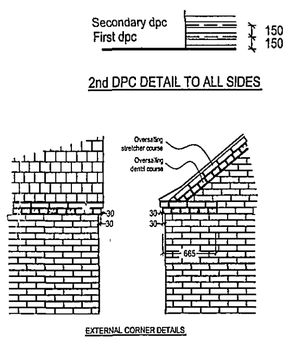
REAR ELEVATION



SIDE ELEVATION

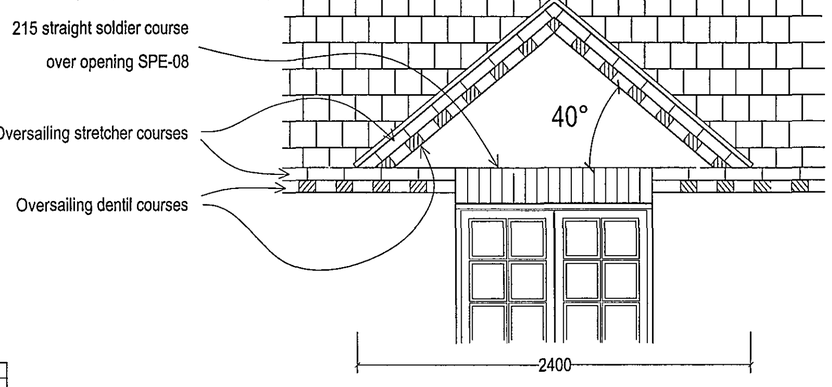


SECTION



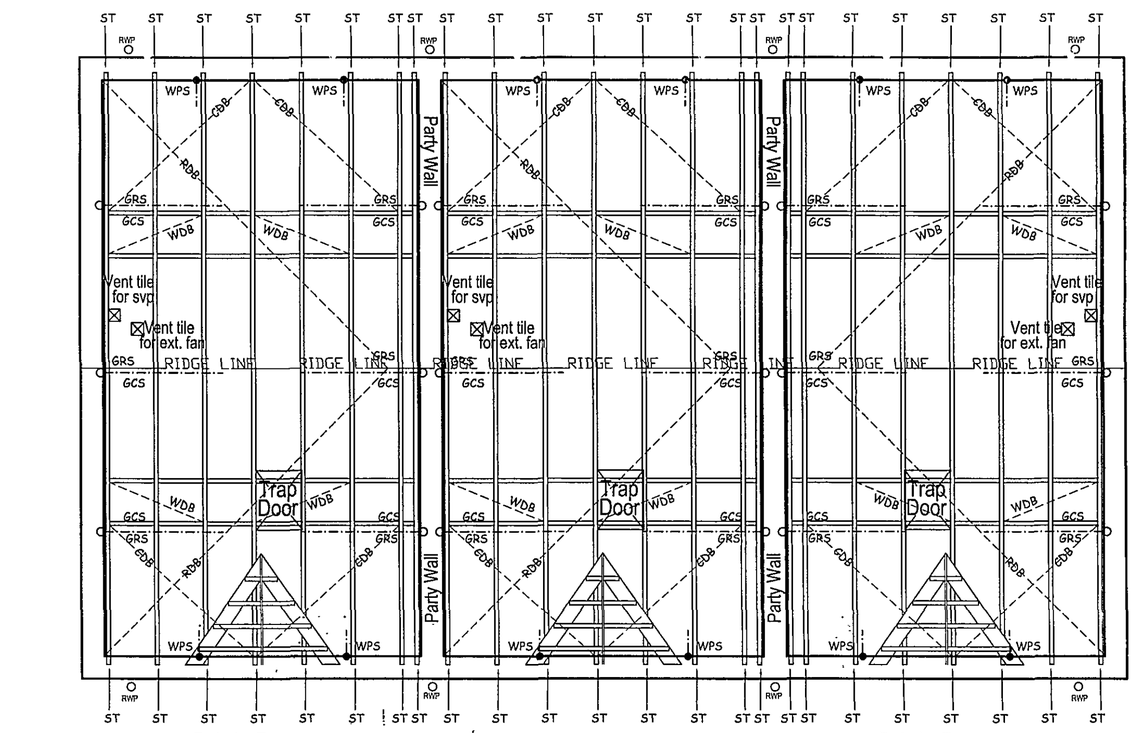
2nd DPC DETAIL TO ALL SIDES

EXTERNAL CORNER DETAILS



BRICK DETAIL OVER OPENING SPE-08

Scale 1:25



Reducing Trusses on 25x175 layboards with Glassfibre valleys.
Plot 140 SPEEDWELL

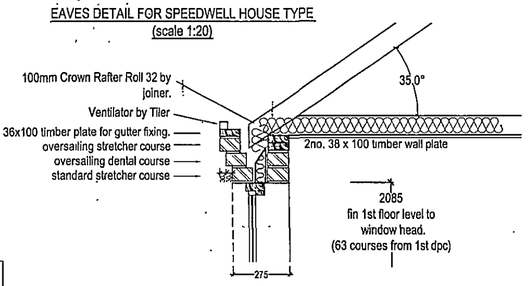
Main roof - 35°
Mini gables at front - 40°

ROOF LAYOUT
Plot 139 SPEEDWELL

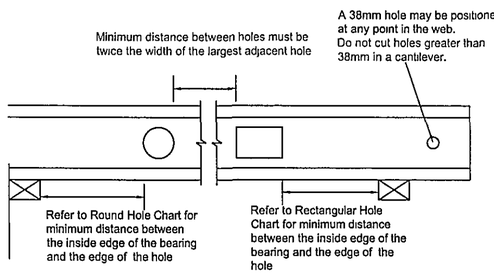
Reducing Trusses on 25x175 layboards with Glassfibre valleys.
Plot 138 SPEEDWELL

KEY TO ROOF TRUSS DETAILS			
CODE	TYPE OF TRUSS	CODE	STRAPS AND FIXINGS
ST	STANDARD TRUSS	WPS	WALL PLATE STRAP (30x5x1.2m)
RTT	RAISED TIE TRUSS	GCS	GABLE CEILING JOIST STRAP (30x5x1.2m)
AT	ATIC TRUSS	GRS	GABLE RAFTER STRAP (30x5x1.5m)
SET	STUB END TRUSS	TPS	TRUSS TO PLATE FIXING SHOE
CPT	COMPOUND TRUSS	TS	TRUSS SHOE
CT	CANTILEVER TRUSS	CODE	BRACING (ALL IN 25mmx100mm)
DT	DOUBLE TRUSS	RLB	RAFTER LONGITUDINAL BRACE
TT	TRIPLE TRUSS	CLB	CEILING LONGITUDINAL BRACE
QT	QUAD TRUSS	WLB	WEB LONGITUDINAL BRACE
GT	GIRDER TRUSS	RDB	RAFTER DIAGONAL BRACE
HT	HIP TRUSS	CDB	CEILING DIAGONAL BRACE
CUT	CUT TRUSS	WDB	WEB DIAGONAL BRACE
ECT	EXTENDED CEILING TIE TRUSS	GL	GABLE LADDER
		CODE	TRUSS SET TYPE
		RTS	REDUCING TRUSS SET
		MTS	MONO TRUSS SET
		VTS	VALLEY TRUSS SET
		DTS	DORMER TRUSS SET
		BTS	BAY TRUSS SET

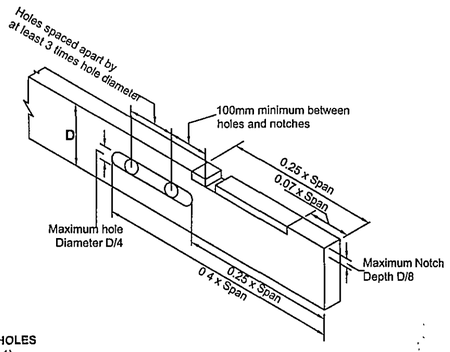
EAVES DETAIL FOR SPEEDWELL HOUSE TYPE (scale 1:20)



WEB HOLES



LVL HOLE CUTTING LIMITATIONS



Recommendations for size and position of holes in Finnforest beams

ROUND HOLES
xmin for SC2 (Note 1)

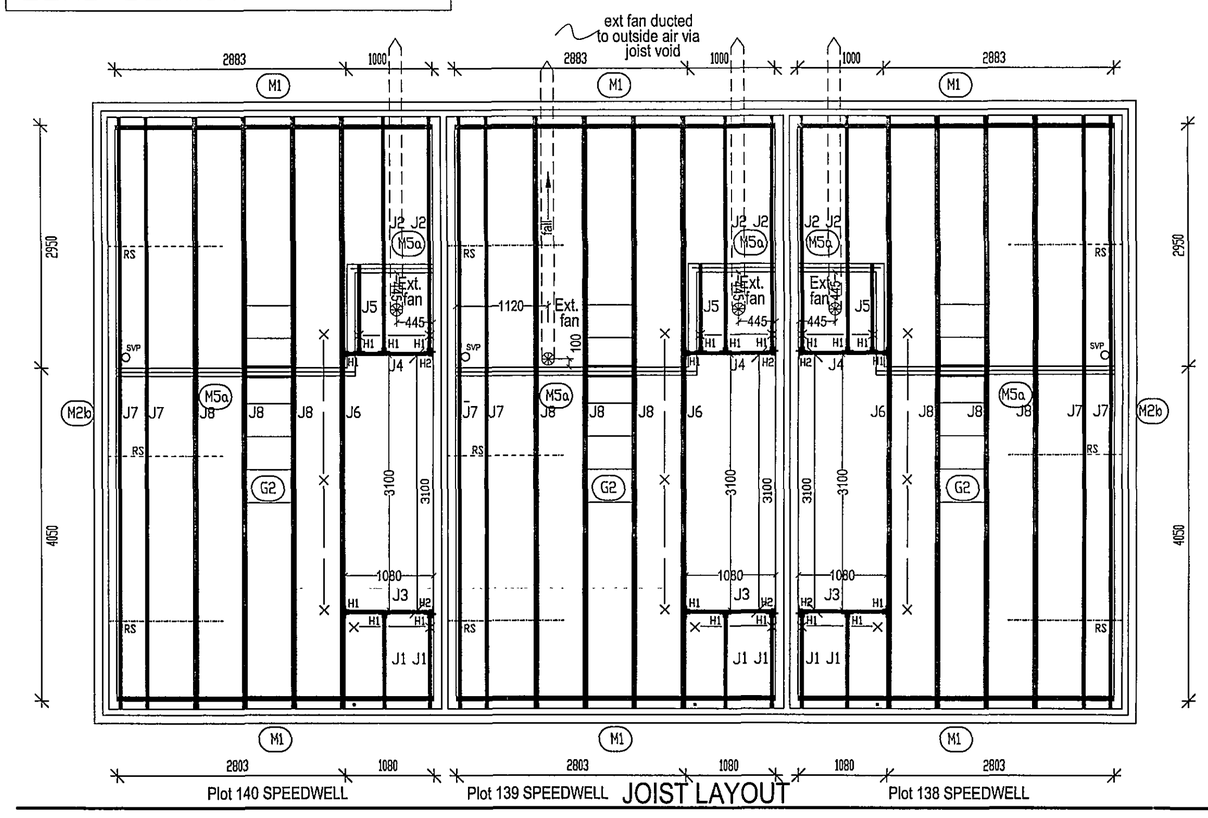
Beam dimensions		Maximum diameter of round hole					
height mm	flange mm	mm 38	mm 50	mm 75	mm 100	mm 125	mm 150
220	38	415	1635	2210	2195		
	45	300	1555	2225	2295		
	58	300	1340	2185	2435		
	89	300	600	1960	2420		

RECTANGULAR HOLES
xmin for SC2 (Note 1)

Beam dimensions		Maximum height or width of rectangular hole					
height mm	flange mm	mm 38	mm 50	mm 75	mm 100	mm 125	mm 150
220	38	840	1745	2210	2195		
	45	600	1685	2285	2295		
	58	300	1510	2260	2435		
	89	300	915	2085	2510		

NOTE:
Holes are to be spaced a minimum of 300mm from intermediate supports

ALL WALLS ASSUMED AS LOAD BEARING



JOIST LAYOUT

TEMP. HANDRAIL

LEGEND

FJI Joist = J#

Beam = G#

Bearing Wall

Hanger = H#

H1

Detail Symbol

M# G#

Kerto Q = R#

GENERAL NOTES

DESIGN NOTES:

Area Floor Loads
1.5 kN/m^2 Live Load
0.75 Dead Load

Max. Deflection Limits
Live Load L/480
Total Load L/330 or 14 mm

Joist Centres at 600 mm (Unless otherwise noted)

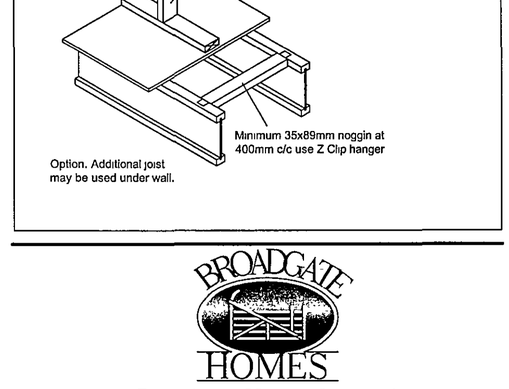
Floor Decking = 22 mm Chipboard
Ceiling Lining = 15 mm Plasterboard

FJI MATERIALS			
Plot ID	Length	Product	No
J1	1162	FJI 38/220 220mm	2
J2	2861	FJI 38/220 220mm	2
J3	1180	38 x 220mm KertoS	1
J4	1180	38 x 220mm KertoS	1
J5	1061	FJI 38/220 220mm	1
J6	7230	FJI 89/220 220mm	1
J7	7230	FJI 38/220 220mm	2
J8	7230	FJI 58/220 220mm	3

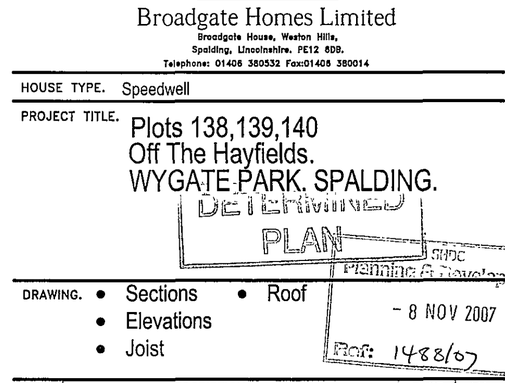
HANGER LIST		
Plot ID	Product	Qty
H1	IT219/40 (38mm)	7
H2	JHMI220/40 (38mm)	2

ACCESSORIES LIST	
QTY	Product
3	HLS 1500 Straps
0	1200 mm twist restraint straps
6	38x150 sawn strap noggins
0	47x100 sawn strap noggins
12	MR 22 x 100 sawn temporary bracing
0	12X140X300mm b/block (38x220mm)
0	18X140X300mm b/block (45x220mm)
0	22X140X300mm b/block (57x220mm)
4	38X140X300mm b/block (89x220mm)
8	560x 89x 39 CLS partition noggins
64	Z CLIPS(FOR PARTITION NOGGINS)
8	38X47 FLOOR PERIMETER NOGGIN
20	WEYROC PFB
2	TEMP. 50x100. HANDRAIL (4.8 LENGTHS)
2	WALLPLATE 38x100 (4.8 LENGTHS)

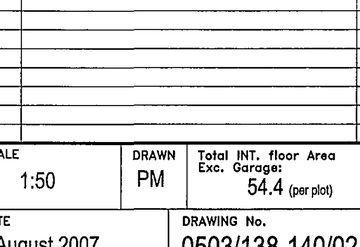
M1



M2



G2



BROADGATE HOMES

Broadgate Homes Limited
Broadgate House, Weston Hills,
Spalding, Lincolnshire. PE12 6DB.
Telephone: 01406 380532 Fax:01406 380014

HOUSE TYPE. Speedwell

PROJECT TITLE. Plots 138,139,140
Off The Hayfields.
WYGATE PARK. SPALDING.

Determined PLAN SHDC Planning & Development - 8 NOV 2007 Ref: 1488/07

DRAWING. • Sections • Roof • Elevations • Joist

REV	DESCRIPTION	DATE	BY

SCALE 1:50 | DRAWN PM | Total INT. floor Area Exc. Garage: 54.4 (per plot) sqm

DATE August 2007 | DRAWING No. 0503/138-140/02

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