

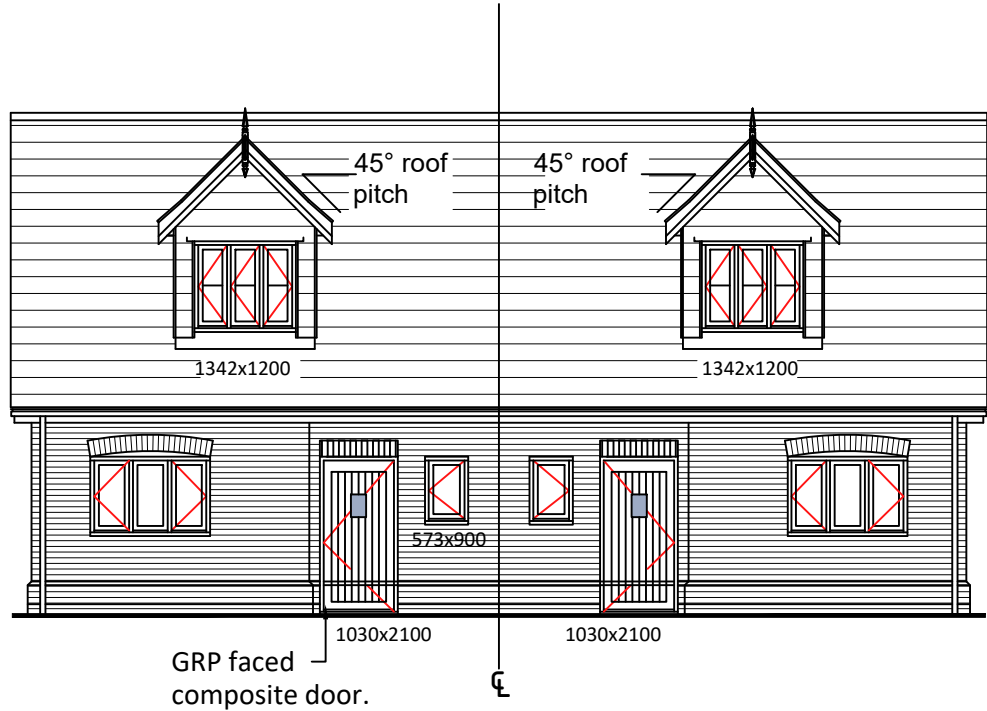
OPTION 6

Indicates obscure glazing.

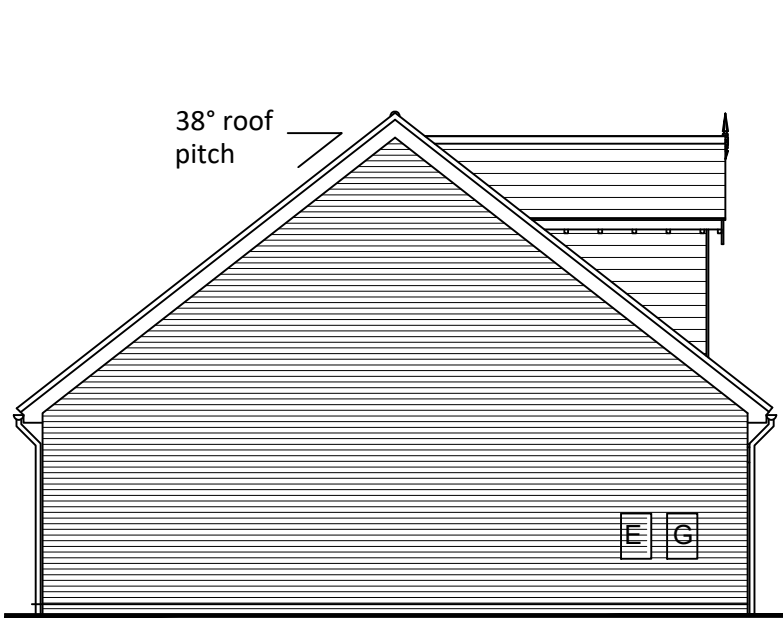
Refer to engineers drawings for movement joint locations and bed joint reinforcement where required.

Refer to materials schedule for plot specific materials.

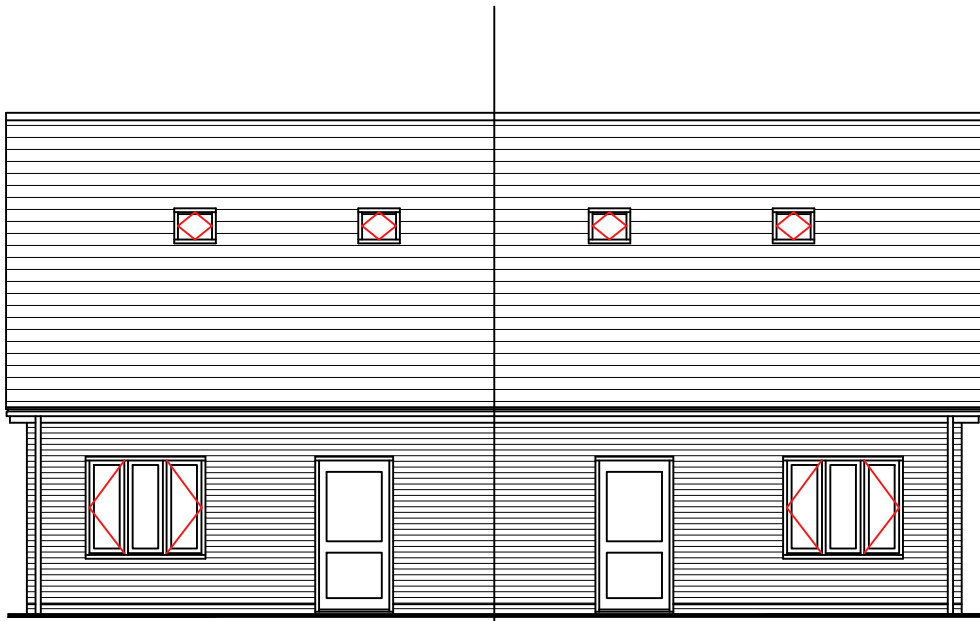
Raised DPC min. 150mm above ext ground level.



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

BOXED GABLES FASCIA DEPTH  
SLATE ROOF = 150mm  
TILE ROOF = 175mm  
RAFTER FOOT OVERHANG  
FROM FACE OF EXTERNAL  
MASONRY LEAF = 250mm  
BARGEBOARD DEPTH = 175mm  
BARGEBOARD GABLE  
VERGE OVERHANG  
(EXCLUDING BARGEBOARD  
THICKNESS) = 175mm

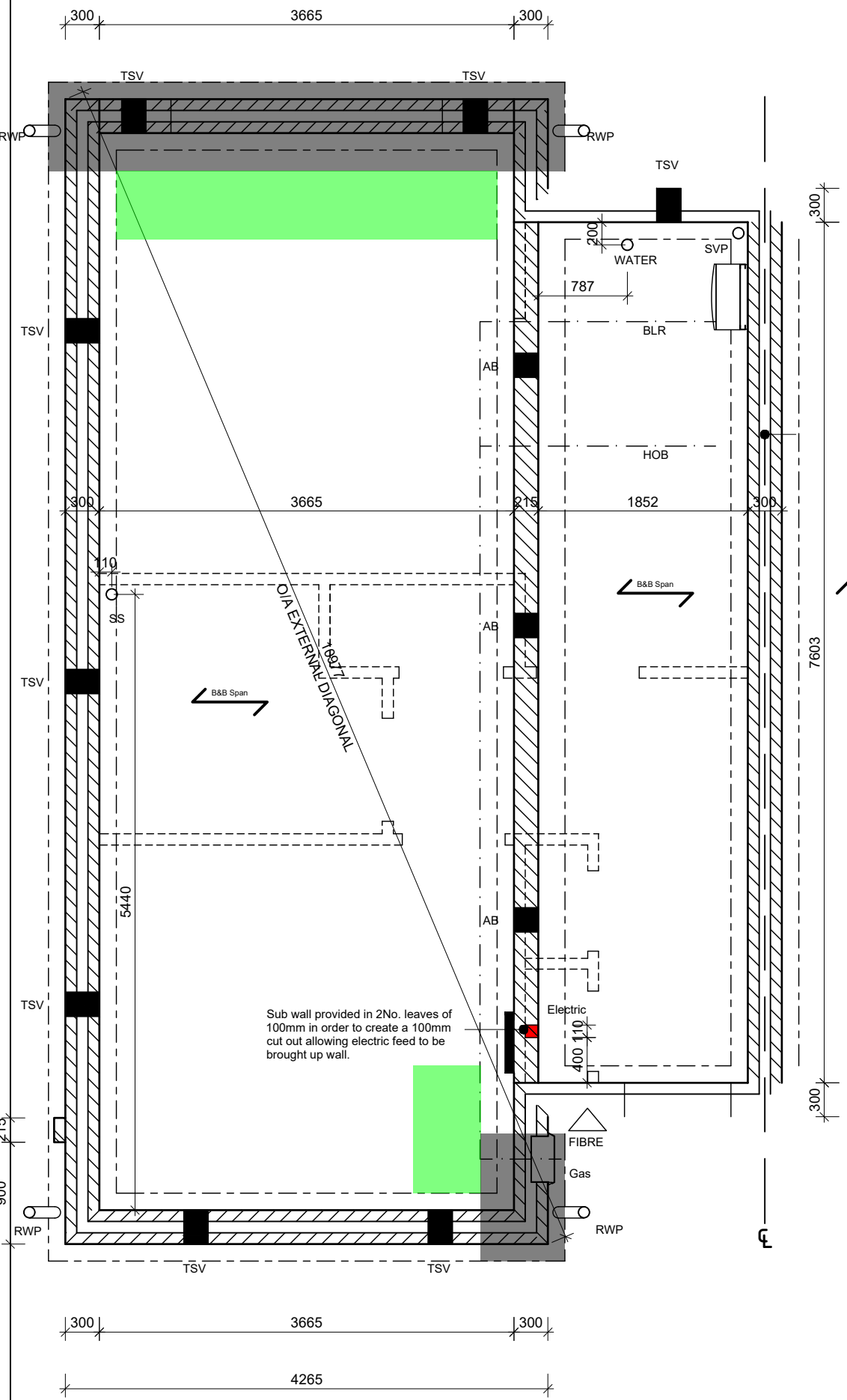
STRUCTURAL DESIGN NOTES  
1. REFER TO STRUCTURAL DESIGN BY 'XXXX' FOR FULL DETAILS (REF XXXX).  
2. ALL BLOCKWORK IS TO BE A MINIMUM 3.6N/mm<sup>2</sup> COMPRESSIVE STRENGTH  
OTHERWISE NOTED.  
3. ALL CAVITY WALLS ARE TO HAVE STAINLESS STEEL WALL TIES AT 900mm CENTERS  
HORIZONTALLY AND 450mm CENTERS VERTICALLY. TIES ARE TO BE AT 25mm CENTERS  
VERTICALLY ADJACENT TO ALL OPENING AND MOVEMENT JOINTS.  
4. ALL LINTELS BY BIRLEY AND ARE TO HAVE A MIN. BEARING AT EITHER END OF 150mm.  
5. LATERAL RESTRAINT STRAPS ARE TO BE PROVIDED TO ALL EXTERNAL WALLS AT A  
MAXIMUM SPACING OF 1.5m.  
6. WALL PLATES ARE TO BE FIXED DOWN TO WALLS USING PROPRIETARY GALVANISED  
STEEL STRAPS AT A MAX. OF 1.25m.

STRUCTURAL DESIGN LEGEND  
PS Padstone as per Structural Engineers Design.  
SHS Post as per Structural Engineers Design.  
Beam / Lintel / Trimmer / Girder Truss Over

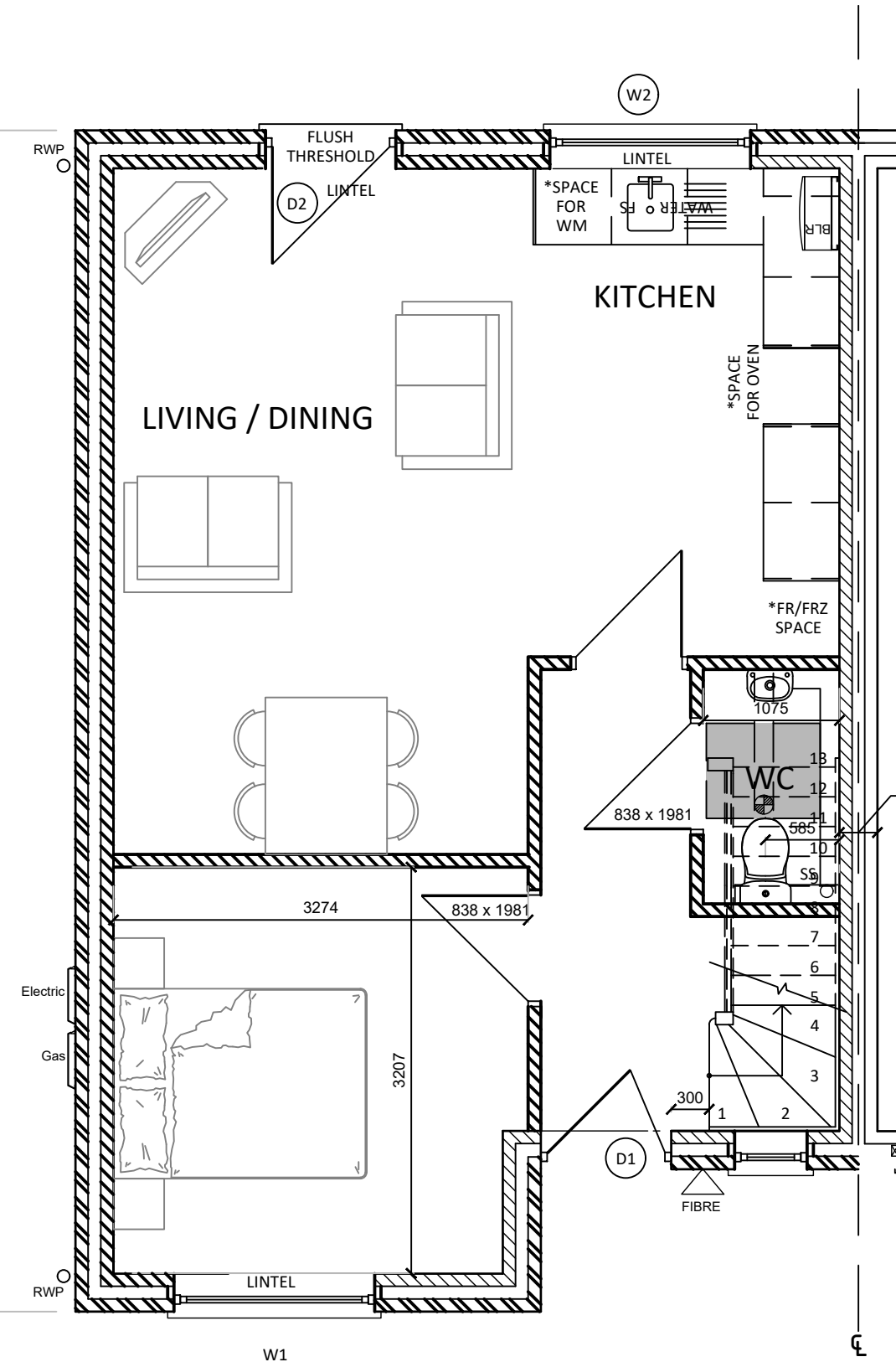
LEGEND/NOTES:

- BRICKWORK  
NON-LOADBEARING BLOCKWORK  
LOAD-BEARING BLOCKWORK  
INSULATED STUDWORK PARTITION  
BEAM/LINTEL/TRIMMER/GIRDER TRUSS OVER  
DENOTES SPAN OF BEAM & BLOCK FLOOR BELOW  
FI DENOTES SPAN OF FLOOR JOISTS ABOVE  
TR DENOTES SPAN OF ROOF TRUSSES ABOVE  
R DENOTES SPAN OF RAFTERS ABOVE  
FRJ DENOTES SPAN OF FLAT ROOF JOISTS ABOVE  
D=1350 DEPTH OF WINDOW  
FE FIRE ESCAPE WINDOW  
S SMOKE DETECTOR (PRECISE LOCATION TO BE DETERMINED BY M&E DESIGN).  
H HEAT DETECTOR (PRECISE LOCATION TO BE DETERMINED BY M&E DESIGN).  
CO CARBON MONOXIDE DETECTOR (PRECISE LOCATION TO BE DETERMINED BY M&E DESIGN).  
MECHANICAL EXTRACT FAN (PRECISE LOCATION TO BE DETERMINED BY M&E DESIGN).  
BLR BOILER LOCATION  
SS STUB STACK SOIL PIPE  
SVP SOIL AND VENT PIPE  
FS FLOOR SOCKET  
DRAINAGE WASTE PIPES  
SECTION LOCATION MARKS  
D12 DOOR REFERENCE  
W9 WINDOW REFERENCE

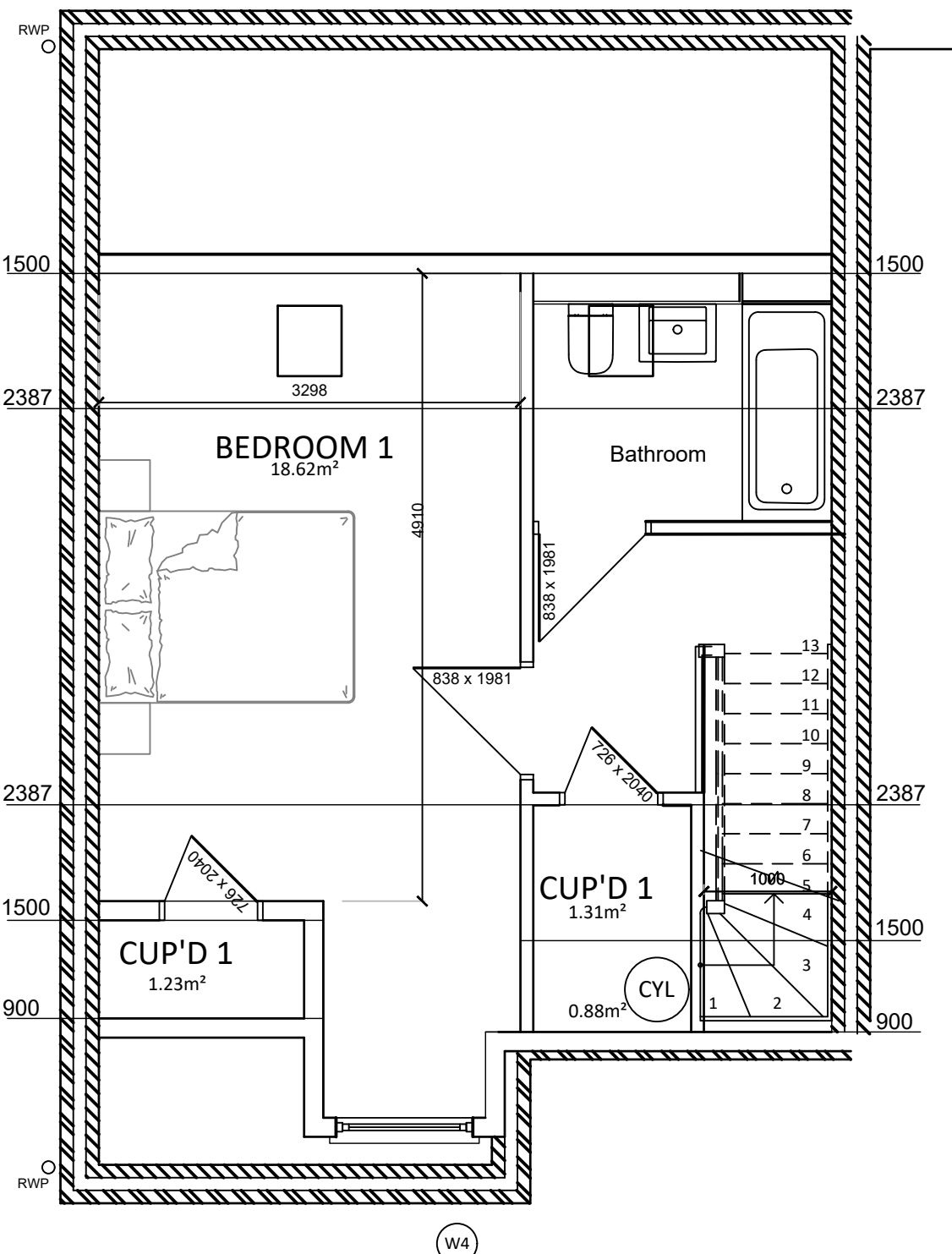
1. ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE NOTED.  
2. DO NOT SCALE FROM THESE DRAWINGS, WORK FROM FIGURED DIMENSIONS ONLY.  
3. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/FABRICATOR PRIOR TO COMMENCEMENT OF CONSTRUCTION/FABRICATION.  
4. DRAWINGS TO BE READ IN CONJUNCTION WITH 'SUPPLEMENTARY NOTES REGARDING BUILDING REGULATIONS'.  
5. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.  
6. ANY DISCREPANCIES IN DIMENSIONS OR NOTES ARE TO BE REPORTED TO THE ARCHITECT, ALSO PRIOR TO COMMENCEMENT OF CONSTRUCTION/FABRICATION.  
7. WHEN APPLICABLE REFER TO LARGE SCALE DRAWINGS AND SPECIFICATION OF MATERIALS AND WORKMANSHIP.



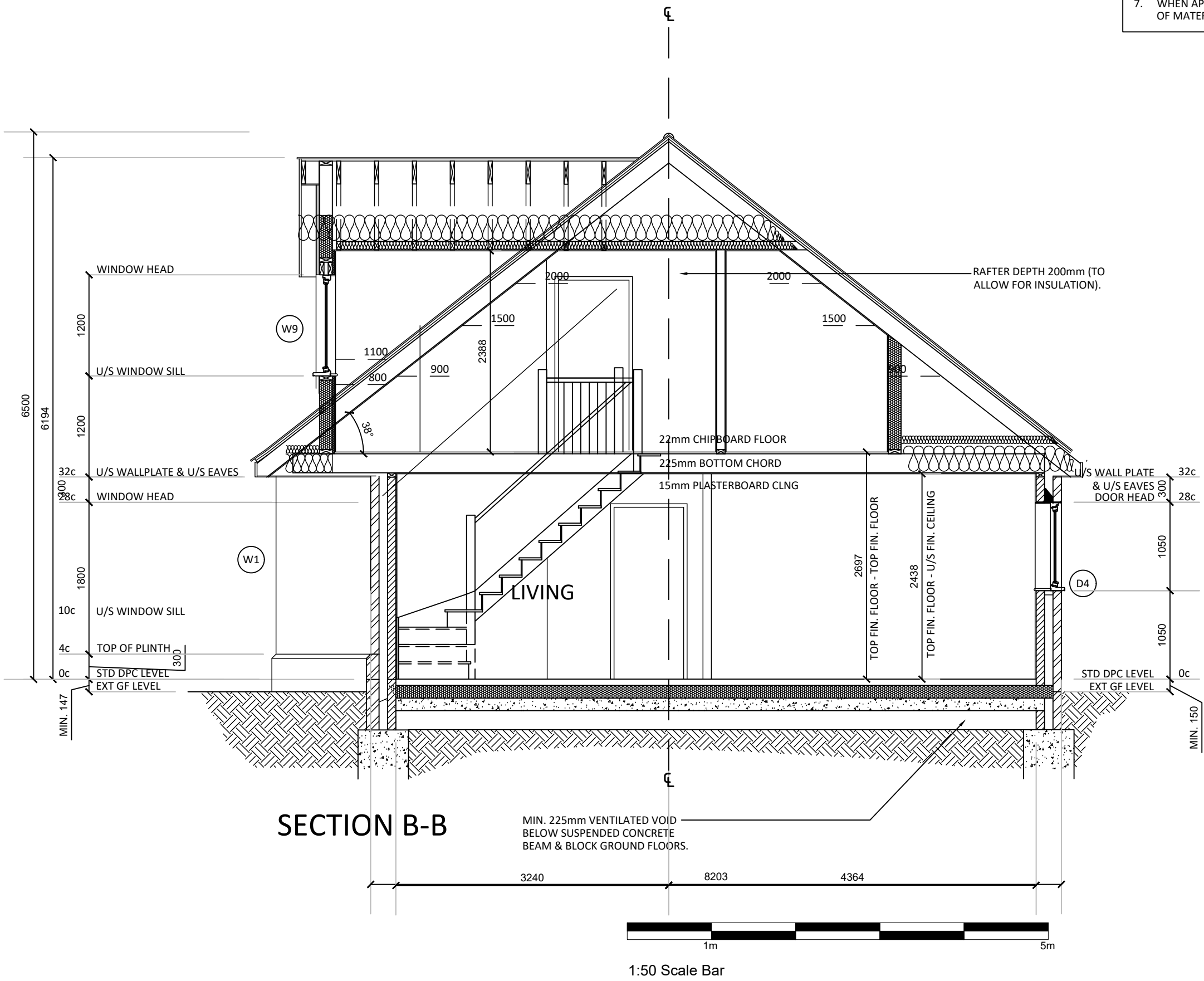
FOUNDATION PLAN  
PLOT 401 & 403 - AS SHOWN  
PLOT 402 & 404 - HANDED



GROUND FLOOR PLAN  
PLOT 401, 403 - AS SHOWN  
PLOT 402, 404 - HANDED



FIRST FLOOR PLAN  
PLOT 401, 403 - AS SHOWN  
PLOT 402, 404 - HANDED



SECTION B-B

ROSE

|  |              |
|--|--------------|
| CLIENT<br>Rose Builders (Properties) Ltd   |              |
| PROJECT<br>Lawford Green (Phase 4A)<br>Land off Bromley Road<br>Lawford<br>Essex<br>CO11 2JE   |              |
| DRAWING TITLE<br>HOUSE TYPE 1.5 STOREY (SPEC SOCIAL)<br>FLOOR PLANS & ELEVATIONS<br>NDSS COMPLIANT (28/4P) - 80.09m <sup>2</sup> / 862H <sup>2</sup> |              |
| JOB NO.  | L070         |
| DATE   | 25.03.25     |
| SCALES   | 1:50         |
| DRAWN BY   | SW           |
| CHECKED BY   | -            |
| DWG NO.  | L070/PH4A.H. |
| SHEET NO.  | 1 OF 1       |
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