

EXTERNAL CAVITY WALLS.

1-FACING BRICK EXTERNAL LEAF EXTERNAL LEAF TO BE 100MM NOMINAL FACING BRICKS (SUBJECT PLANNING APPROVAL) TO BS 3921 LAID IN WITH WHITE COLOURED MORTAR.

CAVITY TO BE NOMINAL 100MM AS SHOWN ON G.A. CAVITIES TO BE CLOSED AT EAVES AND VERGES. BOTH SKINS TO BE TIED AT 450MM CENTRES VERTICALLY AND 900MM CENTRES HORIZONTALLY, WITH STAINLESS STEEL TIES TO BS 1243, ADDITIONAL TIES TO BE PROVIDED AT ALL DOOR AND WINDOW REVEALS @ 225MM CENTRES.(EVERY BLOCK COURSE)

CAVITY INSULATION. CAVITIES TO BE FULLY FILLED WITH 100MM THICK "ISOWOOL 32"CAVITY INSULATION CAVITY INSULATION TO MANUFACTURERS REQUIREMENT AND SPECIFICATION. INSULATION TO BE TAKEN 215MM MINIMUM BELOW UNDER SIDE OF SLAB. CAVITY AROUND EXTERNAL OPENINGS TO BE CLOSED WITH APPROVED INSULATED CAVITY CLOSER.

INTERNAL LEAF TO BE 100MM LIGHTWEIGHT THERMALITE BLOCK (SHIELD) ABOVE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3.6 N/MM2.

WALLS TO BE FINISHED WITH 12.5MM PLASTERBOARD ON DABS, WITH CONTINUOUS BAND AT PERIMETERS AND AROUND OPENINGS INCLUDING ELECTRICAL SOCKETS, AIR BRICKS, ETC.

INTERNAL PARTITIONS.

A)-BLOCK PARTITIONS. 100MM LIGHTWEIGHT CONCRETE BLOCK WITH A MINIMUM COMPRESSIVE STRENGTH OF 3.6 N/MM2. WITH DRY LINING FINISH. 12.5MM THICK GYPSUM WALLBOARD ON DABS TO BOTH SIDE WALLS WITH SKIM FINISH.

B)-STUD PARTITIONS & BRACING PARTITIONS 1- 70 50 "C" METAL STUDS AT 600MM CENTRES WITH HEAD AND SOLE PLATES. PROVIDE DOUBLE STUDS AROUND DOOR OPENINGS, PROVIDE 50MM THICK ISOVER ACOUSTIC ROLL (APR 1200) INSULATION BETWEEN STUDS. BOTH SIDE OF STUD WALLS TO BE LINED WITH 12.5MM THICK GYPSUM WALLBOARD WITH SEALED JOINTS AND SKIM FINISH. INTERNAL SIDES OF PARTITIONS (FACING SHOWER CUBICAL/BATH) TO EN SUITE OR BATHROOM TO BE LINED WITH 12MM THICK MOISTURE RESISTANCE PLASTERBOARD AND PAINTED WITH APPROVED WATERPROOFING COMPOUND PRIOR TO TILING. WHERE BATHROOM/EN-SUITE UNITS, RADIATORS OR KITCHEN/UTILITY UNITS ARE TO BE FIXED TO THE METAL STUD WALLS, PROVIDE AND FIX 12MM PLY BETWEEN METAL STUD TO THE FIXING SIDE OF STUD WALL.

2- BRACING PARTITIONS- SEE DRAWING NUMBER DET-01-08 FOR CONSTRUCTION DETAILS

GROUND FLOOR CONSTRUCTION 1- HOUSES 75MM MIN. THICK SAND AND CEMENT SCREED (1:3) REINFORCED WITH FIBRE 500 GAUGE POLYTHENE VAPOR BARRIER ON 75MM CELOTEX FLOOR INSULATION WITH 25MM THICK VERTICAL INSULATION BOARD TO ALL EXPOSED PERIMETERS ON 1200 GAUGE POLYTHENE DPM ON 150-225MM (REFER TO SPECIALIST SUPPLIER DETAILS FOR FLOOR THICKNESS) THICK POTS AND BEAMS FLOORING SYSTEM. (FLOOR BLOCKS MUST HAVE THERMAL CONDUCTIVITY OF 0.15 (W/mk) OR BETTER). 150MM MINIMUM VENTED VOID. REFER TO FOUNDATIONS PLAN AND SECTIONS FOR FURTHER DETAILS.

2- GARAGE SEE ENGINEER'S DESIGN

LINTELS. PRESSED STEEL LINTELS, MANUFACTURED FROM HOT DIP ZINC COATED STEEL SHEET (IG, OR SIMILAR), TO BS 5977 PART 2, WITH ADDITIONAL INORGANIC FINISH AFTER FABRICATION WHERE APPLICABLE, AND FACTORY APPLIED INSULATION, LINTELS TO BE BUILT INTO POSITION, GENERALLY, WITH MINIMUM 150MM END BEARINGS, CAVITY TRAYS TO BE PROVIDED OVER LINTELS. CAVITY TRAY IS NOT REQUIRED OVER LINTELS UNDER ROOF EAVES. LINTELS TO BE DESIGNED BY MANUFACTURER'S DESIGN DEPARTMENT AND APPROVED BY PROJECT STRUCTURAL ENGINEER.

WINDOWS & DOORS WINDOWS AND DOORS TO BE WHITE UPVC. DOORS AND WINDOWS TO BE WEATHER-STRIPPED AND FRAMES TO BE FULLY SEALED INTERNALLY AND EXTERNALLY AGAINST MASONRY TO REDUCE AIR LEAKAGE. ALL WINDOWS AND DOOR FRAMES TO OVERLAP WALL CAVITY WITH 25MM MINIMUM. ALL WINDOWS TO HABITABLE ROOMS WITHOUT EXTERNAL DOOR TO BE EGRESS WINDOW WITH 450MM WIDE AND 750MM HIGH CLEAR OPENING, THE BOTTOM OF OPENING MUST BE BETWEEN 800-1100MM MAX. FROM FINISHED FLOOR LEVEL. WINDOWS TO ACCOMMODATE 'TRICKLE VENTILATORS' TO PROVIDE 8000MM FOR HABITABLE ROOMS AND 4000MM ELSEWHERE. ALL HABITABLE ROOM TO HAVE OPENABLE AREA EQUAL TO 1/20TH FLOOR AREA. ALL EXTERNAL GLAZING TO DOORS AND WINDOWS MUST BE DOUBLE GLAZED AND COMPRISING OF 4MM ANNEALED GLASS 24MM GAP WITH TPS SPACER AND FILLED WITH ARGON GAS. 4MM LOW 'E' SOFT COAT. (TO GIVE U VALUE OF 1.4 AND MANUFACTURER TO SUPPLY A CERTIFICATE).

SAFETY GLASS GLASS WITHIN DOORS, SIDE PANELS TO DOORWAYS, PATIO/FRENCH CASEMENT DOORS, COMBINED DOOR AND WINDOW FRAME AND TO WINDOWS WITH LESS THAN 800MM FROM FINISHED FLOOR LEVEL IS TO BE SAFETY GLASS. WHERE SAFETY GLASS IS SPECIFIED IT MUST COMPLY WITH THE REQUIREMENTS OF BS6206: 1981. SHOWER SCREENS TO BE SAFETY GLASS IF PROVIDED. **SECURED BY DESIGN STANDARD AND PART Q** 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) AND PART Q. CONTRACTOR TO PRODUCE MANUFACTURER'S CERTIFICATES.

PITCHED ROOF. ROOFING TILES (REFER TO COLOUR AND MATERIALS SCHEDULE FOR EACH PLOT) TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND TO BS 5534 & 8000 WITH 100MM MINIMUM HEAD LAP FIX WITH COPPER NAILS TO BS 1202 PART 2, ON 50 X 25 IMPREGNATED BATTENS OVER ROOFING BREATHER MEMBRANE TO BS 5534 (TYVEK OR SIMILAR APPROVED) TO MANUFACTURERS REQUIREMENTS ON TRUSSED RAFTERS AT 600MM CENTRES (OR ENGINEER DESIGNED ROOF STRUCTURE). RAFTERS TO BE DESIGNED AND MANUFACTURED BY ROOF TRUSS SPECIALIST. DESIGN AND CALCULATIONS TO BE SUBMITTED TO BUILDING CONTROL AUTHORITY AND NHBC PRIOR TO COMMENCEMENT. FOR LONGITUDINAL AND DIAGONAL BRACING REFER TO ROOF TRUSSES MANUFACTURER'S DESIGN. 100 X 50MM WALL PLATES TO BE FIXED TO INNER SKIN OF CAVITY WALL WITH 3 X 30 X 900MM LONG GALVANIZED STRAPS AT 1200MM CENTRES. STRAPS TO BE BENT AT 90 DEGREES TO GIVE 100MM BEARING ON TOP OF WALL PLATE. USE 4NO 3.5MM DIA. SCREWS AND PLUGS PER STRAPS. PROVIDE CONTINUOUS OVER FASCIA VENT (RYTONS OR SIMILAR) TO GIVE 10,000MM² FREE AIR PER METER RUN. SOFTWOOD DIAGONAL AND LONGITUDINAL BRACING AND METAL RESTRAINT STRAPS ALONG THE LINE OF CEILING JOISTS AND RAFTERS AT 1800MM MAXIMUM CENTRES, THE GALVANIZED METAL STRAPS ARE TO BE 30x5MM THICK AND LONG ENOUGH TO GIVE SECURE FIXING TO FIRST THREE TRUSSES WITH FULL DEPTH NUGGINGS, UNDER, STRAPS ARE TO BUILT INTO THE CAVITY WITH 150MM MINIMUM SECURED FIXING TO INNER SKIN IN ACCORDANCE WITH BS 5268: PART 3 AND NHBC REQUIREMENTS AND AS SHOWN ON THE TRUSSED MANUFACTURERS DRAWINGS. CEILING TO BE LINED WITH 15MM THICK PLASTER BOARD AND SKIMMED. REFER TO SECTIONS FOR INSULATIONS AND LINING TO SLOPING CEILINGS AREAS. ROOF TO BE INSULATED WITH THREE LAYERS OF 150MM THICK "ISOVER" INSULATION QUILT (450MM O/A). ONE LAYER BETWEEN CEILING JOISTS AND TWO LAYERS ACROSS AND OVER CEILING JOISTS PROVIDE 150MM THICK VERTICAL INSULATION OVER WALL PLATE TO TOP OF SOFFIT AS SHOWN ON SECTIONS. ROOF ACCESS HATCH TO BE FACTORY INSULATED WITH RUBBER SEALS TO OPENING FRAME/TRAP.

FIRST FLOOR CONSTRUCTION 22MM THICK T&G MOISTURE RESISTANCE FLOORING GRADE BOARD ON ECOJOISTS (REFER TO MANUFACTURER'S FOR DESIGN, DETAILS AND INSTALLATION). ECOJOISTS TO BE BUILT INTO THE WALL, JOISTS AROUND JOISTS TO BE FULLY SEALED (REFER TO ROBUST DETAILS REQUIREMENT/CHECK LIST). FLOOR JOISTS DESIGN TO BE SUBMITTED TO BUILDING CONTROL AUTHORITY FOR APPROVAL. WHERE JOISTS ARE PARALLEL TO THE EXTERNAL WALLS, JOISTS TO BE TIED TO EXTERNAL CAVITY WALLS WITH 5MM THICK X 30MM WIDE X 1650MM LONG GALVANIZED METAL STRAPS (TO GIVE SECURE FIXING TO THE FIRST THREE JOISTS) AT MAXIMUM OF 2000MM CENTRES WITH FULL DEPTH SOLID BLOCKING UNDER STRAPS. STRAPS TO BE BENT AT 90 DEGREES AND BUILT INTO CAVITY TO GIVE 150MM MIN (REFER TO CARCASSING LAYOUT AND MANUFACTURER, DESIGN/DETAILS). PROVIDE 100MM MIN. THICK INSULATION QUILT BETWEEN JOISTS (ISOVER APR 1200). CEILING TO BE LINED WITH 15MM THICK BRITISH GYPSUM PLASTERBOARD AND TO BE TAPED AND SKIMMED. ALL SPOT LIGHTS IN GROUND FLOOR CEILING TO HAVE APPROVED FIRE RATED HOODS.

AIR PERMEABILITY TEST DWELLING TO BE AIR TESTED ON COMPLETION WITH AN APPROVED/REGISTERED AIR TESTING COMPANY TO THE CURRENT BUILDING REGULATIONS REQUIREMENTS. REFER TO SAP CALCULATIONS FOR EACH HOUSE TYPE FOR FURTHER DETAILS

HEATING. AIR SOURCE HEAT PUMP BY SPECIALIST (REFER TO SUPPLIER DESIGN AND INSTALLATION SPECIFICATION AND REQUIREMENTS). **HEATING SYSTEM MUST BE FITTED WITH APPROVED TIME AND TEMPERATURE ZONE CONTROL** HOT WATER STORAGE TO BE FACTORY PRE PLUMBED "MEGAFLU". WITH CAPACITY BETWEEN 150-250 LTR. (REFER TO EACH HOUSE TYPE PLUMBING SCHEDULE FOR ACTUAL CAPACITY) ALL PIPES IN UNINSULATED SPACES SHALL BE INSULATED WITH INSULATION MATERIAL HAVING THERMAL CONDUCTIVITY OF 0.035 W/M.K AND A THICKNESS EQUAL TO OUTSIDE DIAMETER OF THE PIPE (40MM MAXIMUM). INSULATION TO EXTERNAL PIPES TO BE IN ACCORDANCE WITH MANUFACTURER'S AND THE SYSTEM DESIGNER'S SPECIFICATION AND REQUIREMENTS. ZONE SYSTEM TO BE INSTALLED TO ALL HOUSE TYPES. REFER TO EACH HOUSE TYPE HEATING DESIGN FOR DESIGN DETAILS. GENERALLY GROUND FLOOR TO HEATED WITH UNDER FLOOR SYSTEM AND FIRST FLOOR WITH RADIATORS HEATING SYSTEM TO CONFORM TO CURRENT 'DOMESTIC HEATING COMPLIANCE GUIDE'

MECHANICAL VENTILATION. MECHANICAL VENTILATION WILL BE PROVIDED AS FOLLOWS:- KITCHEN - COOKER HOOD AT 30 ITRE/SEC. BATHROOM & EN SUITS - EXTRACT FAN WITH 15 LITRE/SEC. UTILITY ROOM- EXTRACT FAN WITH 30 LITRE/SEC. WC- EXTRACT FAN TO GIVE 6 AIR CHANG PER/HOUR. WC WITHOUT WINDOW TO HAVE 15 MINUTES OVER-RUN AND CONNECTED TO THE LIGHT SWITCH

ELECTRICAL WORKS. ALL SOCKETS AND SWITCHES ARE TO BE INSTALLED BETWEEN 450MM AND 1200MM FROM FINISHED FLOOR LEVEL IN ACCORDANCE WITH PART "M" OF CURRENT BUILDING REGULATIONS. 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 17th EDITION.

LOW ENERGY LIGHT FITTINGS. ALL LIGHTING POINTS ARE TO BE ENERGY SAVING LIGHT FITTINGS. EXTERNAL LIGHTS ARE TO BE ENERGY SAVING TYPE WITH SENSORS.

PART "L" REQUIREMENTS AND ACCREDITED CONSTRUCTION COMPLIANCE. IN ORDER TO COMPLY TO THE REQUIREMENT OF PART "L" (ENERGY EFFICIENCY OF THE PROPERTY) THE PROJECT MUST BE BUILT TO THE ACCREDITED CONSTRUCTION DETAILS. THE CONTRACTOR MUST KEEP THE RECORD OF COMPLIANCE AS REQUIRED BY THE ACT. FOR INFORMATION ON ACCREDITED CONSTRUCTION AND METHOD OF COMPLIANCE AND RECORD KEEPING INCLUDING CONTRACTOR CERTIFICATION REFER TO "PLANNING PORTAL WEB SITE"

PART "G" REQUIREMENTS AND METHODS OF COMPLIANCE WHOLESOME WATER CONSUMPTION ARE TO BE LIMITED TO 125 LITER PER PERSON PER DAY WHEN CALCULATED IN ACCORDANCE WITH A METROLOGY GIVEN IN DOCUMENT "WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS". THE MAIN CONTRACTOR AND PLUMBING CONTRACTOR TO ARE ENSURE THAT APPLIANCES AND FITTINGS ARE INSTALLED IN ACCORDANCE WITH THE CALCULATOR REQUIREMENTS. WATER EFFICIENCY CALCULATION TO BE SUBMITTED TO L.A OR NHBC PRIOR TO COMPLETION. AN AS-BUILT CHECKLIST OF ALL FITTINGS/APPLIANCES WITH THEIR FLOW RATES, SPECIFICATION AND MANUFACTURER DETAILS MUST BE GIVEN TO THE OWNER / OCCUPIERS OF THE PROPERTY. HOT WATER OUTLET TEMPERATURE TO FIXED BATH TO BE LIMITED TO 48°C BY USE OF AN IN-LINE BLENDING VALVE OR OTHER APPROPRIATE TEMPERATURE CONTROL DEVICE. THE BLENDER/MIXER VALVE MUST BE LOCATED AS CLOSE AS POSSIBLE TO THE FINAL OUTLET.

PART "R"- PHYSICAL INFRASTRUCURE FOR HIGH SPEED ELECTRONIC NETWORK. AN ACCESS POINT (NETWORK PROVIDER'S ACCESS POINT) TO THE OUTSIDE DWELLING (NEAR FRONT DOOR) WITH SUITABLE DUCTING AND NETWORK TERMINATION POINTS WITHIN THE DWELLING TO BE PROVIDED. IT IS RECOMMENDED THAT ONE TERMINATION POINT IN EACH HABITABLE ROOM AND TWO POINTS IN LOUNGE/KITCHEN DINNER TO BE PROVIDED FOR CONNECTION TO THE NETWORK.

PLUMBING. WC: 100MM DIA. 75MM DEEP SEAL TRAP SHOWER: 40MM DIA. 75MM DEEP SEAL TRAP BASIN: 40MM DIA. 75MM DEEP SEAL TRAP BATH: 40MM DIA. 75MM DEEP SEAL TRAP SINK: 40MM DIA. 75MM DEEP SEAL TRAP SVP:100MM DIA. AND TO BE TERMINATED 900MM MINIMUM ABOVE ANY WINDOW OPENING. WHERE LENGTH OF WASTE PIPE EXCEED 3M FROM THE SVP, IT MUST BE INCREASES TO 50MM DIA. SHOWER TRAP MUST HAVE ACCESSIBLE COVER FOR CLEANING. RODDING /CLEANING ACCESS TO BE PROVIDED,WHERE WASTE PIPE FROM ANY APPLIANCES CHANGES DIRECTION BEFORE CONNECTING TO THE SVP.

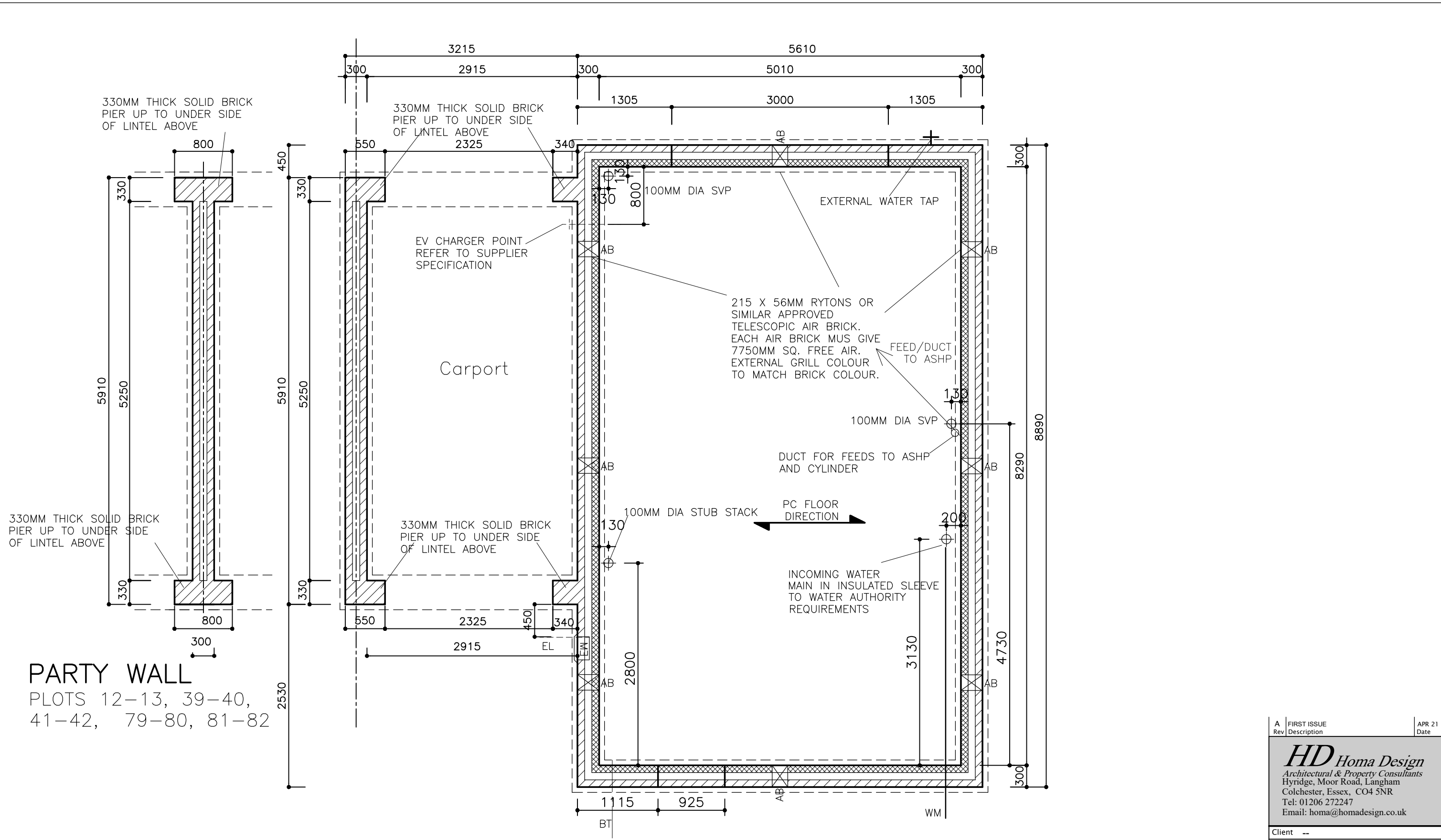
STAIRCASES REFER TO STAIRCASE SUPPLIER'S DETAILS 13 EQUAL RISERS (2675MM TOTAL RISE APPROX.) AND TO BE CHECK ON SITE PRIOR TO FABRICATION. 230MM MIN. GOING 42 DEGRRES MAX. PITCH RAILING TO BE 900MM HIGH. WITH BALUSTRADES AT 100MM CENTRES 2000MM MINIMUM HEAD ROOM. REFER TO HOUSE TYPE DRAWINGS FOR FURTHER DETAILS

Ⓢ Ⓜ SMOKE & HEAT DETECTORS (TO BS 5446-2 : 2003, BS 5839-6: 2004 (GRADE D2-CATEGORY LD3) AND BS EN 14604:2005) TO BE MAINS OPERATED WITH BATTERY BACK UP AND WHERE TWO OR MORE ARE FITTED TO BE LINKED. HEAT DETECTOR TO BE INSTALLED IN KITCHEN AS SHOWN ON THE LAYOUT AND SMOKE ALARMS TO BE INSTALLED IN HALL AND LANDING TO WITHIN 3 Mtr OF ANY HABITABLE ROOM, AND TO BE LOCATED AS SHOWN ON FLOOR PLANS. ALL ELECTRICAL WORKS TO CERTIFIED BY APPROVED QUALIFIED PERSON/FIRM AS REQUIRED BY BUILDING REGULATIONS AND RELEVANT CERTIFICATES TO BE SUBMITTED TO THE BUILDING CONTROL AT COMPLETION STAGE.

Table with 2 columns: Revision/Description and Date. Rows include HEATING & FIRST FLOOR NOTES, HARDIE PLANK BOARDING OMITTED, INSULATIONS TO FLOOR, WALLS AND ROOF REVISED, BUILDING REGS. COMMENTS ADDED.

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Client: -- Project: LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD Drawing: GENERAL CONSTRUCTION SPECIFICATION Date: NOV 2020 Scale: N/A Drawing No: CON-SPEC-01 Copyright © Homa Design Ltd Do not scale



PARTY WALL
 PLOTS 12-13, 39-40,
 41-42, 79-80, 81-82

FOUNDATIONS, FLOOR SLAB, SERVICE ENTRY LAYOUT

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 <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 HOUSE TYPE 3 & 3A (T3 & T3A) GENERAL ARRANGEMENT SUBSTRUCTURE SETTING OUT (HANDED)		
Date	NOV 2020	Scale: 1:50 @ A3
Drawing No.	T3-01-01 HANDED	A
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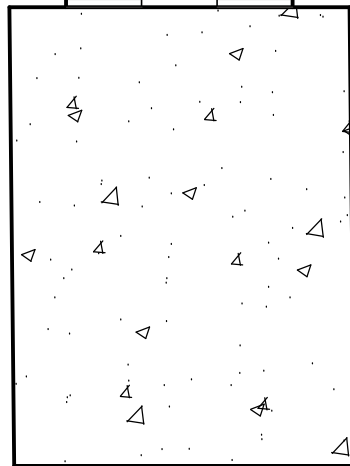
150
 DPC LEVEL MIN.
 GROUND LEVEL LEVEL

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



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"

DPM TO BE OVER LAPPED WITH DPC

25MM CELOTEX OR XTRATHERM VERTICAL INSULATION

DPC

225MM MIN. VENTED VOID.

75MM SAND AND CEMENT SCREED WITH D49 MESH

500 GAUGE VAPOR BARRIER

75MM CELOTEX OR XTRATHERM INSULATION

1200 GAUGE DPM

150MM PC FLOOR

450MM MIN.

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

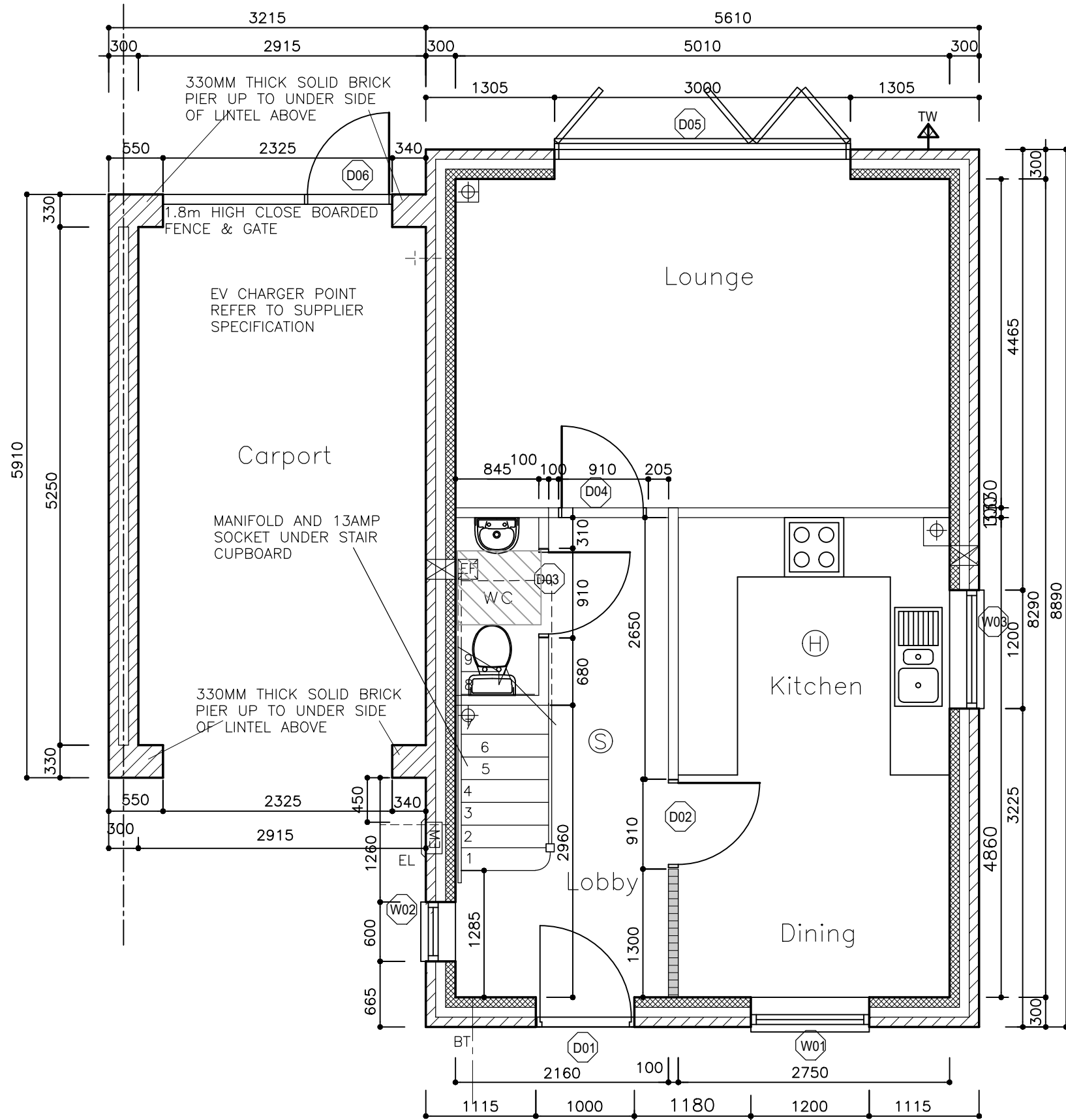
REF. NO.	DOOR LEAF SIZE W x H (mm)	NOMINAL FRAME / LINING SIZE W x H (mm)	STRUCTURAL OPENING
D1*	*	990 x 2090	1000 x 2100
D2	826 x 2040	890 x 2072	910 x 2100
D3	826 x 2040	890 x 2072	910 x 2100
D4	826 x 2040	890 x 2072	910 x 2100
D5*	*	2990 X 2165	3000 X 2175
D6	800 x 1800	TIMBER GATE	TIMBER GATE
D7	726 x 2040	790 x 2072	810 x 2100
D8	726 x 2040	790 x 2072	810 x 2100
D9	726 x 2040	790 x 2072	810 x 2100
D10	726 x 2040	790 x 2072	810 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

WINDOWS AND LINTEL SCHEDULE

REF. NO.	NOMINAL WINDOW SIZE W x H (mm)	REMARKS
W01	1200 x 1200	
W02	600 x 1200	
W03	1200 x 1200	
W04	1200 x 1200	
W05	1200 x 1200	
W06	600 x 1050	
W07	1200 x 1200	
W08	600 x 1050	
W09	1800 x 1200	

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.

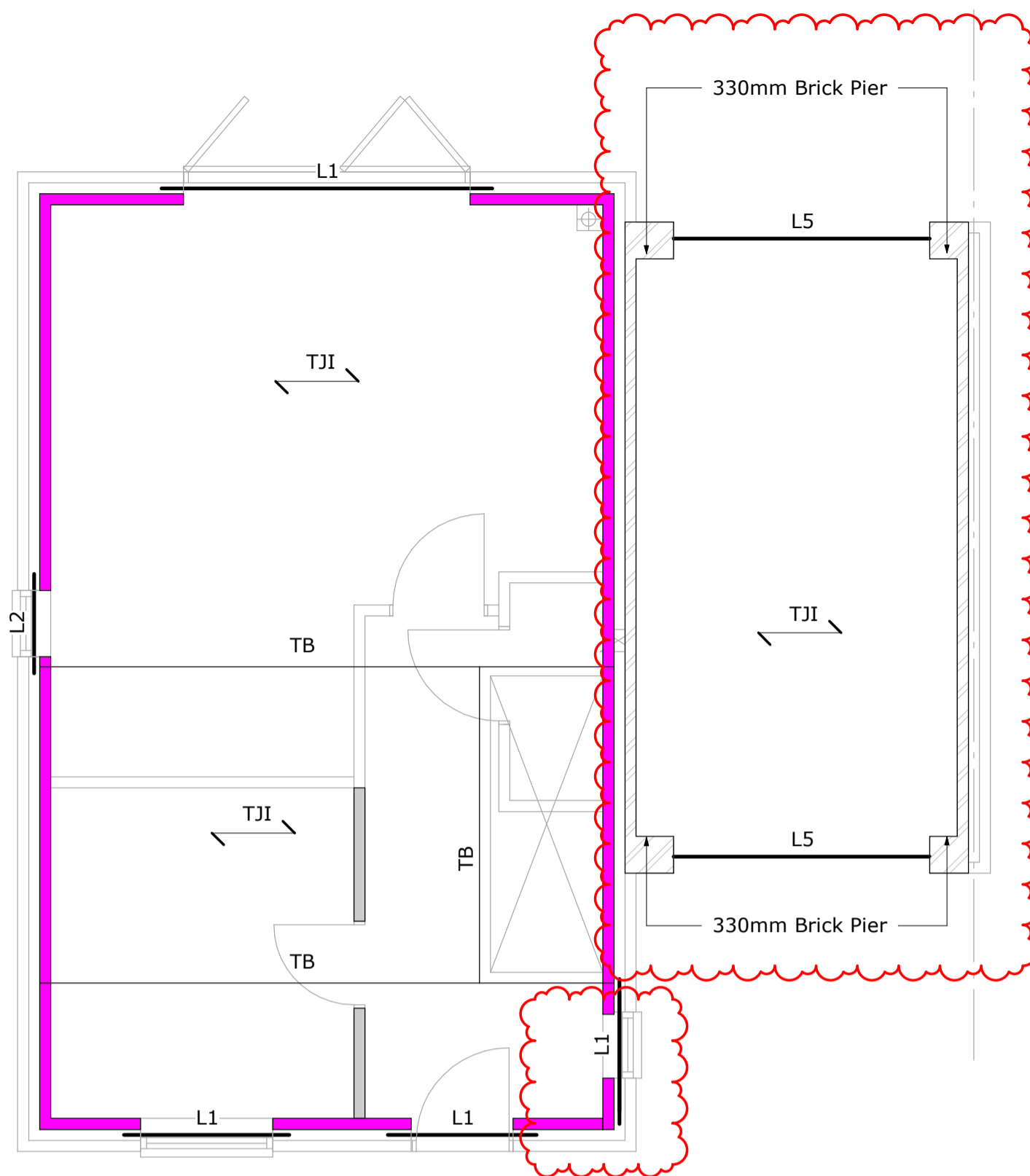


C	DOOR SIZE TO KITCHEN REVISED	FEB 22
B	DOOR SCHEDULE REVISED	SEP 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

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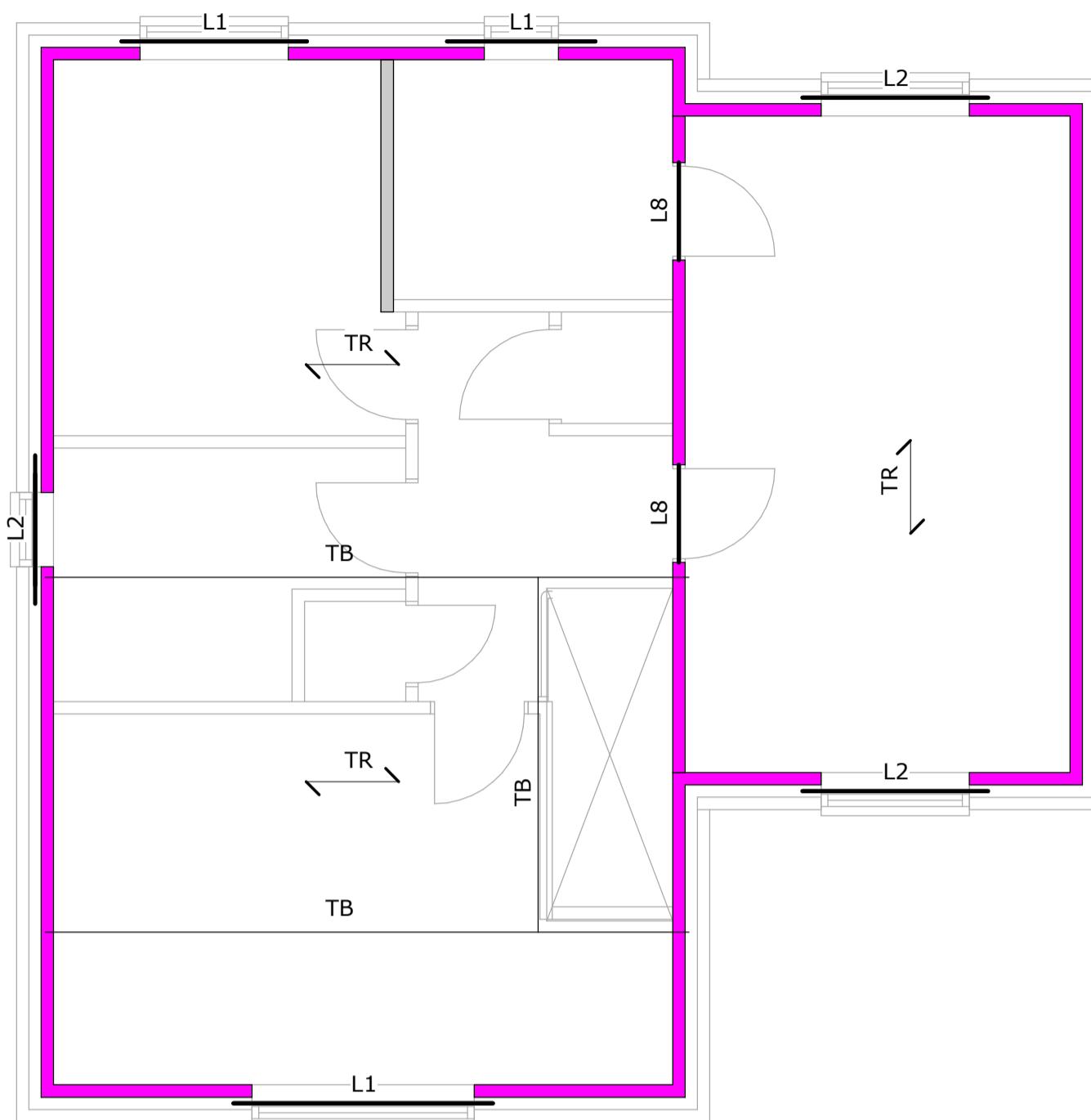
Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 3 & 3A (T3 & T3A) GENERAL ARRANGEMENT GROUND FLOOR PLAN (HANDED)
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-02-03 HANDED
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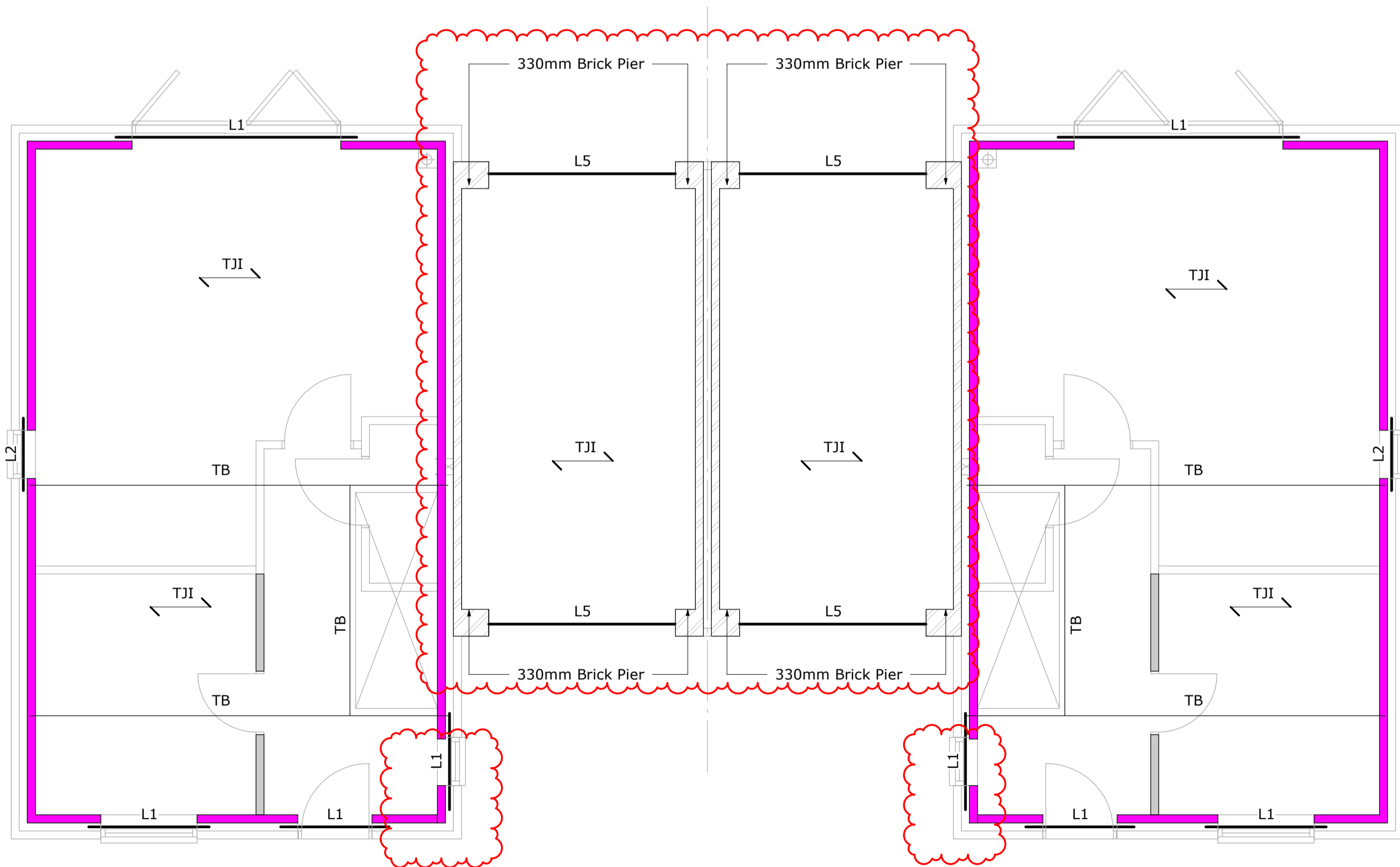
GROUND FLOOR PLAN

1 : 50



FIRST FLOOR PLAN

1 : 50



GROUND FLOOR PLAN

1 : 50

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.

- KEY**
- TJI ↖ Indicates 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 @ 225mm centres internally.

Key	Description
	3.6 N/mm ² Blocks
	7.3 N/mm ² Blocks
	10.4 N/mm ² Blocks
	17.5 N/mm ² Blocks
	22.5 N/mm ² 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.

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 Expandifoam or equal approved closed cell polyethylene joint filler sealed on external faces with Expandite Thiflex 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 (recommnd 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:
imposed - refer to Architects details
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.

DEAD LOADS

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

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
TBC To be confirmed
UNO Unless noted otherwise
DIA Diameter
EGL Existing Ground Level
FGL Finished Ground Level
TOC Top of concrete
BOC Bottom of concrete
SSL Structural slab level
TOS Top of steel
FFL Finished Floor 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 any 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 3
SUPERSTRUCTURE FRAMING
GENERAL ARRANGEMENT

Client
LANSWOOD LIMITED

Richard Jackson
Engineering Consultants

847 The Crescent, Colchester, Essex, CO4 9YQ
Suit 409, 1 Alie Street, London, E1 8DE
5 Queen House, Mill Court, Great Shelford, Cambs, CB32 5LD
6 The Old Church, St Matthews Rd, Norwich, Norfolk, NR1 1SP
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Email Address: mail@rj.uk.com Web Site: http://www.richardjackson.uk.com
Tel: 01206 228800
Tel: 020 7448 9910
Tel: 01223 314994
Tel: 01603 230240
Tel: 01172 020070

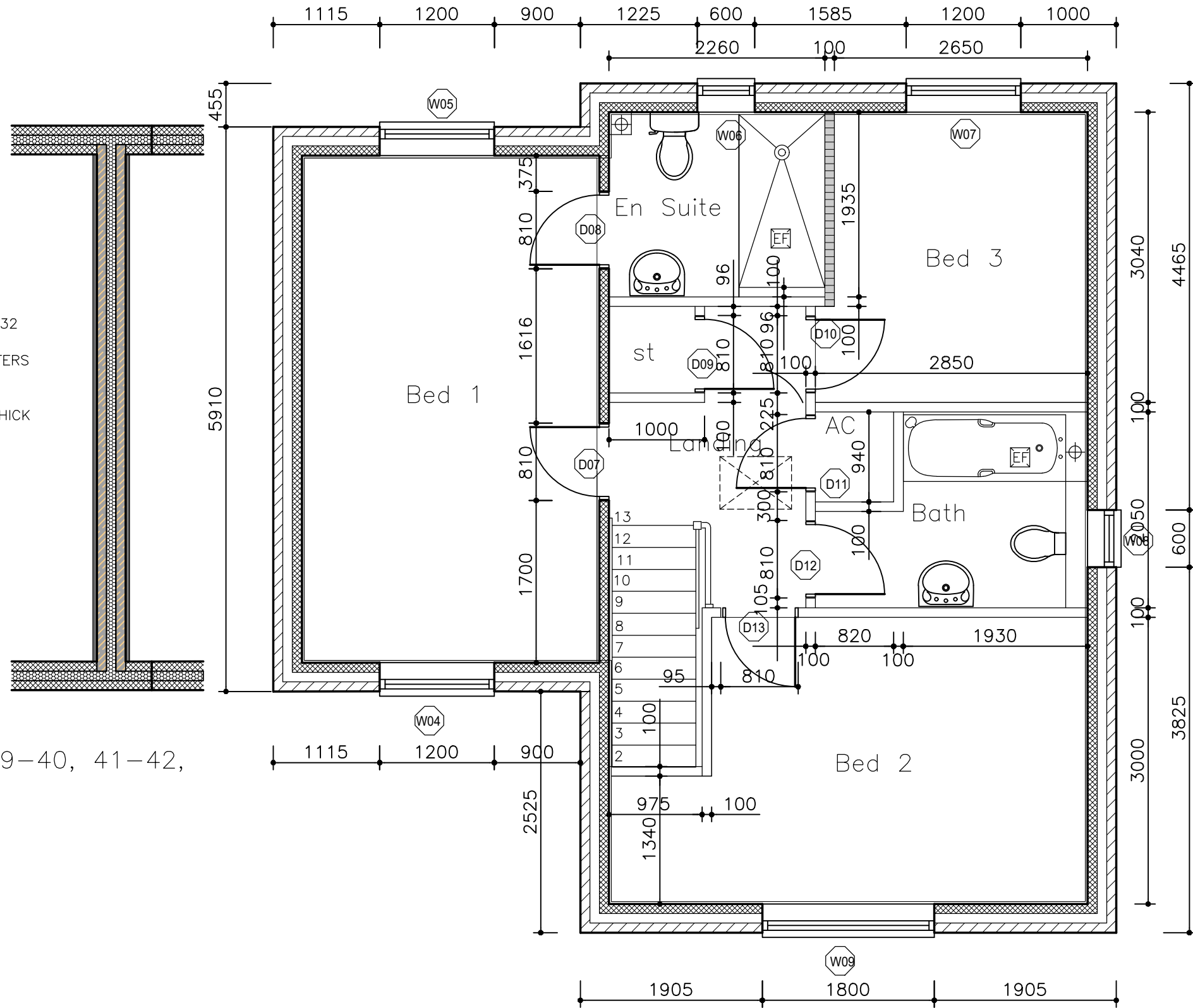
Scale 1 : 50	Drawn FM	Date APR 2021
Project Manager K.TOSH	Checked BGA	Approved
Status	Suitability Description	RJL Project No 48389
project	originator	zone
48389	RJL	XX
level	type	role
GF	DR	S
number	revision	
1005	P02	

PARTY WALL CONSTRUCTIONS

EACH LEAF TO BE 100MM THICK THERMALITE PARTY WALL BLOCK WITH DRY DENSITY OF 660KG/M3.
 100MM CAVITY FILLED WITH 100MM THICK ISOWOOL 32 CAVITY INSULATION.
 WALL TIES TO BE STAINLESS STEEL AT 900MM CENTERS HORIZONTALLY AND 450MM VERTICALLY AND TO BE STAGGERED.
 BOTH SIDE OF WALL TO BE RENDERED WITH 8MM THICK SAND AND CEMENT RENDER (1:1:6) WITH SCRATCH FINISH.
 LINE BOTH SIDE WITH 12.5MM THICK PLASTERBOARD WITH DENSITY OF 10KG/M2 ON DABS WITH CONTINUOUS BAND AT ALL INTERNAL PERIMETERS

PARTY WALL

PLOTS 12-13, 39-40, 41-42, 79-80, 81-82



E	EN SUITE DEPTH REVISED TO 1935MM	MAR 23
D	EN SUITE DEPTH REVISED TO 1835MM	MAR 23
C	EN SUITE DEPTH REVISED TO 1845MM	MAR 23
B	PARTY WALL DETAILS ADDED	OCT 21
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 3 & 3A (T3 & T3A) GENERAL ARRANGEMENT FIRST FLOOR PLAN (HANDED)
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-02-04 HANDED
Copyright	© Homa Design Ltd

Do not scale

**PARTY WALL CONSTRUCTIONS
ROBUST DETAIL (E-WM-6)**

EACH LEAF TO BE 100MM THICK THERMALITE PARTY WALL BLOCK WITH DRY DENSITY OF 660KG/M3. 100MM CAVITY FILLED WITH 100MM THICK "ISOWOOL 32" CAVITY INSULATION. WALL TIES TO BE STAINLESS STEEL TYPE "A" AS REQUIRED BY ROBUST DETAILS HANDBOOK AT 900MM CENTERS HORIZONTALLY AND 450MM VERTICALLY AND TO BE STAGGERED. BOTH SIDE OF WALL TO BE RENDERED WITH 8MM MINIMUM THICK SAND AND CEMENT RENDER (1:1:6) WITH SCRATCH FINISH. LINE BOTH SIDE WITH 12.5MM THICK PLASTERBOARD WITH DENSITY OF 10KG/M2 ON DABS (GYPROC "SOUND BLOC") WITH CONTINUOUS BAND AT ALL INTERNAL PERIMETERS

JOINTS BETWEEN BLOCK WORK AND JOISTS TO BE FULLY FILLED WITH MORTAR AND SEALED REFER TO ROBUST DETAILS COMPANY STANDARD DETAILS

JUNCTION OF FIRST FLOOR AND PARTY WALL

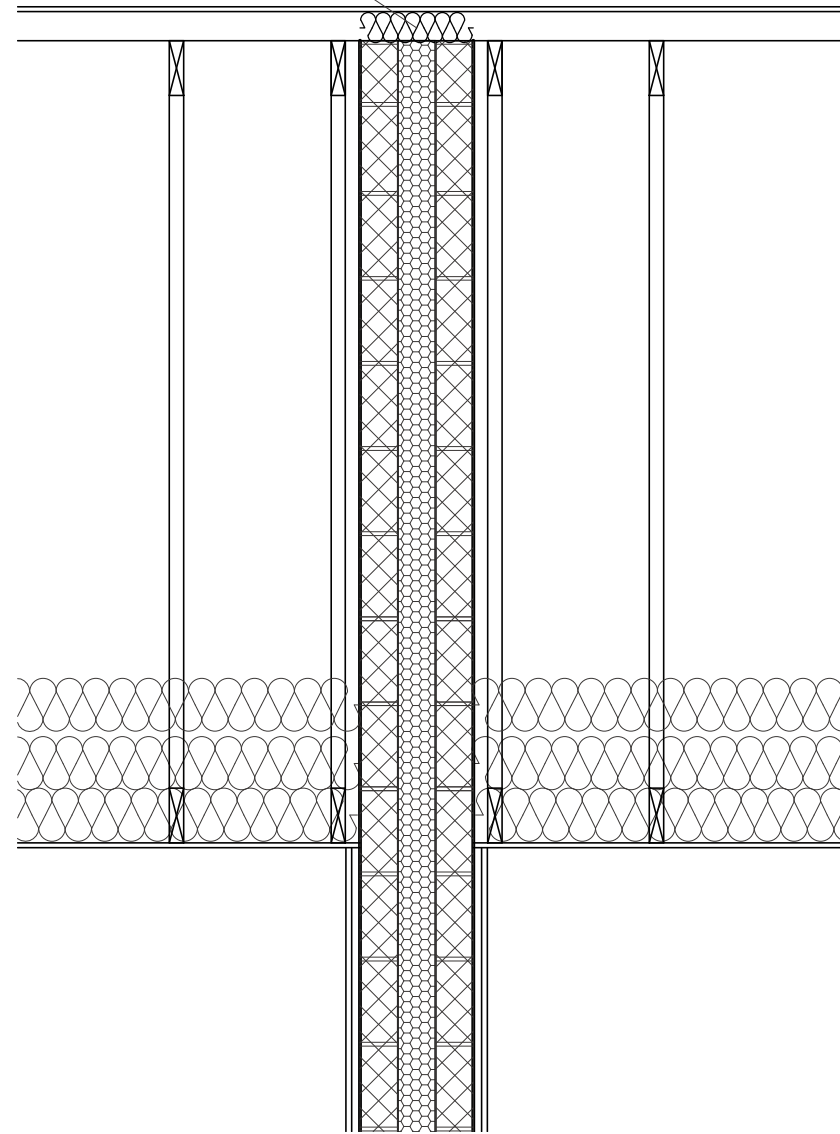
PARTY WALLS TO BE RENDERED WITH 8MM MINIMUM THICK SAND AND CEMENT RENDER SEE PARTY WALL NOTE FOR FULL CONSTRUCTION DETAILS

DPM TO BE TAKEN UP AND OVER LAPPED WITH DPC.

VENTED VOID

JUNCTION OF GROUND FLOOR AND PARTY WALL

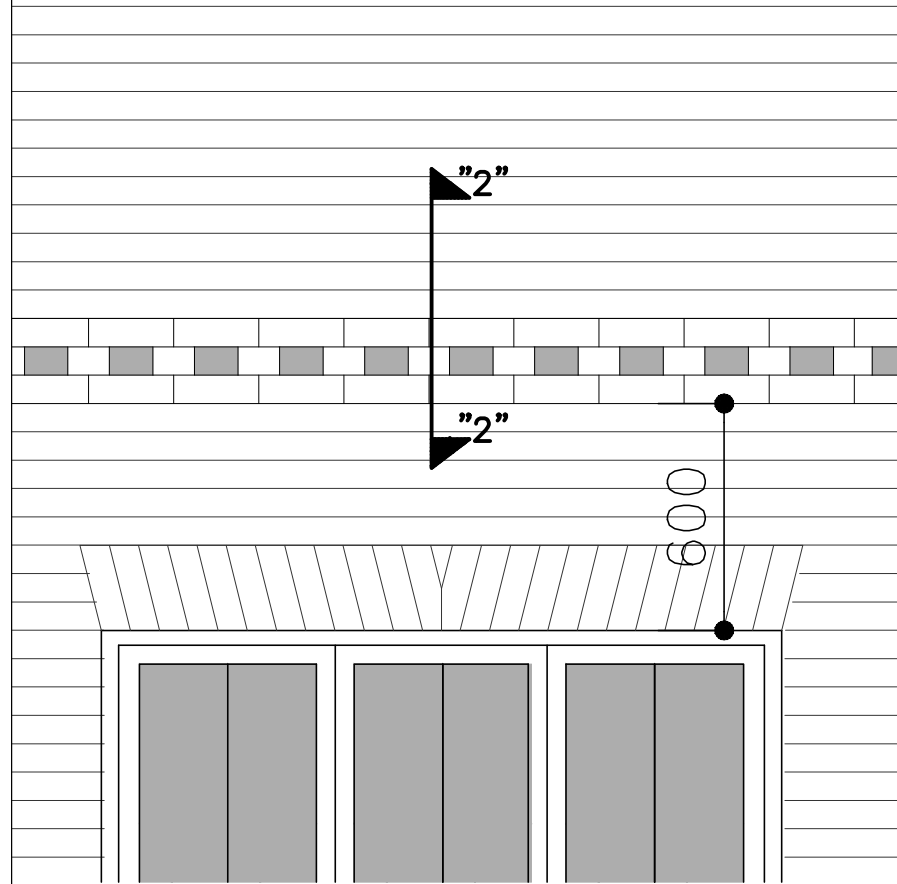
50MM THICK ROCKWOOL FIRE STOPPING TO BE COMPRESSED BETWEEN TOP OF THE SEPARATING WALL AND TILES TO MAINTAIN CONTINUOUS FIRE STOP BETWEEN TWO PROPERTIES. FIRE STOPPING TO BE ALSO PROVIDED AT EAVES ALONG THE THE LINE OF PARTY WALLS AND EAVES JUNCTIONS TO FORM COMPLETE FIRE SEPARATION. SEE GENERAL CONSTRUCTION DETAILS/NOTES.



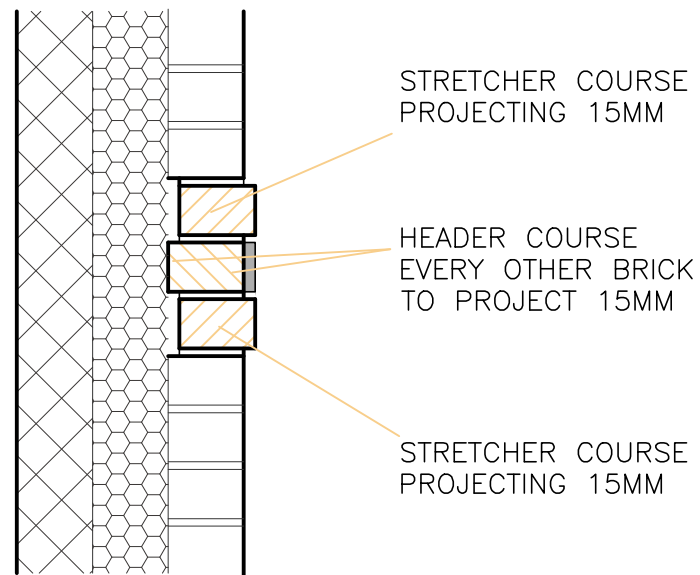
PARTY WALL WITHIN ROOF SPACE

A	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21
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		

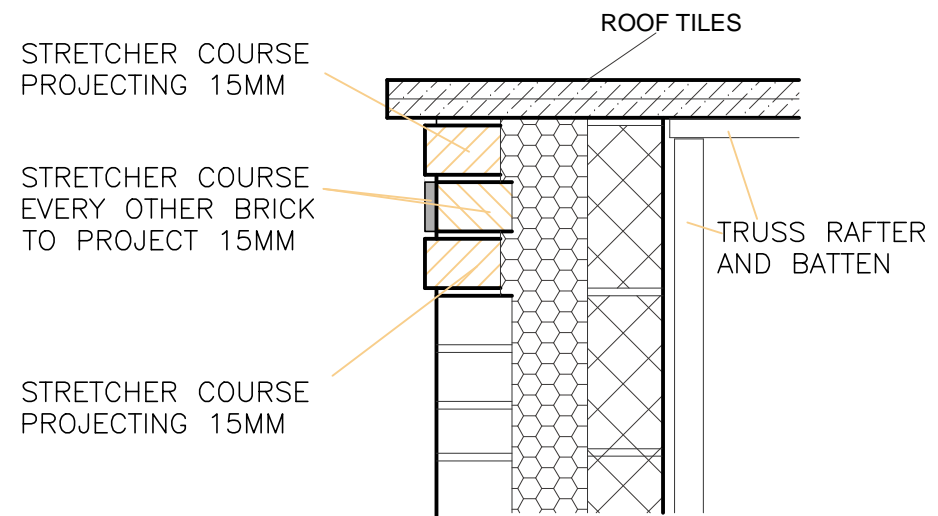
Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	SECTION / DETAIL PARTY WALL JUNCTIONS
SHEET 4	
Date	NOV 2020
Scale:	1:20 @ A3
Drawing No.	DET-01-04
Copyright	© Homa Design Ltd
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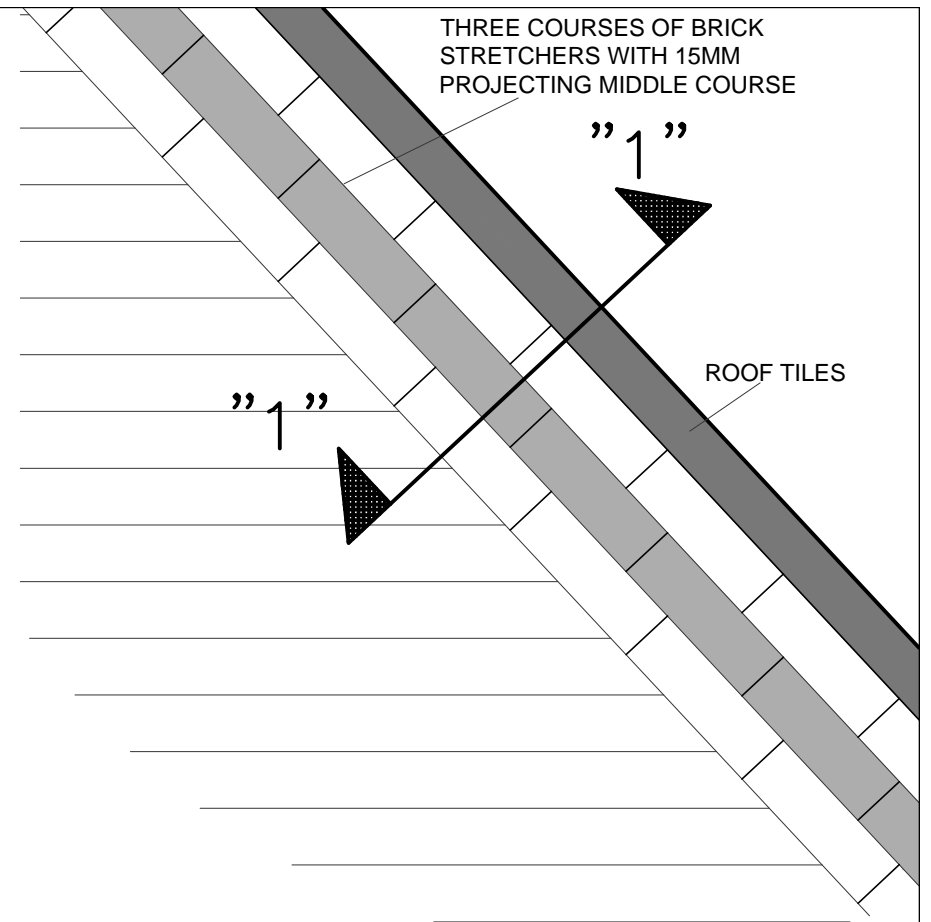
FLAT ARCH AND DENTAL BRICK STRING COURSE DETAILS
SCALE 1:20 @ A3



SECTION/DETAIL "2"- "2"
BRICK DENTIL STRING BAND
SCALE 1:10 @ A3



SECTION "1"- "1"
VERGE DETAIL
SCALE 1:10 @ A3



PARTIAL BRICK VERGE ELEVATION
SCALE 1:10 @ A3

Rev	Description	Date
-	-	--
<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		
STRING COURSE, DENTAL BRICK BAND, LINTELS AND BRICK VERGE DETAILS		
Date	NOV 2020	Scale: AS SHOWN
Drawing No.	DET-01-05	-
Copyright © Homa Design Ltd Do not scale		

WHITE UPVC
BARGE BOARD
AND SUFFIT

BLACK UPVC
HERITAGE STYLE
RAIN WATER GOODS

WHITE UPVC
DOORS AND
WINDOWD



FRONT ELEVATION

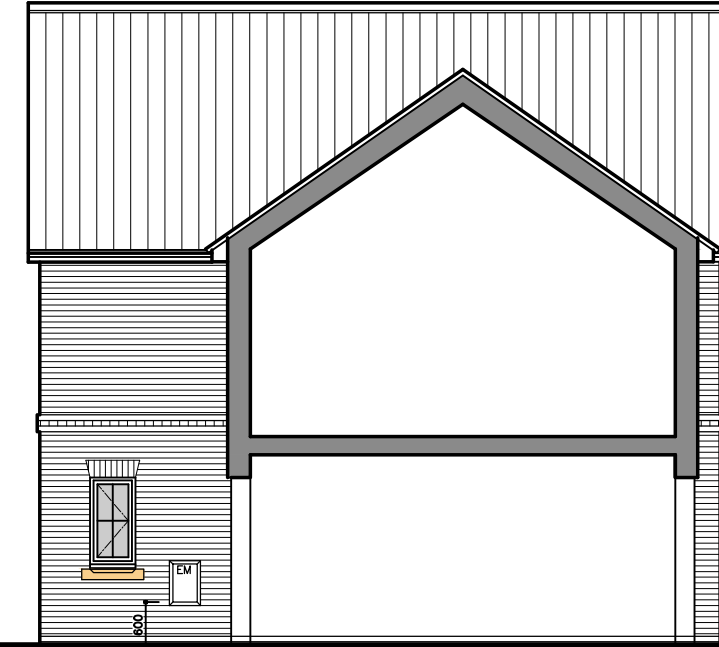
ROOFING TILES
REFER TO
SCHEDULE

BRICK FLAT ARCH

RECONSTITUTED
STONE CILL

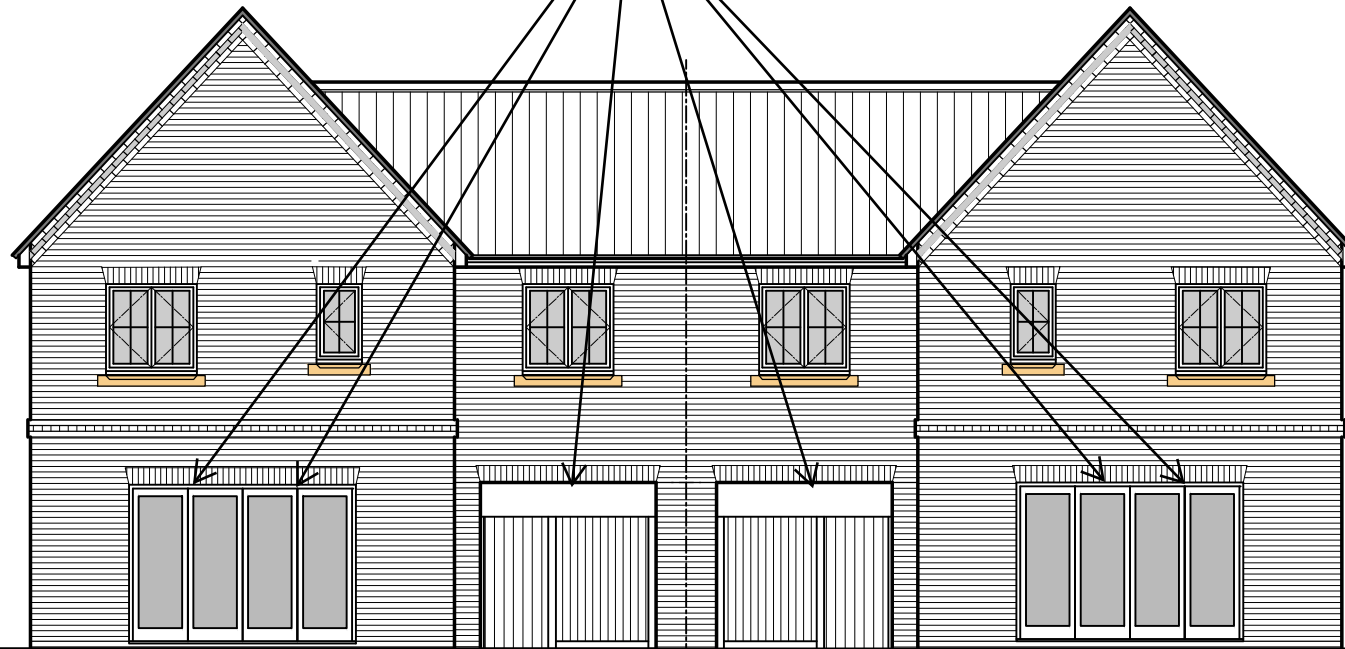
3 COURSE DENTIL
BRICK BAND

FACING BRICK
REFER TO
SCHEDULE



SIDE ELEVATION

Weep vents between brick arches



REAR ELEVATION



SIDE ELEVATION

B	HARDIE PLANK BOARDING REMOVED	JULY 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

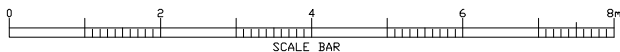
HD Homa Design
 Architectural & Property Consultants
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 Colchester, Essex, CO4 5NR
 Tel: 01206 272247
 Email: homa@homadesign.co.uk

Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 3 (T3) GENERAL ARRANGEMENT ELEVATIONS

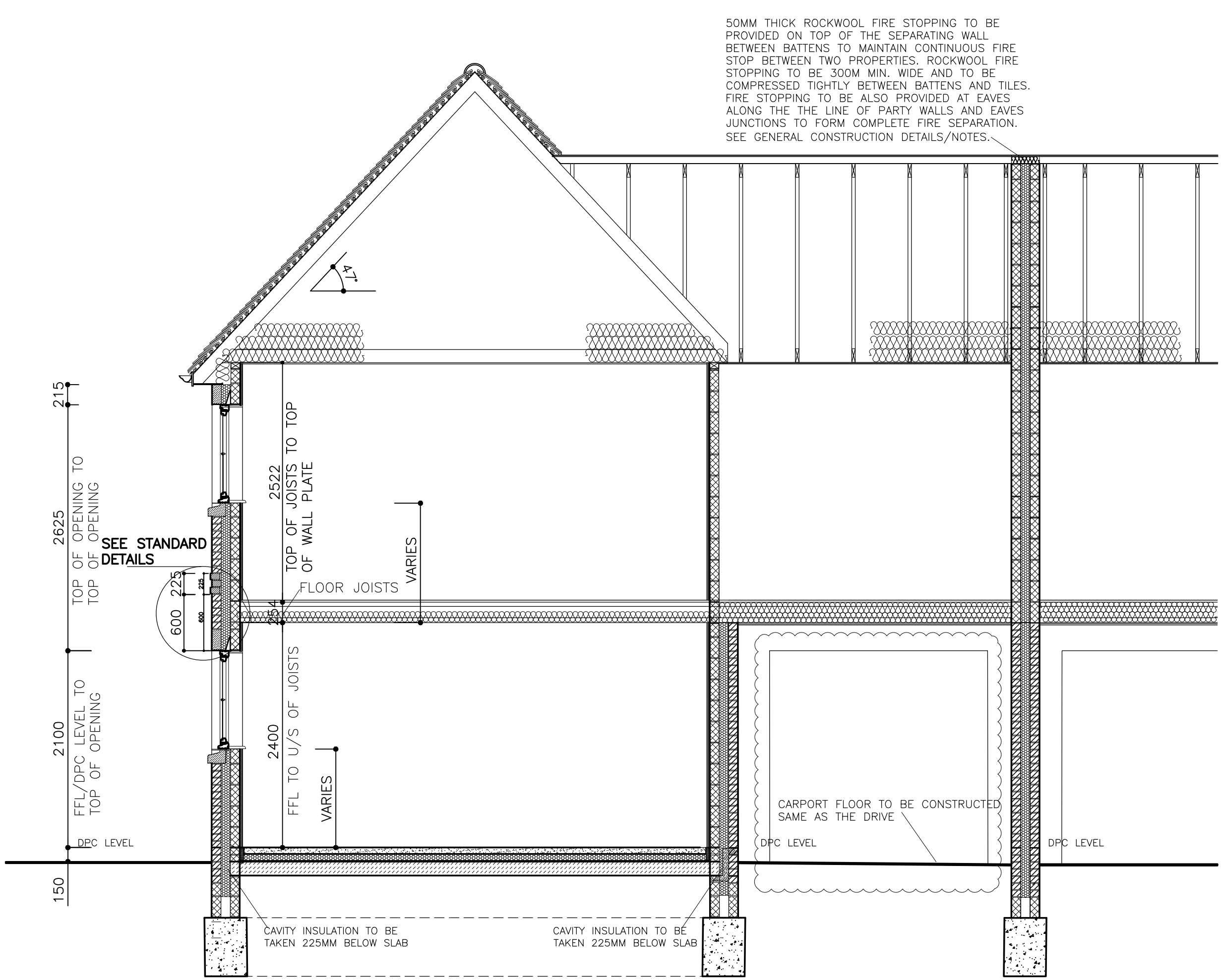
Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T3-03-01 B

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50MM THICK ROCKWOOL FIRE STOPPING TO BE PROVIDED ON TOP OF THE SEPARATING WALL BETWEEN BATTENS TO MAINTAIN CONTINUOUS FIRE STOP BETWEEN TWO PROPERTIES. ROCKWOOL FIRE STOPPING TO BE 300MM MIN. WIDE AND TO BE COMPRESSED TIGHTLY BETWEEN BATTENS AND TILES. FIRE STOPPING TO BE ALSO PROVIDED AT EAVES ALONG THE THE LINE OF PARTY WALLS AND EAVES JUNCTIONS TO FORM COMPLETE FIRE SEPARATION. SEE GENERAL CONSTRUCTION DETAILS/NOTES.

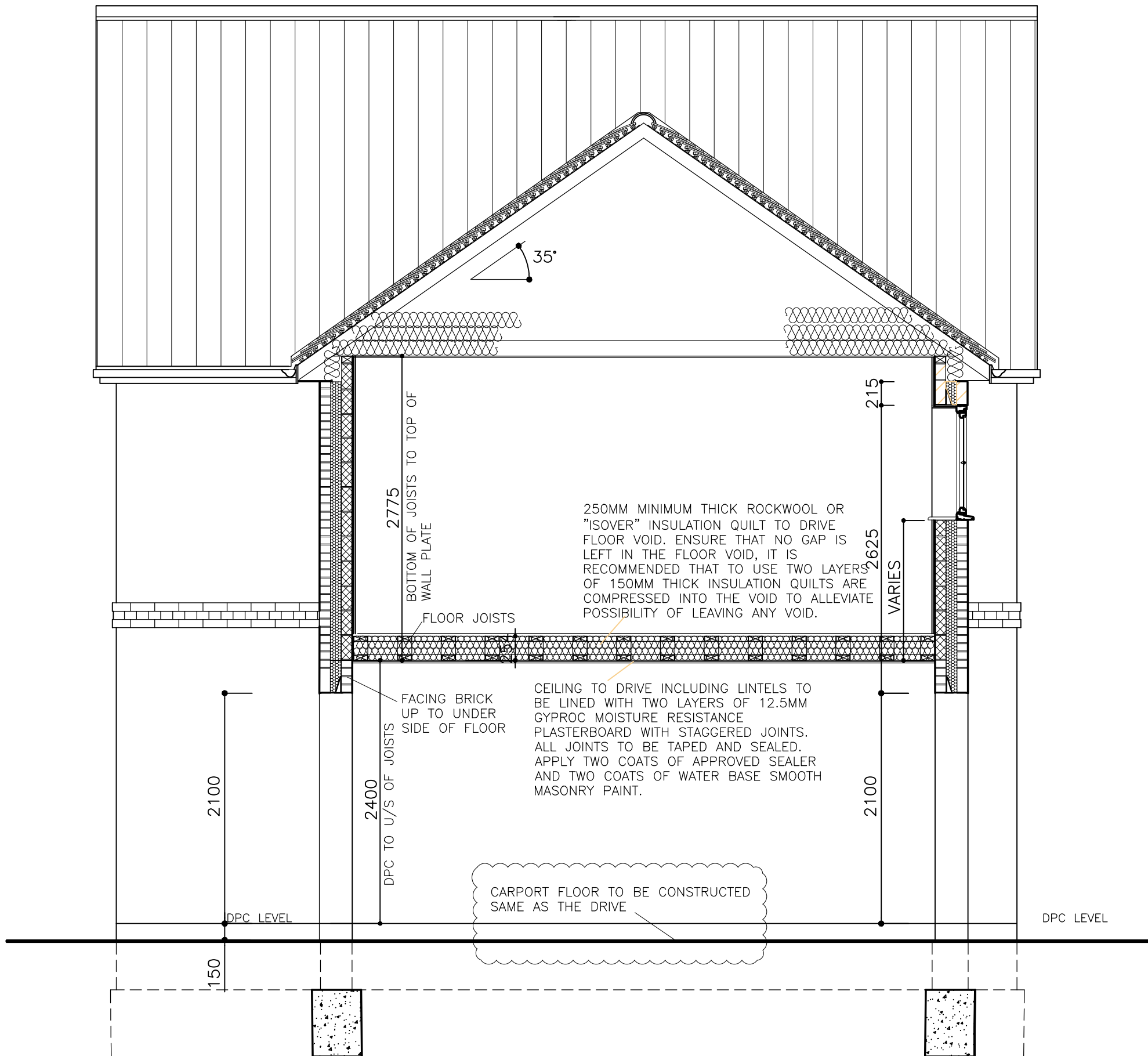


C	NOTE FOR CARPORT CONSTRUCTION AND PARTY WALL ADDED	OCT/21
B	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21
A	FIRST ISSUE	APR 21
Rev	Description	Date

HD Homa Design
 Architectural & Property Consultants
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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 3A&T3A (T3&T3A)
 GENERAL ARRANGEMENT
 SECTION A-A**

Date	NOV 2020	Scale:	1:50 @ A3
Drawing No.	T3-04-01		C
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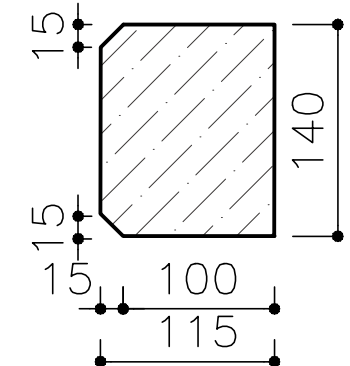


C	NOTE FOR CARPORT FLOOR CONSTRUCTION ADDED	OCT/21
B	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21
A	FIRST ISSUE	APR 21
Rev	Description	Date

HD Homa Design
 Architectural & Property Consultants
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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 3A&T3A (T3&T3A)
 GENERAL ARRANGEMENT
 SECTION B-B**

Date	NOV 2020	Scale:	1:20 @ A1
Drawing No.	T3-04-02		C
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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
Copyright	© Homa Design Ltd

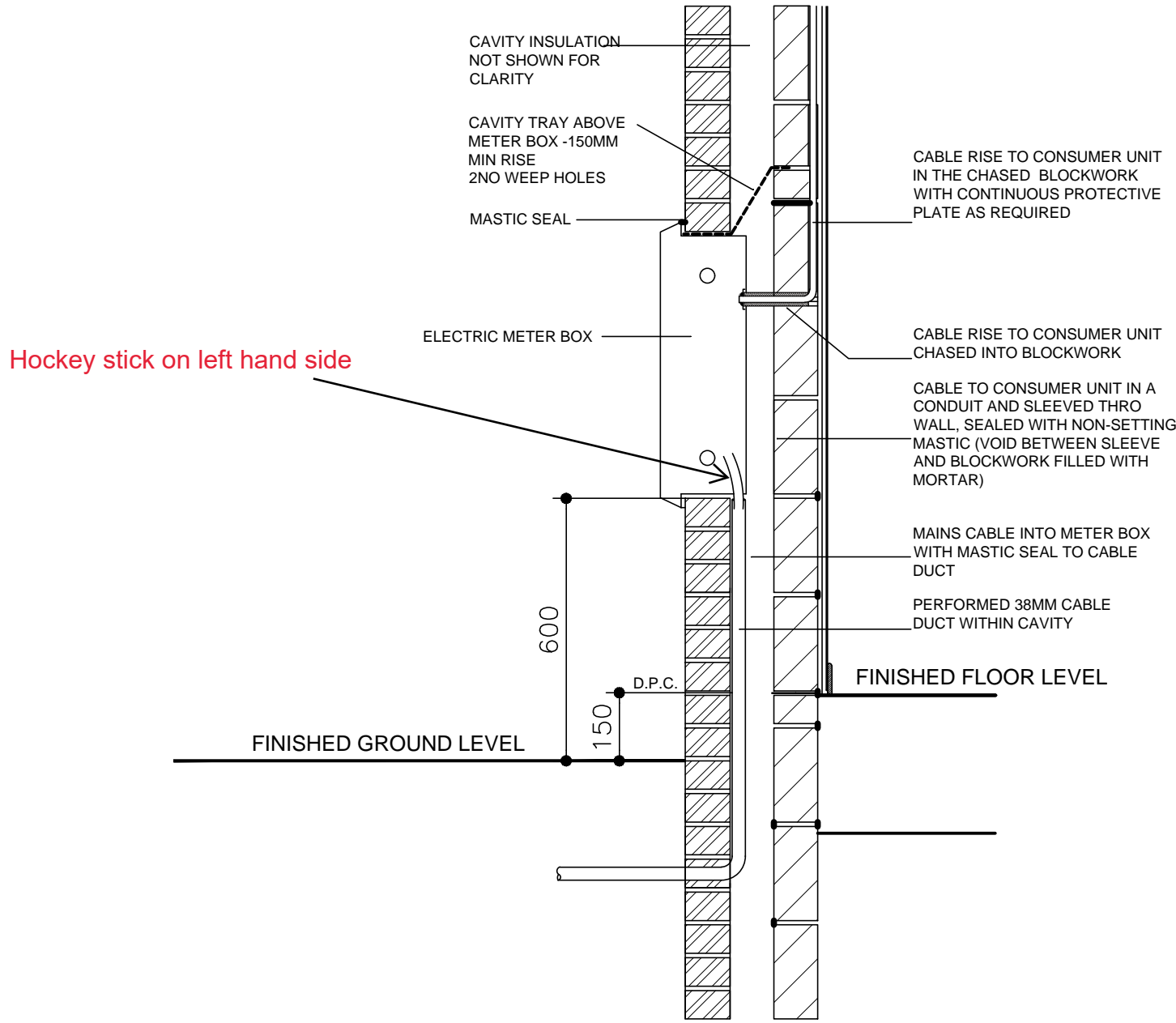
Rev	Description	Date
A	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21

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

Client --

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

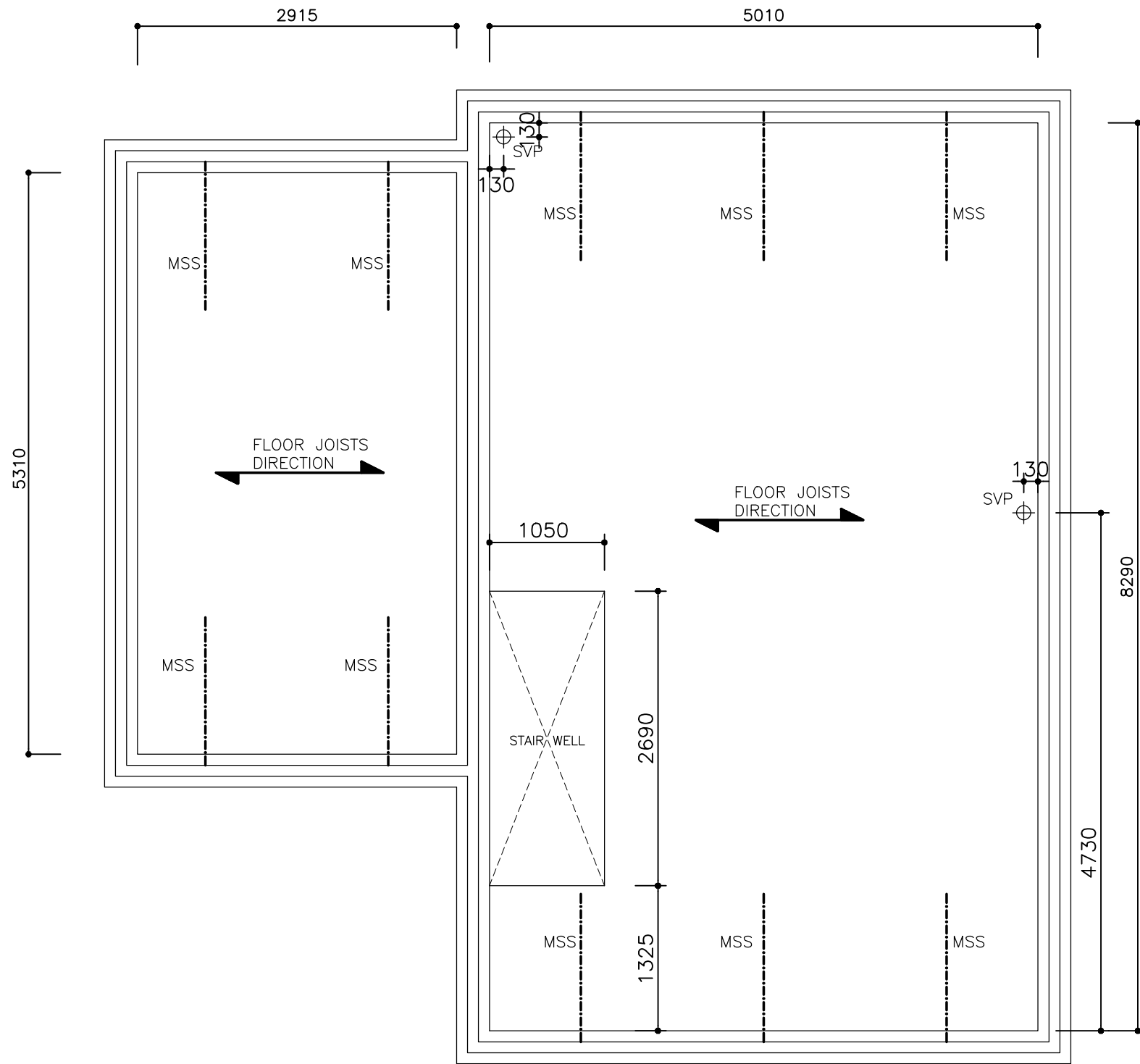
Drawing
**EXTERNAL ELECTRIC METER
 BOX DETAILS**

SHEET 6

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-07

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FIRST FLOOR CARCASSING LAYOUT

HANDED

THIS DRAWING TO BE READ IN CONJUNCTION WITH FLOOR JOISTS MANUFACTURER'S 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 --

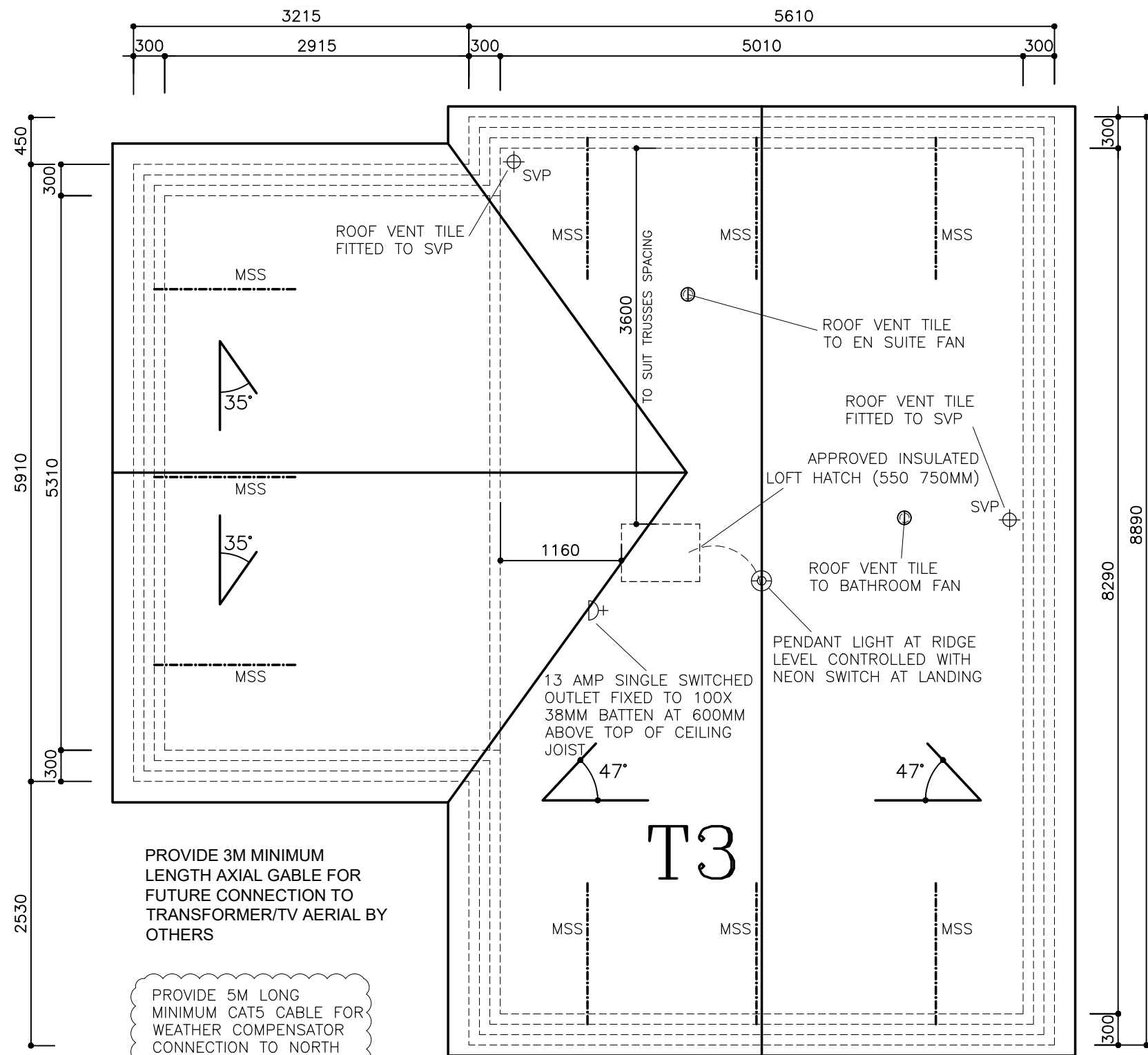
Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**

Drawing
**HOUSE TYPE 3 & 3A (T3 & T3A)
 GENERAL ARRANGEMENT
 FIRST FLOOR CARCASSING
 LAYOUT (HANDED)**

Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T3-05-01 HANDED A

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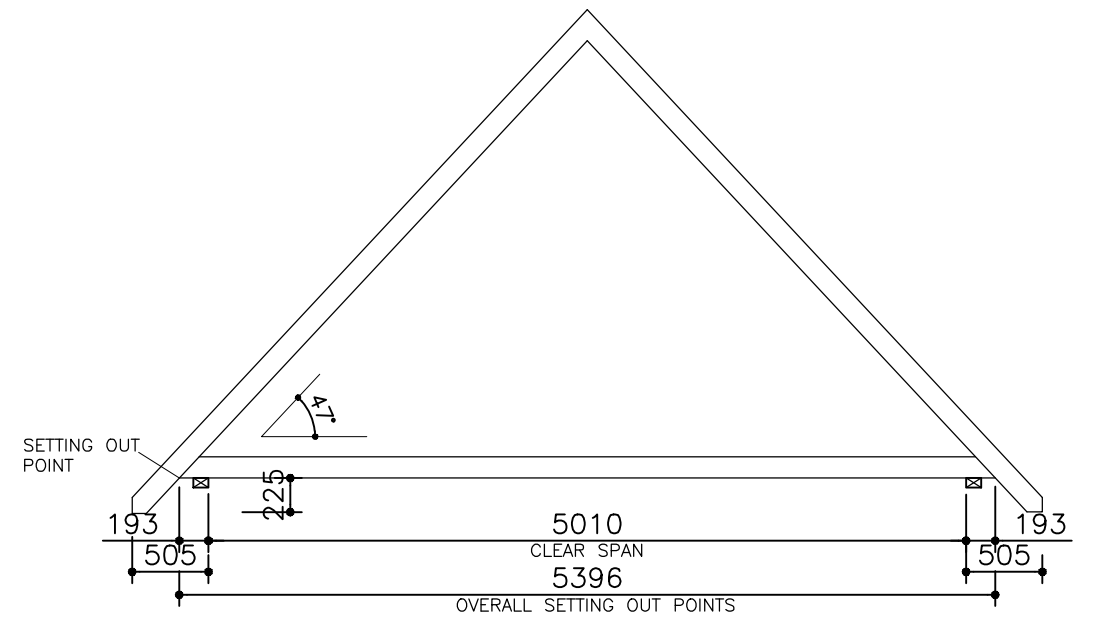


PROVIDE 3M MINIMUM LENGTH AXIAL GABLE FOR FUTURE CONNECTION TO TRANSFORMER/TV AERIAL BY OTHERS

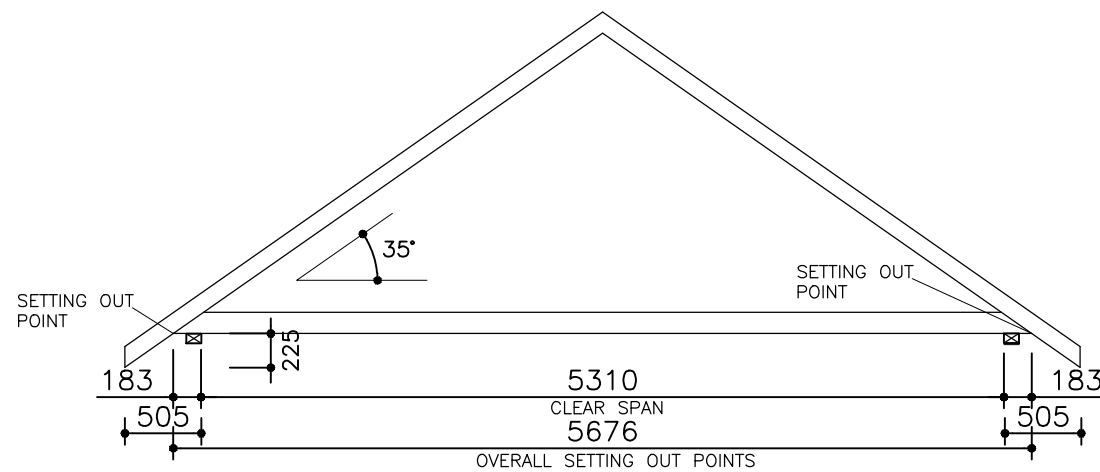
PROVIDE 5M LONG MINIMUM CAT5 CABLE FOR WEATHER COMPENSATOR CONNECTION TO NORTH FACING SIDE. REFER TO SPECIFICATION FOR FURTHER DETAILS

ROOF LAYOUT (HANDED)

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



TRUSS PROFILE-MAIN ROOF



TRUSS PROFILE-ROOF OVER LINK

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

HD Homa Design
 Architectural & Property Consultants
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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 3 & 3A (T3 & T3A)
 GENERAL ARRANGEMENT
 ROOF PLAN (HANDED)**

Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T3-06-01 HANDED B

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NOTES:

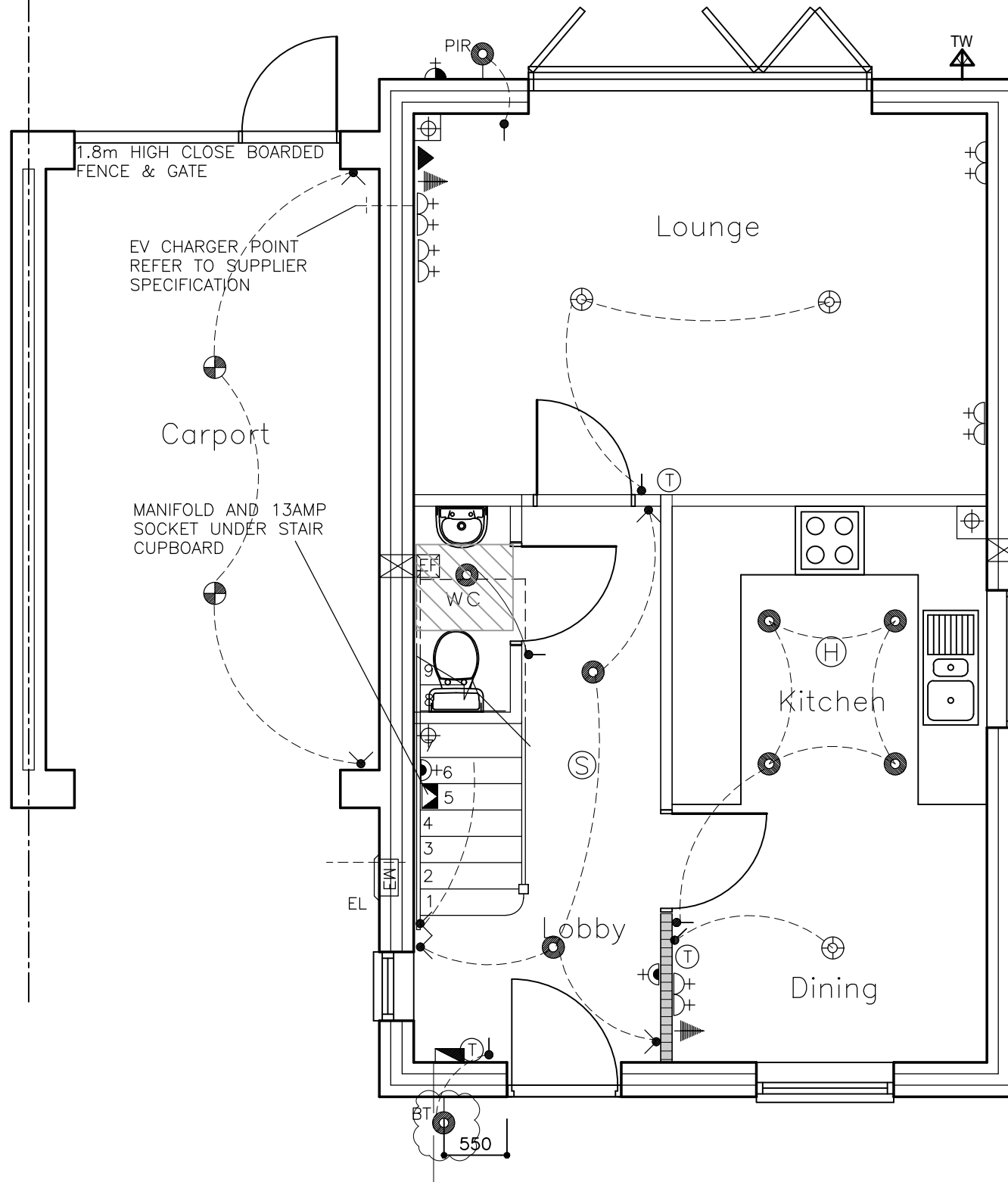
1. ALL ELECTRICAL WORKS TO BE CARRIED OUT AND CERTIFIED BY A QUALIFIED MEMBER OF IEE OR OTHER APPROVED ORGANIZATIONS AS REQUIRED UNDER CURRENT BUILDING REGULATIONS PART "P" AND TO THE REQUIREMENTS OF BS 7671: 2001 AND IEE WIRING REGULATIONS 19th EDITION.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH 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

*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



F	MANIFOLD LOCATION REVISED	OCT 23
E	HEAT DETECTOR AND LIGHTS TO CARPORT REVISED	APR 22
D	EXTERNAL LIGHT TO FRONT REVISED	MAR 22
C	EXTERNAL WATER TAP ADDED	FEB 22
B	THERMOSTATS ADDED	SEP 21
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 3 & 3A (T3 & T3A) GROUND FLOOR PLAN ELECTRICAL & MECHANICAL LAYOUT (HANDED)
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-07-01 HANDED
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F

Do not scale

NOTES:

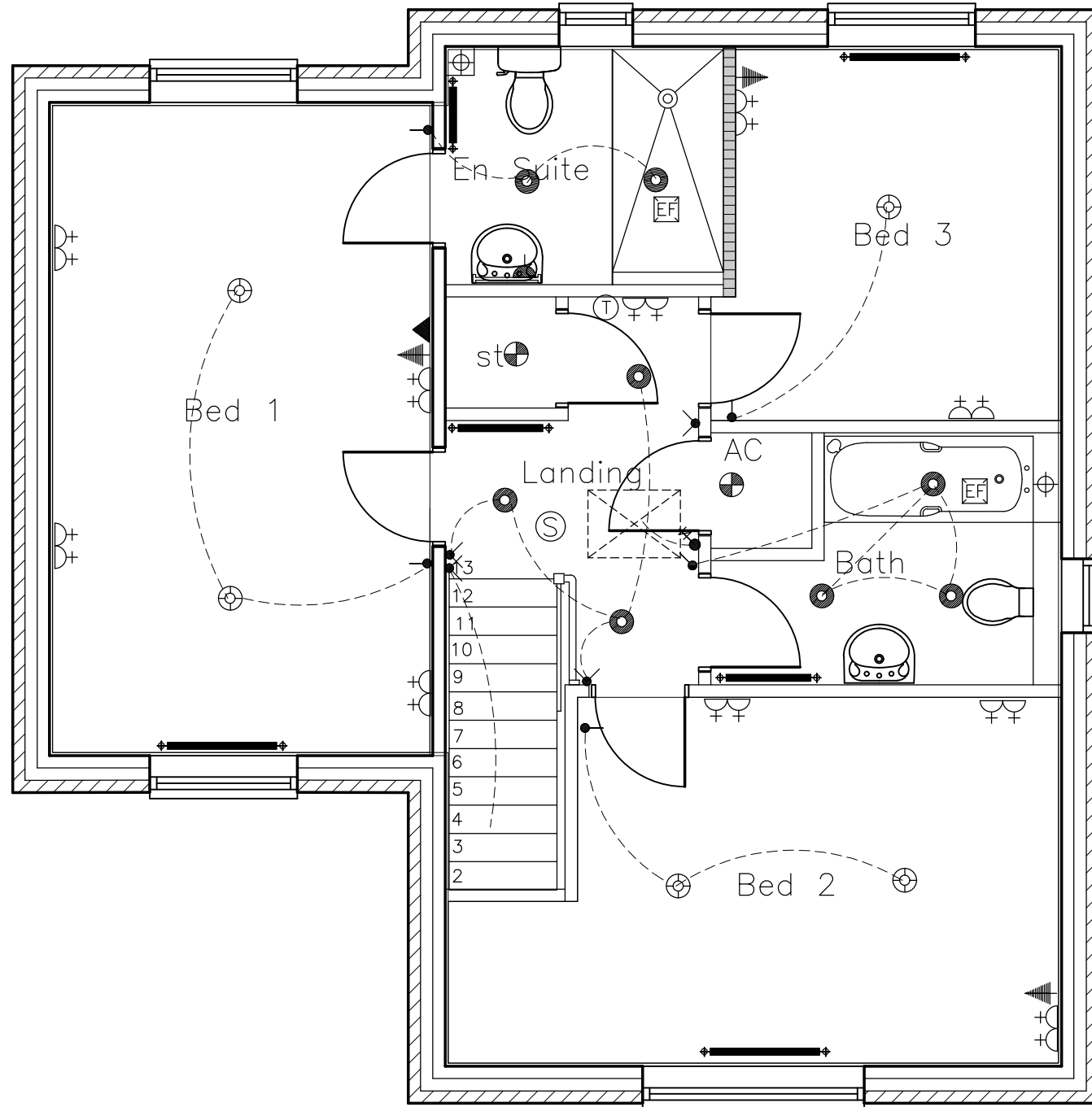
1. ALL ELECTRICAL WORKS TO BE CARRIED OUT AND CERTIFIED BY A QUALIFIED MEMBER OF IEE OR OTHER APPROVED ORGANIZATIONS AS REQUIRED UNDER CURRENT BUILDING REGULATIONS PART "P" AND TO THE REQUIREMENTS OF BS 7671: 2001 AND IEE WIRING REGULATIONS 19th EDITION.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH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

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

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

*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.



C	THERMOSTAT ADDED AT LANDING EN SUITE LAYOUT REVISED	APR 22
B	LANDING AND EN SUITE LIGHTS REVISED	OCT 21
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

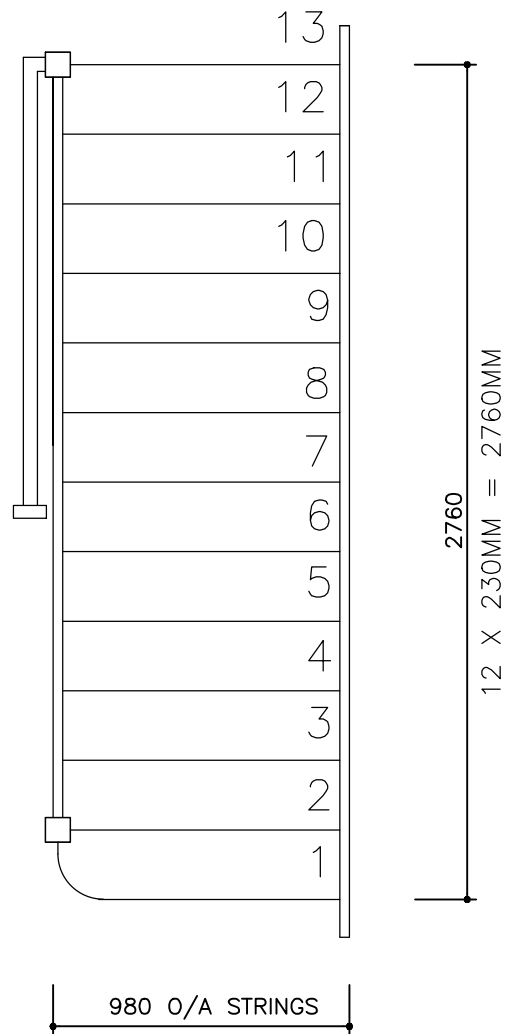
Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**

Drawing
**HOUSE TYPE 3 & 3A (T3 & T3A)
 FIRST FLOOR PLAN
 ELECTRICAL & MECHANICAL
 LAYOUT (HANDED)**

Date NOV 2020 Scale: 1:50 @ A3

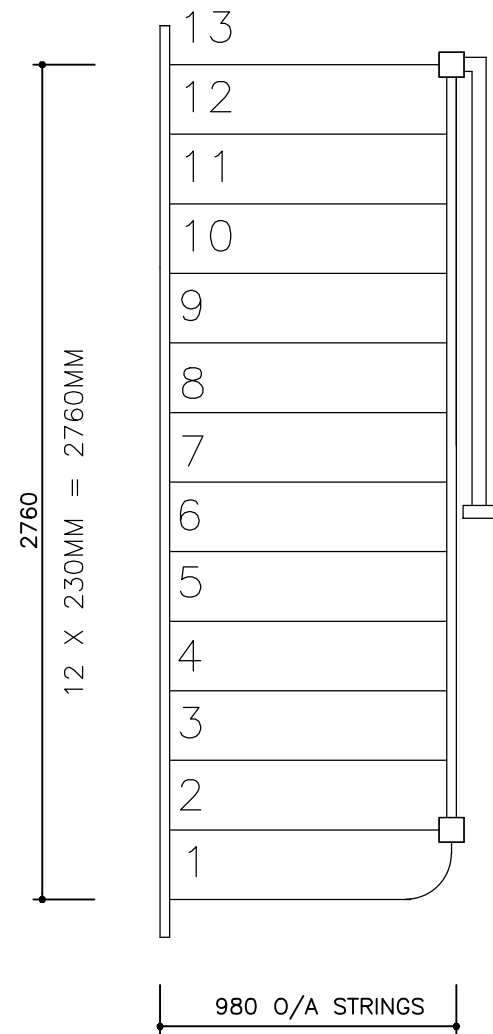
Drawing No. T3-07-02 HANDED C

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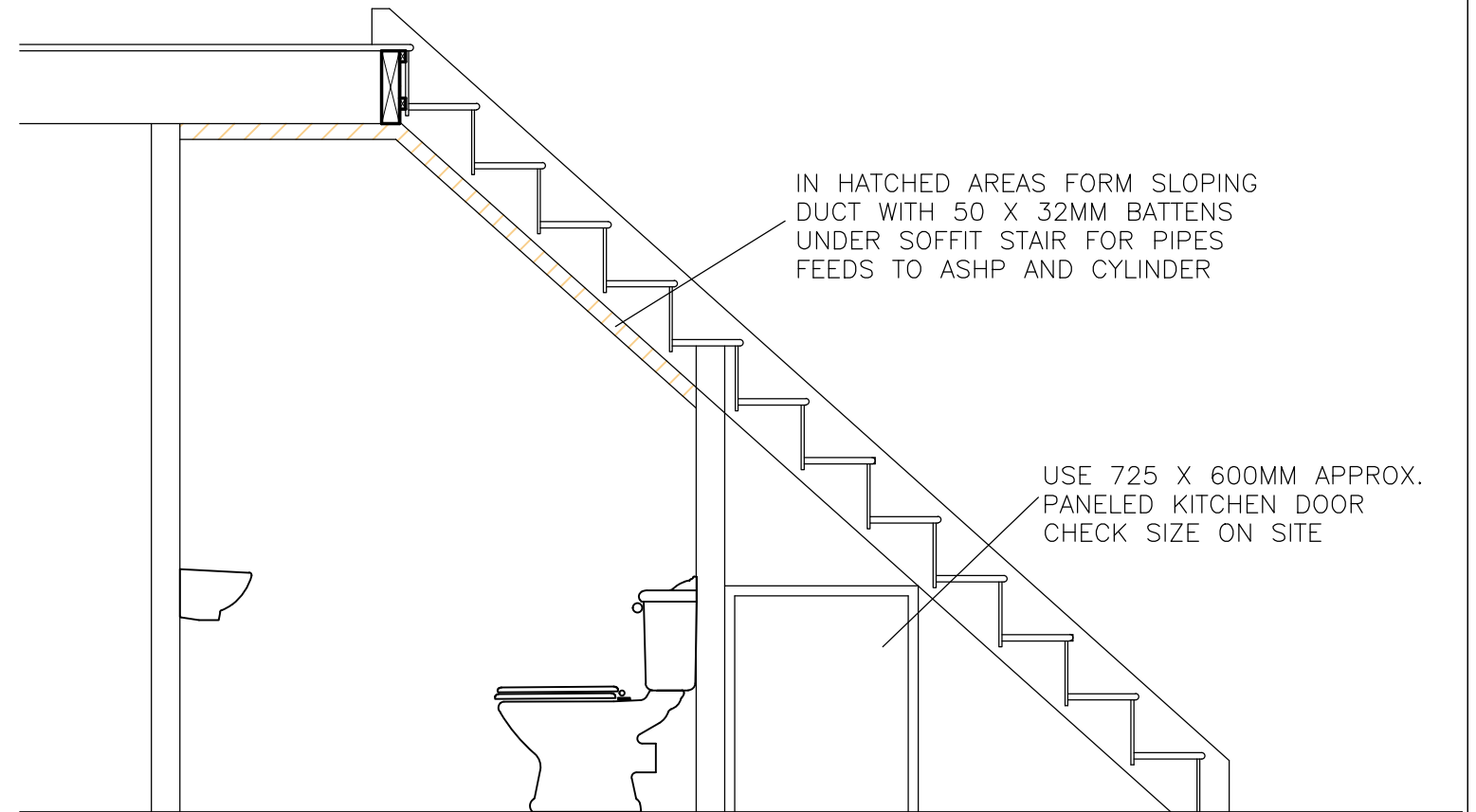


STAIR PLAN (TYPE T13)
FIRST FLOOR PLAN
SCALE 1:25 @ A3

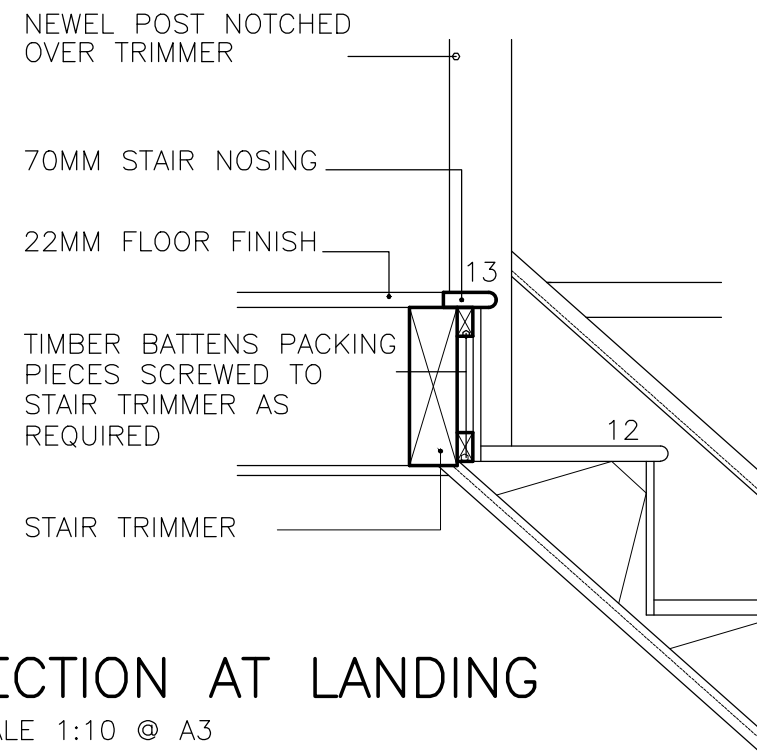
13 EQUAL RISERS
230MM GOING
15-20MM NOSING
50MM MIN. WINDER
32MM THICK STRING
965MM OVERALL STRING
RAILING TO BE 900MM HIGH
AND BALUSTRADES TO BE
AT 100MM CENTRES
2675MM FINISHED FLOOR TO
FINISHED FLOOR AND TO BE
CHECKED AND CONFIRMED ON
SITE PRIOR TO FABRICATION



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

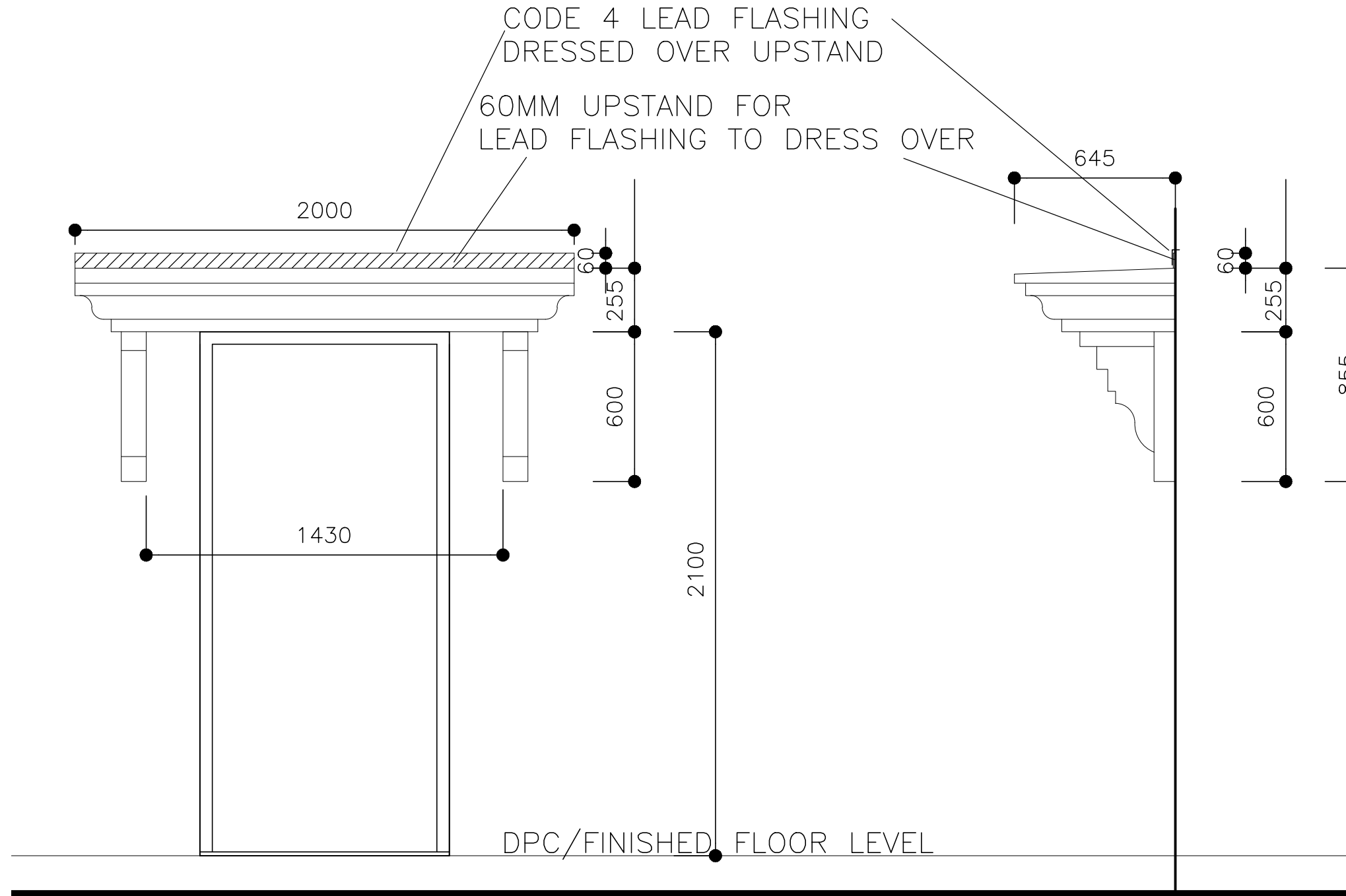


SECTION
SCALE 1:25 @ A3



SECTION AT LANDING
SCALE 1:10 @ A3

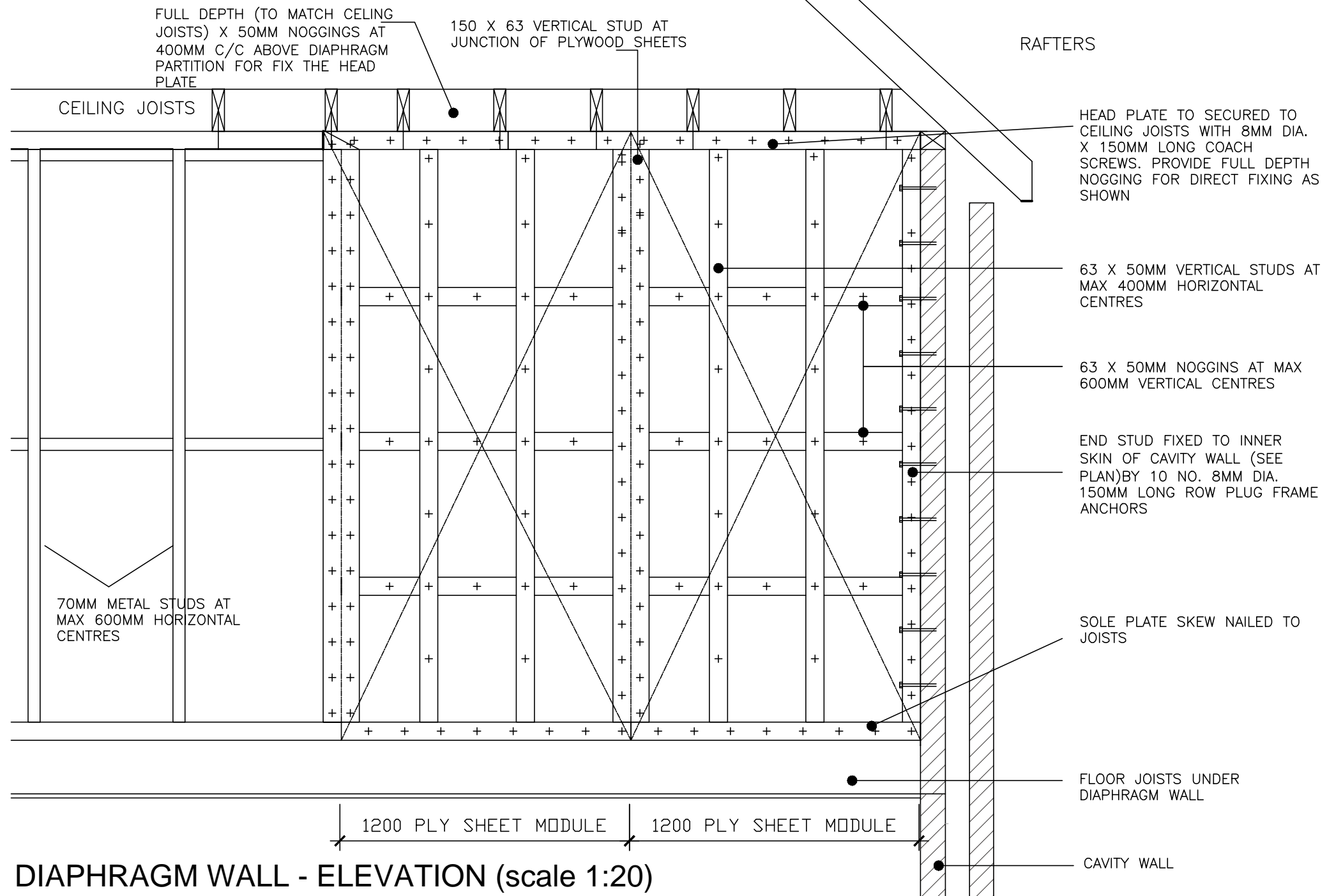
A	FIRST ISSUE	APR 21
Rev	Description	Date
HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk		
Client --		
Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD		
Drawing HOUSE TYPE 3 & 3A (T3 & T3A) GENERAL ARRANGEMENT STAIRCASE		
Date	NOV 2020	Scale: AS SHOWN
Drawing No.	T3-08-01	A
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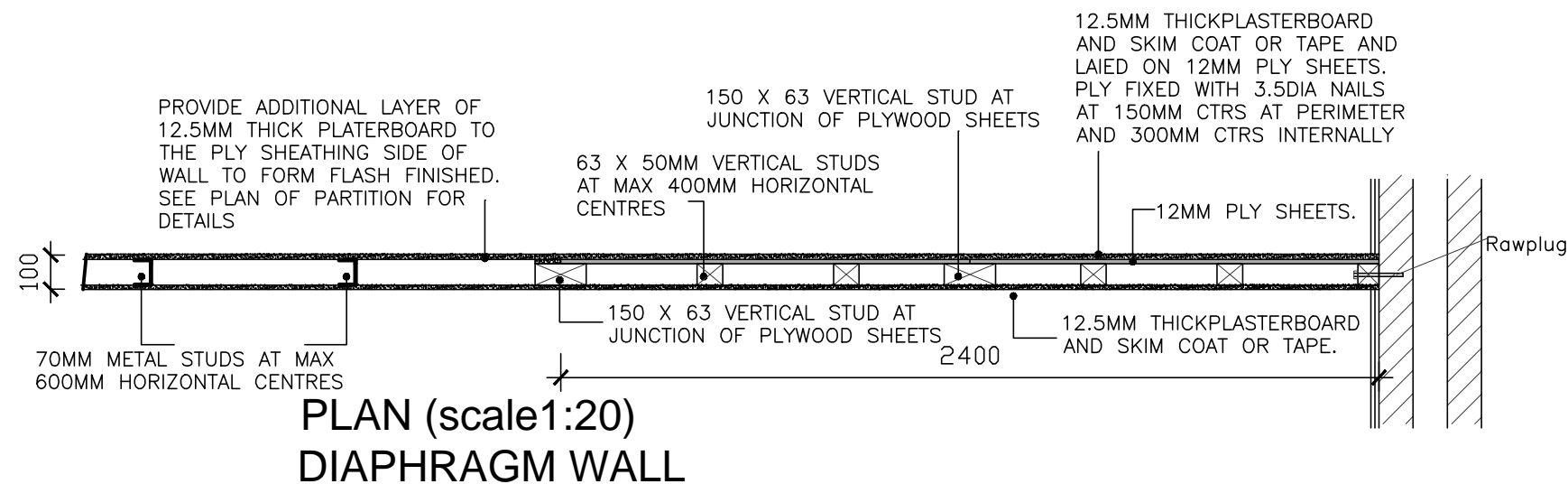
FRONT ELEVATIONS

SIDE ELEVATIONS

Rev	Description	Date
-	-	-
<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		
TYPICAL CANOPY DETAILS HOUSE TYPES T1, T2, T3, T6 & T7 SHEET 5		
Date	NOV 2020	Scale: 1:20 @ A3
Drawing No.	DET-01-06	-
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DIAPHRAGM WALL - ELEVATION (scale 1:20)



Rev	Description	Date

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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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