

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

B	ELECTRIC ENTRY POINT REVISED	MAR 22
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 SUBSTRUCTURE SETTING OUT
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-01-01
Copyright	© Homa Design Ltd

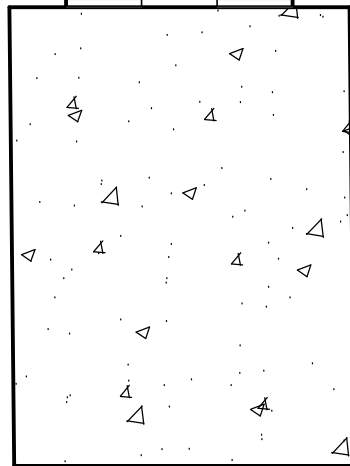
150
 DPC LEVEL MIN.
 GROUND LEVEL LEVEL

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

450MM MIN.

DPC

225MM MIN. VENTED VOID.

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
-	-	--

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
**TYPICAL SECTION THROUGH
 FOUNDATIONS AND EXTERNAL
 WALL / PC FLOOR**

SHEET 8

Date NOV 2020 Scale: 1:20 @ A3

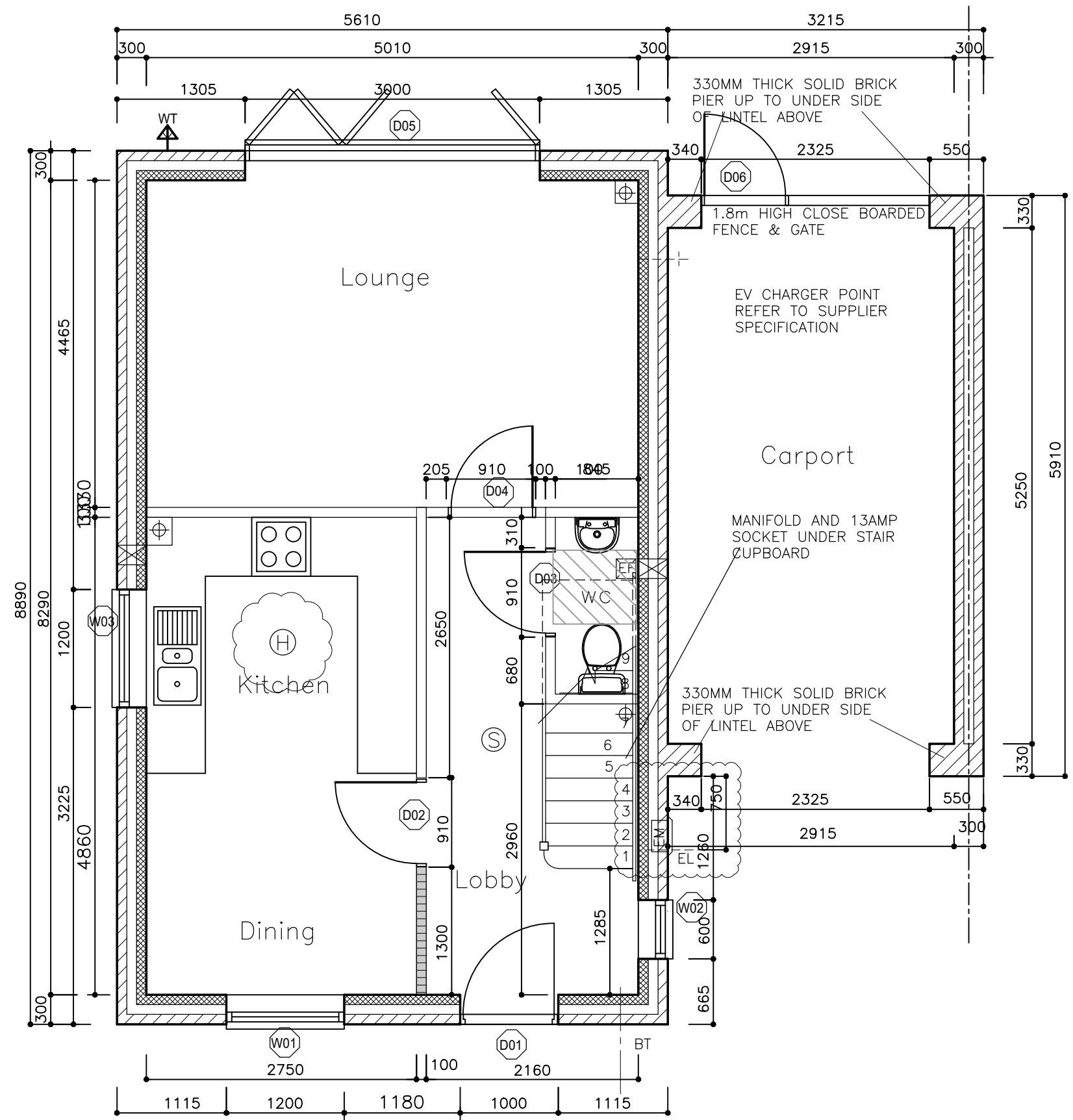
Drawing No. DET-01-09

Copyright © Homa Design Ltd Do not scale

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.



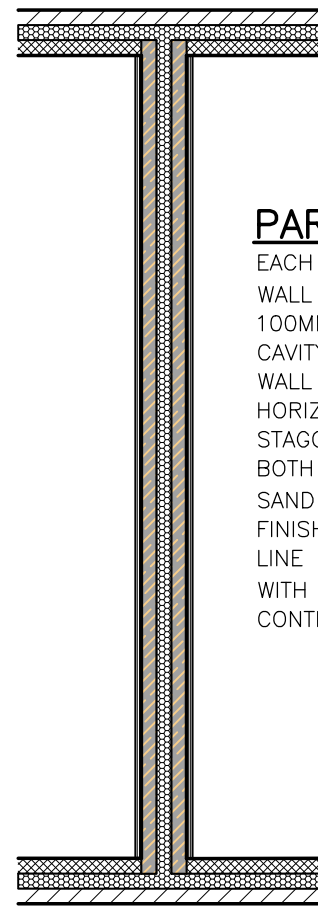
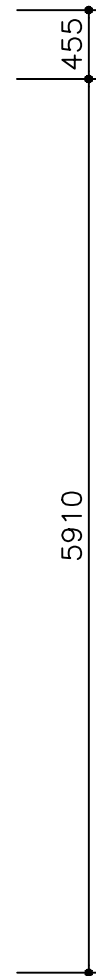
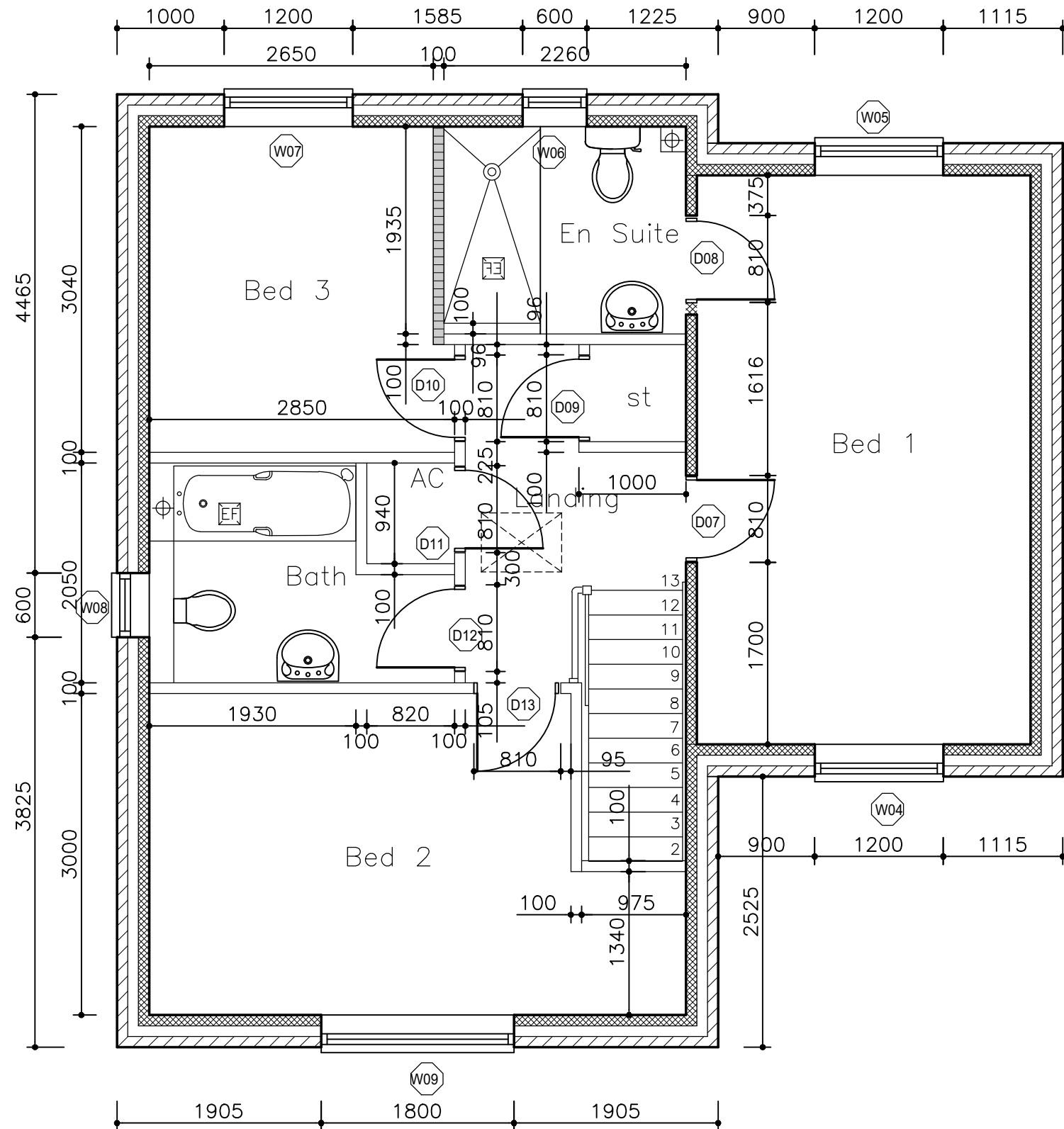
D	ELECTRIC ENTRY POINT REVISED	MAR 22
C	DOOR SIZE TO KITCHEN REVISED	FEB 22
B	DOOR SCHEDULE REVISED	SEP 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

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)
 GENERAL ARRANGEMENT
 GROUND FLOOR PLAN**

Date	NOV 2020	Scale:	1:50 @ A3
Drawing No.	T3-02-01		D

Copyright © Homa Design Ltd Do not scale



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

D	EN SUITE DEPTH REVISED TO 1935MM	MAR 23
C	EN SUITE DEPTH REVISED TO 1835MM	MAR 23
B	EN SUITE DEPTH REVISED TO 1845MM	MAR 23
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
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-02-02
Copyright	© Homa Design Ltd

**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

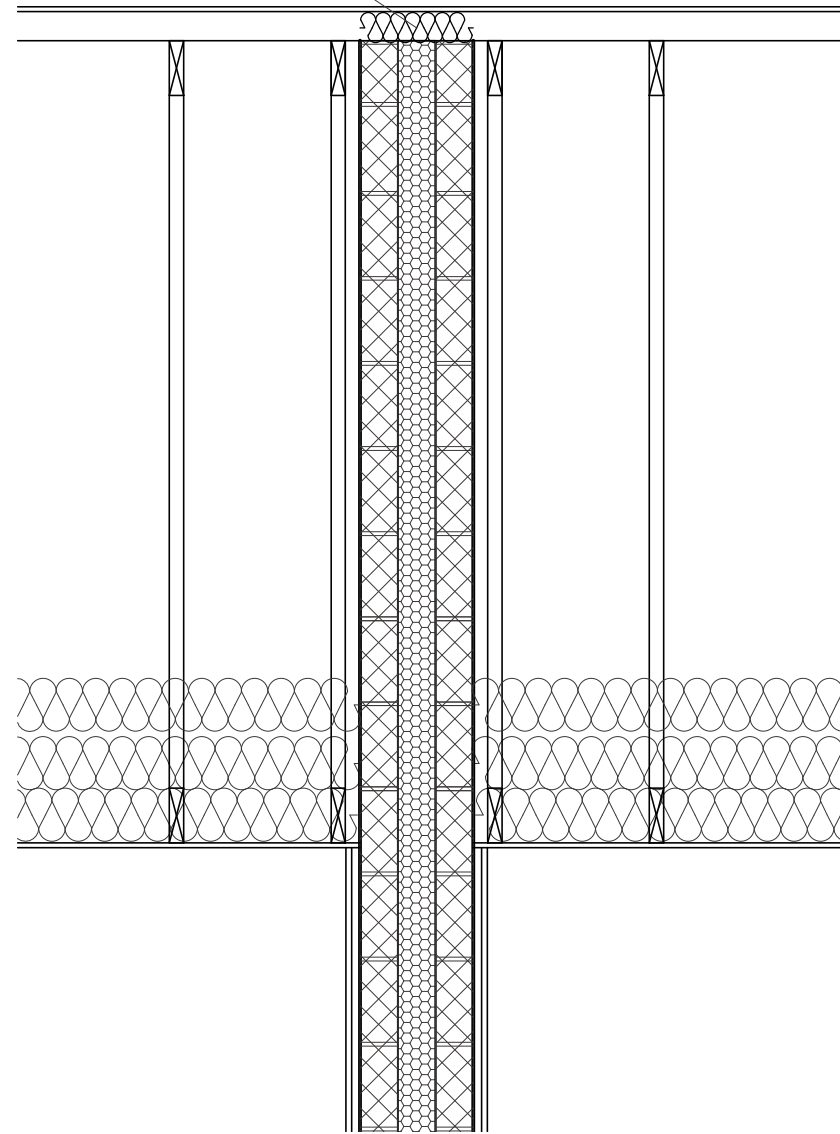
PARTY WALLS TO BE RENDERED WITH 8MM MINIMUM THICK SAND AND CEMENT RENDER SEE PARTY WALL NOTE FOR FULL CONSTRUCTION DETAILS

DPM TO BE TAKEN UP AND OVER LAPPED WITH DPC.

VENTED VOID

JUNCTION OF GROUND FLOOR AND PARTY WALL

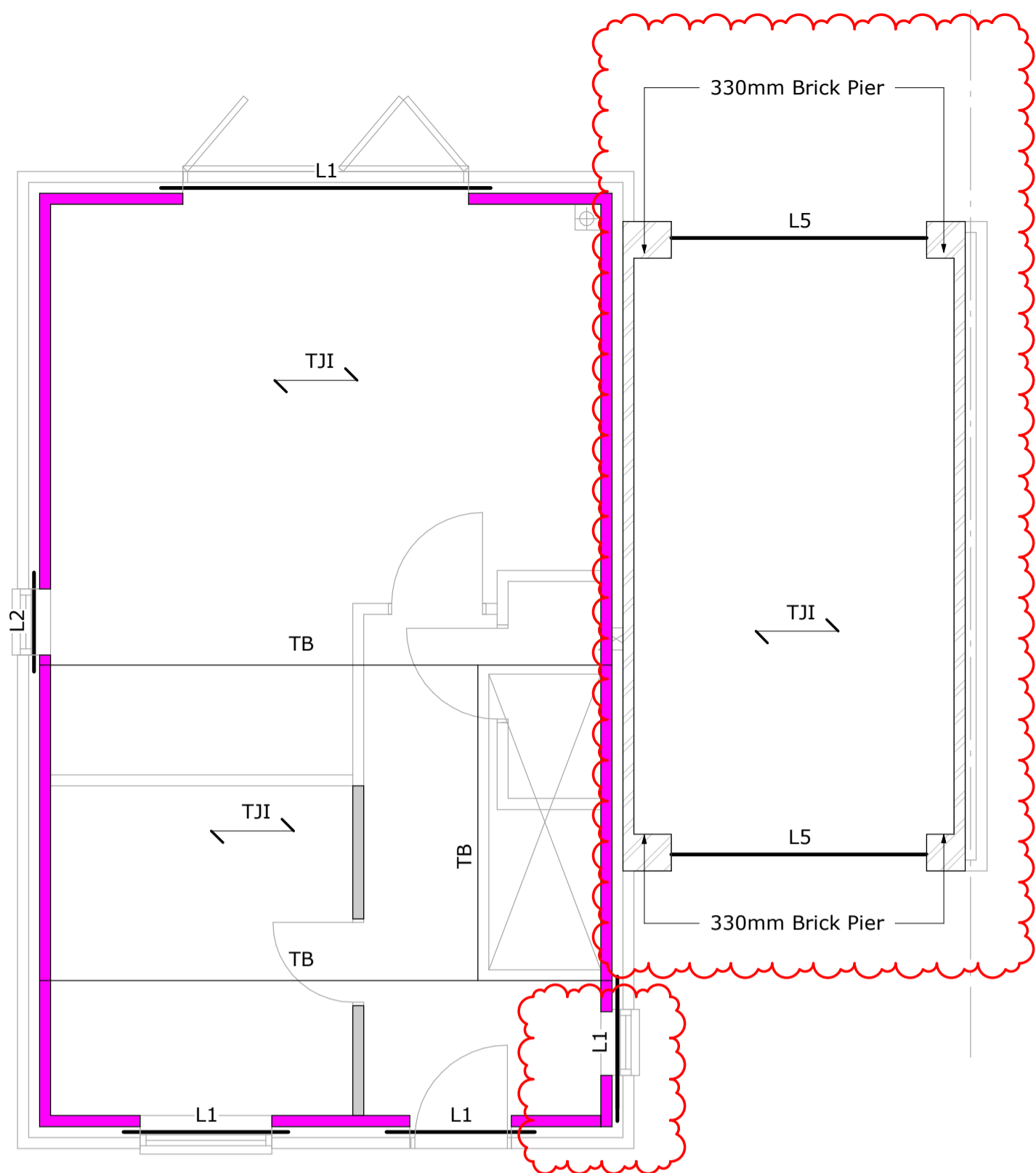
50MM THICK ROCKWOOL FIRE STOPPING TO BE COMPRESSED BETWEEN TOP OF THE SEPARATING WALL AND TILES TO MAINTAIN CONTINUOUS FIRE STOP BETWEEN TWO PROPERTIES. FIRE STOPPING TO BE ALSO PROVIDED AT EAVES ALONG THE THE LINE OF PARTY WALLS AND EAVES JUNCTIONS TO FORM COMPLETE FIRE SEPARATION. SEE GENERAL CONSTRUCTION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



PARTY WALL WITHIN ROOF SPACE

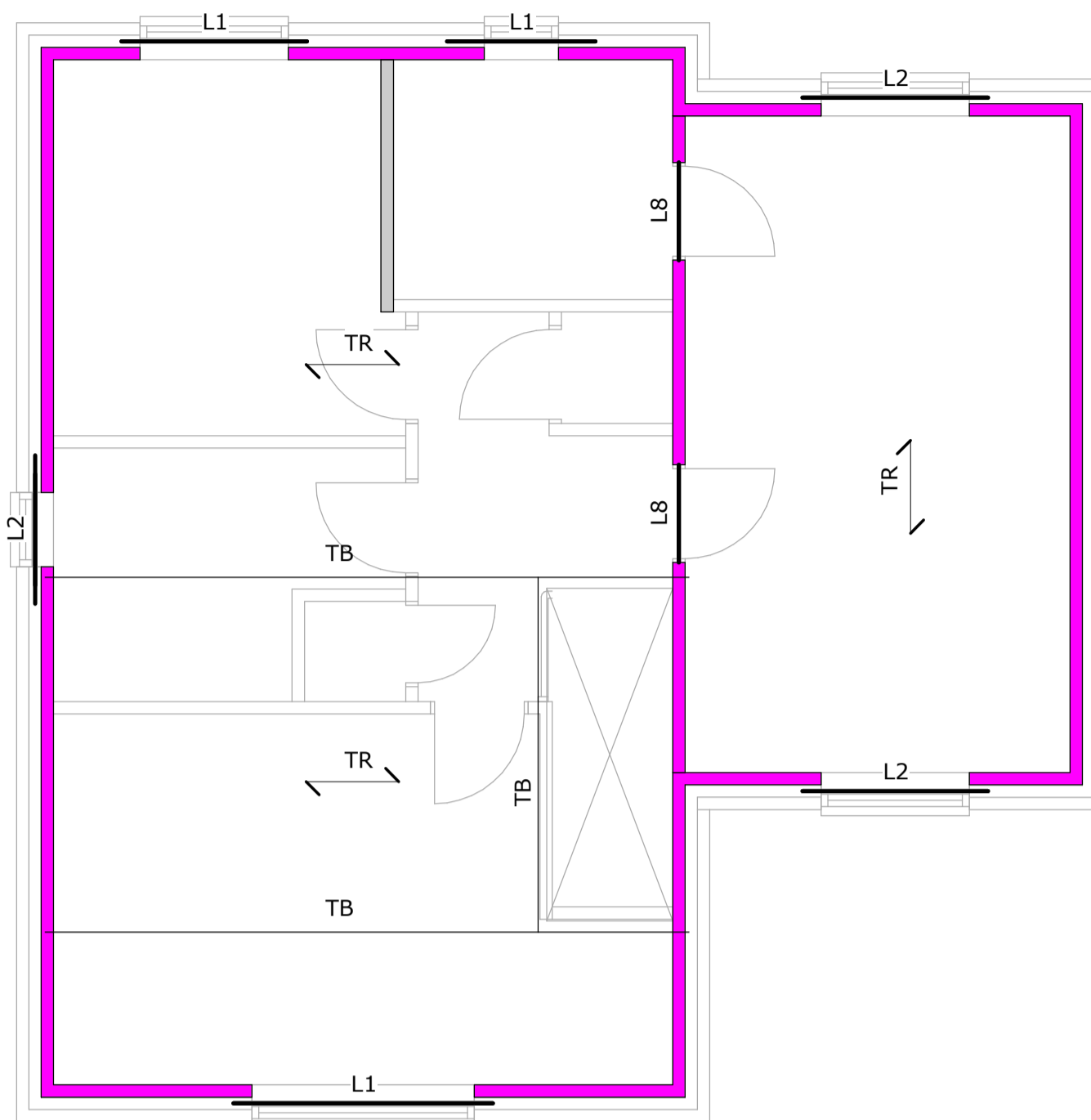
A	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21
Rev	Description	Date
HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk		

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
	Do not scale



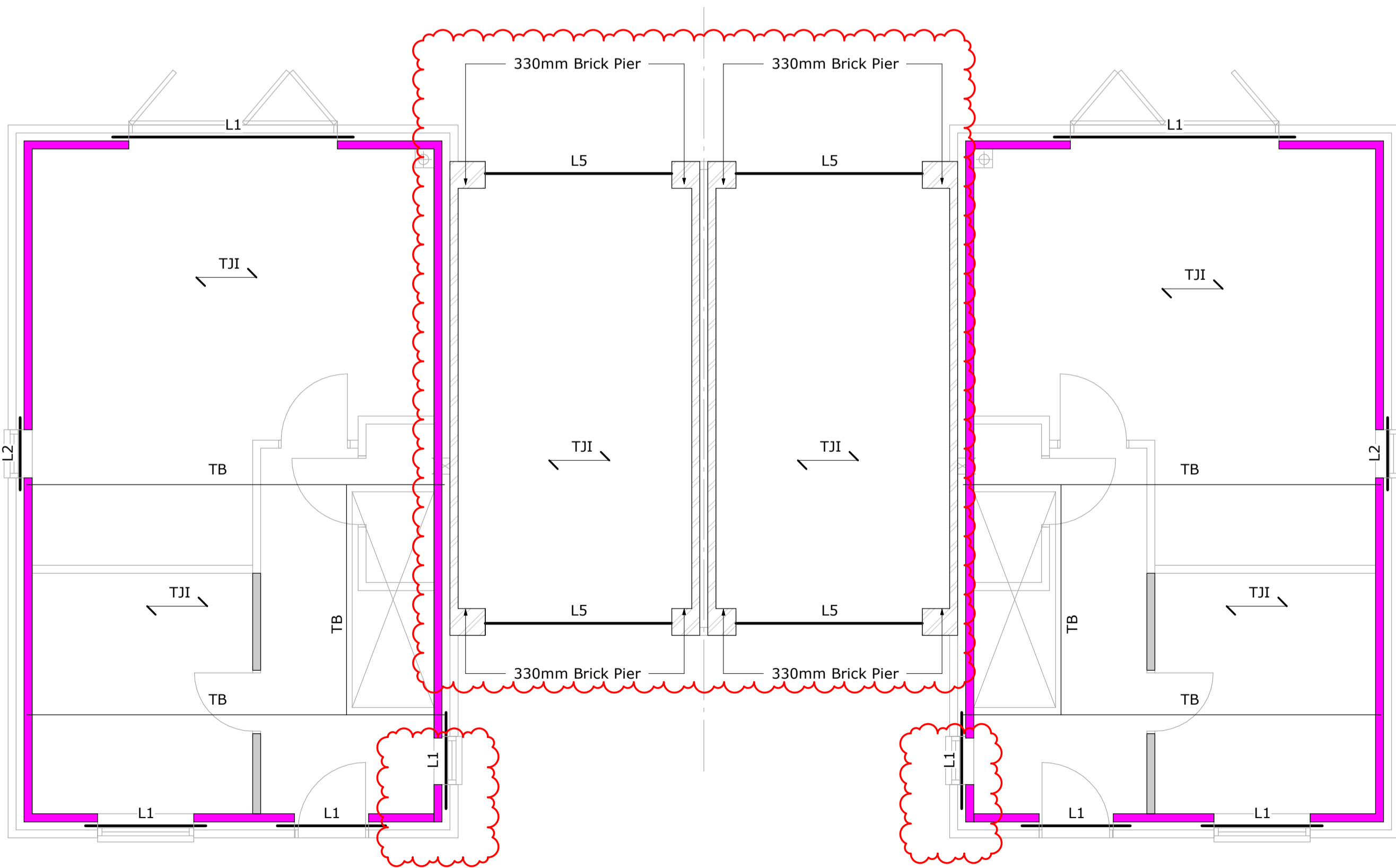
GROUND FLOOR PLAN

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 Load Typical	1.5 kN/m ²
Partitions	0.5 kN/m ²

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.

16. 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 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

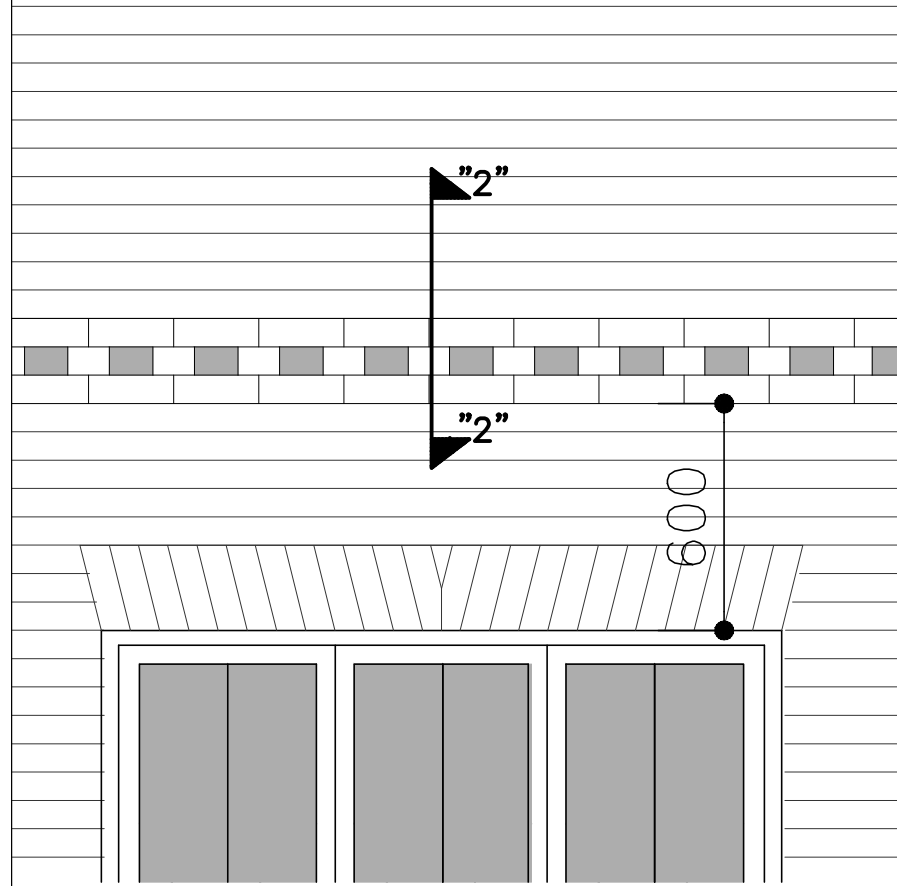
Drawing Title
HOUSE TYPE 3
SUPERSTRUCTURE FRAMING
GENERAL ARRANGEMENT

Client
LANSWOOD LIMITED

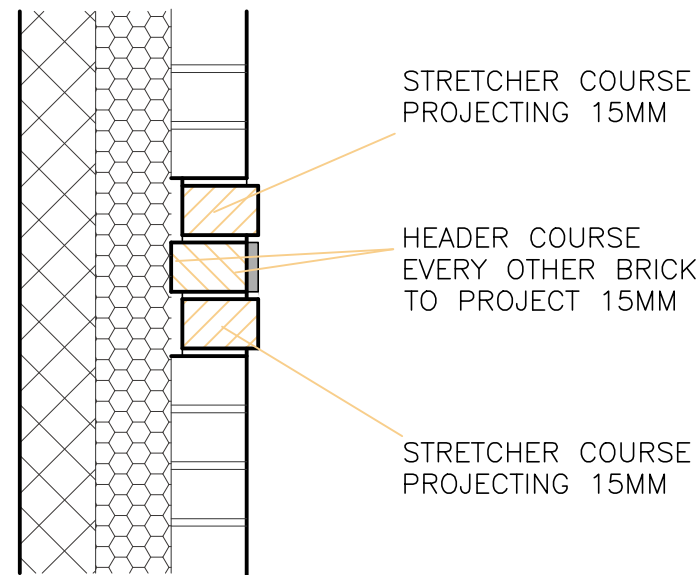


847 The Crescent, Colchester, Essex, CO4 9YQ
Suit 409, 1 Alie Street, London, E1 8DE
5 Queen House, Mill Court, Great Shelford, Cambs, CB32 3LD
6 The Old Church, St Matthews Rd, Norwich, Norfolk, NR1 1SP
The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RF
Email Address: mail@rj.uk.com Web Site: http://www.richardjackson.uk.com

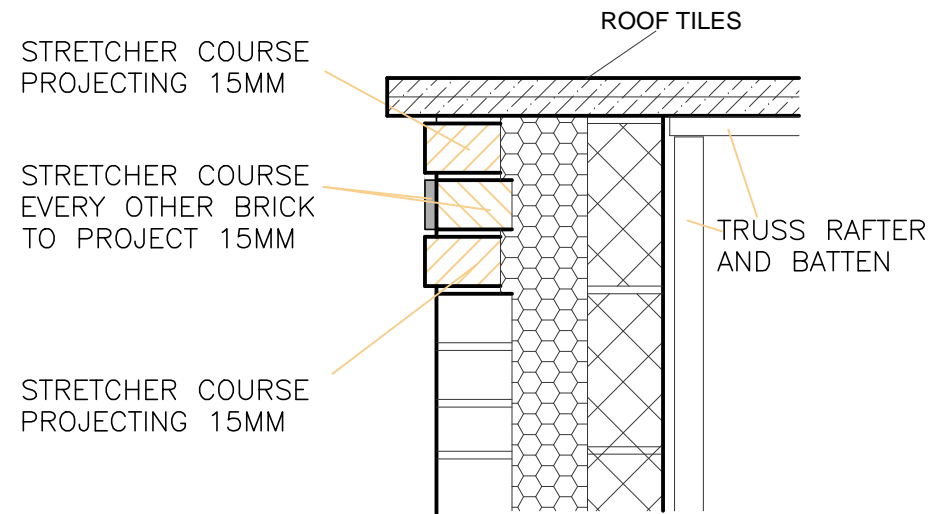
Scale 1 : 50	Drawn FM	Date APR 2021
Project Manager K.TOSH	Checked BGA	Approved
Status	Suitability Description	RJL Project No 48389
project	originator	zone
48389	RJL	XX
level	type	role
GF	DR	S
number	revision	
1005	P02	



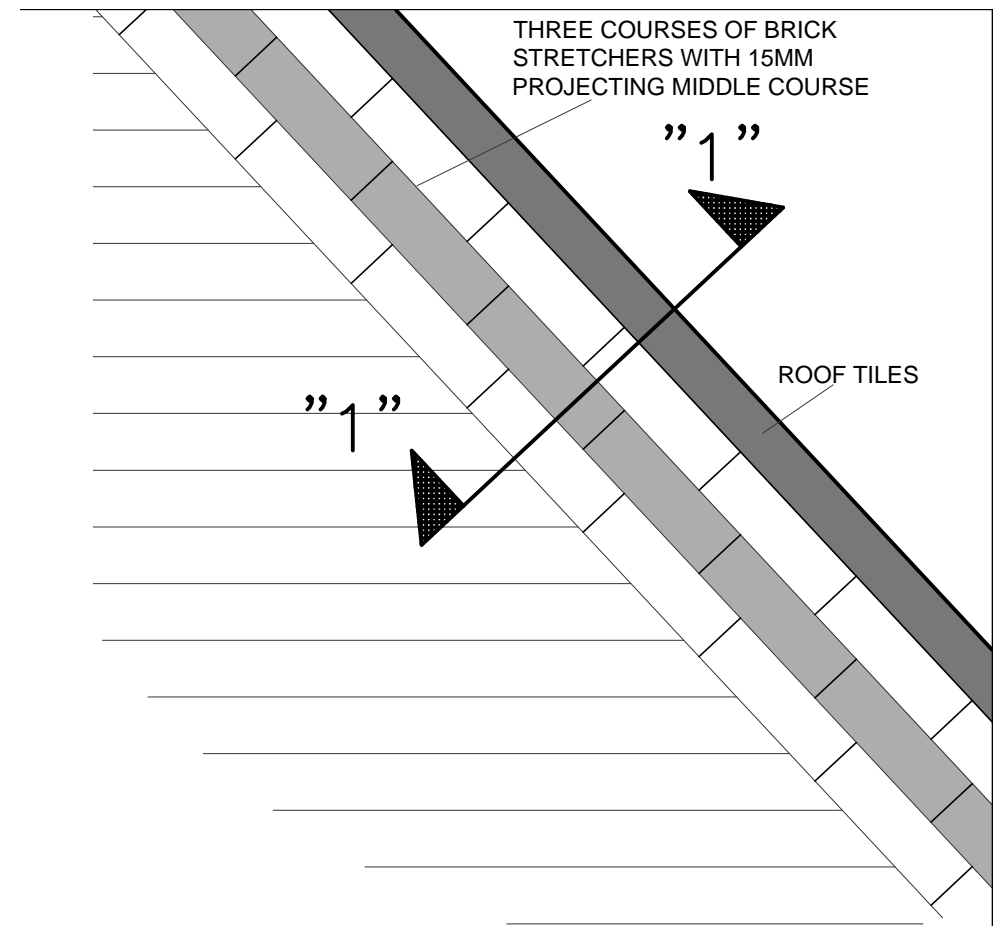
FLAT ARCH AND DENTAL BRICK STRING COURSE DETAILS
SCALE 1:20 @ A3



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

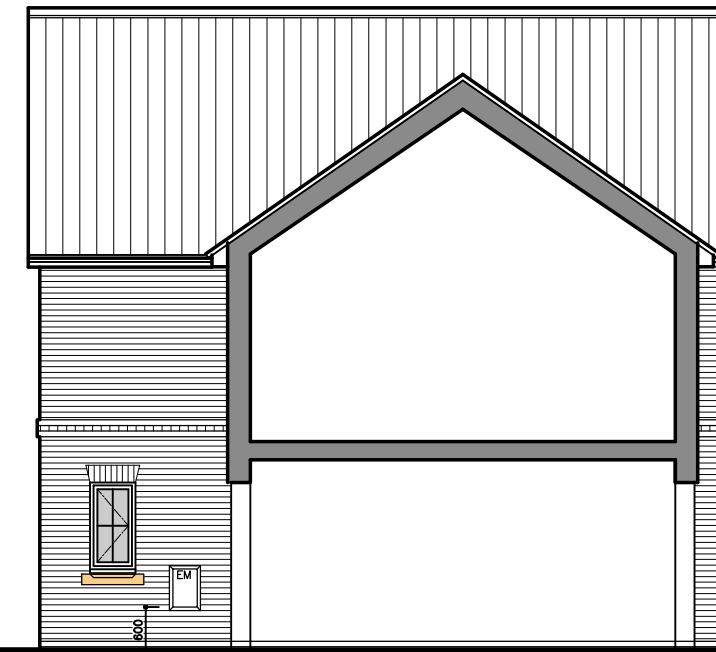
ROOFING TILES
REFER TO
SCHEDULE

BRICK FLAT ARCH

RECONSTITUTED
STONE CILL

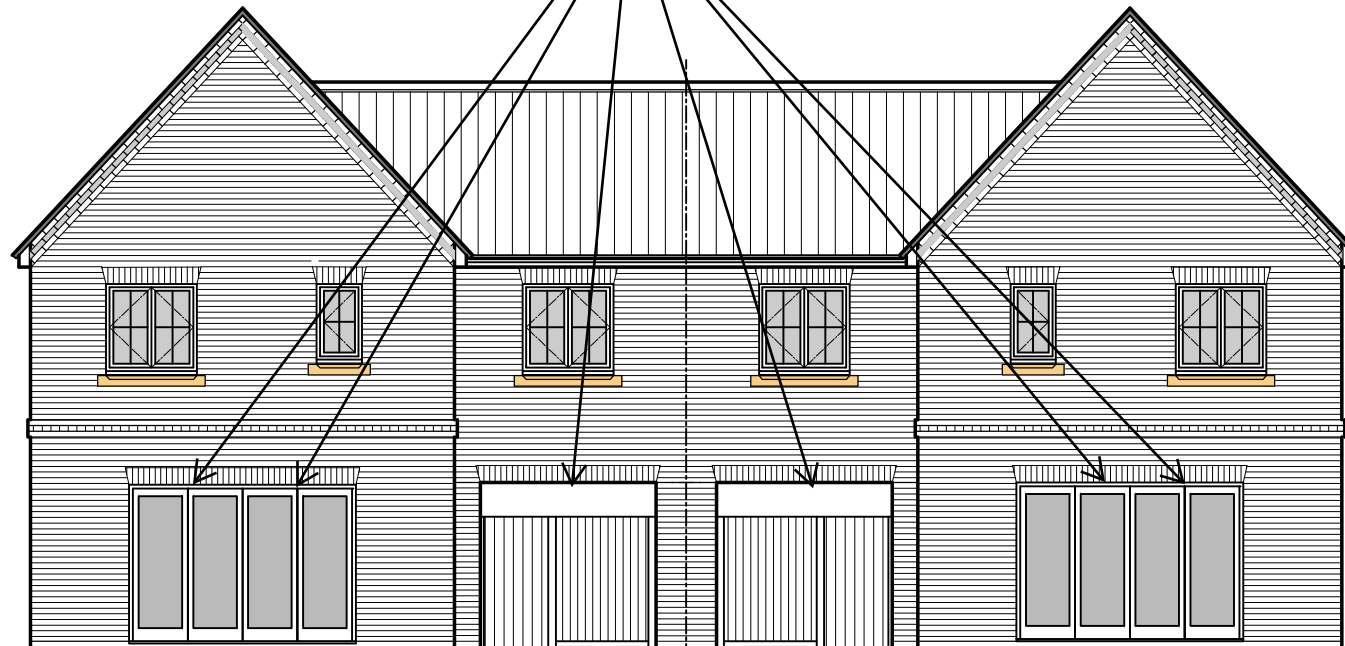
3 COURSE DENTIL
BRICK BAND

FACING BRICK
REFER TO
SCHEDULE



SIDE ELEVATION

Weep vents between brick arches



REAR ELEVATION

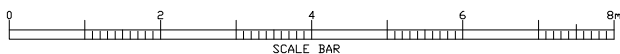


SIDE ELEVATION

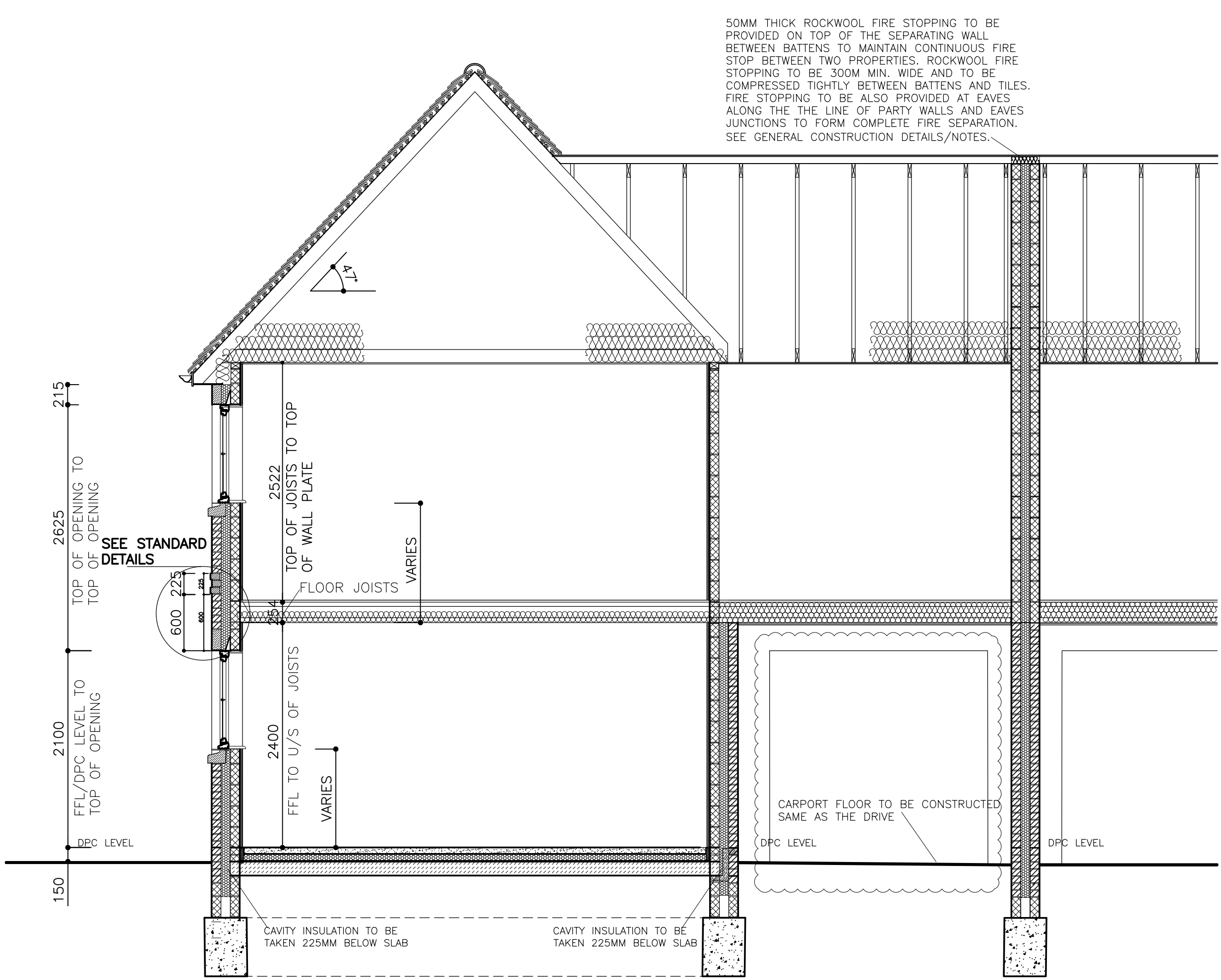
B	HARDIE PLANK BOARDING REMOVED	JULY 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

HD Homa Design
 Architectural & Property Consultants
 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 (T3) GENERAL ARRANGEMENT ELEVATIONS
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-03-01
Copyright	© Homa Design Ltd
	Do not scale



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.



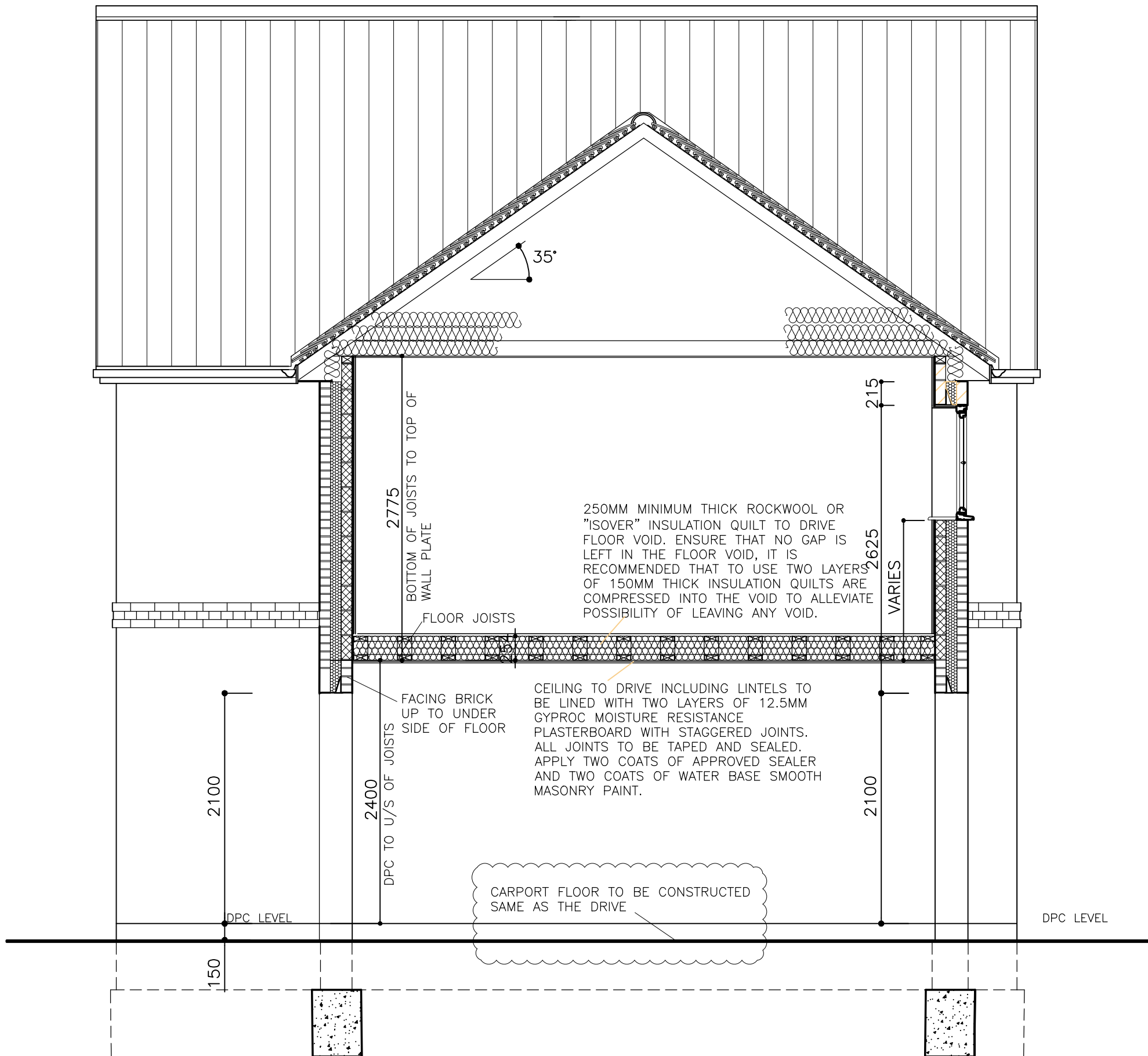
Rev	Description	Date
C	NOTE FOR CARPORT CONSTRUCTION AND PARTY WALL ADDED	OCT/21
B	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21
A	FIRST ISSUE	APR 21

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 3A&T3A (T3&T3A)
 GENERAL ARRANGEMENT
 SECTION A-A**

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

Copyright © Homa Design Ltd Do not scale

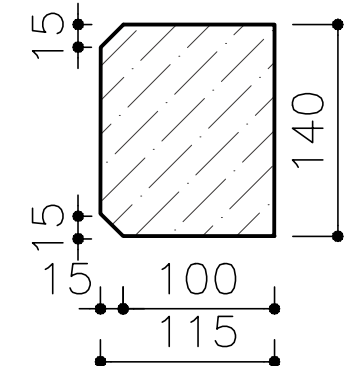


C	NOTE FOR CARPORT FLOOR CONSTRUCTION ADDED	OCT/21
B	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21
A	FIRST ISSUE	APR 21
Rev	Description	Date

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

Date	NOV 2020	Scale:	1:20 @ A1
Drawing No.	T3-04-02		C
Copyright © Homa Design Ltd		Do not scale	



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

FLOOR JOISTS

150
600

2775

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@homedesign.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

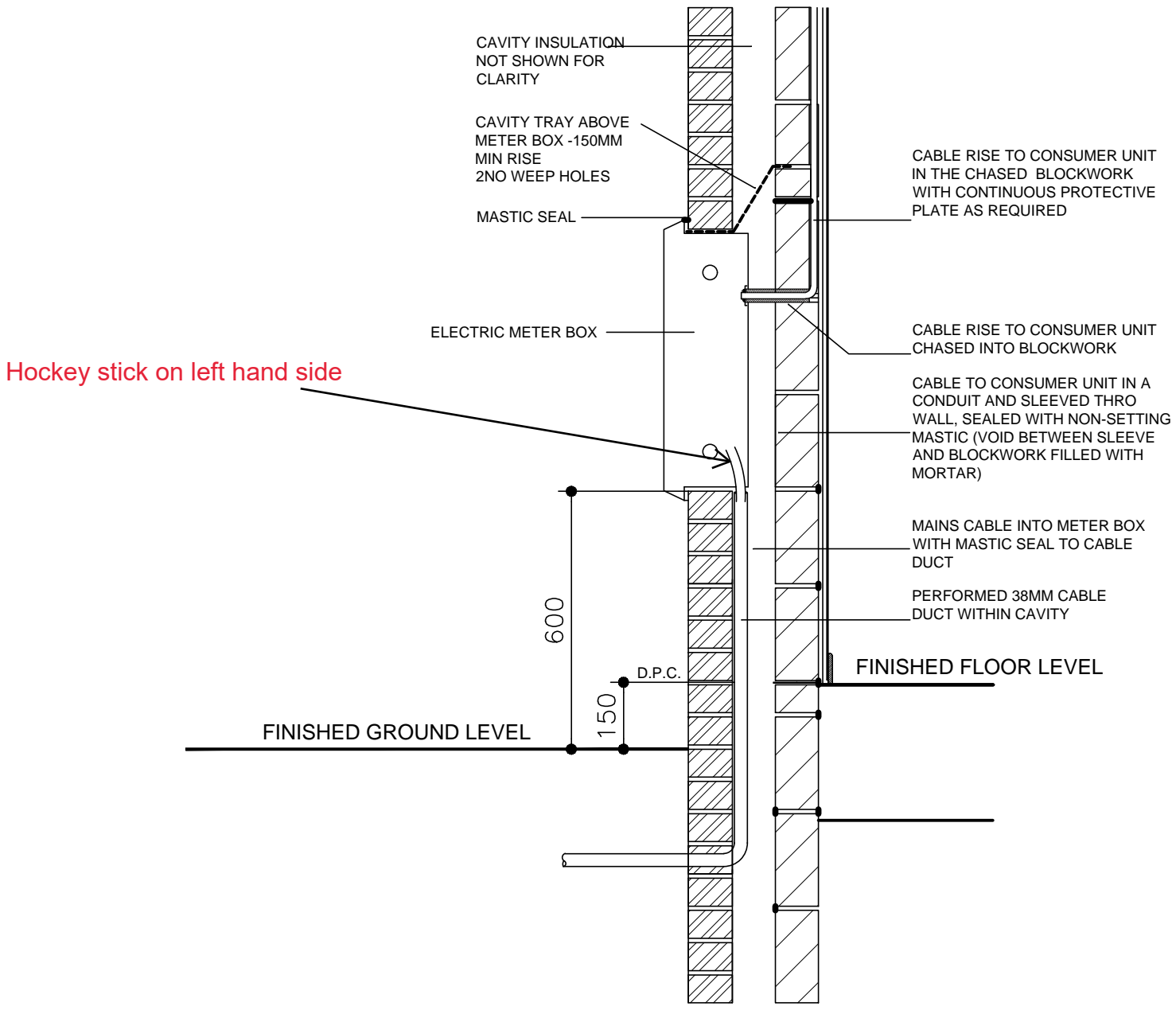
Rev	Description	Date
A	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21

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
-	--	--

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**

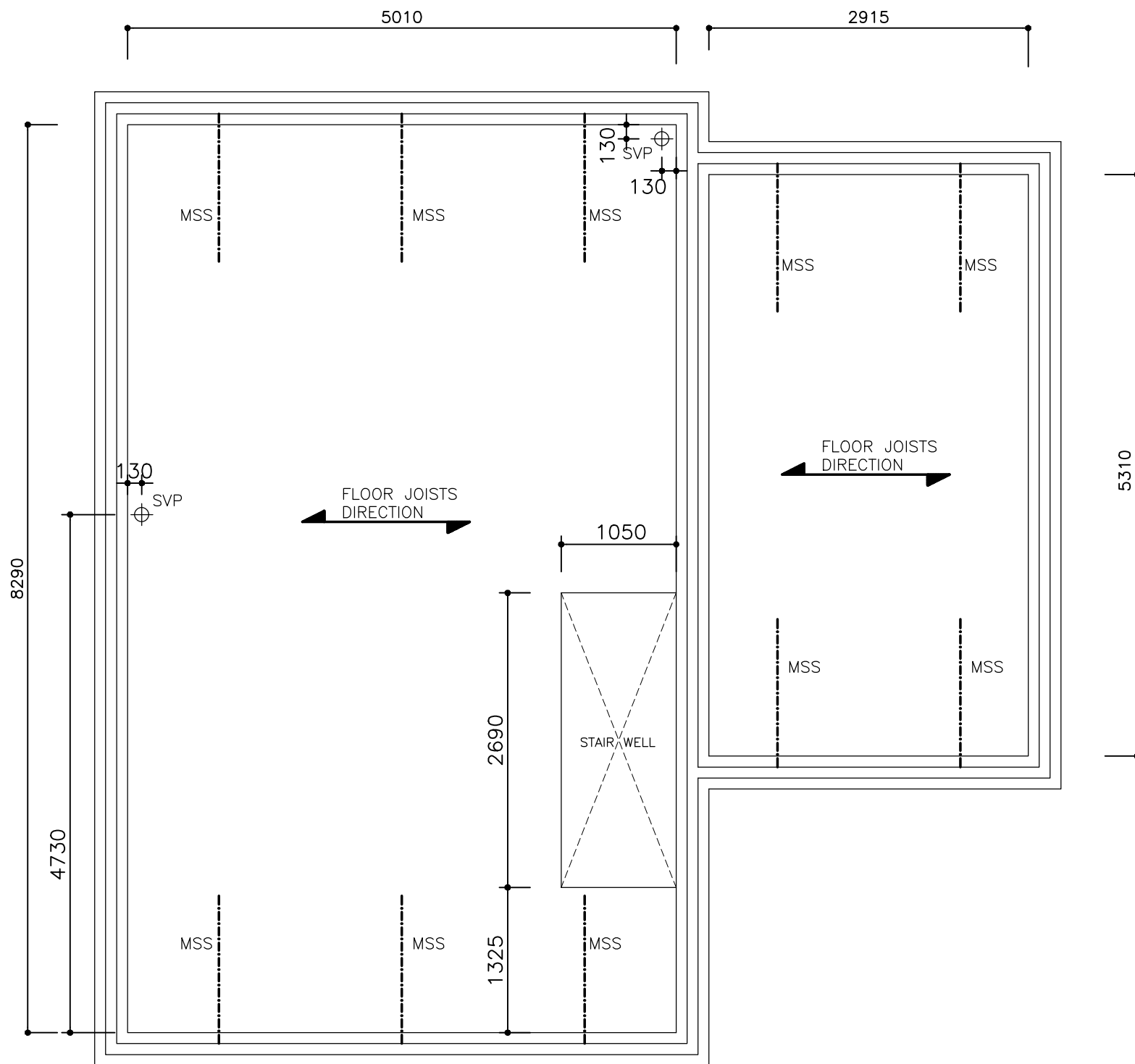
Drawing
**EXTERNAL ELECTRIC METER
 BOX DETAILS**

SHEET 6

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-07

Copyright © Homa Design Ltd Do not scale



FIRST FLOOR CARCASSING LAYOUT

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 --

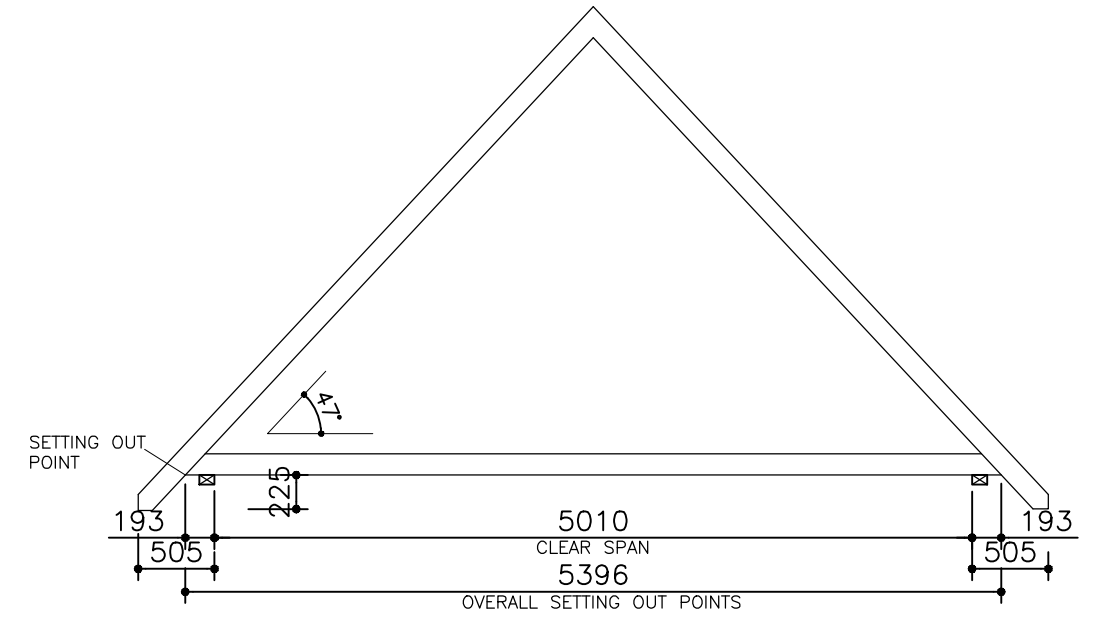
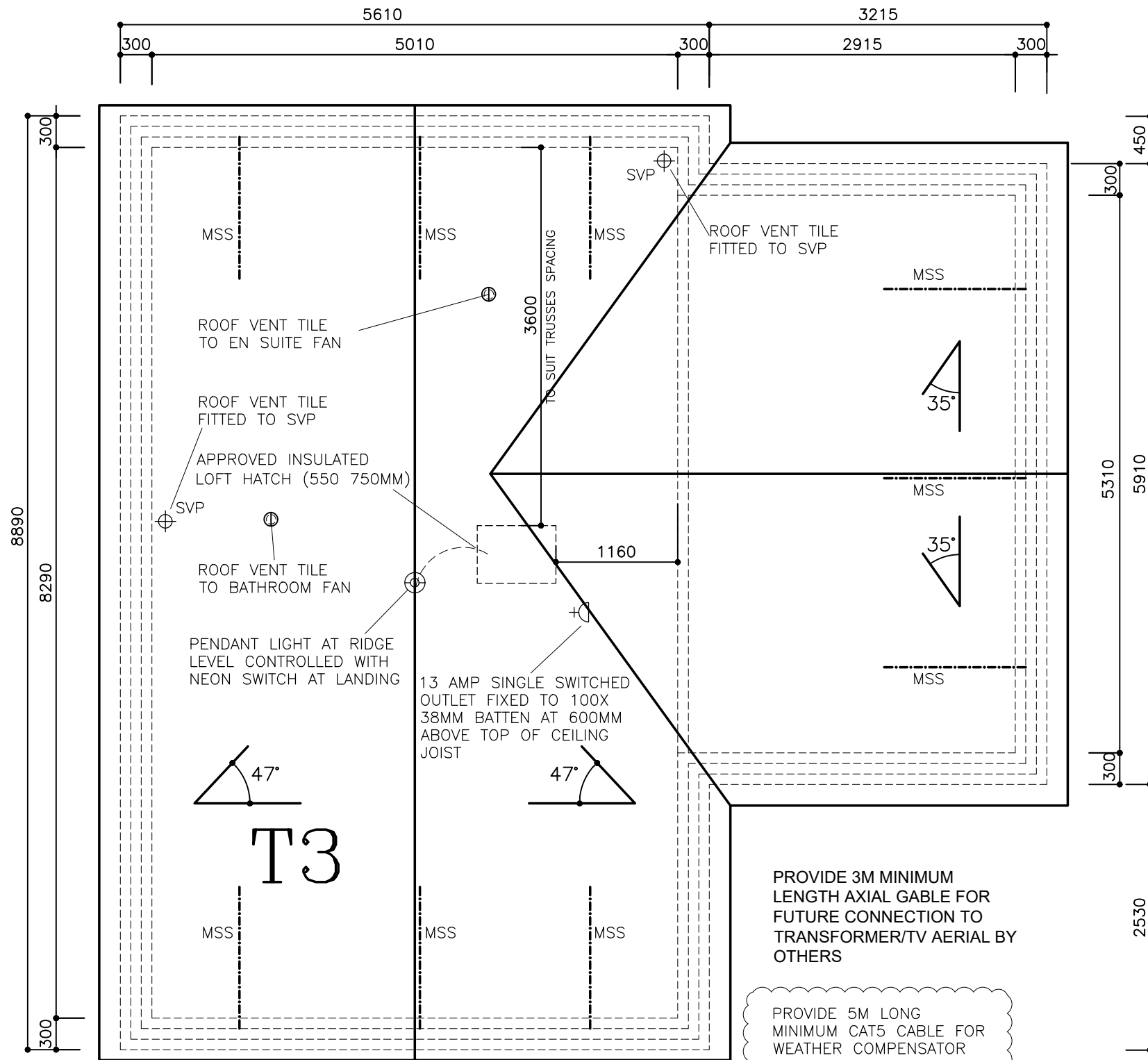
Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**

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

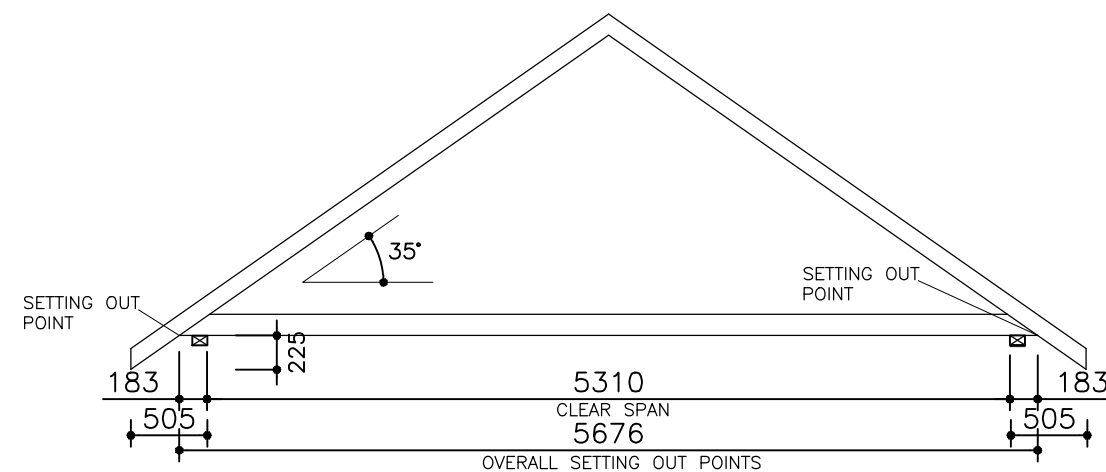
Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T3-05-01 A

Copyright © Homa Design Ltd Do not scale



TRUSS PROFILE—MAIN ROOF



TRUSS PROFILE—ROOF OVER LINK

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

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 ROOF PLAN
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-06-01
Copyright	© Homa Design Ltd

NOTES:

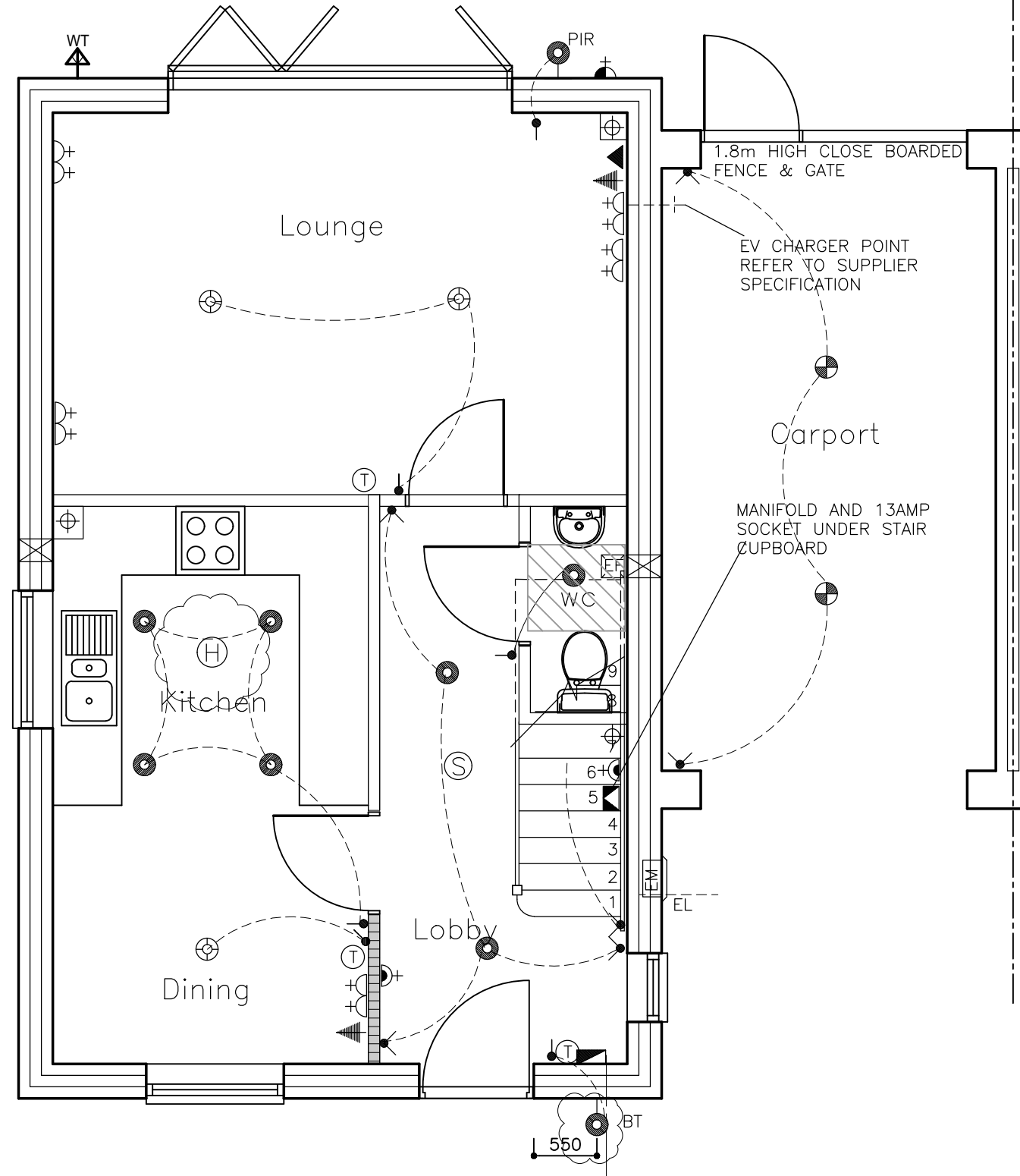
1. ALL ELECTRICAL WORKS TO BE CARRIED OUT AND CERTIFIED BY A QUALIFIED MEMBER OF IEE OR OTHER APPROVED ORGANIZATIONS AS REQUIRED UNDER CURRENT BUILDING REGULATIONS PART "P" AND TO THE REQUIREMENTS OF BS 7671: 2001 AND IEE WIRING REGULATIONS 19th EDITION.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH 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
D	EXTERNAL LIGHT TO FRONT REVISED	MAR 22
C	EXTERNAL WATER TAP ADDED	FEB 22
B	THERMOSTATS ADDED	SPT 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
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-07-01
Copyright	© Homa Design Ltd

F

Do not scale

NOTES:

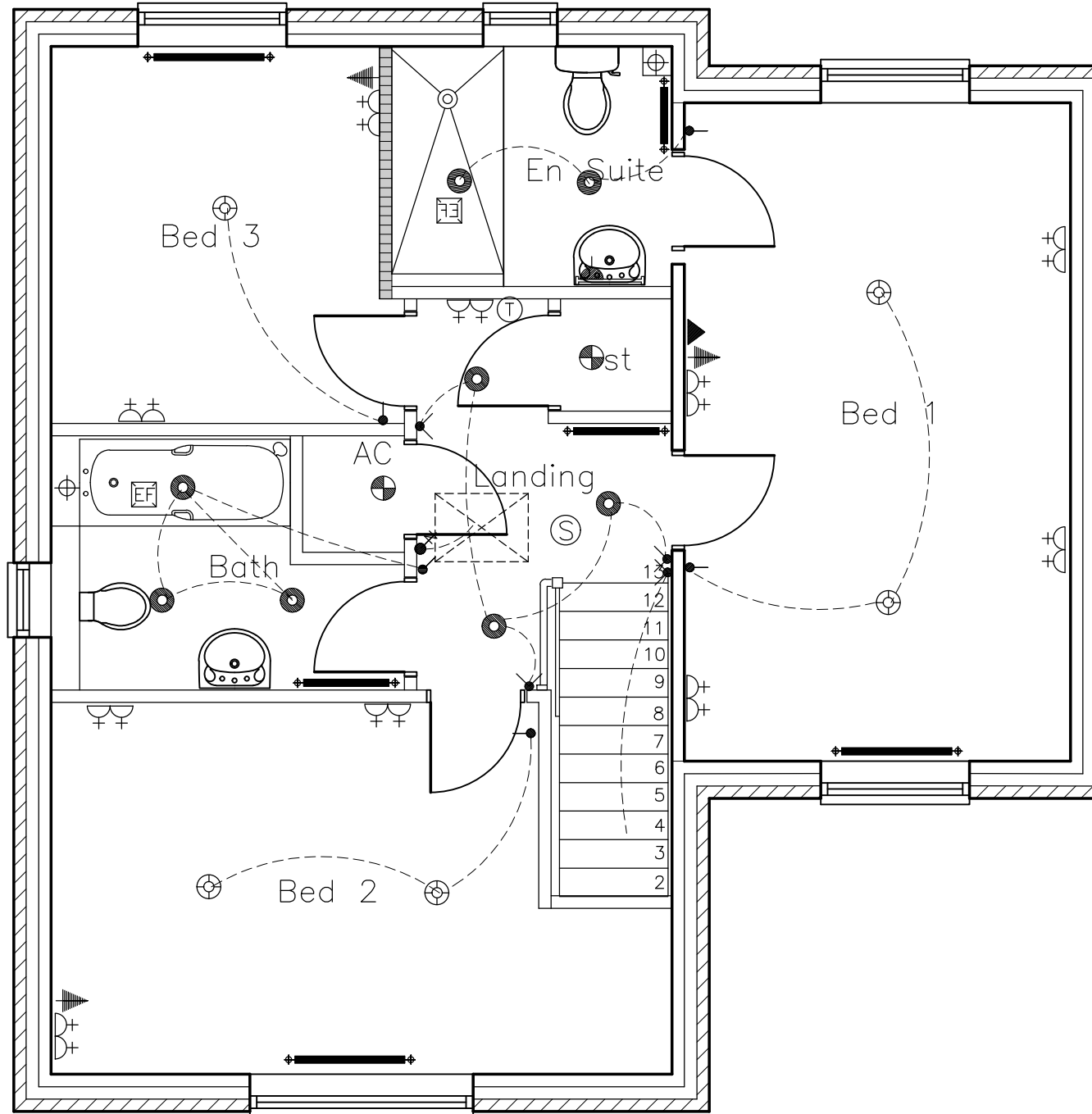
1. ALL ELECTRICAL WORKS TO BE CARRIED OUT AND CERTIFIED BY A QUALIFIED MEMBER OF IEE OR OTHER APPROVED ORGANIZATIONS AS REQUIRED UNDER CURRENT BUILDING REGULATIONS PART "P" AND TO THE REQUIREMENTS OF BS 7671: 2001 AND IEE WIRING REGULATIONS 19th EDITION.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH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

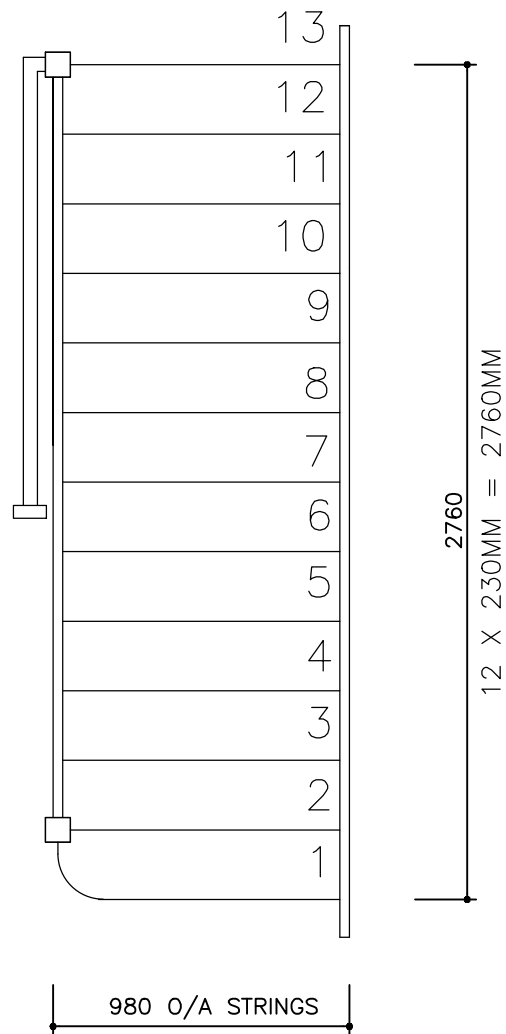


C	THERMOSTAT ADDED AT LANDING EN SUITE LAYOUT REVISED	APR 22
B	LANDING AND EN SUITE LIGHTS REVISED	OCT 21
A	FIRST ISSUE	APR 21
Rev	Description	Date

HD Homa Design
 Architectural & Property Consultants
 Hyridge, Moor Road, Langham
 Colchester, Essex, CO4 5NR
 Tel: 01206 272247
 Email: homa@homedesign.co.uk

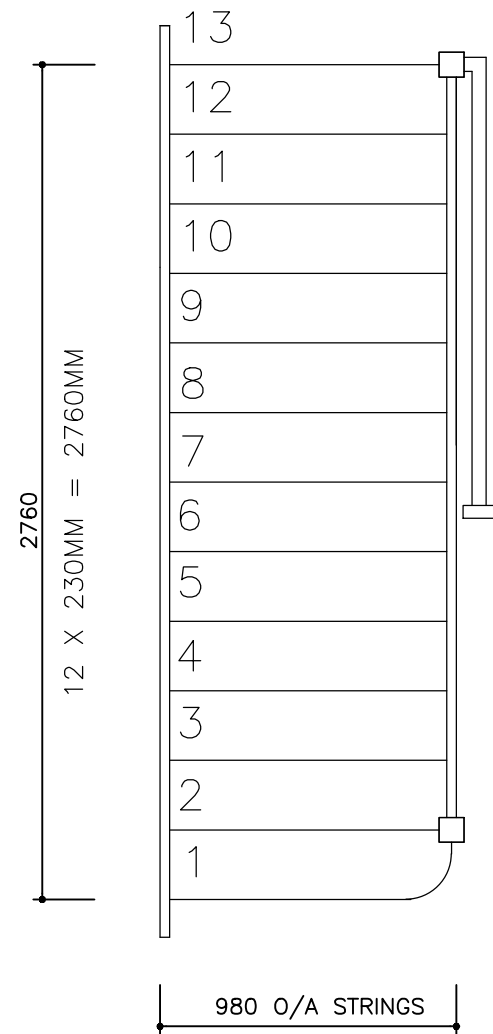
Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 3 & 3A (T3 & T3A) FIRST FLOOR PLAN ELECTRICAL & MECHANICAL LAYOUT
Date	NOV 2020
Scale	1:50 @ A3
Drawing No.	T3-07-02
Copyright	© Homa Design Ltd

Do not scale

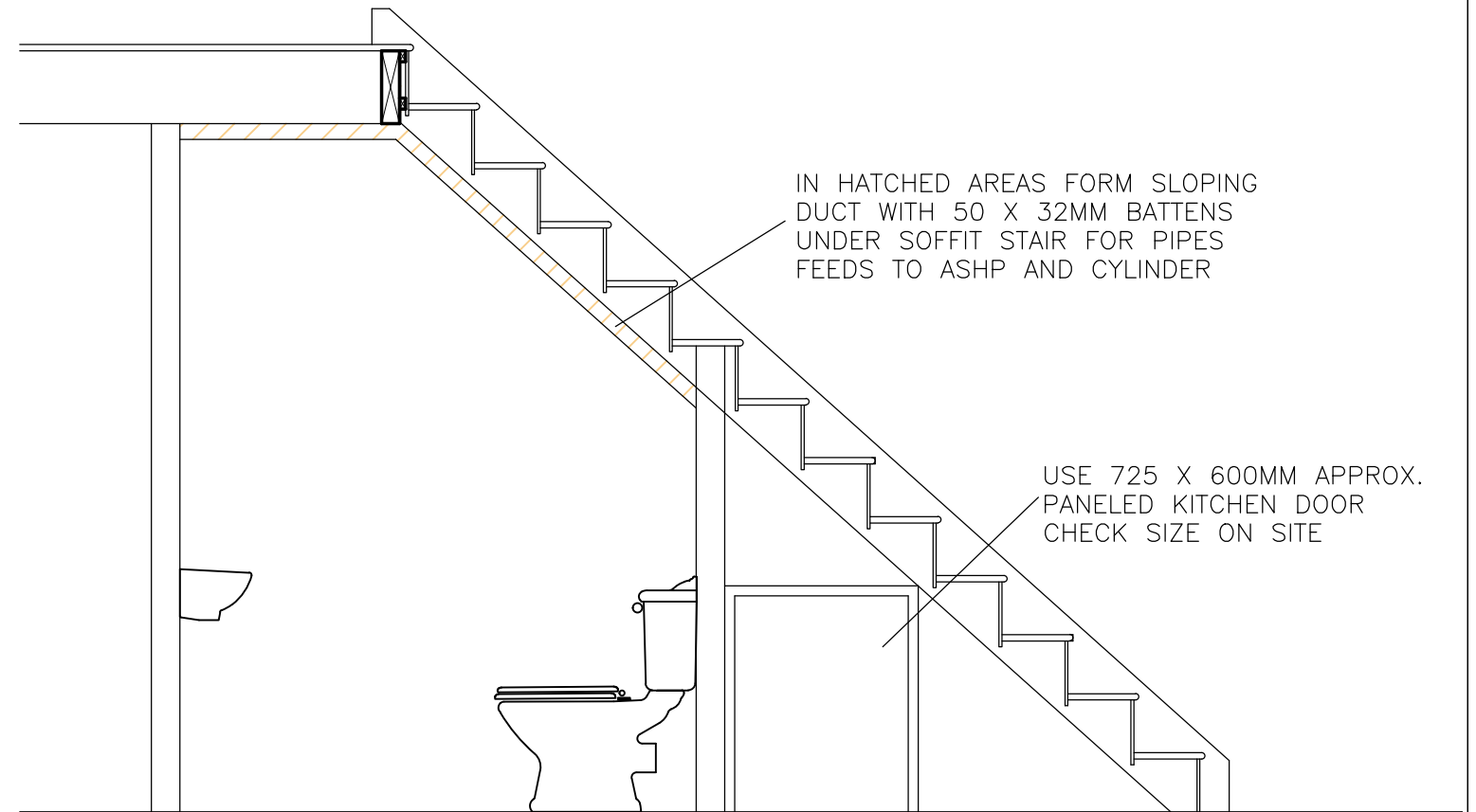


STAIR PLAN (TYPE T13)
FIRST FLOOR PLAN
SCALE 1:25 @ A3

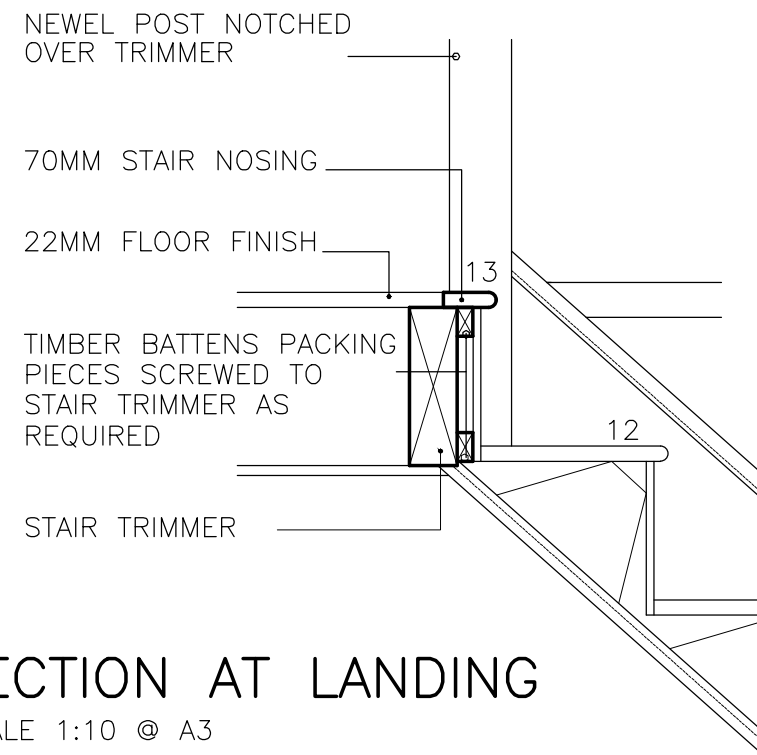
13 EQUAL RISERS
230MM GOING
15-20MM NOSING
50MM MIN. WINDER
32MM THICK STRING
965MM OVERALL STRING
RAILING TO BE 900MM HIGH
AND BALUSTRADES TO BE
AT 100MM CENTRES
2675MM FINISHED FLOOR TO
FINISHED FLOOR AND TO BE
CHECKED AND CONFIRMED ON
SITE PRIOR TO FABRICATION



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



SECTION
SCALE 1:25 @ A3



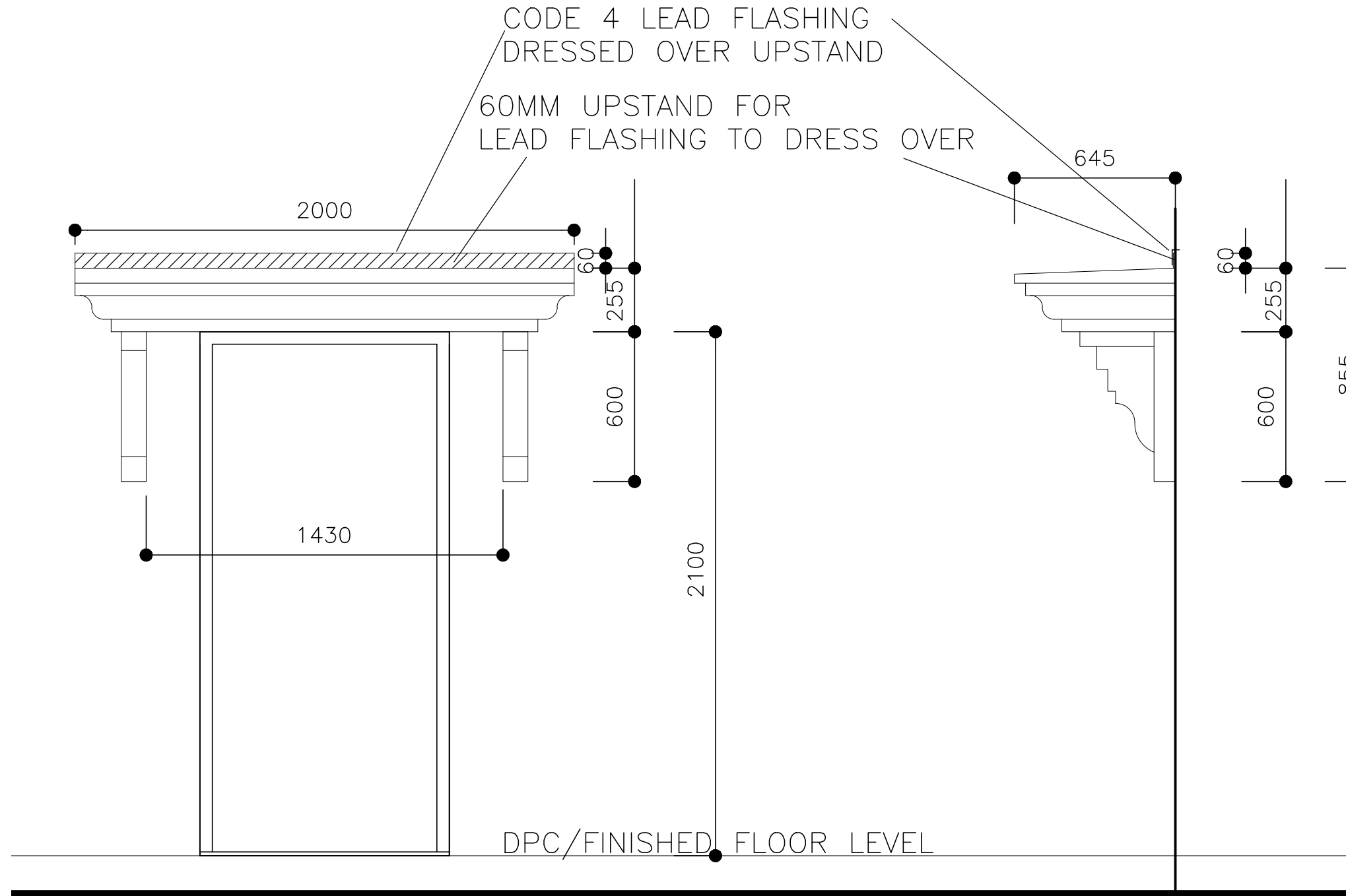
SECTION AT LANDING
SCALE 1:10 @ A3

Rev	Description	Date
A	FIRST ISSUE	APR 21

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**

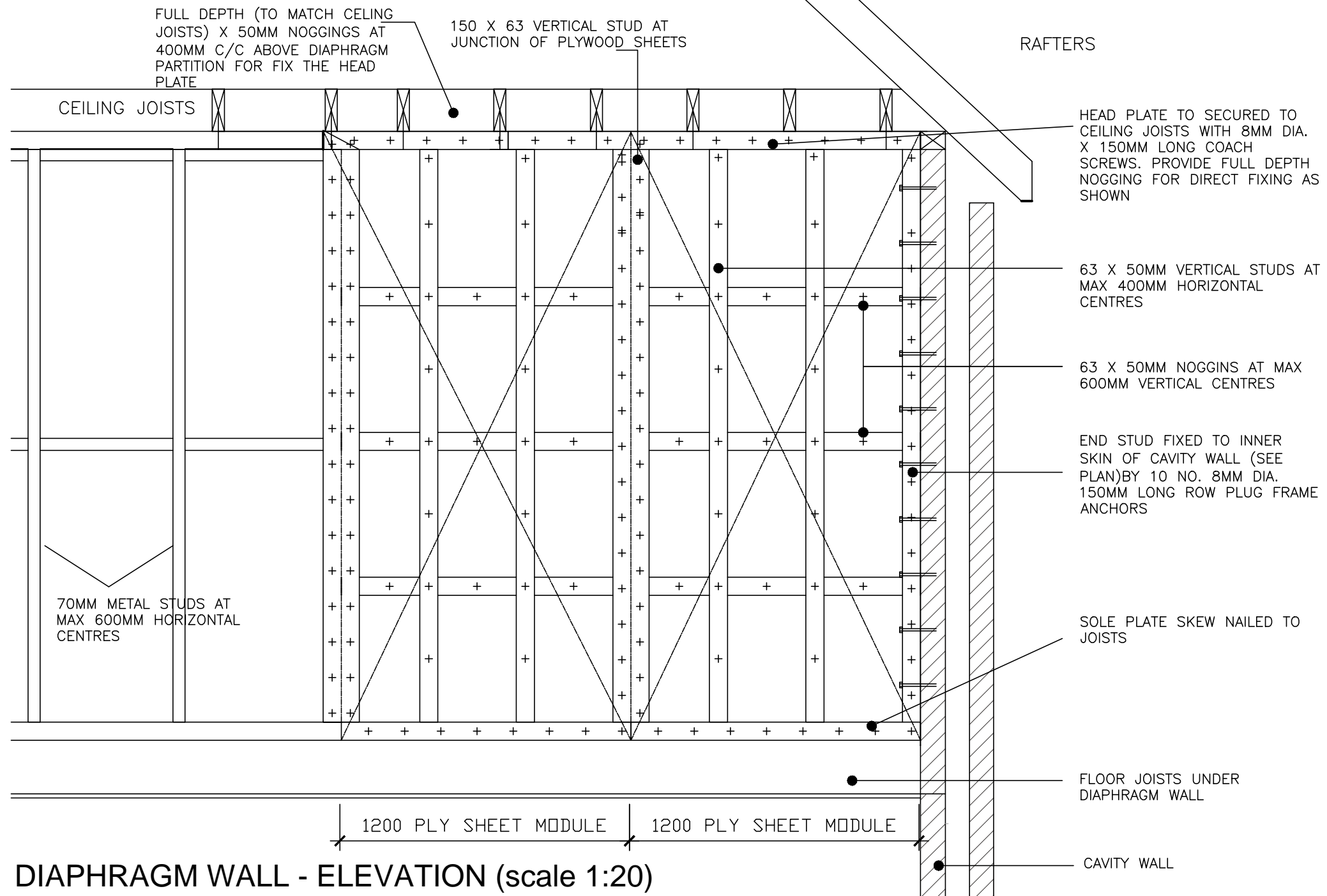
Date	NOV 2020	Scale:	AS SHOWN
Drawing No.	T3-08-01		A
Copyright © Homa Design Ltd		Do not scale	



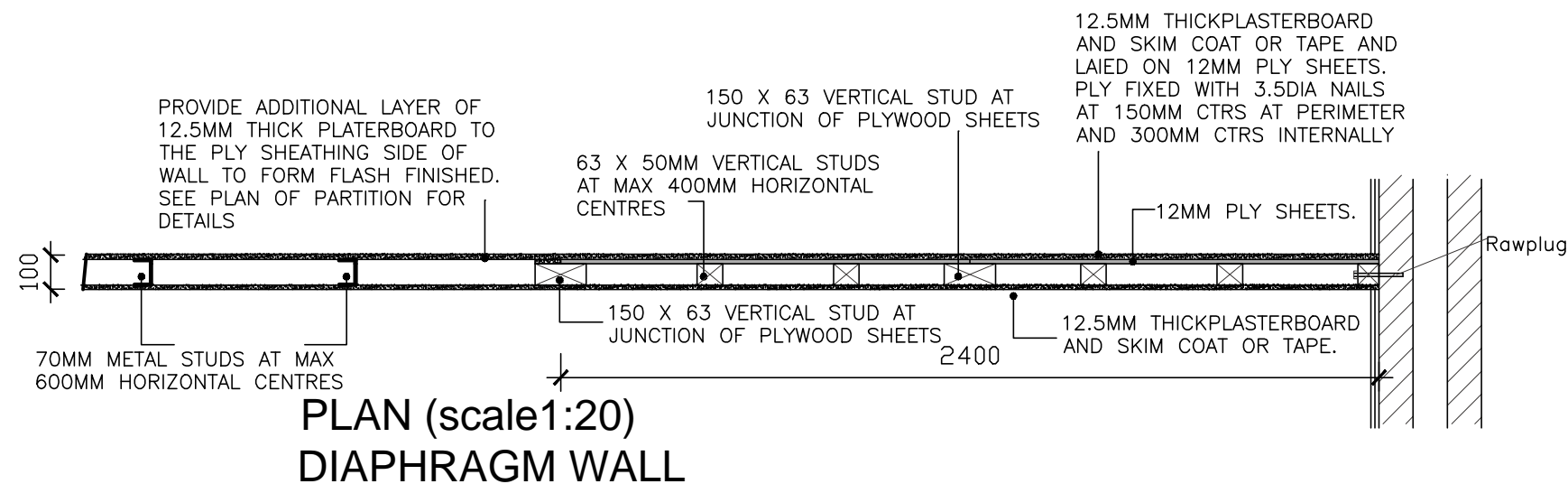
FRONT ELEVATIONS

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	-
Copyright © Homa Design Ltd Do not scale		



DIAPHRAGM WALL - ELEVATION (scale 1:20)



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
**DIAPHRAGM WALL (BRACING
 WALL) DETAILS**

SHEET 7

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-08

Copyright © Homa Design Ltd Do not scale