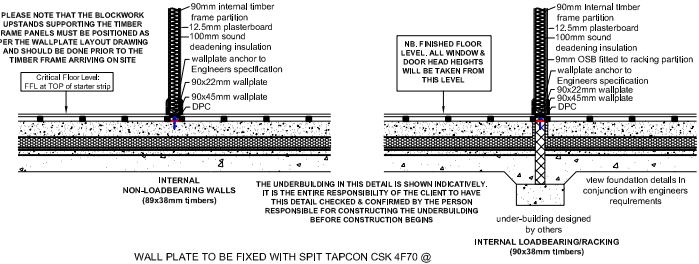


**WALLPLATE DETAIL**

THESE DETAILS ARE SHOWN INDICATIVELY (ASIDE FROM THE TIMBER FRAME CONSTRUCTION DETAIL). UNDERBUILDING DESIGNED, CONSTRUCTED AND SUPPLIED BY OTHERS. ALWAYS REFER TO ENGINEERS AND ARCHITECTS SPECIFICATION FOR ABSOLUTE CONFIRMATION

- NOTES
- ALL DIMENSIONS ARE TAKEN FROM THE TIMBER FRAME LINE TO THE TIMBER FRAME LINE OR FROM INTERNAL WALLPLATE TO INTERNAL WALLPLATE.
  - THIS DRAWING MUST BE VIEWED IN CLOSE CONJUNCTION WITH THE ATTACHED WALLBASE DETAIL.
  - THIS DRAWING MUST BE VIEWED IN CLOSE CONJUNCTION WITH ALL INFORMATION PROVIDED BY THE ENGINEER RELATING TO THE FOUNDATIONS, FOUNDATIONS INDICATED WITH DASHED LINE.
  - WALLPLATE TO BE FIXED AS PER STRUCTURAL ENGINEERS SPECIFICATION.
  - IF IN DOUBT PLEASE CONTACT FLEMING HOMES

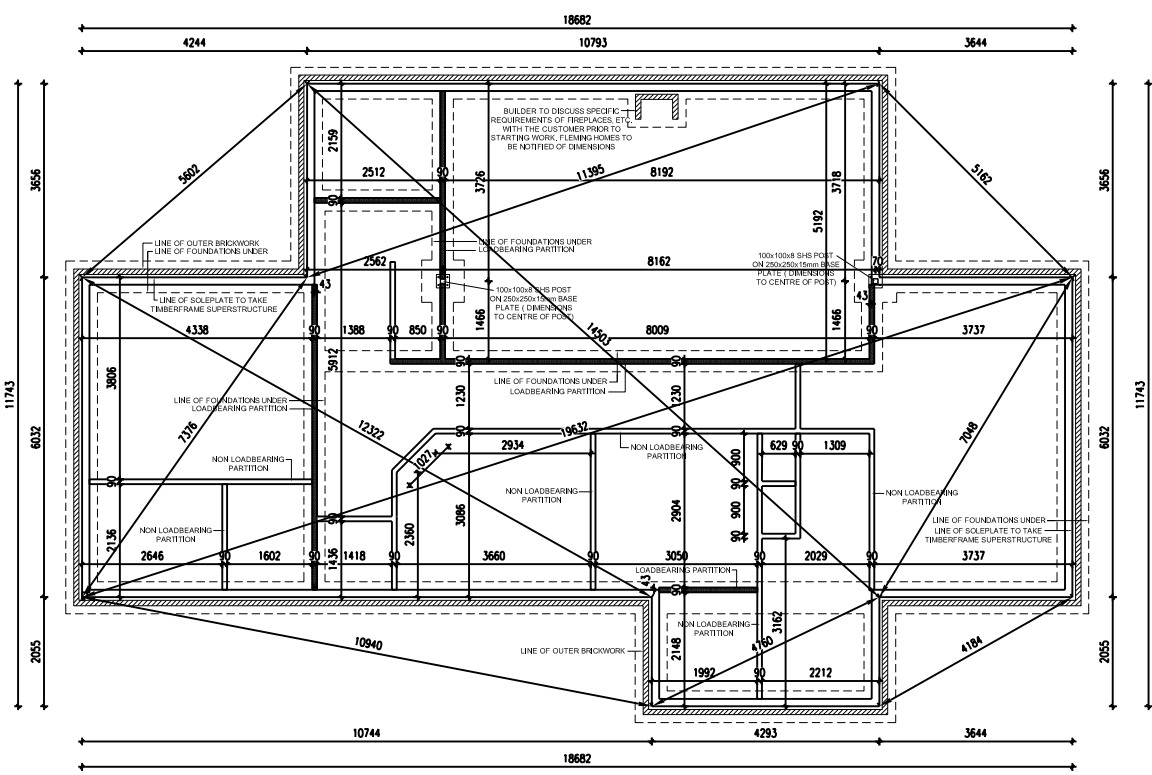


WALL PLATE TO BE FIXED WITH SPIT TAPCON CSK 4F70 @ 2400mm CRS FOR POSITIONING

NON-LOAD BEARING WALLS HAVE BLOCK WORK UP STAND BELOW WALL PLATE TO BREAK SCREED SO UNDER FLOOR HEATING IS NOT DAMAGED WHILE FIXING PANEL DOWN.

INTERNAL NON-LOAD BEARING WALLS TO BE FIXED WITH SPIT TAPCON CSK 4F70 @ 2400mm CRS FOR POSITIONING

ALL GROUND FLOOR LOAD BEARING PANELS ARE TO BE FIXED THROUGH THE WALL PLATE TO THE UNDER BUILDING WITH SPIT TAPCON CSK 4F125 @ 600mm CRS.



**WALLPLATE LAYOUT**

- NOTES
- PLEASE NOTE THIS DRAWING IS A WALLPLATE LAYOUT. NOT A FOUNDATION PLAN. ALL REFERENCE TO FOUNDATION DETAILS MUST BE VIEWED DIRECTLY FROM ENGINEERS DRAWINGS AND SPECIFICATION. THIS DRAWING DEPICTS THE EXACT REQUIRED LOCATION OF THE TIMBER WALLPLATES THAT WILL LOCATE THE CRITICAL ELEMENTS OF THE TIMBER FRAME SUPERSTRUCTURE.
  - THIS LAYOUT MUST BE VIEWED IN CLOSE CONJUNCTION WITH THE ENGINEERS DRAWINGS AND SPECIFICATION, AS WELL AS THE FINAL APPROVED BUILDINGS WARRANT DRAWINGS.
  - ALL ITEMS SHOWN ON THIS LAYOUT OTHER THAN THE WALLPLATES AND THEIR POSITIONINGS SHOWN INDICATIVELY. IT IS THE CLIENT'S RESPONSIBILITY TO CHECK AND CONFIRM THE FINAL SPECIFICATION OF THE FOUNDATIONS AND UNDERBUILDINGS BEFORE PROCEEDING WITH ANY SITE WORK.
  - THIS LAYOUT MUST BE VIEWED IN CONJUNCTION WITH THE WALLBASE DETAILS PROVIDED.
  - THIS LAYOUT IS BASED ON 140x38mm EXTERNAL WALLPLATES, 90x38mm TIMBER INTERNAL LOADBEARING WALLPLATES AND 90x38mm TIMBER RACKING WALLPLATES.
  - ALL DIMENSIONS ARE TAKEN FROM THE TIMBER FRAME LINE EXTERNALLY AND EITHER SIDE OF WALLPLATE INTERNALLY.
  - THIS LAYOUT MUST BE VIEWED WITH REFERENCE TO THE PROJECT COM HEALTH & SAFETY DOCUMENTATION
  - THE LOCATION OF THE TIMBER WALLPLATES AND THEREFORE MASONRY UNDERBUILDINGS IS OF VITAL IMPORTANCE TO THE CONSTRUCTION OF THIS TIMBER FRAME DWELLING, AS CONSTRUCTED BY OTHERS APPOINTED BY THE CLIENT. IT IS THE CLIENT'S ULTIMATE RESPONSIBILITY TO ENSURE THE UNDERBUILDING IS CONSTRUCTED WITHIN THE ALLOWABLE TOLERANCES FOR TIMBER FRAME BASE WORKS.
  - IF THERE ARE ANY QUERIES ON THIS WALLPLATE PLEASE ASK BEFORE PROCEEDING.

**FOUNDATIONS TO SUIT SUB-SOIL CONDITIONS**

IT IS THE ENTIRE RESPONSIBILITY OF THE CUSTOMER TO HAVE GROUND CONDITIONS CHECKED PRIOR TO START OF WORK & HAVE FOUNDATIONS DESIGNED ACCORDINGLY

**HEALTH & SAFETY NOTE: (AS/NZS)2 CAUTION MUST BE TAKEN ONCE ANCHOR STRAPS HAVE BEEN BUILT INTO BRICK COURSE AND ARE EXPOSED TO AVOID SERIOUS INJURY.**

**SOLEPLATE FINISHES:** TO PREVENT SLIDING, FIX WALL SOLEPLATE TO CONCRETE SUB-STRUCTURE USING 12mm DIAMETER BOLTS EMBEDDED MINIMUM 100mm IN CONCRETE, 200mm IN BRICKWORK, AT 2.4m MAXIMUM SPACING, TWO MINIMUM PER LENGTH OF PLATE.

**FLEMINGHOMES**  
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 1800 100 881 883 798  
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 www.fleminghomes.co.uk

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It is the responsibility of the customer and engineer to ensure that all information is correct and that the drawing is used for the intended purpose. Fleming Homes is not responsible for any errors or omissions in this drawing. All dimensions are taken from the timber frame line unless otherwise stated. All dimensions are in millimeters unless otherwise stated. All dimensions are rounded to the nearest millimeter. All dimensions are subject to change without notice. All dimensions are subject to the availability of materials. All dimensions are subject to the availability of labor. All dimensions are subject to the availability of equipment. All dimensions are subject to the availability of weather. All dimensions are subject to the availability of time. All dimensions are subject to the availability of money. All dimensions are subject to the availability of everything.

Scale: 1:30 FH FH AT 2017  
 Date: REVISIONS

DRAWING No: WL  
 CONTRACT No: 2017

**CONSTRUCTION ISSUE**

**HEALTH AND SAFETY NOTES**

1. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND OTHER RELEVANT AUTHORITIES BEFORE COMMENCING WORK.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE BEFORE COMMENCING WORK.

3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE SUBSOIL CONDITIONS AND GROUND CONDITIONS BEFORE COMMENCING WORK.

4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE LOCAL WEATHER AND CLIMATE BEFORE COMMENCING WORK.

5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE LOCAL AVAILABILITY OF MATERIALS AND LABOR BEFORE COMMENCING WORK.

6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE LOCAL AVAILABILITY OF EQUIPMENT BEFORE COMMENCING WORK.

7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE LOCAL AVAILABILITY OF TIME BEFORE COMMENCING WORK.

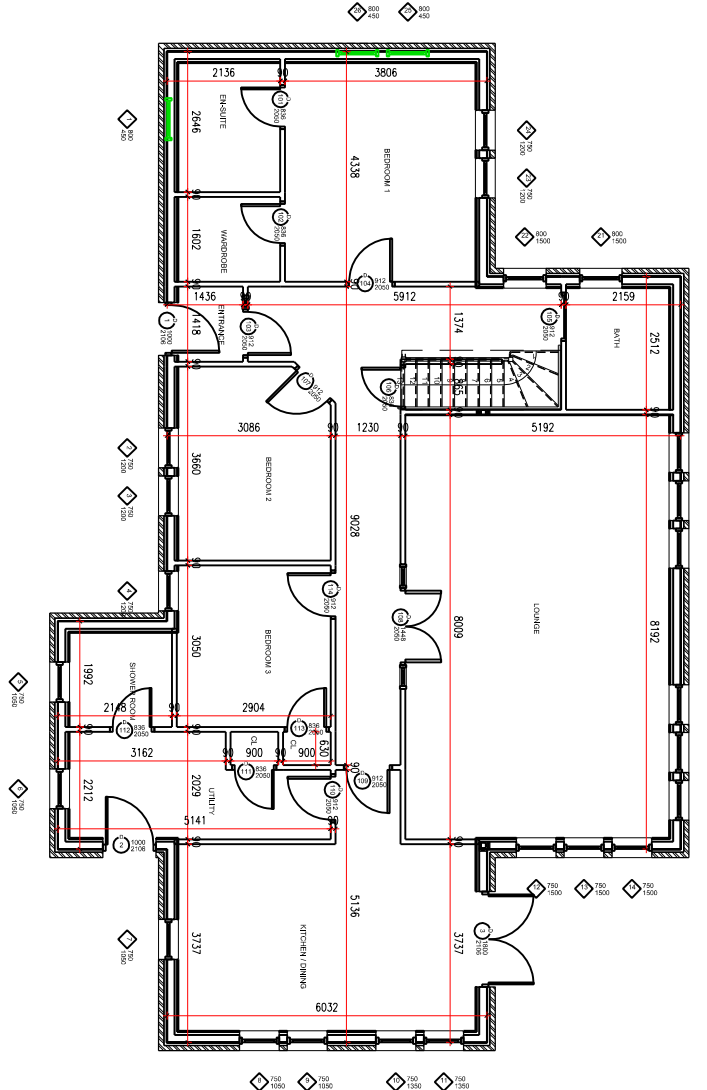
8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE LOCAL AVAILABILITY OF MONEY BEFORE COMMENCING WORK.

9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION REGARDING THE LOCAL AVAILABILITY OF EVERYTHING BEFORE COMMENCING WORK.

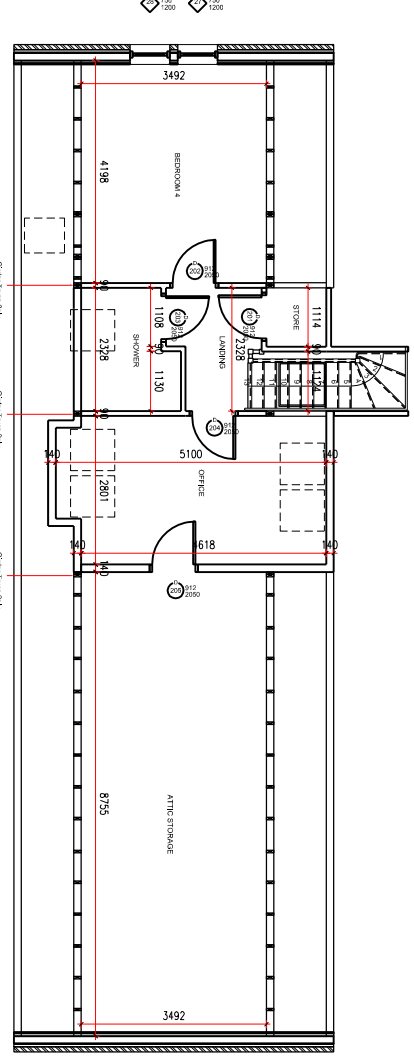
**HEALTH AND SAFETY NOTES**

- 1. ALL WORK SHOULD BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF ANY WORK AFFECTING THE STRUCTURE OR STABILITY OF THE BUILDING.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF ANY WORK AFFECTING THE EXISTING SERVICES (ELECTRICITY, GAS, WATER, HEATING, VENTILATION, AIR CONDITIONING).
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF ANY WORK AFFECTING THE EXISTING STRUCTURE (ROOF, WALLS, FLOORS, FOUNDATIONS).
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF ANY WORK AFFECTING THE EXISTING SERVICES (ELECTRICITY, GAS, WATER, HEATING, VENTILATION, AIR CONDITIONING).
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF ANY WORK AFFECTING THE EXISTING STRUCTURE (ROOF, WALLS, FLOORS, FOUNDATIONS).
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- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL AUTHORITY OF ANY WORK AFFECTING THE EXISTING SERVICES (ELECTRICITY, GAS, WATER, HEATING, VENTILATION, AIR CONDITIONING).

**GROUND FLOOR LAYOUT**



**FIRST FLOOR LAYOUT**



**CONSTRUCTION ISSUE**

**PROJECT FOR SAMPLE DRAWING SITE**

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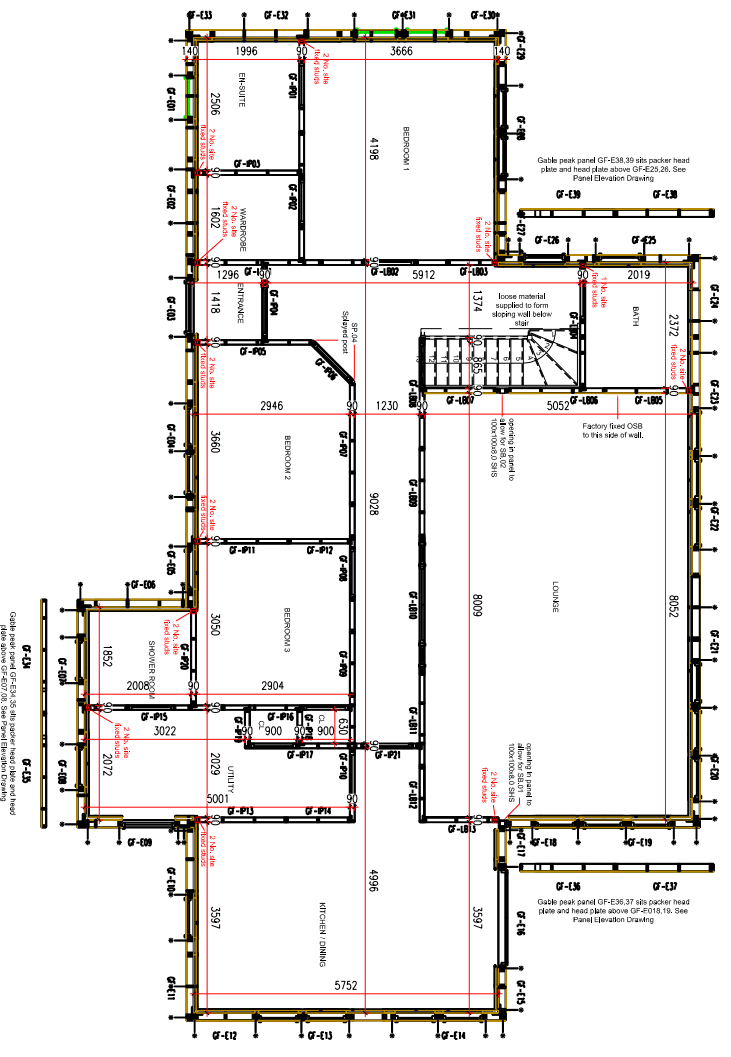
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DRAWING Ref: **AD**  
 CONTRACT No. **2017**

# GROUND FLOOR PANEL LAYOUT

NOTES:

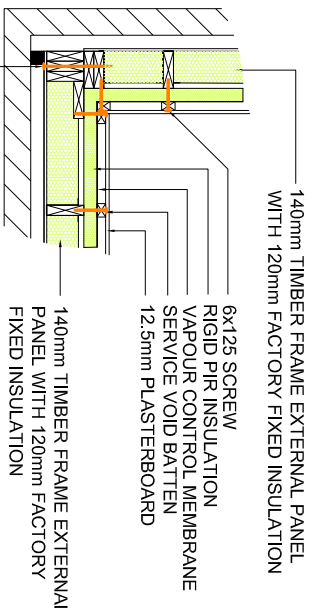
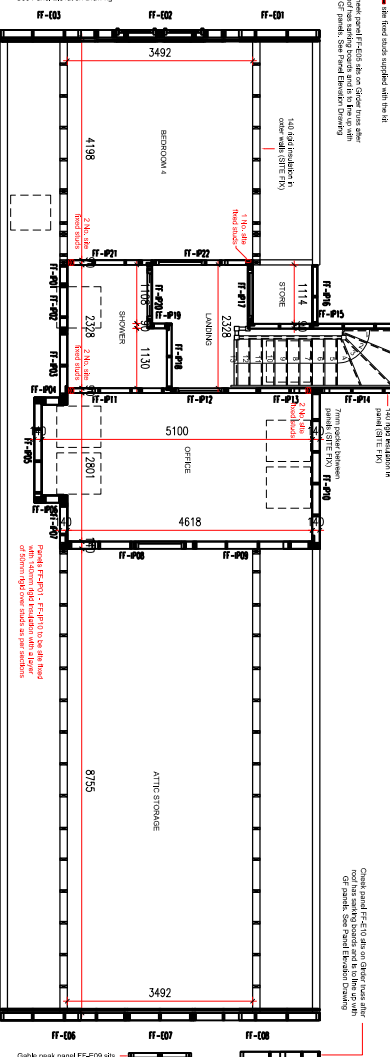
- ALL DIMENSIONS ARE TAKEN FROM THE TIMBER FRAME LINE TO TIMBER FRAME LINE OR FROM INTERNAL WALL TO INTERNAL WALL.
- THIS DRAWING MUST BE VIEWED IN CLOSE CONJUNCTION WITH THE ATTACHED SECTIONS AND PANEL ELEVATION.
- THIS DRAWING MUST BE VIEWED IN CLOSE CONJUNCTION WITH ALL INFORMATION PROVIDED BY THE ENGINEERS DRAWINGS.
- PANELS TO BE FIXED TO JOIST/SUPPORT WITH SIMPSON STRONGTIE LAG BOLTS/STAYS.
- ALL JOIST/FLOOR JOCKS/BENCHING PANELS ARE TO BE TRIMMED THROUGH THE VALANCE TO THE PANEL/BENCHING WITH 18MM TYPICAL CRG @ 25 @ 800mm CRG.
- IF IN DOUBT PLEASE CONTACT FLEMING HOMES
- All head stays supplied with 14
- Staggered every 150mm from the wall corner, starting and 1200mm from the wall.
- See Panel Elevation Drawing for details.



# FIRST FLOOR PANEL LAYOUT

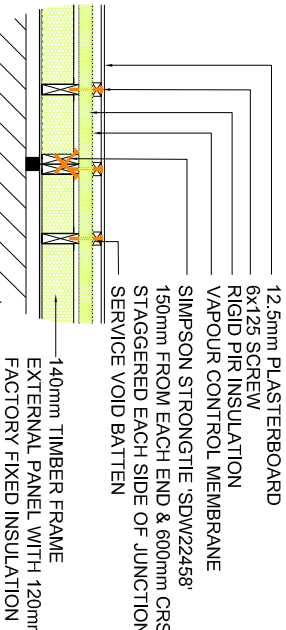
NOTES:

- ALL DIMENSIONS ARE TAKEN FROM THE TIMBER FRAME LINE TO TIMBER FRAME LINE OR FROM INTERNAL WALL TO INTERNAL WALL.
- THIS DRAWING MUST BE VIEWED IN CLOSE CONJUNCTION WITH THE ATTACHED SECTIONS AND PANEL ELEVATION.
- THIS DRAWING MUST BE VIEWED IN CLOSE CONJUNCTION WITH ALL INFORMATION PROVIDED BY THE ENGINEERS DRAWINGS.
- IF IN DOUBT PLEASE CONTACT FLEMING HOMES
- All head stays supplied with 14



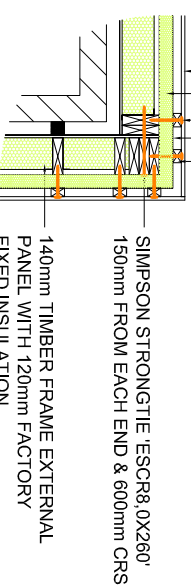
## EXTERNAL CORNER JUNCTION

- 140mm TIMBER FRAME EXTERNAL PANEL WITH 120mm FACTORY FIXED INSULATION
- 6x125 SCREW
- VAPOUR CONTROL MEMBRANE
- SIMPSON STRONGTIE 'ESCR8 0X260'
- 150mm FROM EACH END & 600mm CRS
- 140mm TIMBER FRAME EXTERNAL PANEL WITH 120mm FACTORY FIXED INSULATION
- 6x125 SCREW
- RIGID PIR INSULATION
- VAPOUR CONTROL MEMBRANE
- SIMPSON STRONGTIE 'SDW22458'
- 150mm FROM EACH END & 600mm CRS
- STAGGERED EACH SIDE OF JUNCTION
- SERVICE VOID BATTEN



## BUTTING JUNCTION

- 140mm TIMBER FRAME EXTERNAL PANEL WITH 120mm FACTORY FIXED INSULATION
- 12.5mm PLASTERBOARD
- RIGID PIR INSULATION
- 6x125 SCREW
- VAPOUR CONTROL MEMBRANE
- SERVICE VOID BATTEN
- 140mm TIMBER FRAME EXTERNAL PANEL WITH 120mm FACTORY FIXED INSULATION
- 12.5mm PLASTERBOARD
- RIGID PIR INSULATION
- 6x125 SCREW
- VAPOUR CONTROL MEMBRANE
- SERVICE VOID BATTEN



## INTERNAL CORNER JUNCTION

- 140mm TIMBER FRAME EXTERNAL PANEL WITH 120mm FACTORY FIXED INSULATION
- SIMPSON STRONGTIE 'ESCR8 0X260'
- 150mm FROM EACH END & 600mm CRS
- 140mm TIMBER FRAME EXTERNAL PANEL WITH 120mm FACTORY FIXED INSULATION
- SIMPSON STRONGTIE 'ESCR8 0X260'
- 150mm FROM EACH END & 600mm CRS

# HEALTH AND SAFETY NOTES

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# CONSTRUCTION ISSUE

PROJECT: FOR SAMPLE DRAWING

SITE: POSTCODE: DRAWING No: CONTRACT No: 2017

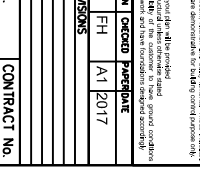
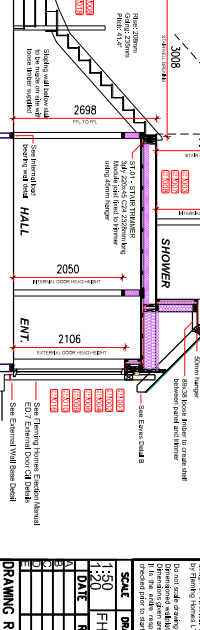
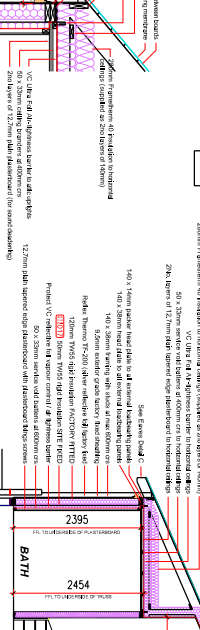
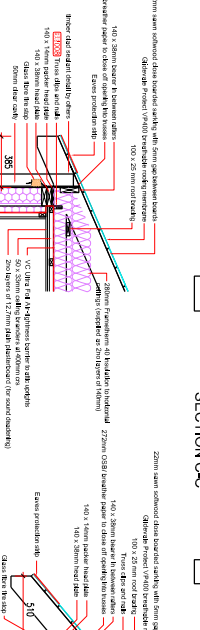
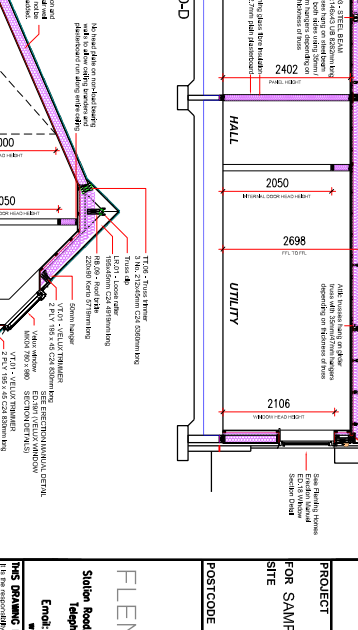
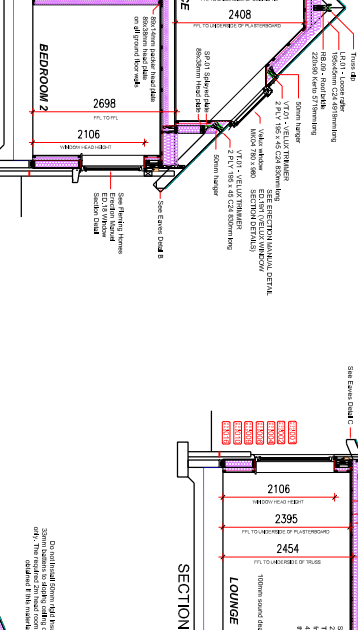
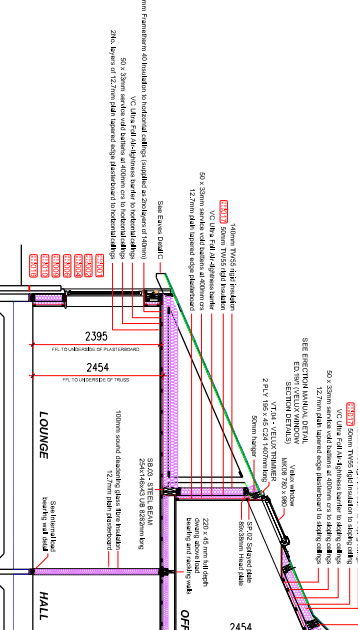
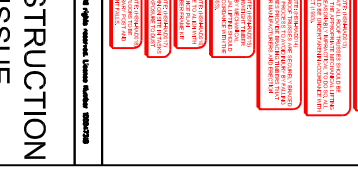
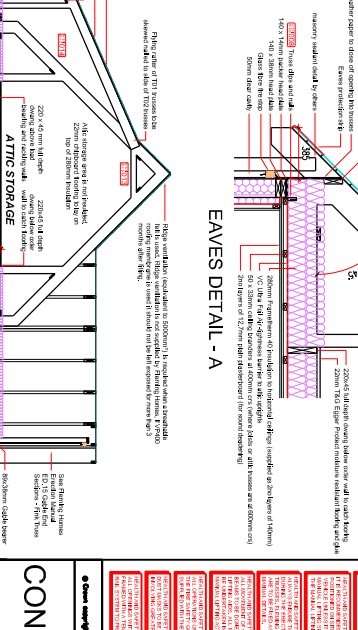
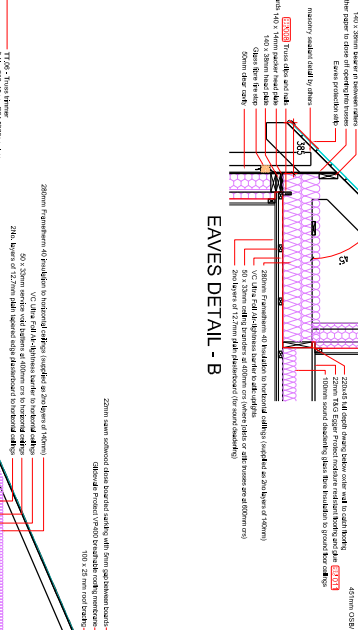
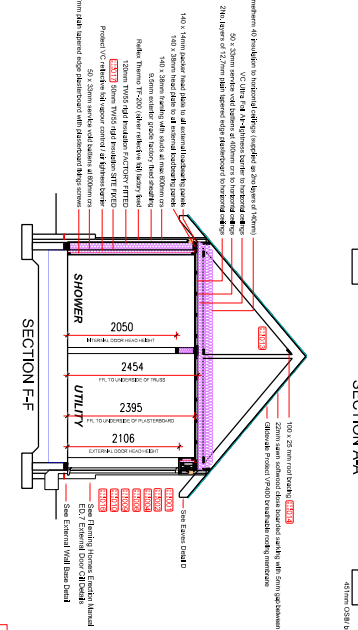
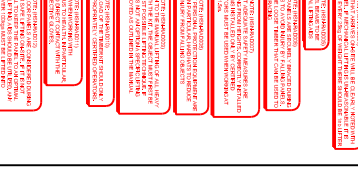
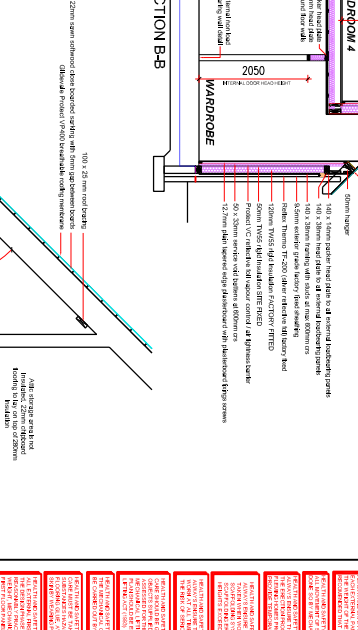
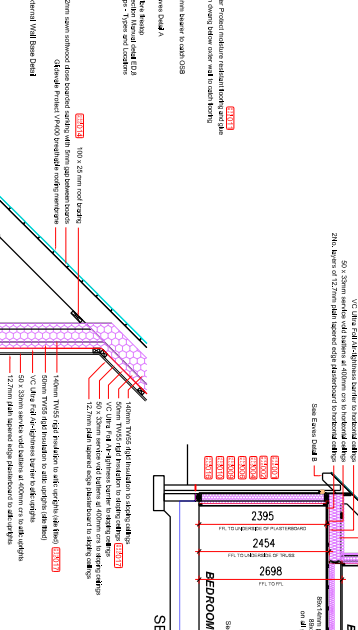
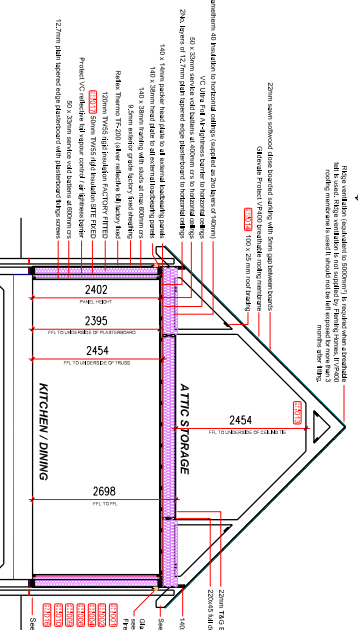
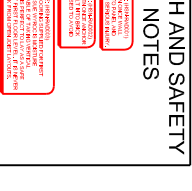
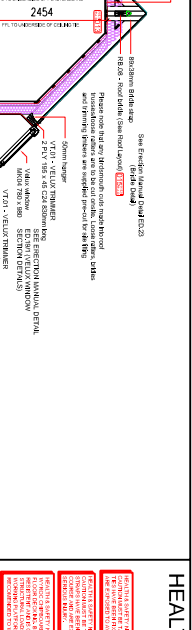
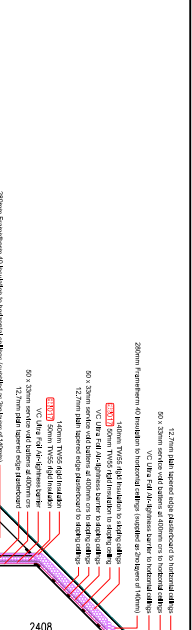
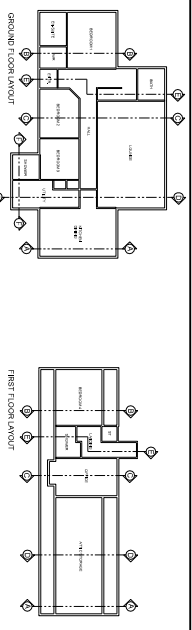
**FLEMINGHOMES**  
 Station Road, Dun Bar, Bursledon, UK, TD11 3NS  
 160pp For: (0)1561 883 785  
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DATE	REVISIONS	SCALE	DRAWN	CHECKED	DATE
1-30	FH	FH	FH	AT	2017

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1:30 FH FH A1 2017  
 DATE REVISIONS  
 DRAWING No. CONTRACT No. 2017  
 DS

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 Email: enquiries@fleminghomes.co.uk  
 www.fleminghomes.co.uk

**POSTCODE**  
 LK10 3NS

**PROJECT**  
 FOR SAMPLE DRAWING  
 SITE

**CONSTRUCTION ISSUE**

- 1. All work shall be done in accordance with the Building Regulations 2010.
- 2. The contractor shall be responsible for obtaining all necessary planning and building regulations approval.
- 3. The contractor shall ensure that all work is completed in accordance with the approved plans and specifications.
- 4. The contractor shall be responsible for the safety of all workers and the public during the construction process.
- 5. The contractor shall ensure that all materials and workmanship are of a high standard.
- 6. The contractor shall be responsible for the removal of all waste and debris from the site.
- 7. The contractor shall ensure that the site is left in a clean and tidy condition at the end of the project.
- 8. The contractor shall be responsible for the completion of all necessary documentation, including the Building Regulations Certificate.
- 9. The contractor shall be responsible for the completion of all necessary insurance cover.
- 10. The contractor shall be responsible for the completion of all necessary health and safety training.

**HEALTH AND SAFETY NOTES**

1. The contractor shall be responsible for the safety of all workers and the public during the construction process.

2. The contractor shall ensure that all workers are trained and competent to carry out their duties.

3. The contractor shall ensure that all workers are provided with the necessary personal protective equipment (PPE).

4. The contractor shall ensure that all workers are aware of the risks associated with their work.

5. The contractor shall ensure that all workers are encouraged to report any safety concerns.

6. The contractor shall ensure that all workers are provided with a safe and healthy working environment.

7. The contractor shall ensure that all workers are provided with the necessary information and training.

8. The contractor shall ensure that all workers are provided with the necessary resources and equipment.

9. The contractor shall ensure that all workers are provided with the necessary support and supervision.

10. The contractor shall ensure that all workers are provided with the necessary communication and coordination.

11. The contractor shall ensure that all workers are provided with the necessary documentation and records.

12. The contractor shall ensure that all workers are provided with the necessary training and development.

13. The contractor shall ensure that all workers are provided with the necessary health and safety information.

14. The contractor shall ensure that all workers are provided with the necessary health and safety training.

15. The contractor shall ensure that all workers are provided with the necessary health and safety resources.

# HEALTH AND SAFETY NOTES

- 1. ALL WORK MUST BE COMPLETED BY THE DATE SPECIFIED IN THE DRAWING.
- 2. ALL WORK MUST BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 3. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE CLIENT.
- 4. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE CONTRACTOR.
- 5. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.
- 6. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE ENGINEER.
- 7. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE SURVEYOR.
- 8. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE PROJECT MANAGER.
- 9. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE CLIENT AND CONTRACTOR.
- 10. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
- 11. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE SURVEYOR AND PROJECT MANAGER.
- 12. ALL WORK MUST BE COMPLETED TO THE SATISFACTION OF THE CLIENT, CONTRACTOR, ARCHITECT, ENGINEER, SURVEYOR AND PROJECT MANAGER.

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## CONSTRUCTION ISSUE

PROJECT FOR SAMPLE DRAWING SITE

POSTCODE



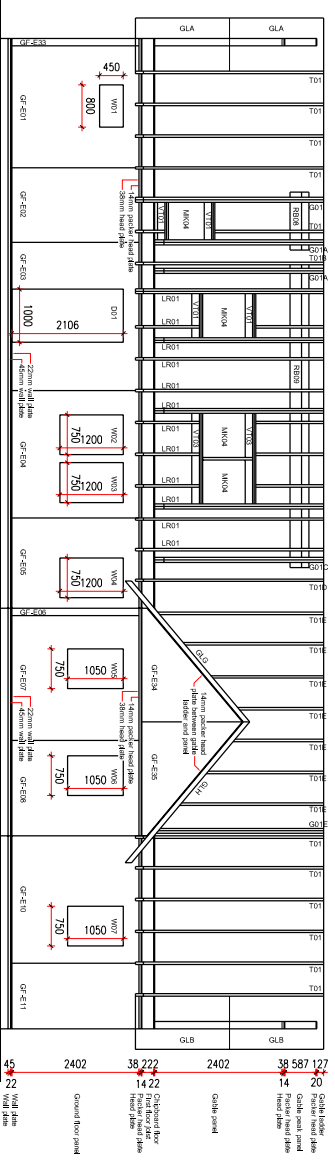
FLEMINGHOMES  
Station Road, Dun, Bursledon, UK, TD11 3HS  
160pp For (01381) 883 795  
Email: enquiries@fleminghomes.co.uk  
www.fleminghomes.co.uk

THIS DRAWING IS COPYRIGHT  
It is the responsibility of the customer and contractor to ensure that the drawing is used in accordance with the terms and conditions of the contract. The contractor is responsible for ensuring that the drawing is used in accordance with the terms and conditions of the contract. The customer is responsible for ensuring that the drawing is used in accordance with the terms and conditions of the contract.

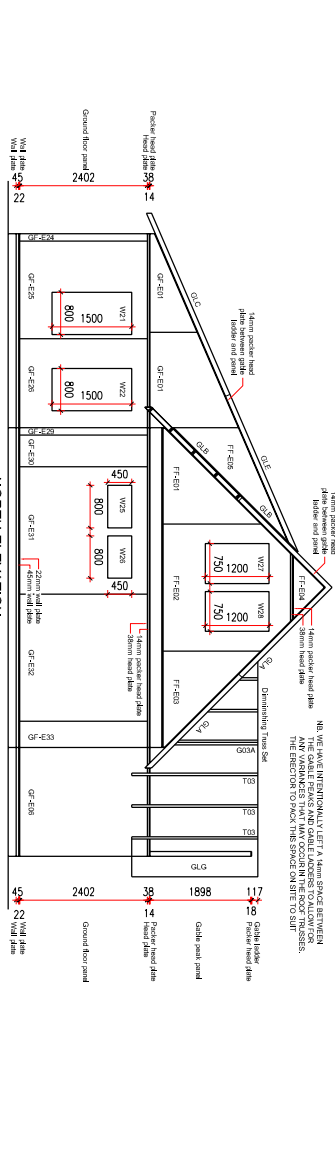
Do not scale drawings  
Dimensions shown are based on the contractor's field 'ground' conditions. Dimensions shown are based on the contractor's field 'ground' conditions. Dimensions shown are based on the contractor's field 'ground' conditions.

1:30 DRAWING CHECKED BY DATE  
1:30 FH FH A1 2017  
REVISIONS

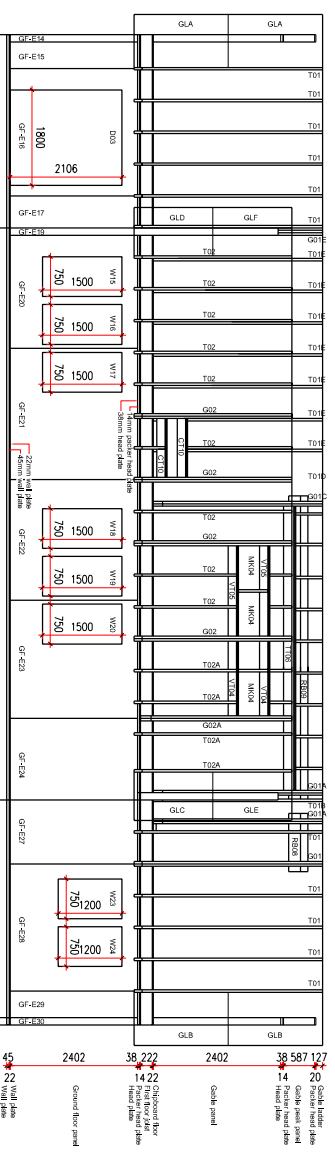
DRAWING NO. CONTRACT NO. 2017



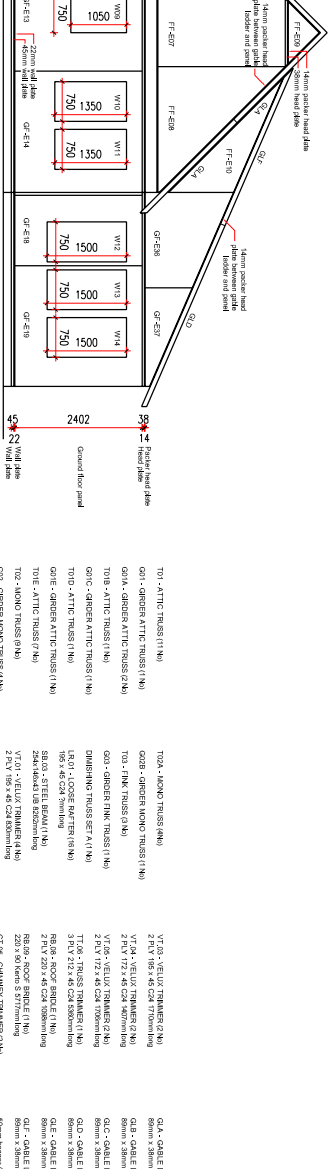
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NB: WE HAVE INTENTIONALLY LEFT A GAPS SPACE BETWEEN THE GABLE PEAKS AND GABLE ACCESS TO ALLOW FOR ANY ADVANCES THAT MAY OCCUR IN THE ROOF TRUSSES. THE DIRECTOR TO PACK THIS SPACE ON SITE TO SUIT.

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- TO1 - ATTIC TRUSS (1x)
- GO1 - GIBBER ATTIC TRUSS (1x)
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