

STANDING WASTE PIPE DETAILS

FOUNDATIONS, FLOOR SLAB, SERVICE ENTRY LAYOUT (HOUSE TYPE T13)

THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEER, PC FLOOR MANUFACTURER, SERVICES SUPPLIERS DRAWINGS AND SPECIFICATION

A	FIRST ISSUE	APR 21
Rev	Description	Date
HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk		
Client --		
Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD		
Drawing HOUSE TYPE T13 (T13) GENERAL ARRANGEMENT SUBSTRUCTURE SETTING OUT LAYOUT		
Date	NOV 2020	Scale: 1:50 @ A3
Drawing No.	T13-01-01	A
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11/05/2022 12:14:08

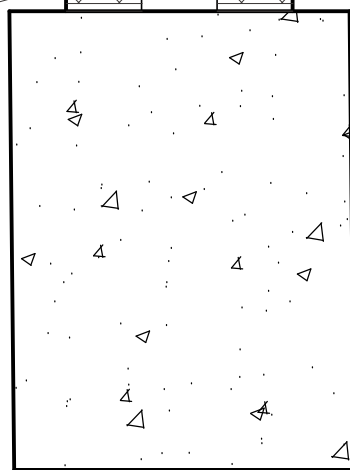
150
 DPC LEVEL MIN.
 GROUND LEVEL LEVEL

FACING BRICK TO BE TAKEN 3 COURSES BELOW ADJACENT GROUND LEVEL

7n COURSING BLOCK

7n BLOCK BELOW FLOOR LEVEL

CAVITY FILLED WITH MORTAR OR TAKE INSULATION TO TOP OF FOUNDATIONS OR USE TRENCH BLOCKS FOR THE FIRST COURSE



DPM TO BE OVER LAPPED WITH DPC

25MM CELOTEX OR XTRATHERM VERTICAL INSULATION

75MM SAND AND CEMENT SCREED WITH D49 MESH

500 GAUGE VAPOR BARRIER

75MM CELOTEX OR XTRATHERM INSULATION

1200 GAUGE DPM

150MM PC FLOOR

DPC

225MM MIN. VENTED VOID.

450MM MIN.

CAVITY INSULATION TO BE TAKEN 215MM MINIMUM BELOW BOTTOM OF PC FLOOR. IT IS RECOMMENDED TO BE TAKEN TO TOP OF FOUNDATIONS, OR USE SOLID TRENCH/FOUNDATION BLOCKS FOR THE FIRST COURSE. REFER TO "CONSTRUCTIVE DETAILS HANDBOOK"

Rev	Description	Date
-	-	--

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Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**
 Drawing
**TYPICAL SECTION THROUGH
 FOUNDATIONS AND EXTERNAL
 WALL / PC FLOOR**

SHEET 8

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-09 -

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DOOR SCHEDULE

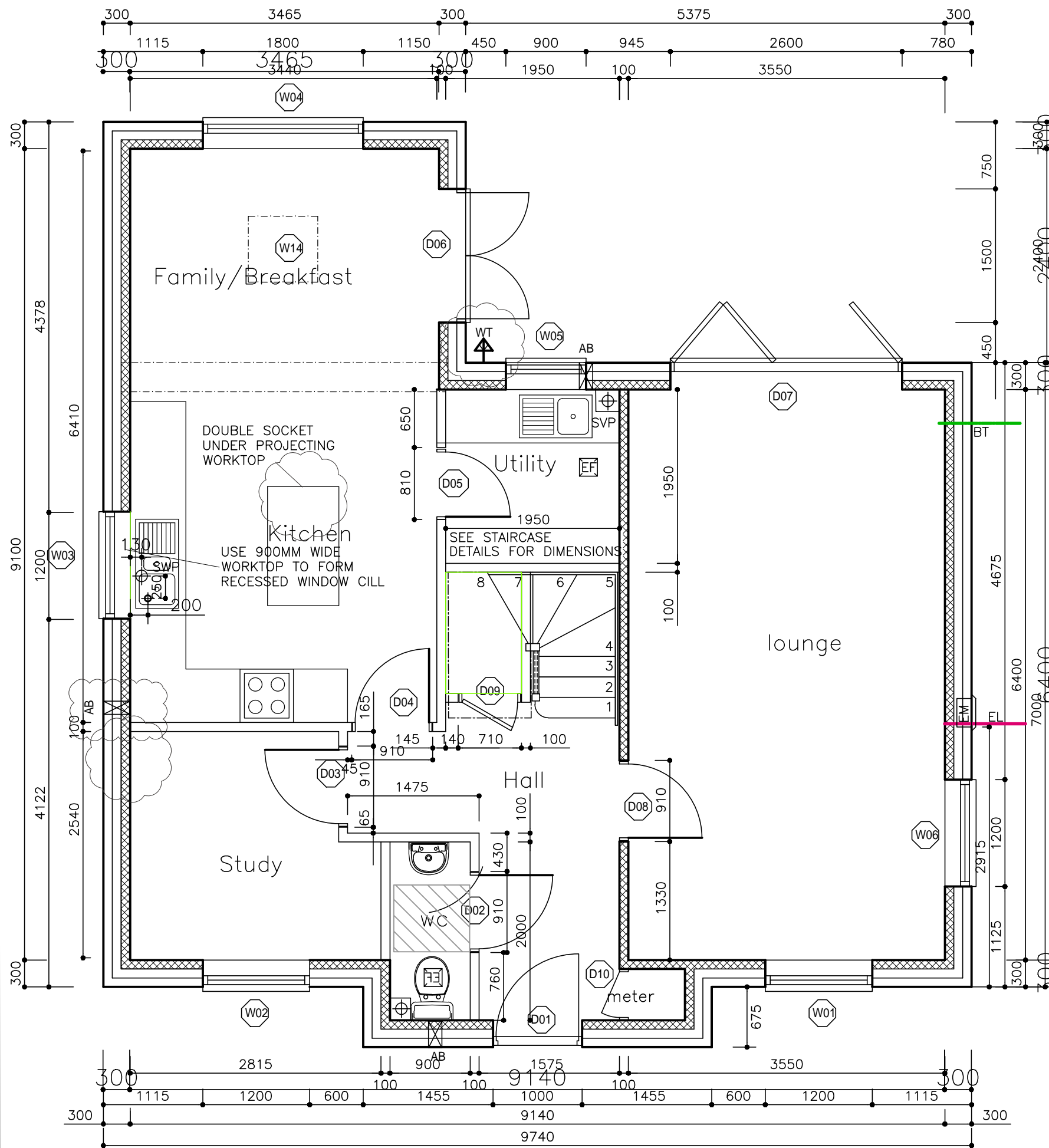
REF. NO.	DOOR LEAF SIZE W x H (mm)	NOMINAL FRAME / LINING SIZE W x H (mm)	STRUCTURAL OPENING
D1*	*	990 x 2090	1000 x 2100
D2	826 x 2040	890 x 2072	910 x 2100
D3	826 x 2040	890 x 2072	910 x 2100
D4	826 x 2040	890 x 2072	910 x 2100
D5	726 x 2040	790 x 2072	810 x 2100
D6	*	1490 X 2090	1500 X 2100
D7	*	2590 X 2090	2600 X 2100
D8	826 x 2040	890 x 2072	890 x 2072
D9	726 x 2040	790 x 2072	790 x 2072
D10	426 x 2040	490 x 2072	510 x 2100
D11	726 x 2040	790 x 2072	810 x 2100
D12	726 x 2040	790 x 2072	810 x 2100
D13	726 x 2040	790 x 2072	810 x 2100
D14	726 x 2040	790 x 2072	810 x 2100
D15	726 x 2040	790 x 2072	810 x 2100
D16	726 x 2040	790 x 2072	810 x 2100
D17	726 x 2040	790 x 2072	810 x 2100

WINDOWS AND LINTEL SCHEDULE

REF. NO.	NOMINAL WINDOW SIZE W x H (mm)	REMARKS
W01	1200 x 1350	
W02	1200 x 1350	
W03	1200 x 1200	
W04	1800 x 1350	
W05	900 x 1050	
W06	1200 x 1350	
W07	1200 x 1200	
W08	900 x 1050	
W09	1200 x 1200	
W10	600 x 1050	
W11	1200 x 1200	
W12	900 x 1050	
W13	1200 x 1200	
W14	780 x 980	Velux Type GGL

REMARKS:

FD20 - 20 MINUTES FIRE DOOR AND FRAME TO CURRENT BUILDING REGULATIONS.
 * SIZE OF DOOR LEAF INCLUDING STYLES ARE TO BE AGREED AND CONFIRMED. LEVELED THRESHOLD TO PART "M" REQUIREMENT.
 ** ANY GLAZING IN ANY DOOR TO BE TOUGHENED SAFETY GLASS.
 SECURED BY DESIGN STANDARD
 ALL EXTERNAL WINDOWS AND DOORS (FRONT DOORS, SIDE DOORS, REAR DOORS, BI-FOLD DOORS, INTERCONNECTING GARAGE DOOR SET AND FRENCH CASEMENT DOORS) MUST CONFORM TO THE REQUIREMENTS OF SECURED BY DESIGN (2019 EDITION). CONTRACTOR TO PRODUCE MANUFACTURER'S CERTIFICATES.
 BAY WINDOW'S DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION
 PROVIDE 63 X 44MM SOFTWOOD STUD AROUND ALL INTERNAL DOOR FRAMES (SIDES AND HEAD)

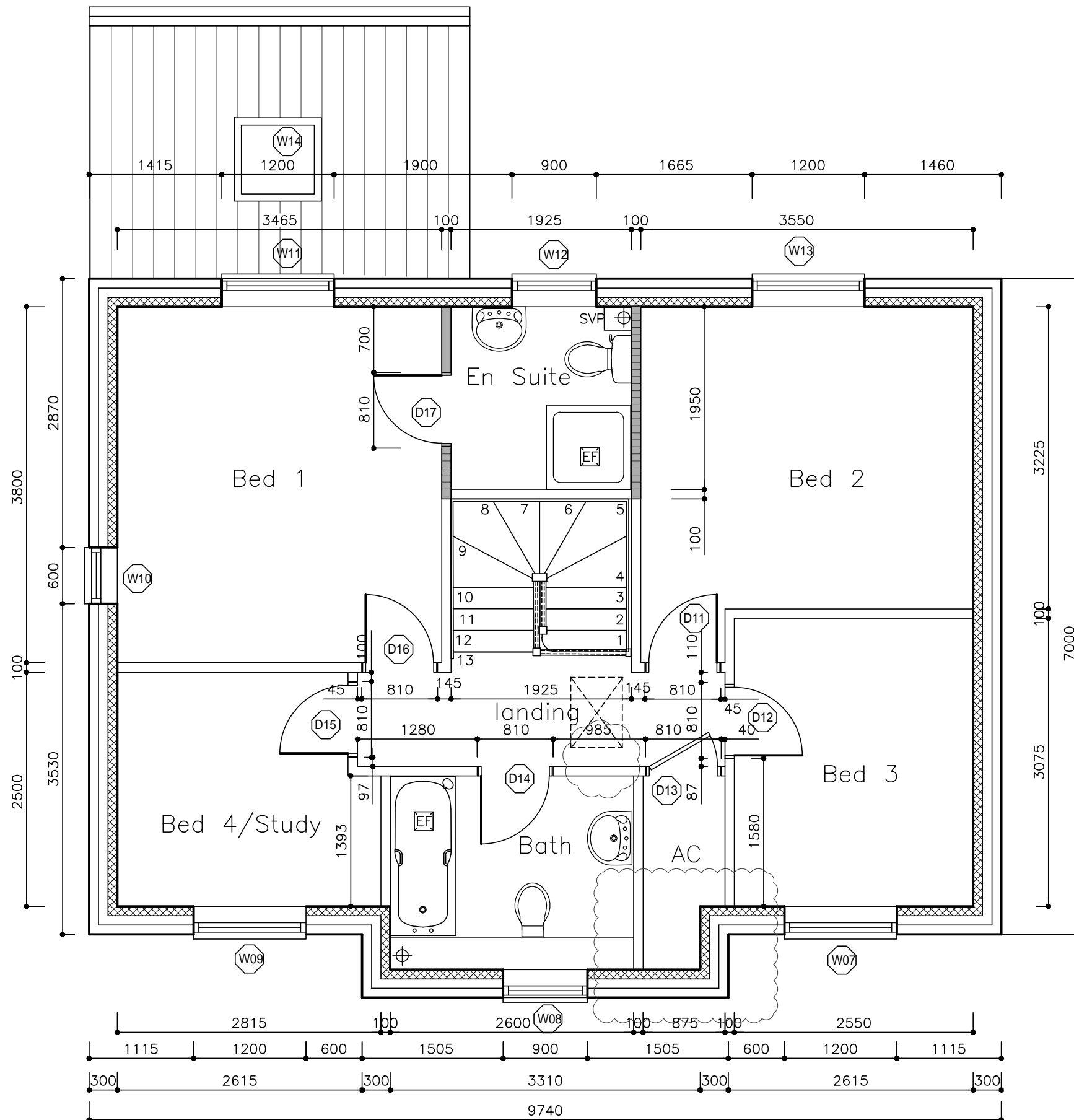


B	DOOR SCHEDULE REVISED. AIR BRICK ADDED TO KITCHEN	SEP 21
A	FIRST ISSUE	APR 21
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Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT GROUND FLOOR PLAN
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T13-02-01
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B	AIRING CUPBOARD REVISED	SEP 21
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Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**
 Drawing
**HOUSE TYPE 13 (T13)
 GENERAL ARRANGEMENT
 FIRST FLOOR PLAN**

Date	NOV 2020	Scale:	1:50 @ A3
Drawing No.	T13-02-02		B
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NOTES:

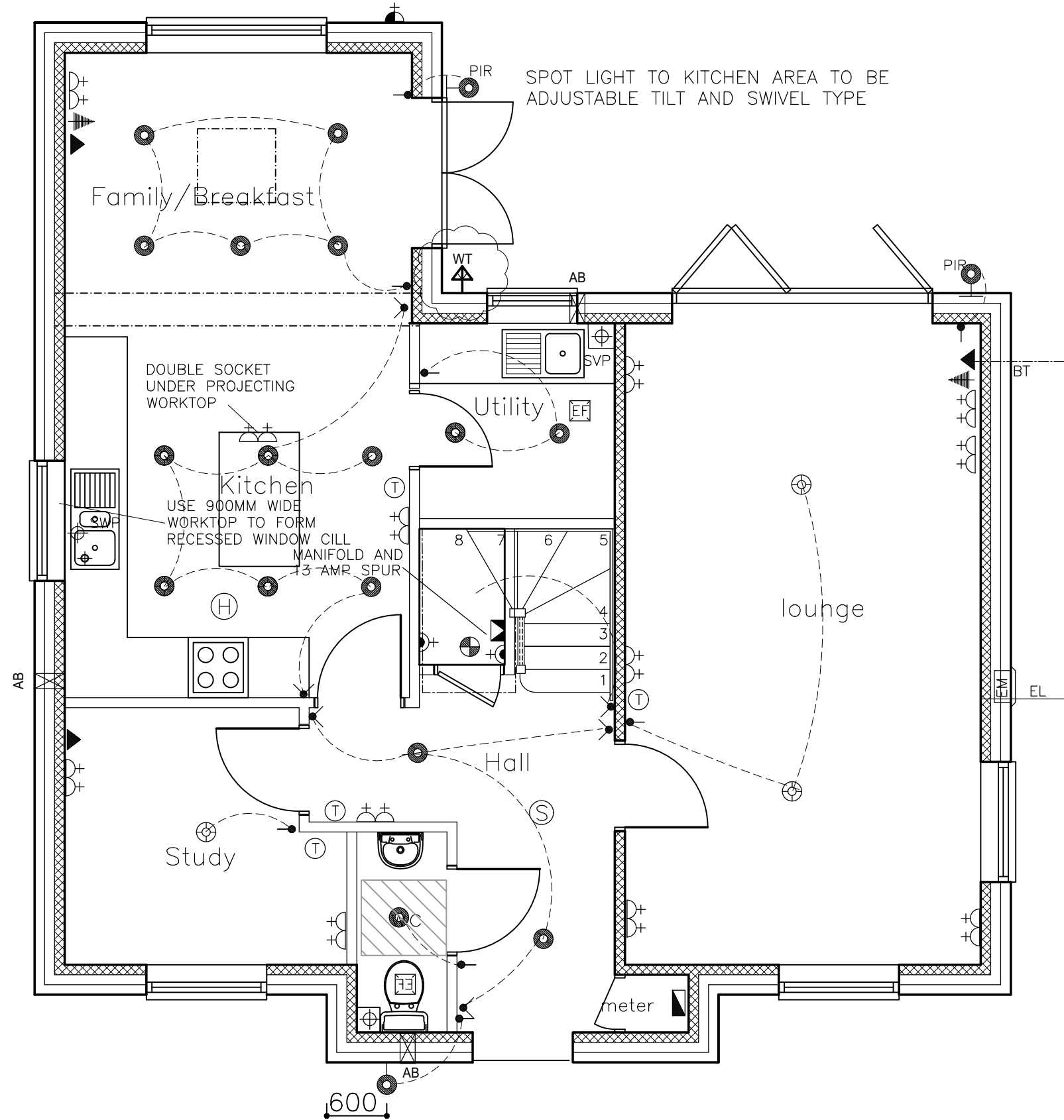
1. ALL ELECTRICAL WORKS TO BE CARRIED OUT AND CERTIFIED BY A QUALIFIED MEMBER OF IEE OR OTHER APPROVED ORGANIZATIONS AS REQUIRED UNDER CURRENT BUILDING REGULATIONS PART "P" AND TO THE REQUIREMENTS OF BS 7671: 2001 AND IEE WIRING REGULATIONS 19th EDITION.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND MANUFACTURER'S SPECIFICATIONS/REQUIREMENTS
- 3 REFER TO ROOF LAYOUT FOR SOCKET AND LIGHT REQUIREMENT WITHIN ROOF SPACE

SYMBOL	DESCRIPTION
	13 AMP.TWIN SWITCHED SOCKET
	13 AMP.SINGLE SWITCHED SOCKET
	13 AMP.DOUBLE POLE FUSED SPUR
	32 AMP.SPUR SWITCHED SOCKET
	13 AMP.TWIN EXTERNAL SWITCHED SOCKET
	TELEPHONE POINT- HIGH SPEED ELECTRONIC NETWORK
	TELEVISION POINT
	ONE WAY SWITCH
	TWO WAY SWITCH
	INTERMEDIATE SWITCH
	NEON SWITCH
	CEILING LIGHT POINT (DOWNLIGHT) TO SITE SPECIFICATION
	CEILING LIGHT POINT (PENDANT) TO SITE SPECIFICATION
	SENSOR LIGHT
	WALL MOUNTED LIGHT REFER TO SITE SPECIFICATION
	EXTERNAL SURFACE MOUNTED LIGHT
	MANIFOLD UNITS
	ROOM THERMOSTAT
*1	SMOKE DETECTOR
*1	HEAT DETECTOR
	CONSUMER CONTROL UNIT
	EXTRACT FAN(REFER TO SPECIFICATION)
	COMBINED SHAVER AND STRIP LIGHT
	RADIATOR/TOWEL RAIL

ALL SOCKETS, SWITCHES ETC., TO BE LOCATED BETWEEN 450 AND 1200mm FROM FIN FLOOR LEVEL

CONSUMER CONTROL UNIT TO BE FITTED BETWEEN 1350-1450MM ABOVE FLOOR LEVEL

*1- SMOKE AND HEAT DETECTORS ARE TO BE MAINS OPERATE AND INTER LINKED WITH BATTERY BACK UP AND TO BS 5839-6, AT LEAST A GRADE D CATEGORY LD3 STANDARD.



ALL EXTRACTOR FANS TO HAVE ISOLATING SWITCH LOCATION TO BE AREED ON SITE

PELMET LIGHTNG TO BE PROVIDED TO LANSWOOD'S SPECIFICATION

H	THERMOSTAT LOCATION IN HALLWAY REVISED	AUG 24
G	SWITCH TO WC LIGHT REVISED	MAR 24
F	EXTERNAL TAP MOVED. DOUBLE SOCKET ADDED TO ISLAND. NOTE FOR PELMET LIGHTING ADDED	APR 22
E	EXTERNAL LIGHT TO FRONT REVISED	MAR 22
D	EXTERNAL WATER TAP ADDED KITCHEN UNITS REVISED	FEB 22
C	PIR LIGHTS ADDED	OCT 21
B	THERMOSTATS ADDED. UTILITY LIGHTS REVISED	SPT 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

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Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 13 (T13) GROUND FLOOR PLAN ELECTRICAL & MECHANICAL LAYOUT
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T13-07-01
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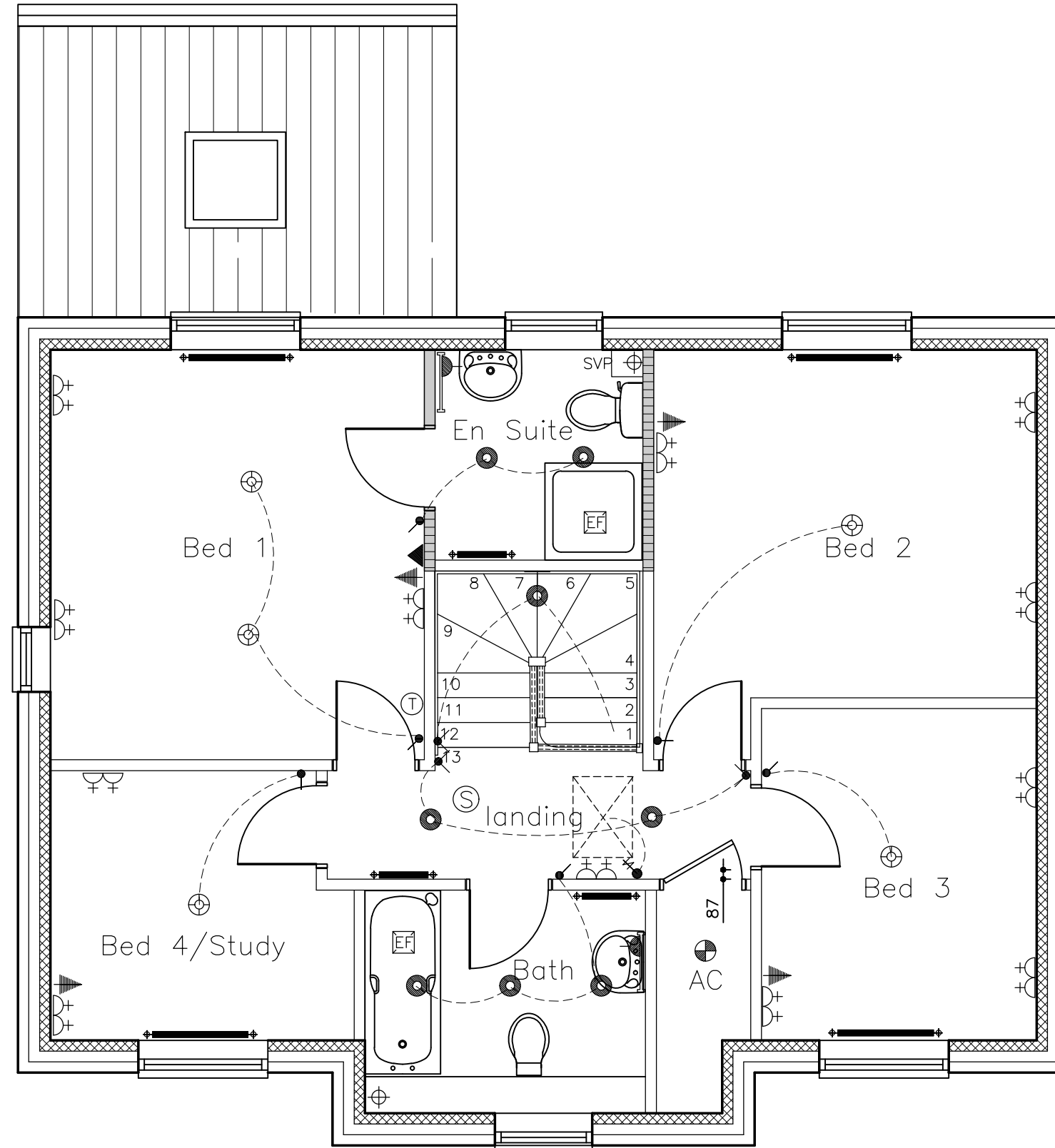
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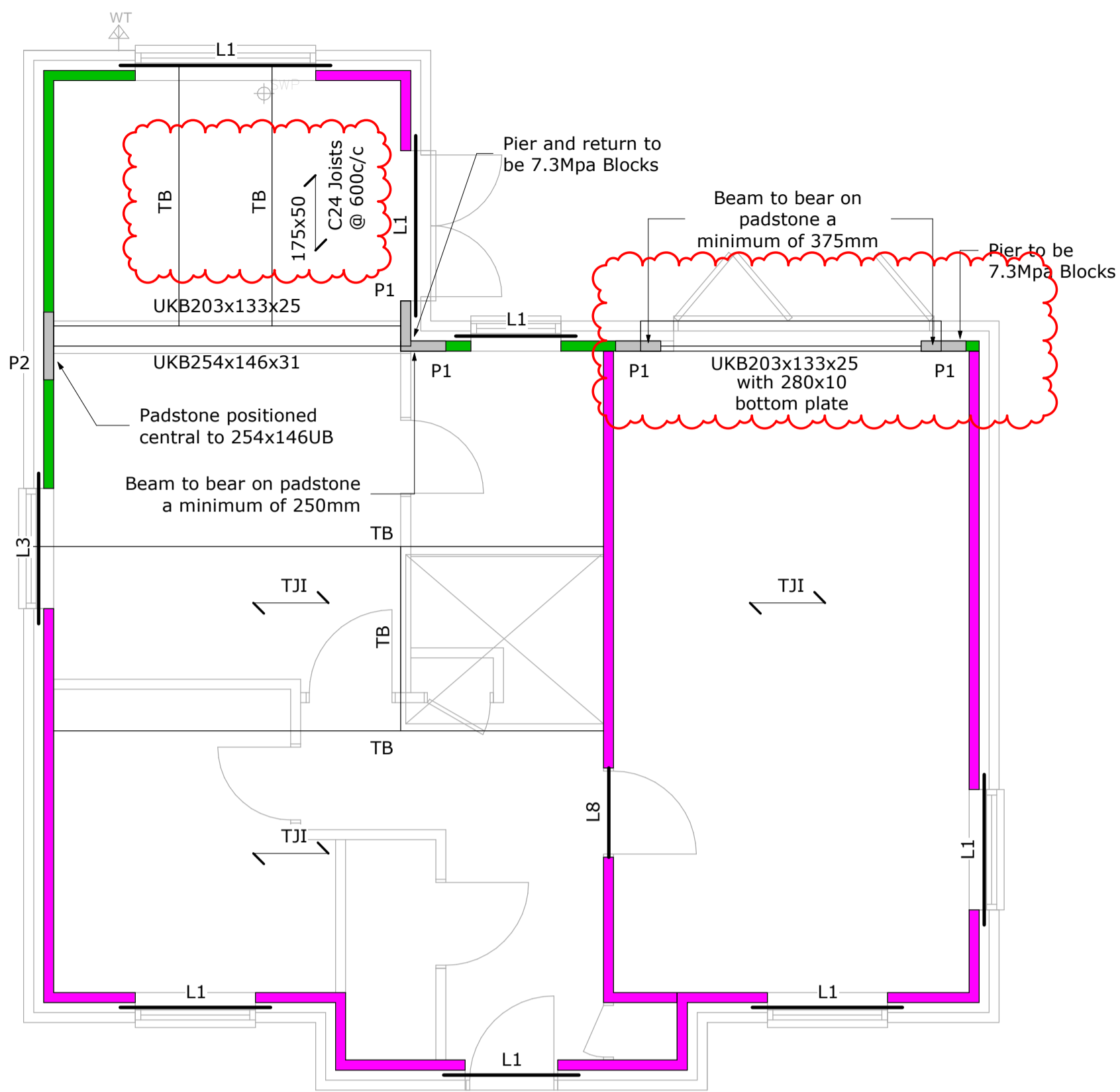
ALL EXTRACTOR FANS TO HAVE ISOLATING SWITCH LOCATION TO BE AREED ON SITE



D	THERMOSTAT MOVED TO BED 1	AUG 24
C	THERMOSTAT ADDED AT LANDING	APR 22
B	WET ROOMS LIGHTS REVISED	OCT 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

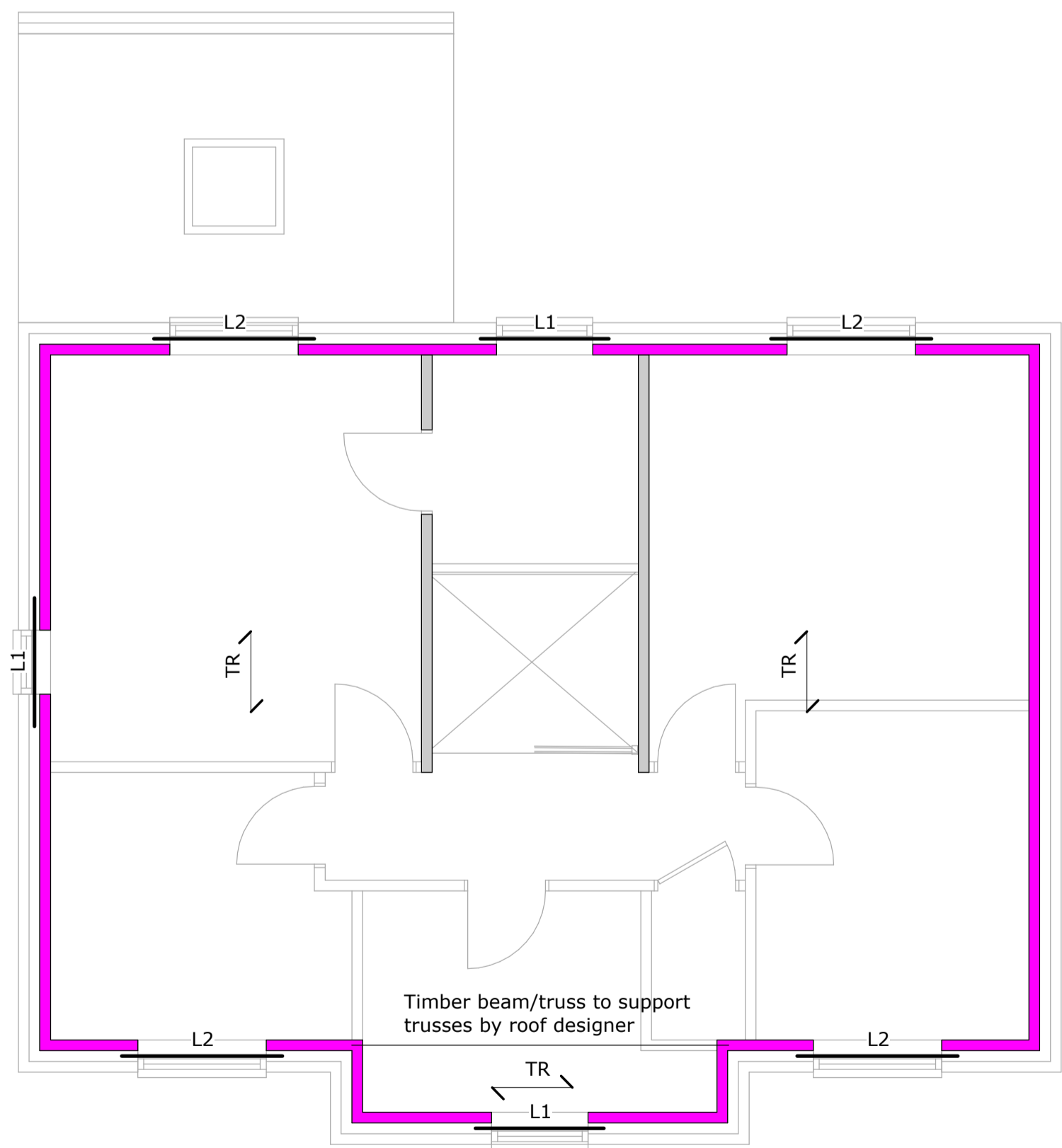
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Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 13 (T13) FIRST FLOOR PLAN ELECTRICAL & MECHANICAL LAYOUT
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T13-07-02
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GROUND FLOOR PLAN

1 : 50



FIRST FLOOR PLAN

1 : 50

STRUCTURAL STEELWORK NOTES

- All materials, fabrication, workmanship and erection of steelwork shall be in accordance with the National Steelwork Specification for Building Construction, 5th edition as published by the British Constructional Steelwork Association.
- Steelwork connections shall comprise not less than:
2No. M16 dia. gr. 8.8 bolts for members up to 25 kg/m
4No. M16 dia. gr. 8.8 bolts for all other members, except where otherwise shown on the drawings. All bolts to BS 3692.
Where connection loads are provided by the Engineer, the steelwork contractor shall design connections which will be subject to comment by the Engineer.
- Where packers are used in connections, the maximum thickness of packers is not to exceed 4 x bolt Ø / 3. For multiple piles of packer, no more than 4 piles should be used.
- All connections to be designed for a minimum load of 25kN in Shear and 75kN in Tension.
- All butt welds are to be properly prepared and to be full strength and penetration. All fillet welds to be min. 6mm full profile U.N.O. All welds to be tested in accordance with BS EN 288.
- Steel beams shall at least have the minimum bearings on masonry walls as shown on the drawings. Where no details of bearings are shown provide bearings to the full width of the supporting leaf or 150mm whichever is greater.
- Steel columns shall be raised or lowered to the correct levels off foundations/masonry supports using sawn steel packs not less than 75mm square. Allowance shall be made for nominal 25mm thickness of grout between column baseplates and foundations/masonry supports. Grout shall take the form of neat cement slurry with a non-shrink additive and should be just fluid enough to pour.
- Site modifications to structural steelwork shall not be carried out unless prior approval has been obtained from the Engineer.
- All structural steelwork shall be blast cleaned to BS EN ISO 8501-1, preparation grade SA 2 1/2 and, except where specified as galvanised, shall be painted with a suitable good quality high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 80 microns. A pre-fabrication primer may be used at the fabricators discretion. The contractor shall ensure that the primer used is compatible with subsequent coatings specified by others. (e.g. Intumescent paint).
- Steelwork specified as galvanised shall be blast cleaned as above & hot dip galvanised to BS EN ISO 1461, minimum coating thickness 85 microns. Corrosion category to be C3 BS EN ISO 12944-2.
- All steelwork below DPC level or built within the masonry wall cavity shall additionally be site painted with a compatible high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 120 microns, to achieve an overall primer coating of 200 microns, i.e. LEIGHS PAINTS EPIGRIP C400 zinc phosphate primer/buildcoat or equal.
- Steelwork below DPC and adjacent to soil shall be encased in concrete with cover of not less than 100mm. A reduced cover of 50mm will be permitted when cast against masonry or additional protection is provided. Concrete to be not weaker than C20/25 N/mm² at 28 days to BS EN 206-1, BS 8500-1 and BS 8500-2.
- The Engineer is not responsible for dimensional information except where shown on his drawings. All setting out information, dimensions etc. shall be obtained from the architects drawings. All Steelwork levels, even those shown on the Engineers drawings must be confirmed or obtained from the Architects drawings.
- The Steelwork Contractor is to co-ordinate with the Main Contractor and cladding Contractor to provide all necessary secondary steelwork, trimming etc. as required around all doors, windows and the like.
- Steelwork Contractor to co-ordinate with the Main Contractor to provide adequate temporary bracing and propping during the sequence of erection.
- Unless prior written approval is given by the Structural Engineer, the steelwork shall not be used for any temporary lifting or as part of a fall arrest system.
- All Steelwork is to be fire protected to the Architects details but with a minimum that all Internal Steelwork to be clad with 2 layers of 12.5mm plasterboard, with 16 gauge wire bindings at 100mm centres and plaster skimmed to a minimum thickness of 5mm.
- All holes to be drilled not punched.
- The Execution and Consequence Class for the structure is EXC2/CC1 to BS EN 1090-2. All fabricated structural steelwork shall be CE marked in accordance with BS EN 1090-1.
- Unless specified otherwise, Grade S355 steelwork shall be used throughout. Where RHS, SHS or CHS members are specified, use Grade S355NH steelwork to BS EN 10025 (U.N.O.).

KEY

- TJI \ Denotes span direction of proprietary engineered timber joist system.
- TR \ Denotes span direction of standard timber trussed rafters at maximum 600mm centres, designed and manufactured by specialist trussed rafter manufacturer.
- WP Ancon WP3 windpost or similar approved.
- TB Denotes location of Trimmer Beams, designed by specialist supplier.
- Denotes bracing walls - Allow 3kN/m SLS load on the floor. Bracing walls to comprise minimum 72mm studwork at 600mm centres max, with 9mm OSB3 lining to one side fixed to studs using 3.25mm Nails at 150mm centres max. 'Sole plate' to be fixed to the floor with 90x90 angle brackets at 1500mm max centres. 'End stud' to be fixed to inner leaf @ 225 centres internally.

Key Description

- 3.6 N/mm² Blocks
- 7.3 N/mm² Blocks
- 10.4 N/mm² Blocks
- 17.5 N/mm² Blocks
- 22.5 N/mm² Blocks
- Denotes bracing walls

For Bracing Walls allow 3kN/m SLS load on the floor. Bracing walls to comprise min. 72mm studs at 600mm centres max, with 9mm OSB3 lining to one side fixed to studs using 3.25mm Nails at 150mm centres max. 'Sole plate' fixed to the floor with 90x90 angle brackets at 1500mm max centres. 'End stud' to be fixed to inner leaf @ 225mm centres internally.

Lintel Schedule	
Reference	Description
L1	L1 S
L2	L1 HD
L3	L1 XHD
L5	L5 XHD
L7	BOX
L8	BOX HD

All Lintels by IG U.N.O. All lintels above 3000mm long to be propped to manufacturers guidance. All lintels to bear a minimum of 150mm onto the wall each side.

Padstone Schedule	
Type	Description
P1	440x215x100 Concrete Padstone
P2	660x215x100 Concrete Padstone

All Padstones to be precast concrete minimum strength C50.

STRUCTURAL MASONRY NOTES

- Refer to Architectural drawings and specification for masonry Requirements in respect of acoustic, thermal insulation and durability requirements. The Engineer shall be notified immediately if this conflicts with structural requirements.
- Blockwork to have a minimum compressive strength as specified on the drawings. All blockwork to be solid unless specified otherwise on the drawings and is to comply with BS5628, Table 4, requirements for CATEGORY 1 of manufacture in accordance with BS EN 771-1 to 6. The maximum weight of an individual masonry unit must not exceed 20kg. Blockwork should be adequately protected on site to avoid saturation and possible increase in lifting weight. Reference shall be made to the Project Architect/Acoustic Consultant for compliance with Part E of the Building Regulation - Sound Transmission.
- Blockwork below DPC to be of foundation quality (refer to Manufacturers guidelines) and to be of at least equal minimum compressive strength to that indicated between ground and first floor and in no case less than 7.3N/mm².
- Brickwork to have a minimum compressive strength of 20N/mm² and is to comply with BS5628 requirements for CATEGORY 1 of manufacture in accordance with BS EN 771-1 to 6.
- Mortar designation as follows:
above DPC mortar designation M4
below DPC mortar designation M6
- The contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction. The contractor is to note that temporary propping and support is required to the masonry walls during construction until such time as the steelwork bracing and roof structure, with ply decking, are fully completed.
- Movement joints.**
Allow for full height movement joints to masonry walls as follows:
Expansion joints in brickwork typically at maximum 12m crs (6m from corners and returns).
Shrinkage joints in blockwork typically at maximum 6m crs (3m from corners and returns).
For expansion joints in Concrete Bricks refer to manufacturers guidelines, however at no time should joint spacing be greater than 9m (6m typically).
Joint spacing's are based on the provision of a 15mm wide joint incorporating Expandite Expandafom or equal approved closed cell polyethylene joint filler sealed on external faces with Expandite Thixflex 600 or equal approved elastomeric sealant. Internal finishes must be severed at joints with plaster stops or dry wall stop beads provided.
- Lintels**
External walls: provide proprietary lintels as specified on the drawings or equivalent approved by alternative manufacturer.
Internal walls: provide proprietary IG box lintels to loadbearing internal walls as specified on the drawings or equivalent approved by alternative manufacturer.
Provide proprietary IG internal lintel to small openings in non loadbearing blockwork walls or equivalent approved by alternative manufacturer.

- All steel lintels to be fully galvanised and have a minimum 150mm bearing to each end unless noted otherwise.
- Spacing of Ties**
Spacing of all ties to comply with the Architects details but to at least comply with the following:
First row at least one course below DPC at maximum 600mm centres horizontally,
Second and subsequent rows to be spaced at 900mm centres horizontally and 450mm centres vertically in a staggered pattern in bed joints and have a minimum embedment of 50mm (recommend 75mm) into each leaf,
Ties at reveals, openings, movement joints and up the slope of gable walls shall be at maximum 225mm centres vertically.

PROPRIETARY ENGINEERED TIMBER FLOOR CONSTRUCTION NOTES

- All structural timber floor members, and framing connections / hangers to be designed and manufactured by specialist. Design to be in accordance with Building Regulations and NHBC Standards.
- The setting out & dimensions shall be in accordance with the Architects & specialists drawings.
- Timber floor joists shall not be built into party or external wall constructions but shall be supported on proprietary joist hangers to joist suppliers requirements at such locations.
- All members supported on proprietary hangers to have full contact with the base of the hanger and shall be fixed in accordance with the hanger manufacturers instructions.
- All members fitted onto steel beams to be supported on proprietary joist hangers to detail by floor joists manufacturer. Where steel beams are specified within the floor depth, the underside of joists shall be 5mm (minimum) below the underside of the beam.
- External and party walls parallel with joist spans shall be restrained at top of floor joist level at not more than 2.0m centres in houses and 1.25m in flats with galvanised 30 x 5.0mm straps extending below top flange for a minimum of 3 joists. Noggins not less than 75% of joist depth and timber blocking adjacent to walls shall be fixed between joists at all strap locations. Straps shall be fixed to members/noggins with not less than 4No. 32 x 3.5mm galvanised or sherardised square twisted nails (or alternative detail by joist manufacturer).
- All noggins/struts/blockings to be in strict accordance with manufacturers details.
- Overall stability of timber floors during construction to detail by joist manufacturer.
- Engineered timber joists to be designed to allow for the following unfactored loadings:
finishes - refer to Architects details
imposed - 1.5 kN/m²
timber stud partition loading - 0.5 kN/m²
line load of - 2.0 kN/m
- Reference should be made to the proprietary floor joist designer/manufacturer details regarding the allowable positioning and sizes of service penetrations through the floor members.

SUPERSTRUCTURE LOADS:

DEAD LOADS	By Specialist
Self Weight	0.4 kN/m ²
Finishes & Services	

LIVE LOADS	
Live Load Typical	1.5 kN/m ²
Partitions	0.5 kN/m ²

STAIR LOADING	
Live Load	1.5 kN/m ²
Add. Dead Load	0.5 kN/m ²

BLOCK WALLS (SHOWN ON ARCH'S DRAWINGS)	
140 Thick	2.5 kN/m ²
215 Thick	4.0 kN/m ²
Brick Block Cavity Wall	3.8 kN/m ²

GENERAL NOTES

- The drawings, design and all information contained therein are the sole copyright of Richard Jackson Ltd and reproduction in any form is forbidden unless permission is obtained in writing.
- All drawings shall be read in conjunction with all relevant Civil / Structural Engineers drawings, the project specification and Architects, Services Engineers & Landscape Architects drawings.
- For all setting out information, D.P.M., D.P.C., Finishes and waterproofing details refer to the Architects drawings and details.
- The Contractor shall verify all site and setting out dimensions before putting work in hand. Where dimensions are shown on the Engineers drawings, any discrepancies shall be reported to him.
- Dimensions must not be scaled from the Engineers drawings.
- All dimensions are in millimetres unless noted otherwise.
- Dimensions marked * are subject to confirmation by site measurement before construction proceeds.
- All dimensions are given to structural surfaces unless noted otherwise.
- All lightning connectors to be fixed in accordance with specialist details.
- No holes, chases, cut-outs, existing or proposed services or the like may be formed in or pass through any beam, column, or load bearing wall unless written permission is obtained from the Engineer.
- Holes smaller than 225 x 225mm through slabs are not necessarily shown on the Engineers drawings.
- For size and location of all services refer to the Service Engineers and Architects drawings.
- Inspections made by the Local Authority, NHBC or other Statutory bodies, shall be arranged by the Contractor to suit his programme. Any costs arising out of failing to carry out the work to the satisfaction of the Checking Authority will be the sole responsibility of the Contractor.
- Non-structural fixings are generally not shown on the Engineers drawings and if any such detail is indicated it must be confirmed by cross-reference to other specialists before construction.
- All drawing specifications are given in accordance with NBS (National Building Specification) e.g. E10/130 which refers to NBS Section E10, Clause 130.
- Abbreviations:
CRS Centres TOC Top of concrete
TBC To be confirmed BOC Bottom of concrete
UNO Unless noted otherwise SSL Structural slab level
DIA Diameter TOS Top of steel
EGL Existing Ground Level FFL Finished Floor Level
FGL Finished Ground Level SOP Setting out point

Rev	Date	Description	Drawn	Chkd
P02	09.06.21	REVISIONS FOLLOWING DISCUSSION AND AMENDMENTS	FM	BGA
P01	12.05.21	PRELIMINARY ISSUE	FM	BGA

REVISIONS

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

Project
LANSWOOD PARK DEVELOPMENT
- PHASE 2
BROOMFIELD ROAD
ELMSTEAD MARKET

Drawing Title
HOUSE TYPE 13
SUPERSTRUCTURE FRAMING
GENERAL ARRANGEMENT

Client
LANSWOOD LIMITED

Richard Jackson Engineering Consultants

847 The Crescent, Colchester, Essex, CO4 9YQ Tel: 01206 228800
 Suit 409, 1 Alie Street, London, E1 8DE Tel: 020 7448 9910
 5 Queen House, Mill Court, Great Shelford, Cambs, CB22 3LD Tel: 01223 314994
 6 The Old Church, St Matthews Rd, Norwich, Norfolk, NR1 1SP Tel: 01603 230240
 The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RF Tel: 01172 020070
 Email Address: mail@rj.co.uk Web Site: http://www.richardjackson.co.uk

Scale 1 : 50	Drawn FM	Date APR 2021
Project Manager K.TOSH	Checked BGA	Approved
Status	Suitability Description	RJL Project No 48389
48389	RJL XX GF DR S	1010 P02

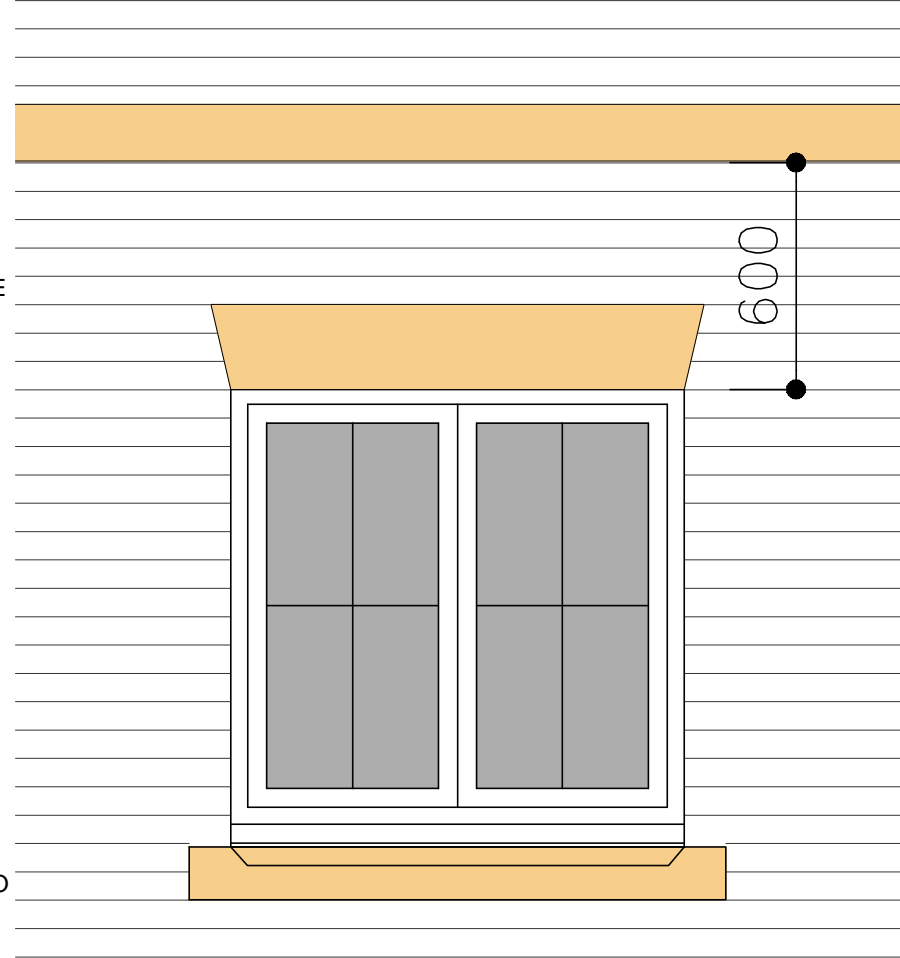
140MM HIGH RECONSTITUTED
STONE STRING PROJECTING
15MM

STONE STRING
COURSE
SCALE 1:10 @ A3

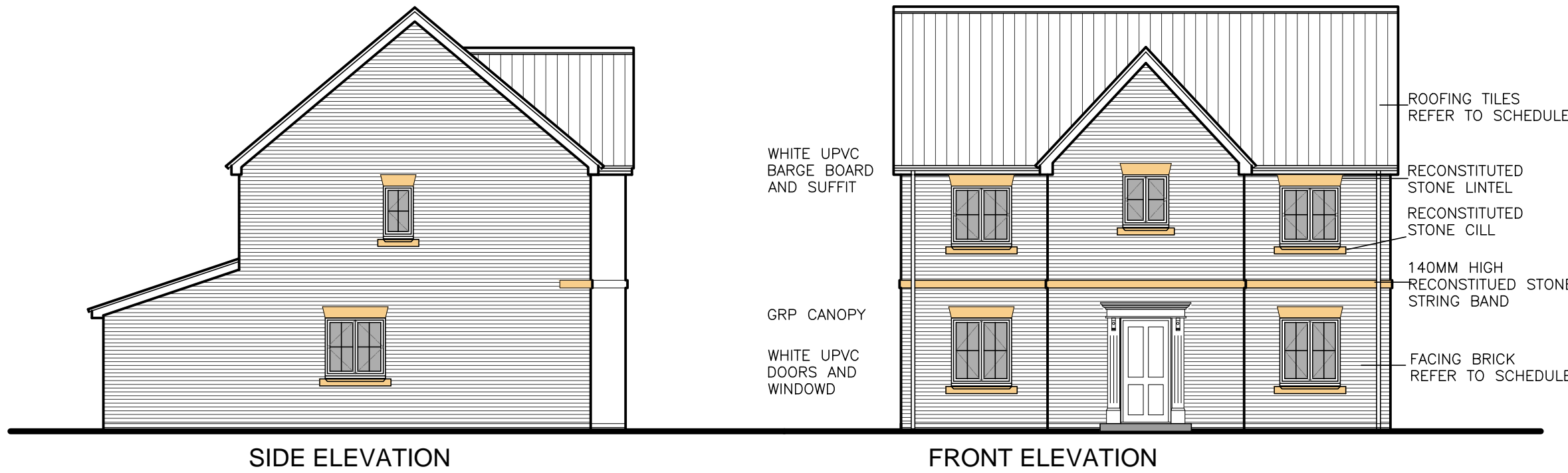
140MM RECONSTITUTED
STRING COURSE,
PROJECTING 10MM

RECONSTITUTED STONE
LINTEL, 215MM HIGH
WIDTH TO MATCH
OPENING

RECONSTITUTED
STONE CILL
140MM HIGH, WIDTH TO
MATCH OPENING



Rev	Description	Date
-	---	--
HD Homa Design <i>Architectural & Property Consultants</i> Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk		
Client --		
Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD		
Drawing STRING COURSE, DENTAL BRICK BAND, LINTELS AND BRICK VERGE DETAILS		
Date	NOV 2020	Scale: AS SHOWN
Drawing No.	DET-01-05	-
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SIDE ELEVATION

FRONT ELEVATION

Weep vents to mortar joint in stone header



REAR ELEVATION

SIDE ELEVATION

A	FIRST ISSUE	APR 21
Rev	Description	Date

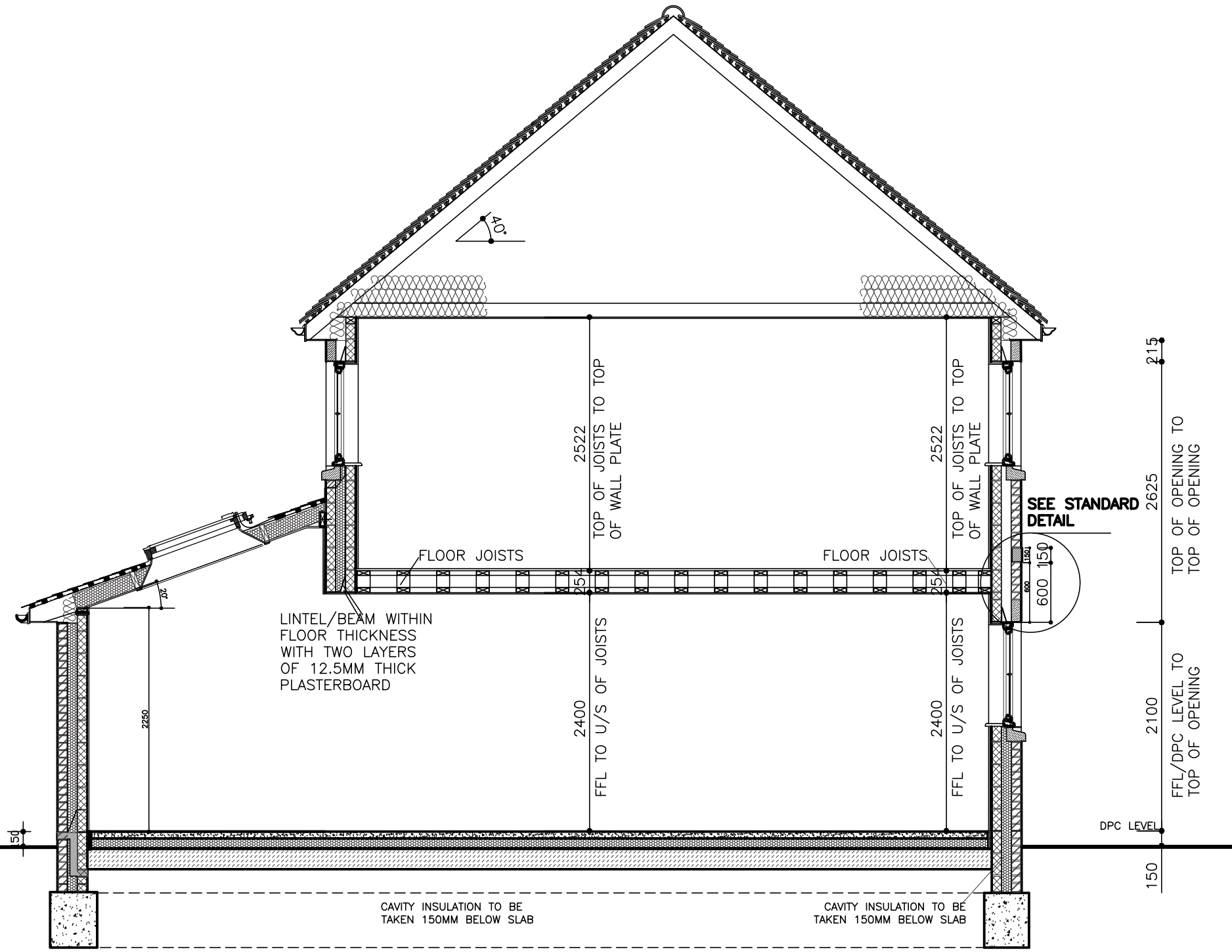
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 Colchester, Essex, CO4 5NR
 Tel: 01206 272247
 Email: homa@homadesign.co.uk

Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**
 Drawing
**HOUSE TYPE 13 (T13)
 GENERAL ARRANGEMENT
 ELEVATIONS**

Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T13-03-01 A

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Client --

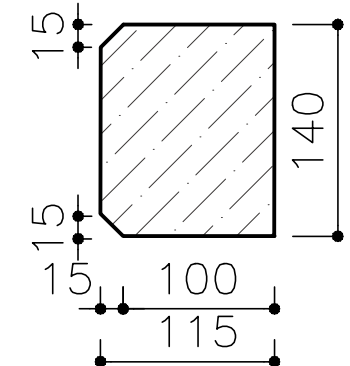
Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**

Drawing
**HOUSE TYPE 13 (T13)
 GENERAL ARRANGEMENT
 SECTION A-A**

Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T13-04-01 A

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STRING COURSE

150MM THICK VERTICAL INSULATION QUILT FROM TOP SOFFIT TO TOP OF WALL PLATE

100 X 50MM SW WALL PLATE

100MM THICK THERMALITE SHIELD BLOCK

100MM THICK ISOWOOL CAVITY INSULATION

100MM THICK FACING BRICK TO SCHEDULE

U/S OF JOISTS TO TOP OF WALL PLATE

2775

FLOOR JOISTS

150
600

FFL/DPC LEVEL TO U/S OF FLOOR JOISTS

2400

FFL/DPC LEVEL TO TOP OF OPENING

2100

DISABLED ACCESS THRESHOLD

25MM VERTICAL CELOTEX INSULATION TO ALL EXPOSED PERIMETERS

20MM ZONE OF FLOOR COVERING

APPROVED DRAIN CHANNEL WITH GRATE TO THE WIDTH OF LEVELED PLATFORM TO ALL MAIN ENTRANCE DOORS

DPC LEVEL

1:12 RAM

150

1200

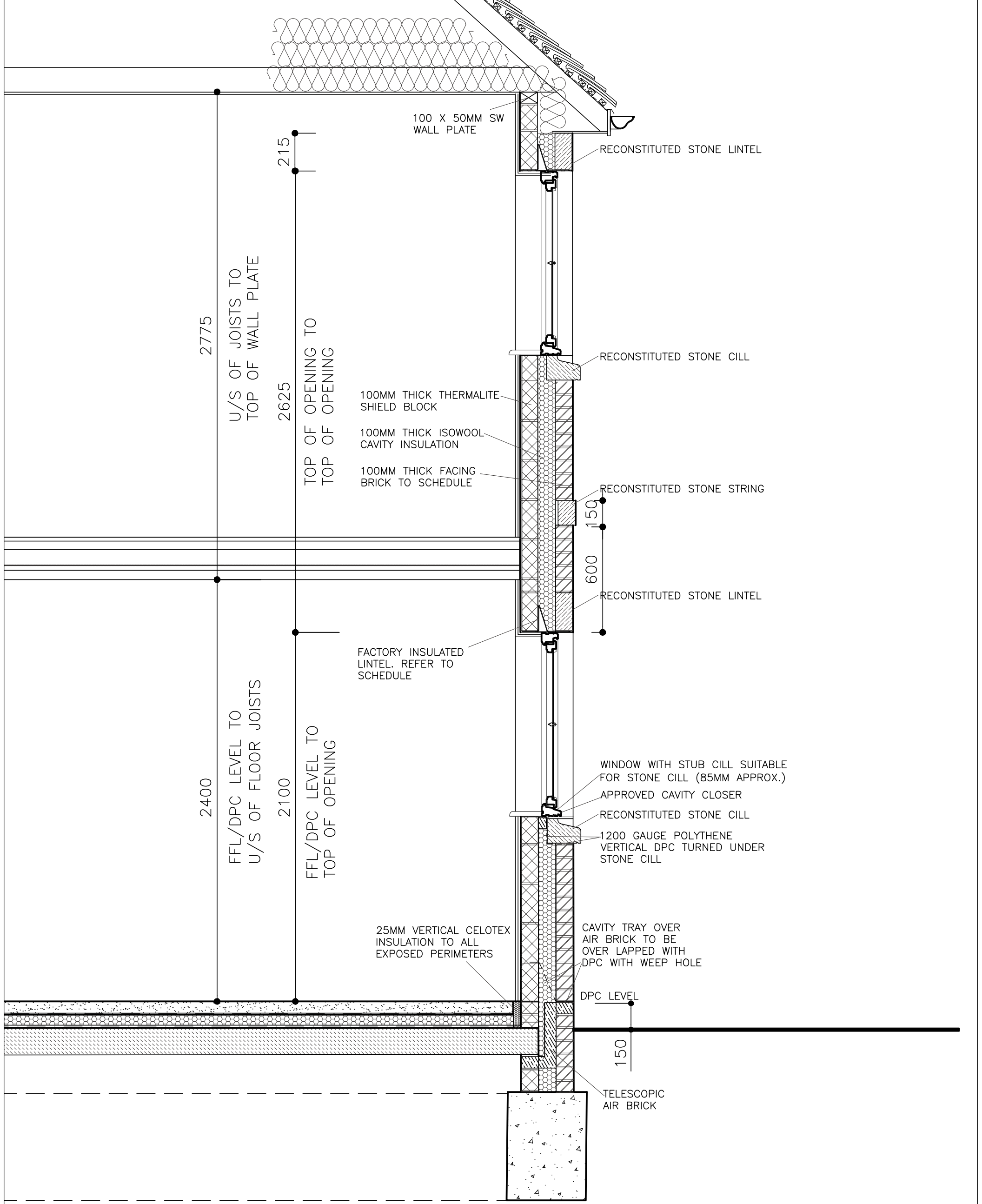
1200MM MINIMUM LEVELED PLATFORM TO ALL MAIN ENTRANCE DOORS

CAVITY INSULATION TO BE TAKEN 215MM BELOW SLAB

DPC

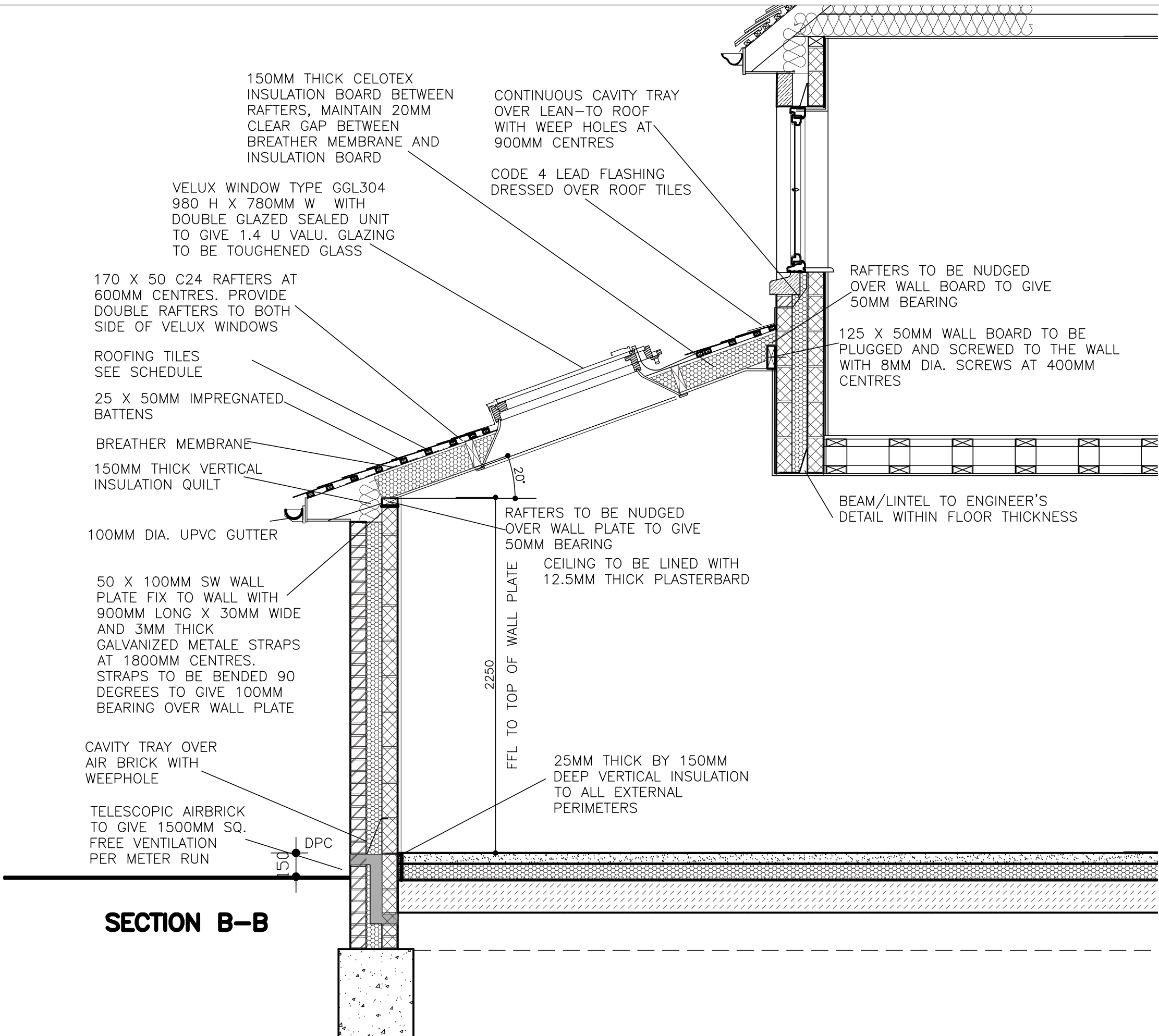
<p>HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk</p>	
Client	---
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	SECTION / DETAIL MAIN ENTRANCE DOOR AND WALL ABOVE
Date	NOV 2020
Drawing No.	DEF-01-01
Scale	1:20 @ A3
Sheet	SHEET 1
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Rev	Description	Date
A	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21



A INSULATIONS TO FLOOR, WALLS AND ROOF REVISIONS		Date	07/21
Rev	Description	Date	
Client	--		
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD		
Drawing	SECTION / DETAIL WALL DETAILS WITH STONE CILL, LINTEL AND STRING BAND SHEET 2		
Date	NOV 2020	Scale:	1:20 @ A3
Drawing No.	DET-01-02		A
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SECTION B-B

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Client --		
Project		
<p>LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD</p>		
Drawing		
<p>HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT SECTION B-B</p>		
Date	NOV 2020	Scale: 1:50 @ A3
Drawing No.	T13-04-02	A
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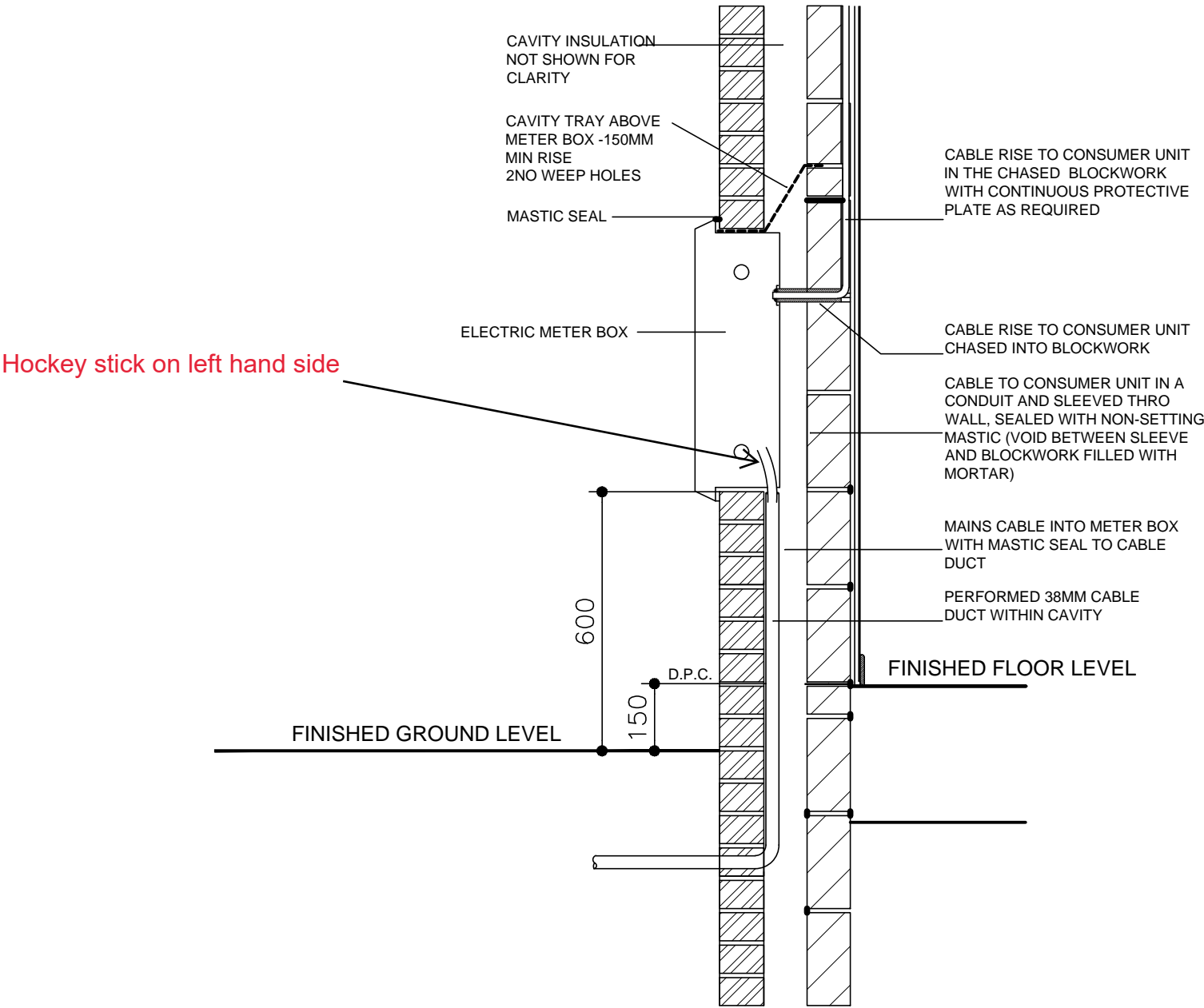
11/05/2022 12:14:11

NOTE:

METER BOXES TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICITY PROVIDER

FOR EXACT LOCATION OF METER BOXES REFER TO HOUSE TYPE DRAWINGS.

CONSUMER UNIT TO BE FITTED A MAX OF 2 METRES AWAY FROM THE EXTERNAL METER BOX. IF C U IS FURTHER AWAY AN ISOLATION SWITCH IS REQUIRED TO BE FITTED WITHIN THE METER BOX AND ADJACENT TO THE C U WITH AN ARMoured CABLE BETWEEN THE TWO UNITS. ALL WORK TO BE APPROVED BY THE ELECTRICITY BOARD.



SECTION THRO' ELECTRIC METER BOX

Rev	Description	Date
-	--	--

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 Email: homa@homadesign.co.uk

Client --

Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**

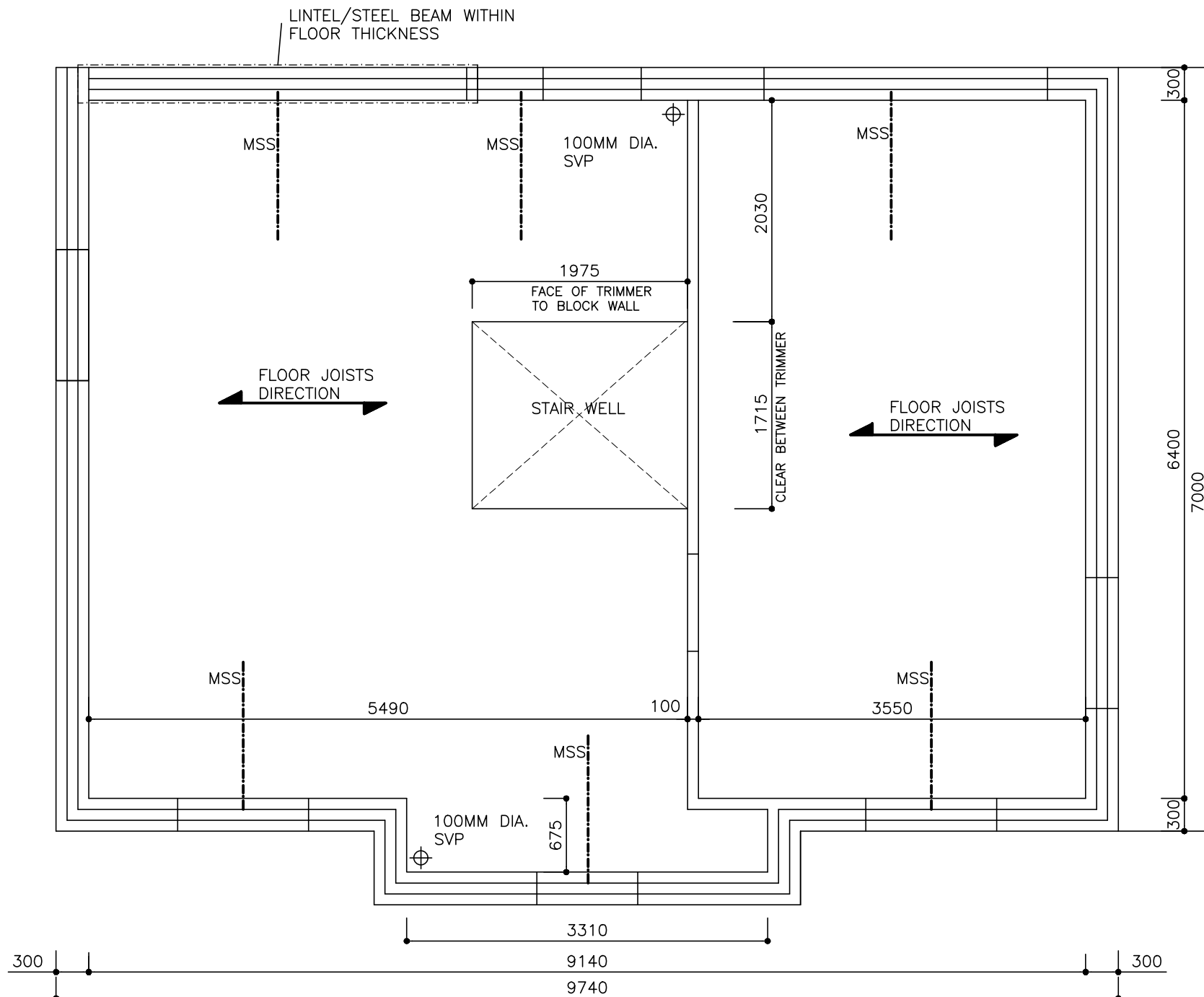
Drawing
**EXTERNAL ELECTRIC METER
 BOX DETAILS**

SHEET 6

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-07

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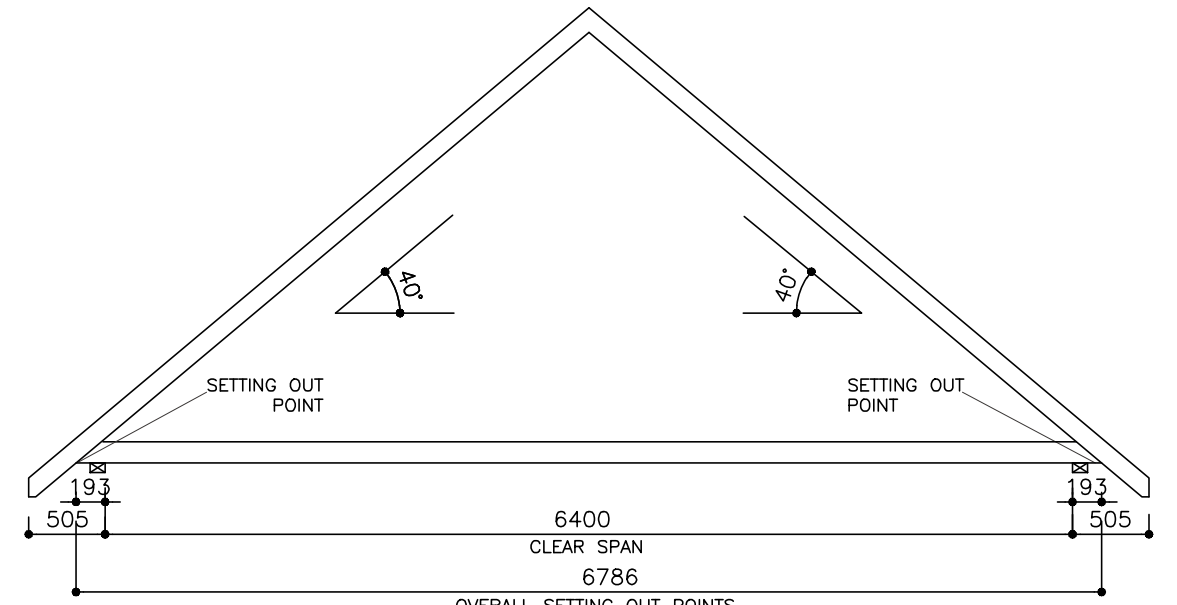
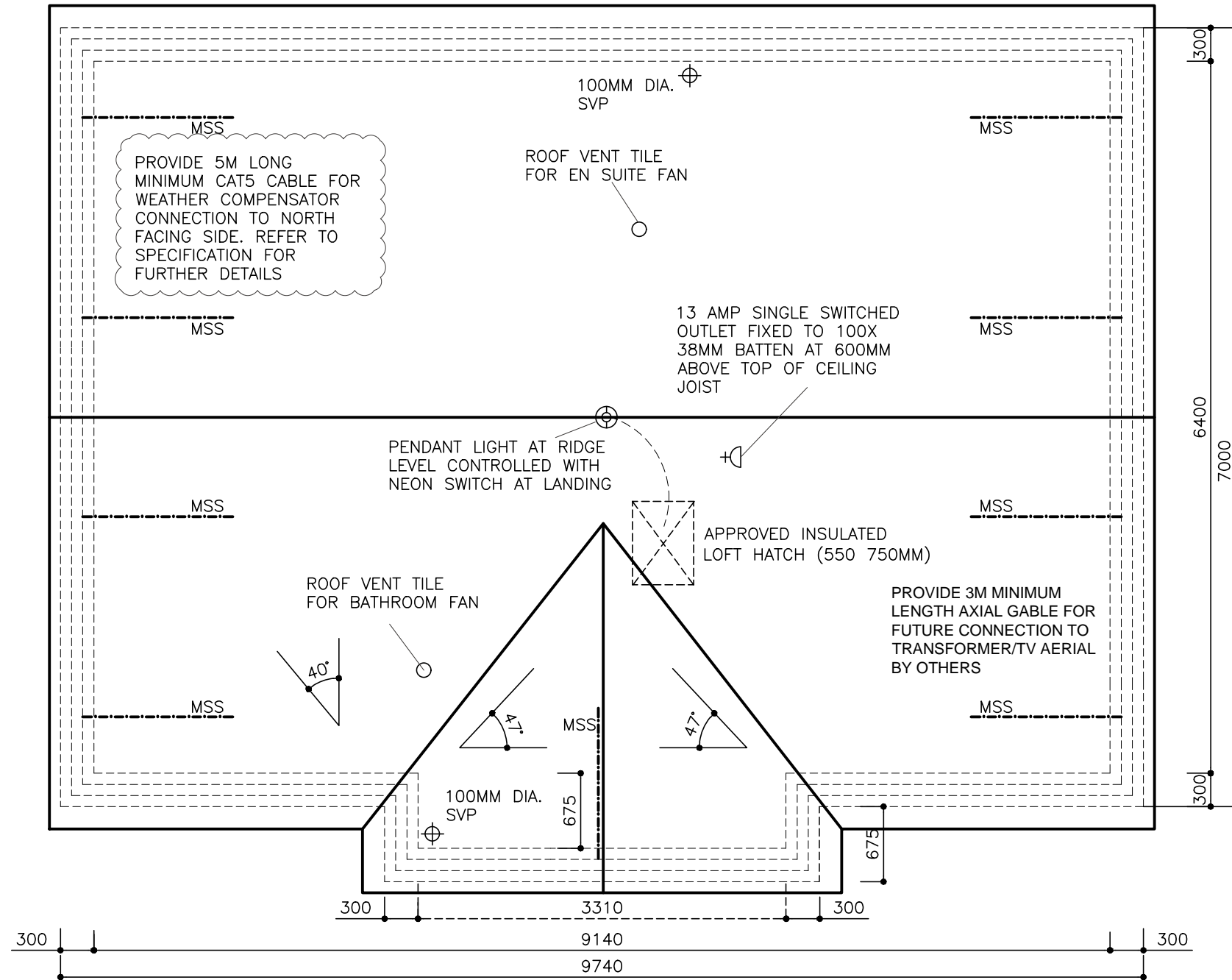


FIRST FLOOR CARCASSING LAYOUT

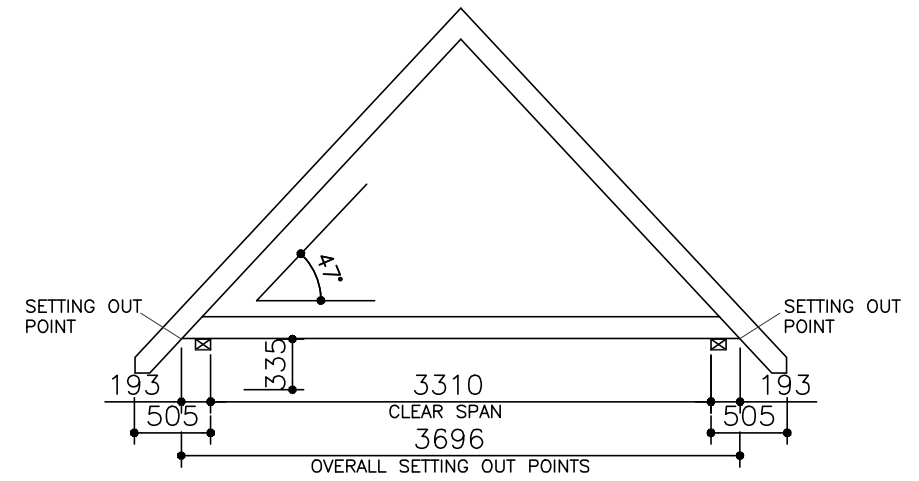
THIS DRAWING TO BE READ IN CONJUNCTION WITH FLOOR JOISTS MANUFACTURER'S DRAWINGS AND SPECIFICATION

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Rev	Description	Date
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Client	--	
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD	
Drawing	HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT FIRST FLOOR CARCASSING LAYOUT	
Date	NOV 2020	Scale: 1:50 @ A3
Drawing No.	T13-05-01	A
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11/05/2022 12:14:12



TRUSS PROFILE—MAIN ROOF



TRUSS PROFILE—PROJECTING BAY

ROOF LAYOUT

THIS DRAWING TO BE READ IN CONJUNCTION WITH ROOF TRUSSES MANUFACTURER'S DRAWINGS AND SPECIFICATION

B	NOTE FOR CAT5 CABLE ADDED	SEP 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

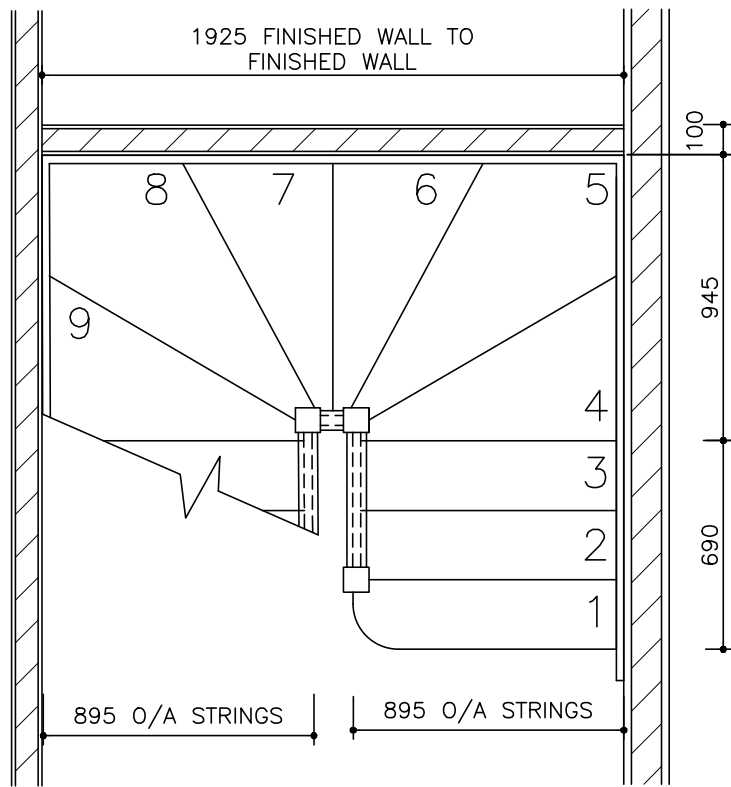
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 Email: homa@homadesign.co.uk

Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT ROOF LAYOUT

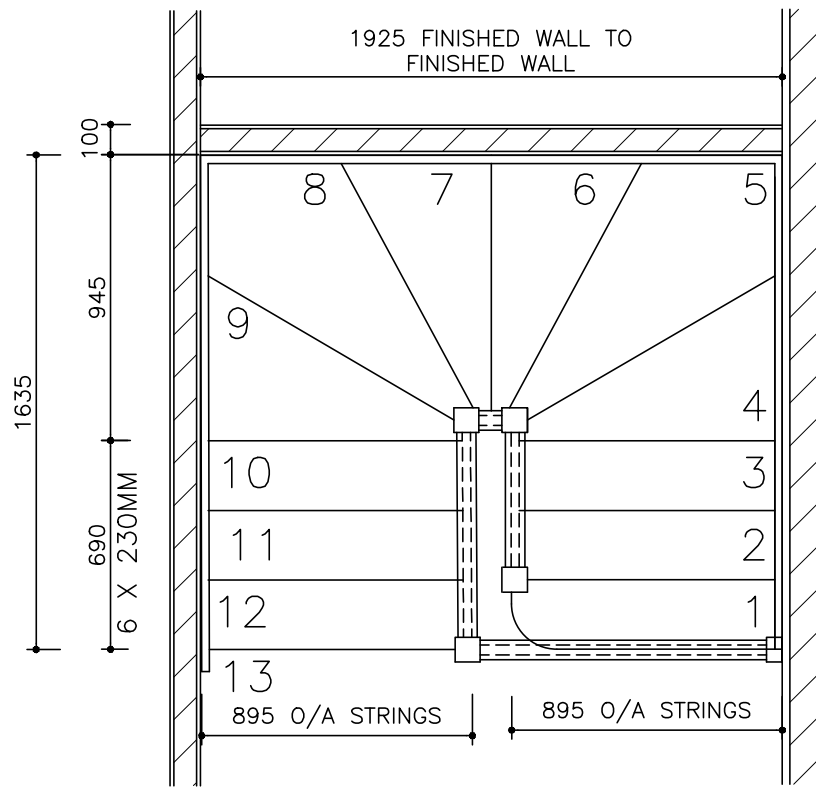
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Drawing No. T13-06-01 B

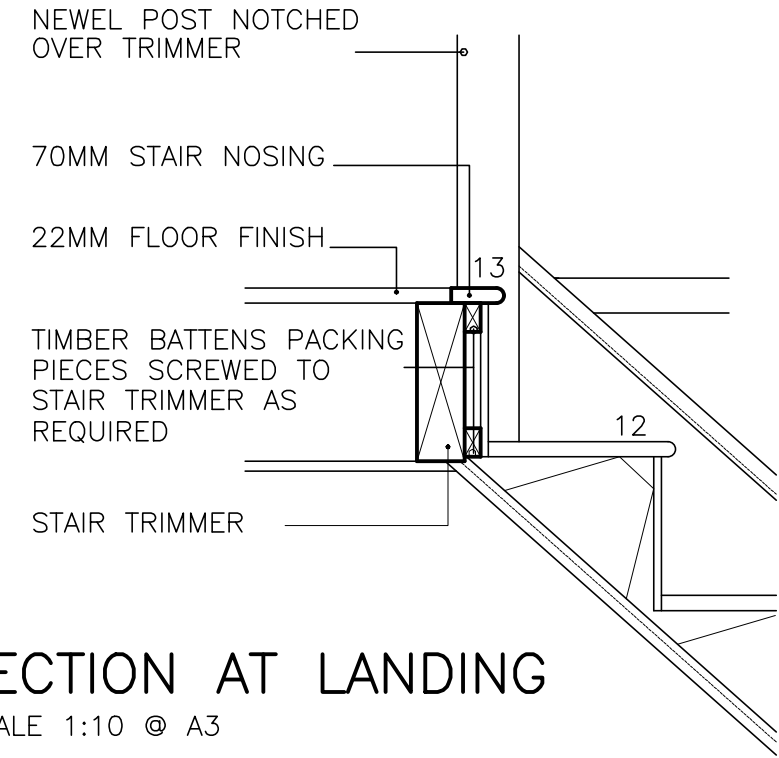
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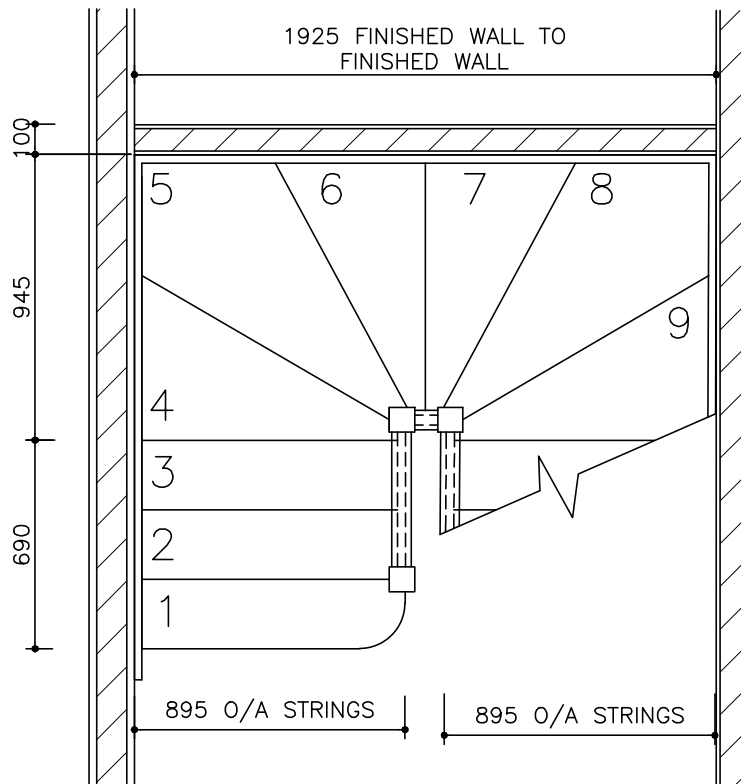
STAIR PLAN (TYPE T13)
GROUND FLOOR PLAN
SCALE 1:25 @ A3



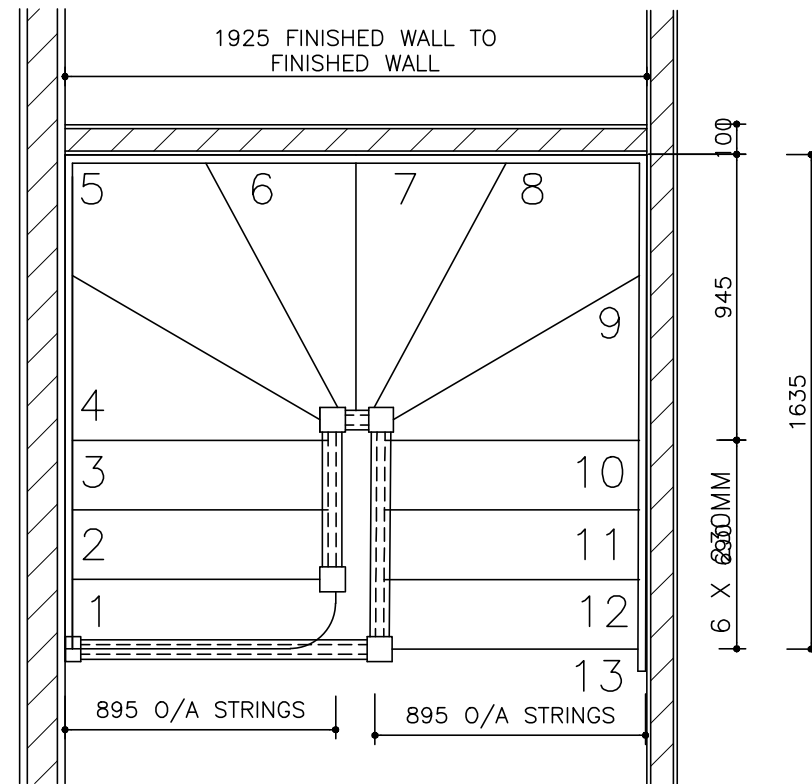
STAIR PLAN (TYPE T13)
FIRST FLOOR PLAN
SCALE 1:25 @ A3



SECTION AT LANDING
SCALE 1:10 @ A3



STAIR PLAN (TYPE T13)
GROUND FLOOR PLAN (HANDED)
SCALE 1:25 @ A3



STAIR PLAN (TYPE T13)
FIRST FLOOR PLAN (HANDED)
SCALE 1:25 @ A3

13 EQUAL RISERS
230MM GOING
15-20MM NOSING
50MM MIN. WINDER
32MM THICK STRING
965MM OVERALL STRING
RAILING TO BE 900MM HIGH
AND BALUSTRADES TO BE
AT 100MM CENTRES
2675MM FINISHED FLOOR TO
FINISHED FLOOR AND TO BE
CHECKED AND CONFIRMED ON
SITE PRIOR TO FABRICATION

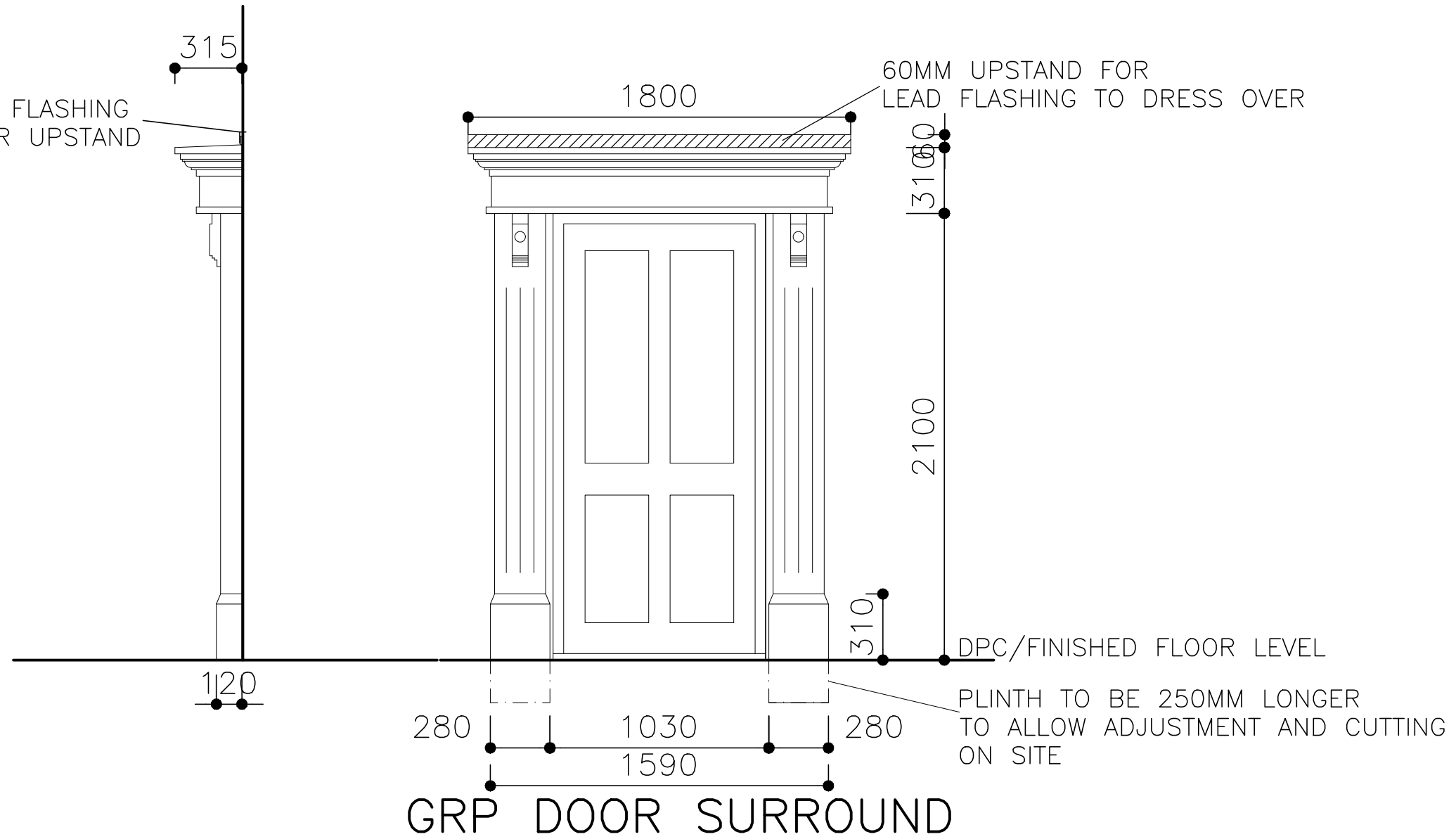
A	FIRST ISSUE	APR 21
Rev	Description	Date

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Client --
Project
**LANSWOOD PARK
ELMSTEAD
COLCHESTER CO7 7FD**
Drawing
**HOUSE TYPE 13 (T13)
GENERAL ARRANGEMENT
STAIRCASE**

Date	NOV 2020	Scale:	AS SHOWN
Drawing No.	T13-08-01		A
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CODE 4 LEAD FLASHING
DRESSED OVER UPSTAND



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A	FIRST ISSUE	APR 21

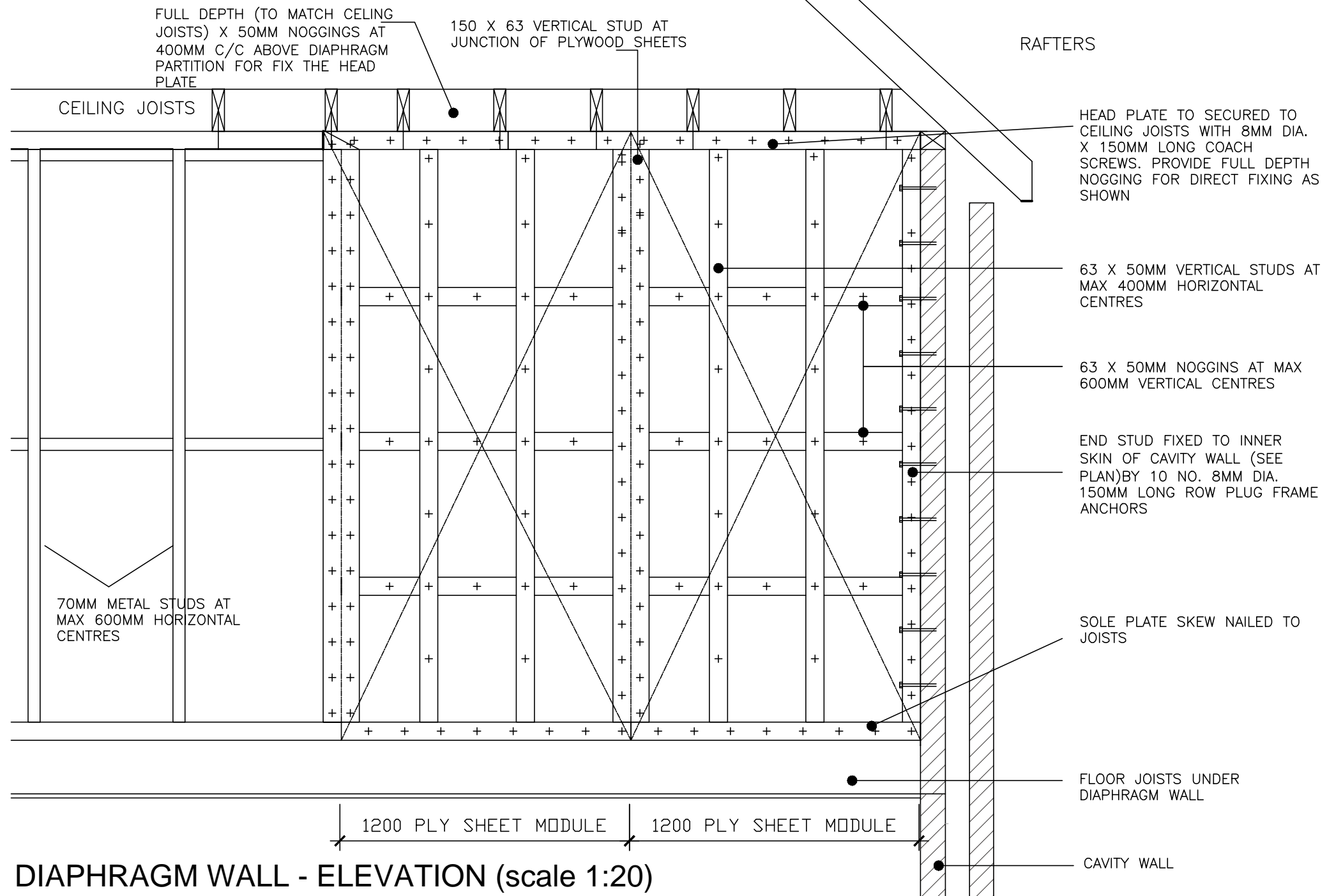
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 Colchester, Essex, CO4 5NR
 Tel: 01206 272247
 Email: homa@homadesign.co.uk

Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**
 Drawing
**HOUSE TYPE 13 (T13)
 GENERAL ARRANGEMENT
 GRP DOOR SURROUND
 DETAILS**

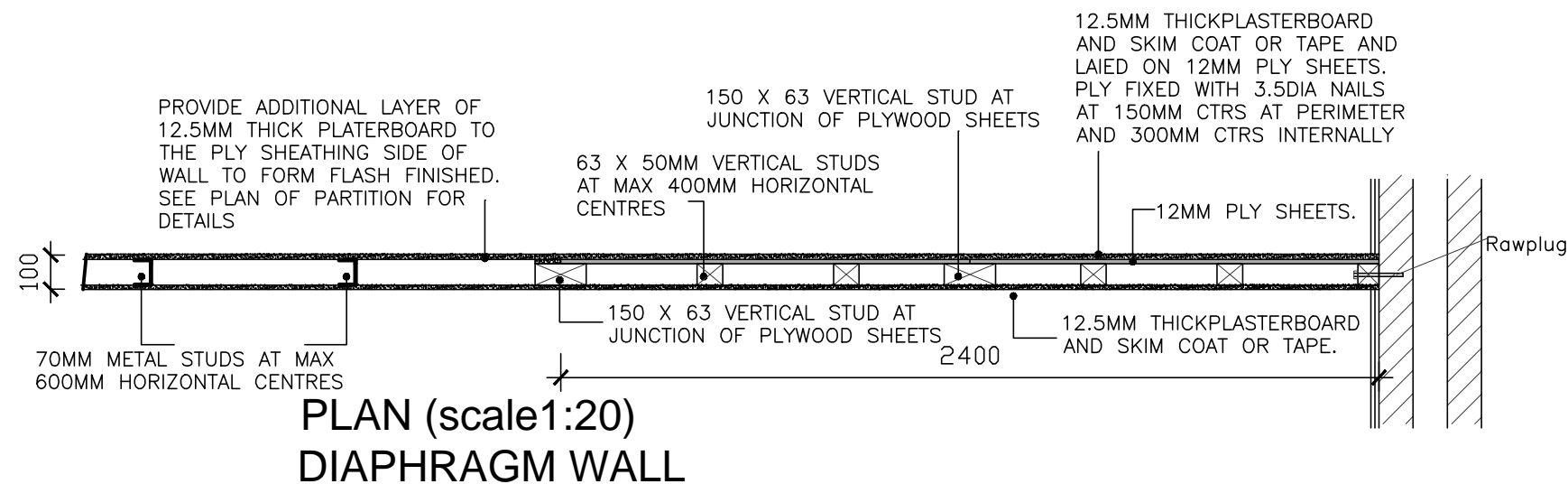
Date NOV 2020 Scale: 1:25 @ A3

Drawing No. T13-09-01 A

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DIAPHRAGM WALL - ELEVATION (scale 1:20)



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Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**

Drawing
**DIAPHRAGM WALL (BRACING
 WALL) DETAILS**

SHEET 7

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-08

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