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 CÒLOURED 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

- 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 T2MM HAPPROVED 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 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 MPREGNATED 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 DADONNAL DRACHNE REFER TO POOR TRUSSES MANUFACTURED FOR 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, JOINTS 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 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 EXTENAL PIPES TO BE IN ACCORDANCE WITI 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 AN FIRST FLOOR WITH RADIATORES FIRST FLOOR WITH RADIATORES 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 DÉTAILS.

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.

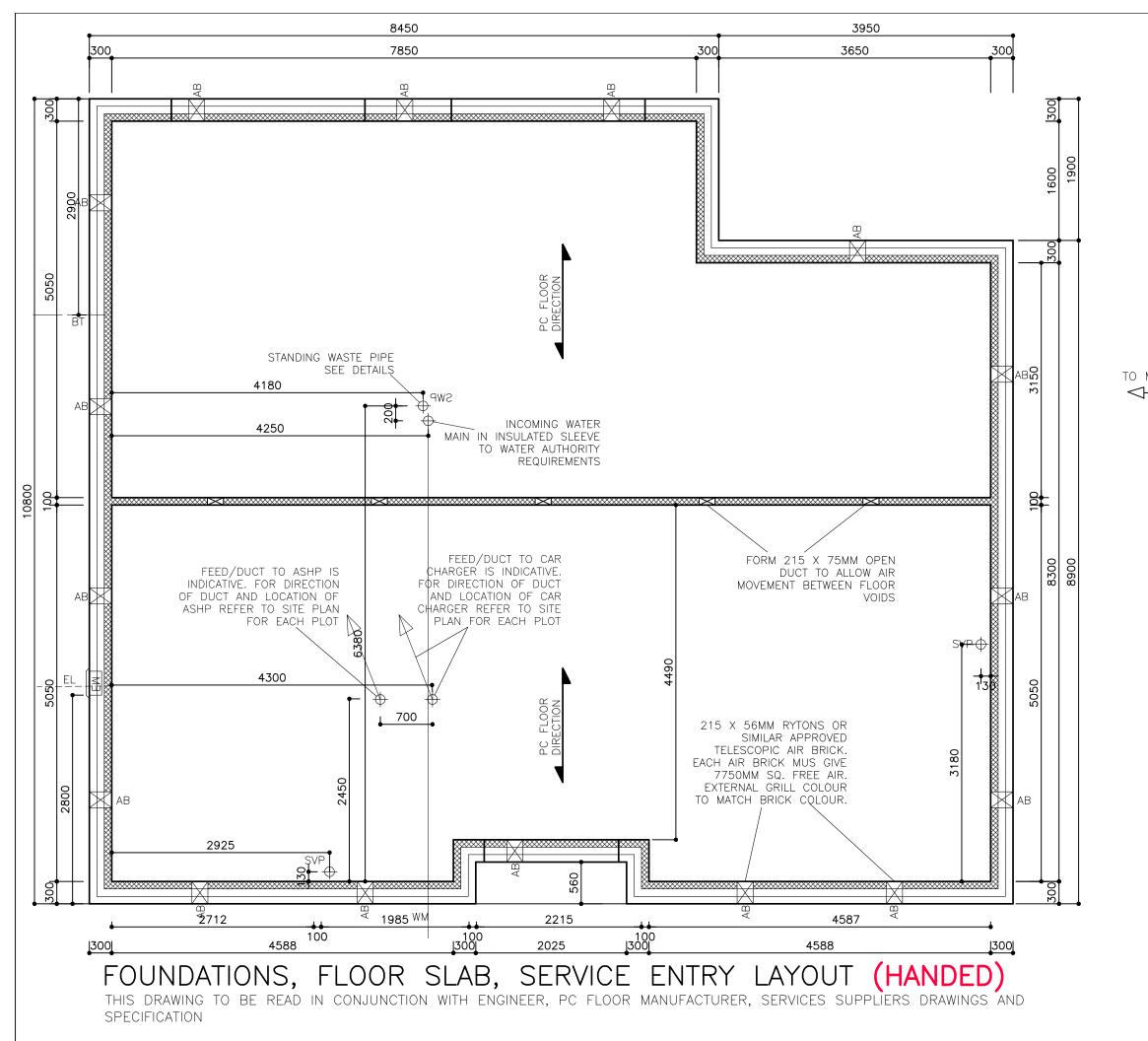
AN AS-BUILT CHECKLIST OF ALL FITTINGS/APPLIANCES WITH THEIR FLOW RATES, SPECIFICATION AND MANUFACTURER DETAILS MUST BE GIVEN TO THE OWNER / OCCUPIERS OF THE PROPERTY.

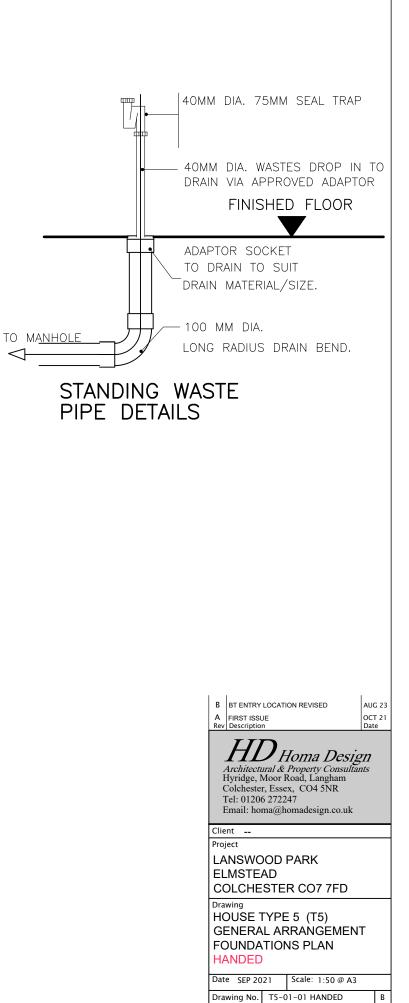
HOT WATER OUTLET TEMPERATURE TO FIXED BATH TO BE LIMITED TO 48°C BY USE OF AN IN-LINE BLENDING VALVE OR OTHER APPROPRIATE TEMPERATURE CONTROL DEVICE. THE BLENDER/MIXER VALVE MUST BE LOCATED AS CLOSE AS POSSIBLE TO THE FINAL OUTLET.

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. TO THE OWELLING 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 BASIN: 40MM DIA. 75MM DEEP SEAL TRAP SHOWER: A0MM DIA. 75MM DEEP SEAL TRAP SHOWER: 40MM DIA. 75MM DEEP SEAL TRAP SUP: 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 FRAP 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 10 FABRICATION. 230MM MIN. GOING 42 DEGRES MAX. PITCH RAILING TO BE 900MM HIGH. WITH BALUSTRADES AT 100MM CEINTRES 2000MM MINIMUM HEAD ROOM. REFER TO HOUSE TYPE DRAWINGS FOR FURTHER DETAILS 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 MT OF ANY HABITABLE ROOM, AND TO BE LOCATED AS SHOWN ON THE LAYOUT AND SMOKE ALARMS TO BE INSTALLED IN HALL AND LANDING TO WITHIN 3 MT OF ANY HABITABLE ROOM, AND TO BE LOCATED AS SHOWN ON FLOOR PLANS. ALL ELECTRICAL WORKST TO CERTIFICATES TO BE SUBMITED TO TO HE BUILDING CONTROL AT C MARDIE PL		PART "R"- PHYSICAL INFRASTRUCURE
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Rev Description Date		ROOF REVISED
HD Homa Design		
Homa Design		HD Home Device
Architectural & Property Consultants		Architectural & Property Consultants
Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR		Hyridge, Moor Road, Langham
Tel: 01206 272247 Email: homa@homadesign.co.uk		Tel: 01206 272247

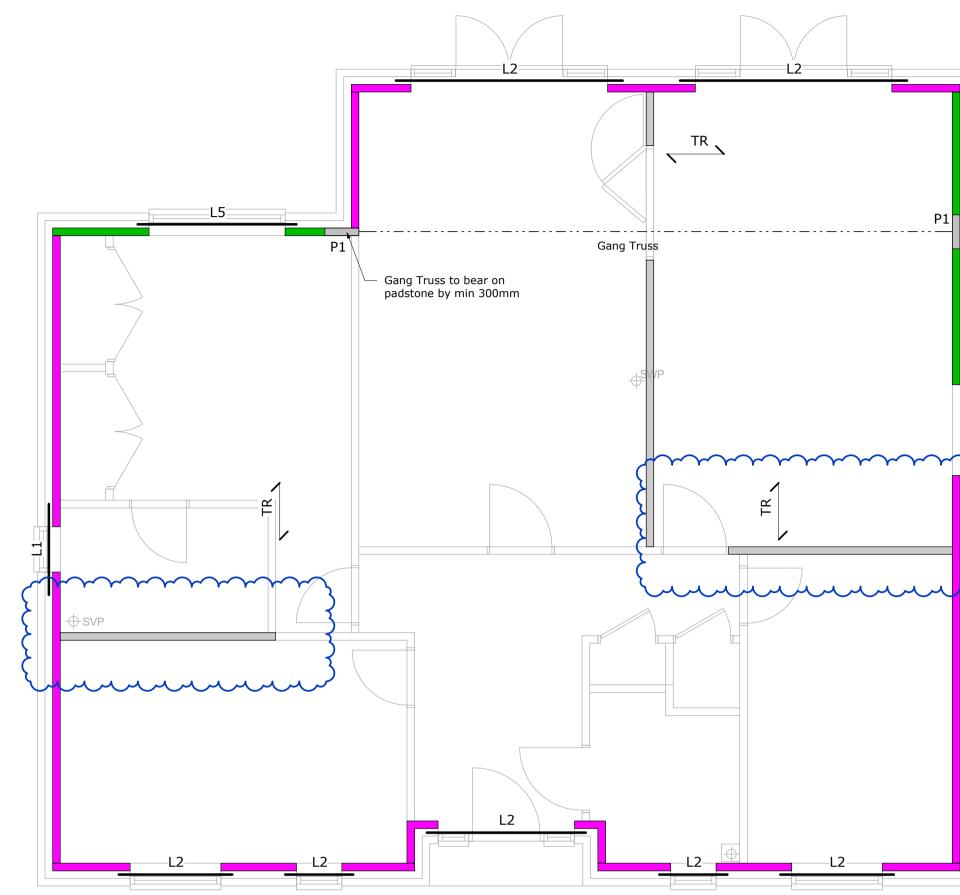
Client --Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD **GENERAL CONSTRUCTION** SPECIFICATION

Date NOV 2020 Scale: N/A Drawing No. CON-SPEC-01 ppyright 🔘 Homa Design L





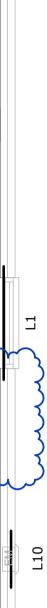
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GROUND FLOOR PLAN

1:50

STRUCTURAL MASONRY NOTES



Please note: This drawing is not handed!

Lintel	Sched	ule
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Reference	Description			
L1	L1 S			
L2	L1 HD			
L3	L1 XHD			
L5	L5 XHD			
L7 BOX				
L8 BOX HD				
L10	Single Leaf Lintel L10			
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.				

<u>KEY</u>

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

Key	Description				
	3.6 N/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 floor. Bracing walls to comprise min. 72 at 600mm centres max, with 9mm OSB one side fixed to studs using 3.25mm N 150mm centres max. 'Sole plate' fixed					

d on the 2mm studs B3 lining to Nails at d to the floor with 90x90 angle brackets at 1500mm max centres. 'End stud' to be fixed to inner leaf @ 225mm centres internally.



DEAD LOA Self Weight Finishes &

<u>LIVE LOA</u> Live Load Partitions STAIR LO Live Load

Add. Dead **BLOCK W** 140 Thick 215 Thick Brick Block

Transmission. 3. 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.

4. 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.

5. Mortar designation as follows: above DPC mortar designation M4 below DPC mortar designation M6

6. 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.

<u>Movement joints.</u> 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).

corners and returns).

Joint spacing's are based on the provision of a 15mm wide joint incorporating Expandite Expandafoam or equal approved closed cell polyethylene joint filler sealed on external faces with Expandite Thioflex 600 or equal approved elastomeric sealant. Internal finishes must be severed at joints with plaster stops or dry wall stop beads

provided. Lintels

Internal walls: provide proprietary IG box lintels to loadbearing internal walls as specified on the drawings or equivalent approved by alternative manufacturer.

manufacturer.

Spacing of Ties Spacing of all ties to comply with the Architects details but to at least

comply with the following: horizontally,

Second and subsequent rows to be spaced at 900mm centres horizontally and 450mm centres vertically in a staggered pattern in bed joints and have a minimum embedment of 50mm (recommend 75mm) into each leaf,

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.

hanger manufacturers instructions. 5. 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

Projec shall be 5mm (minimum) below the underside of the beam. LANSWOOD PARK DEVELOPMENT 6. External and party walls parallel with joist spans shall be restrained 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 - PHASE 2 1.25m in flats with galvanised 30 x 5.0mm straps extending below **BROOMFIELD ROAD** 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 ELMSTEAD MARKET between joists at all strap locations. Straps shall be fixed to members/noggins with not less than 4No. 32 x 3.5mm galvanised of sherardised square twisted nails (or alternative detail by joist

All noggins/struts/blockings to be in strict accordance with manufacturers details.

8. Overall stability of timber floors during construction to detail by joist manufacturer.

unfactored loadings: finishes imposed timber stud pa

manufacturer).

. 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.

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.

2. 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

Shrinkage joints in blockwork typically at maximum 6m crs (3m from

For expansion joints in Concrete Bricks refer to manufacturers guidelines, however at no time should joint spacing be greater than 9m (6m typically).

External walls: provide proprietary lintels 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

All steel lintels to be fully galvanised and have a minimum 150mm bearing to each end unless noted otherwise.

First row at least one course below DPC at maximum 600mm centres

Ties at reveals, openings, movement joints and up the slope of gable walls shall be at maximum 225mm centres vertically.

2. The setting out & dimensions shall be in accordance with the Architects & specialists drawings.

3. 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

9. Engineered timber joists to be designed to allow for the following

5	refer to Architects details
	1.5 kN/m ²
artition loading -	0.5 kN/m ²
	2.0 kN/m

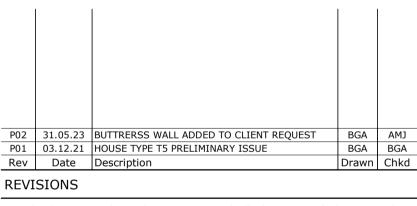
SUPERSTRUCTURE LOADS:

ADS it Services	By Specialist 0.4 kN/m²
DS Typical	1.5 kN/m² 0.5 kN/m²
ADING	
	1.5 kN/m²
Load	0.5 kN/m²
ALLS (SHOWN ON ARCH'S I	DRAWINGS)
	2.5 kN/m²
	4.0 kN/m ²
Cavity Wall	3.8 kN/m²

GENERAL NOTES

- 1. 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 4 putting work in hand. Where dimensions are shown on the Engineers drawings, any discrepancies shall be reported to him.
- 5. 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.
- 8. All dimensions are given to structural surfaces unless noted otherwise.
- 9. All lightning connectors to be fixed in accordance with specialist details. 10. 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.
- 11. Holes smaller than 225 x 225mm through slabs are not necessarily shown on the Engineers drawings.
- 12. For size and location of all services refer to the Service Engineers and Architects drawings.
- 13. 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.
- 14. 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.
- 15. 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
- TBC To be confirmed UNO Unless noted otherwise SSL Structural slab level DIA Diameter TOS EGL
- Existing Ground Level FFL FGL Finished Ground Level SOP Setting out point

TOC Top of concrete BOC Bottom of concrete Top of steel Finished Floor Level

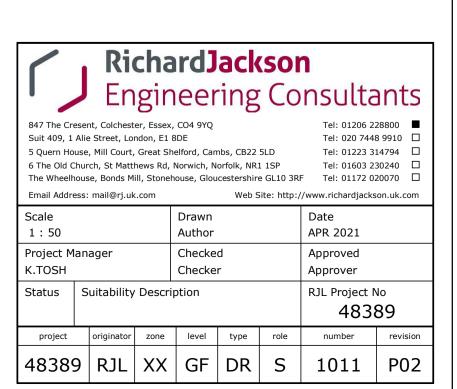


This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.



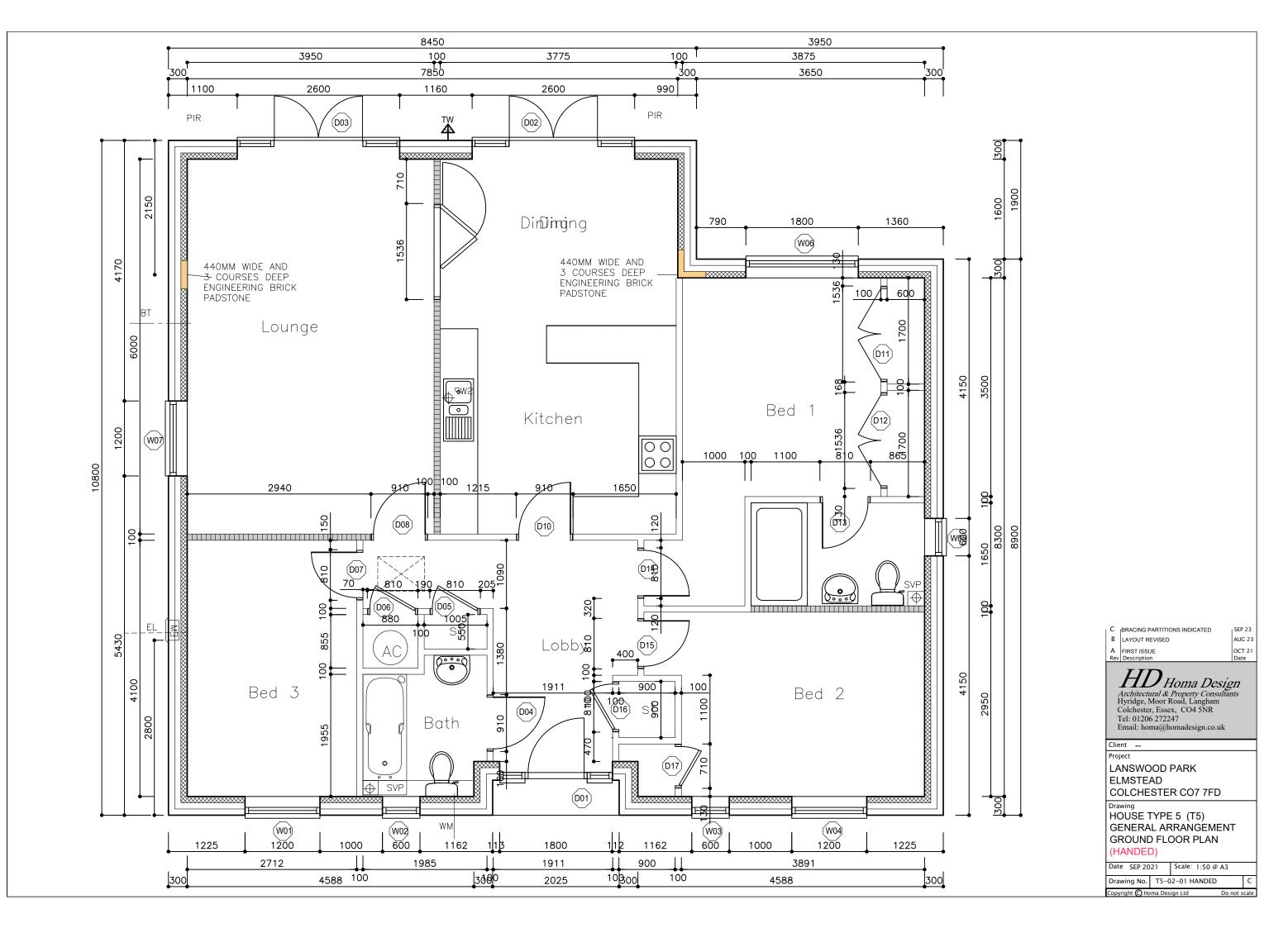
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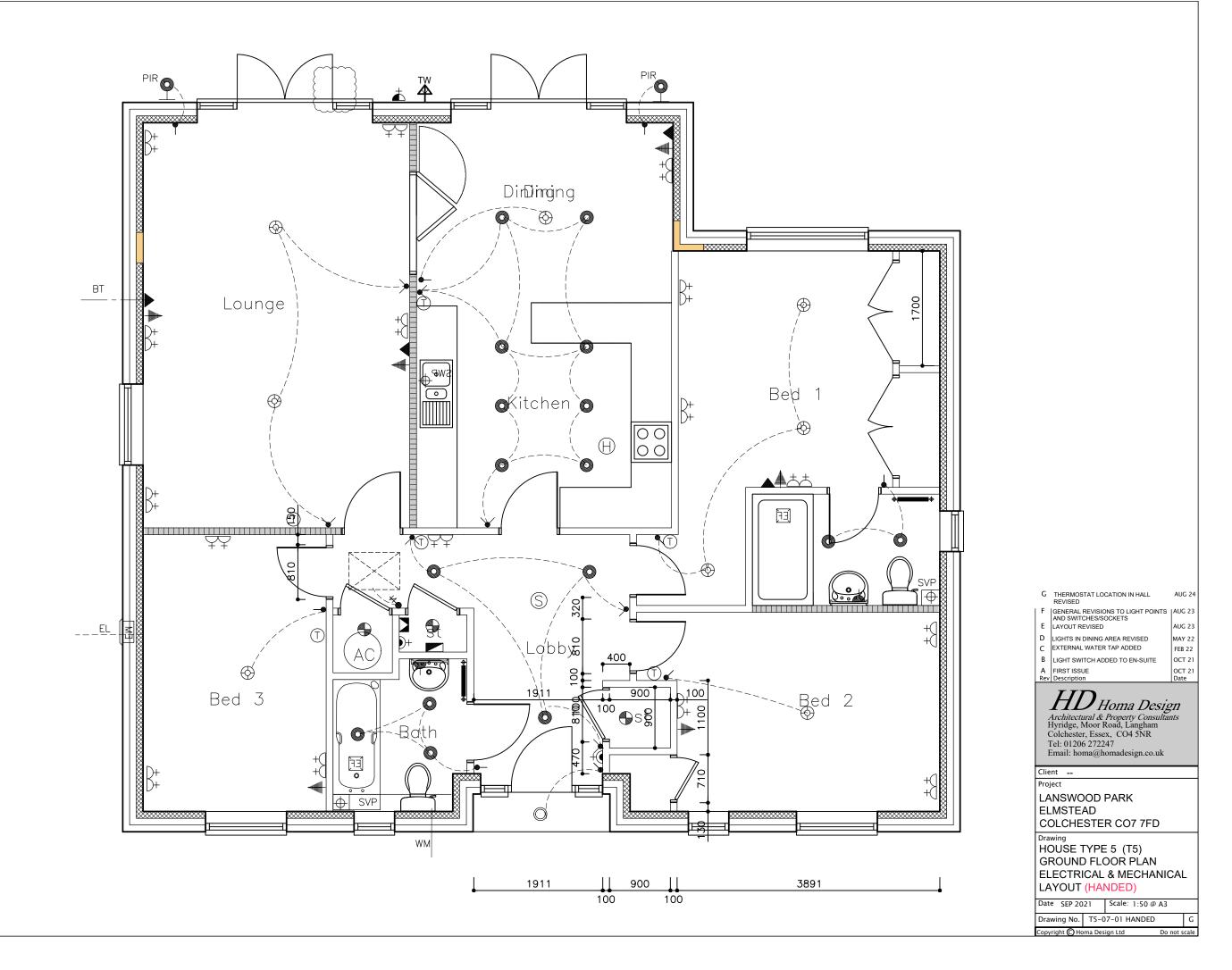
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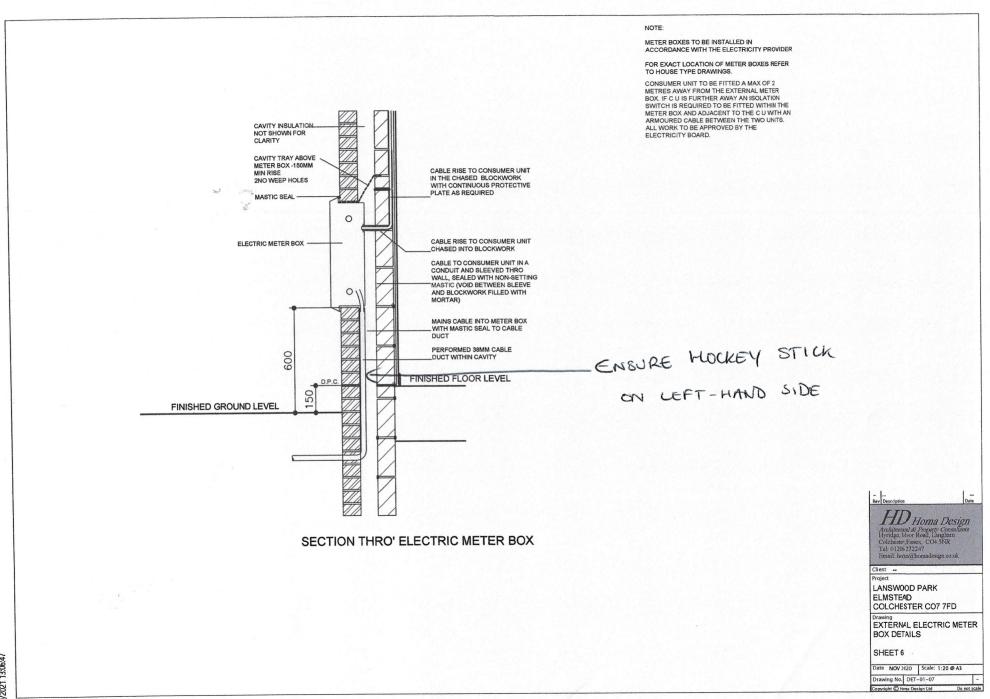
REF.	DOOR LEAF SIZE	DOOR SCH	IEDULE	STRUCTURAL		
NO.	W x H (mm)		H (mm)	OPENNING		
D1*	*					
D2*	*	2590 x 20	2590 x 2090			
D3*	*	2590 x 2	090	2600 x 2100		
D4*	826 x 2040	890 x 20	72	910 x 2100		
D5	726 x 2040	790 x 20	72	810 x 2100		
D6	726 x 2040	790 x 20	72	810 x 2100		
D7	726 x 2040	790 x 20	72	890 x 2100		
D8	826 x 2040	890 x 20	72	910x 2100		
D9	726 x 2040 pair	1516 x 2	072	1536 x 2100		
D10	826 x 2040	890 x 20	72	910 x 2100		
D11	726 x 2040 pair	1516 x 2	072	1536 x 2100		
D12	726 x 2040 pair	1516 x 2	072	1536 x 2100		
D13	726 x 2040	790 x 20	72	810 x 2100		
D14	726 x 2040	790 x 20	72	810 x 2100		
D15	726 x 2040	790 x 20	72	810 x 2100		
D16	726 x 2040	790 x 20	72	810 x 2100		
D17	626 x 2040	690 x 20	72	710 x 2100		
REF. NO. WO1	WINDOW NOMINAL WINE W x H (m 1200 x 1350	DOW SIZE Im)	EL SCHEDUL RE	E MARKS		
W01						
-	600 x 1200					
W03 W04	600 x 1200 1200 x 1350					
	600 x 1200					
W05 W06	1800 x 1200)				
W07						
W07 1200 x 1350						
FD20 REGL * SECU ALL E DOO GAR/ CONI (2019	ARKS: - 20 MINUTES FIRE JLATIONS. SIZE OF DOOR LEA CONFIRMED. LEVE ANY GLAZING IN A JRED BY DESIGN EXTERNAL WIND RS, REAR DOORS AGE DOOR SET A FORM TO THE RE DEDITION). CONT TIFICATES.	F INCLUDING S LED THRESHOL NY DOOR TO BE STANDARD OWS AND DOO S, BI-FOLD DO ND FRENCH (QUIREMENTS	TYLES ARE TO B D TO PART "M" F TOUGHENED S DRS (FRONT DO ORS, INTERCO CASEMENT DO S OF SECURED	E AGREED AND REQUIREMENT. SAFETY GLASS. DORS, SIDE NNECTING ORS) MUST BY DESIGN		

C DOORS D02 & D03 STRUCTURAL OPENING SIZE REVISED B DOORS D16 & D17 ADDED TO THE SCHEDULE A FIRST ISSUE Rev Description SPT 23 AUG 23 OCT 21 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 5 (T5) GENERAL ARRANGEMENT DOORS AND WINDOWS SCHEDULE Date SEP 2021 Scale: 1:50 @ A3 Drawing No. T5-02-02 C Copyright 🔘 Homa Design Ltd Do not scale

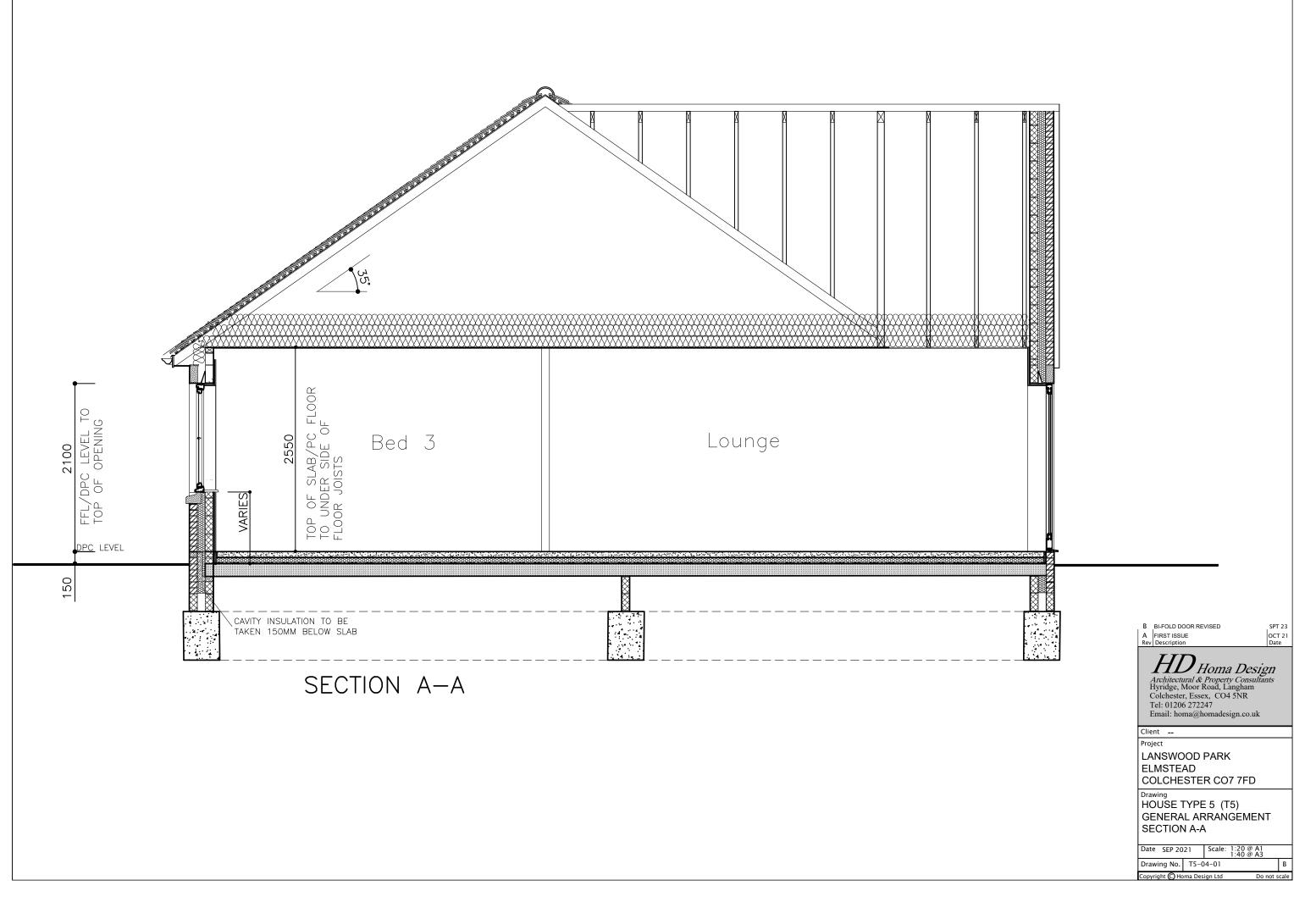


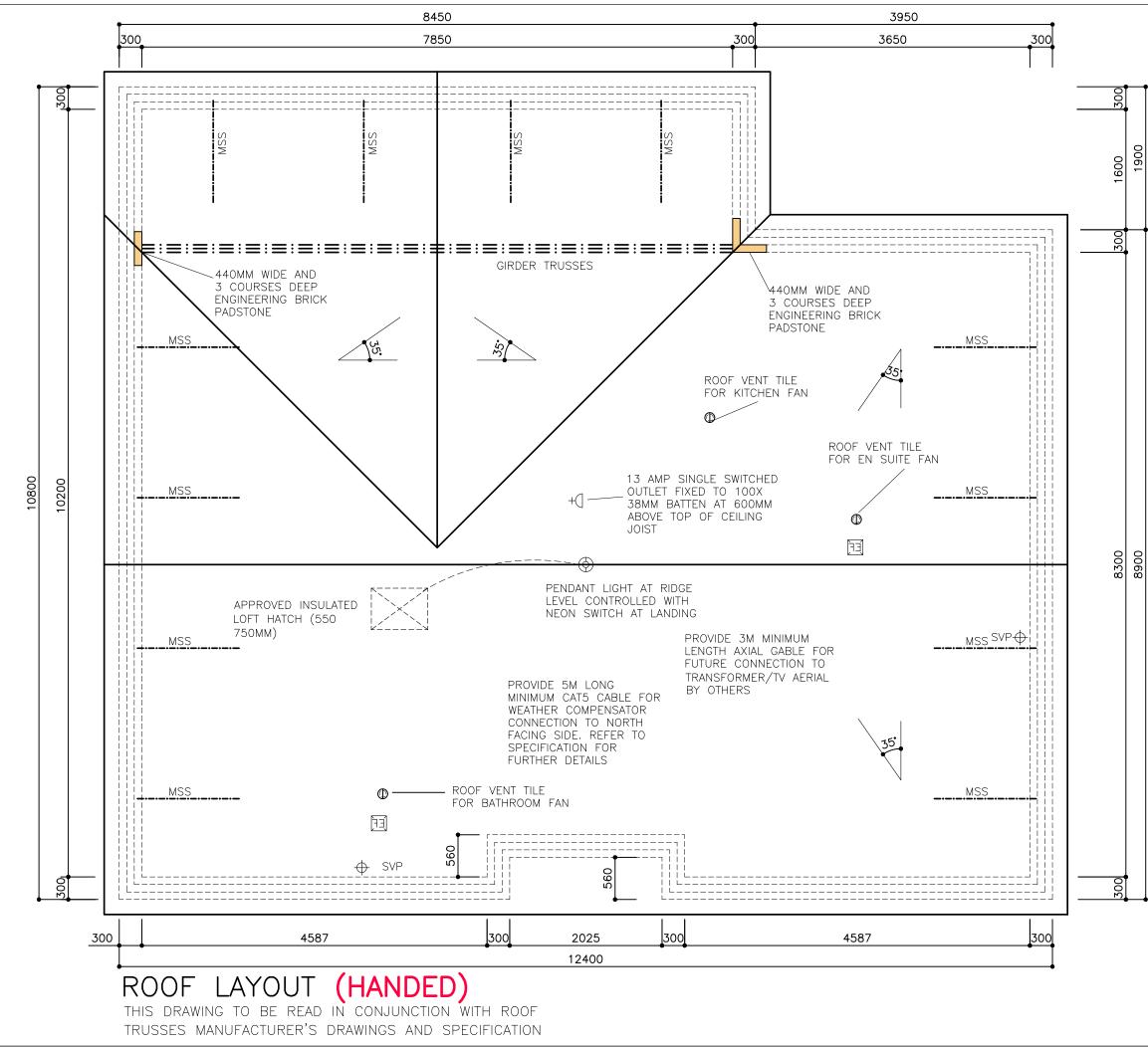






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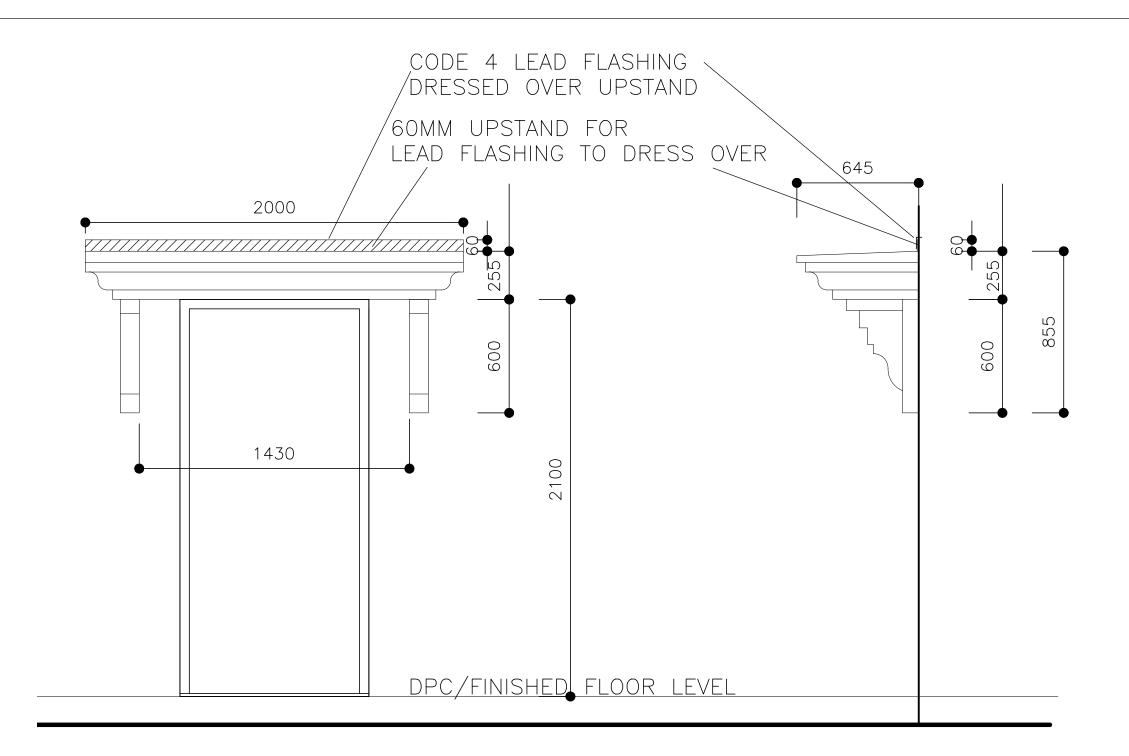


A FIRST ISSUE Rev Description OCT 21 Date HD Homa Design Architectural & Property Const Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk Client --Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD Drawing HOUSE TYPE 5 (T5) GENERAL ARRANGEMENT ROOF LAYOUT (HANDED) Date NOV 2020 Scale: 1:50 @ A3 Drawing No. T5-06-01 HANDED pyright 🔘 Homa Design Ltd 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 					
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				
4	TELEVISION POINT				
	ONE WAY SWITCH TWO WAY SWITCH				
	INTERMEDIATE SWITCH				
e X	NEON SWITCH				
0	CEILING LIGHT POINT (DOWNLIGHT) TO SITE SPECIFICATION				
\odot	CEILING LIGHT POINT (PENDANT) TO SITE SPECIFICATION				
Ø	SENSOR LIGHT				
	WALL MOUNTED LIGHT REFER TO SITE SPECIFICATION				
\bigcirc	EXTERNAL SURFACE MOUNTED LIGHT				
	MANIFOLD UNITS				
T	ROOM THERMOSTAT				
*1\$	SMOKE DETECTOR				
*1⊕	HEAT DETECTOR				
	CONSUMER CONTROL UNIT				
ĒĘ	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

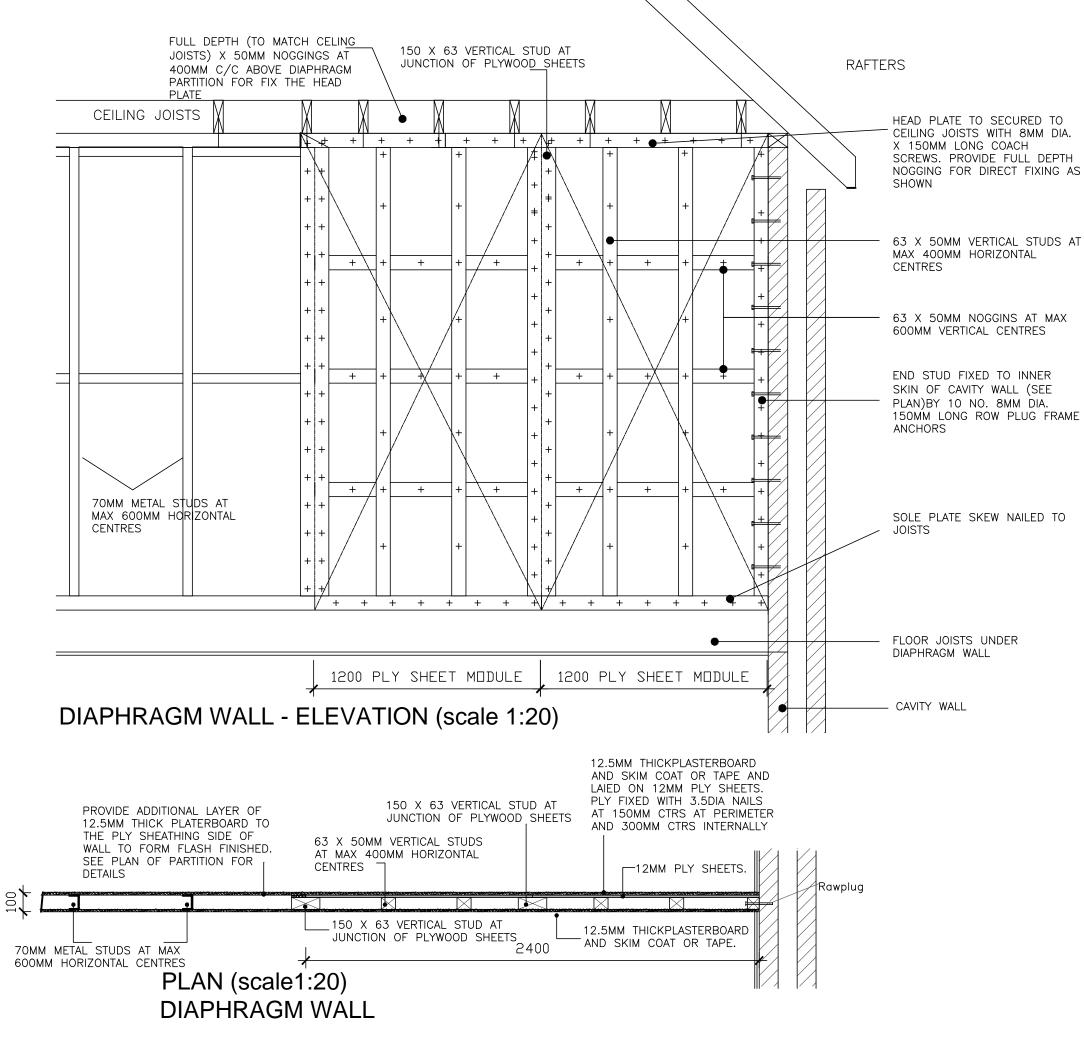
B NOTE FOR ISOLATION SWITCH ADDED OCT 21 A FIRST ISSUE Rev Description OCT 21 Date HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk Client --Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD Drawing HOUSE TYPE 5 (T5) GROUND FLOOR PLAN ELECTRICAL & MECHANICAL SYMBOLS Date SEP 2021 Scale: 1:50 @ A3 Drawing No. T5-07-02 В Copyright 🛈 Homa Design Ltd Do not scale



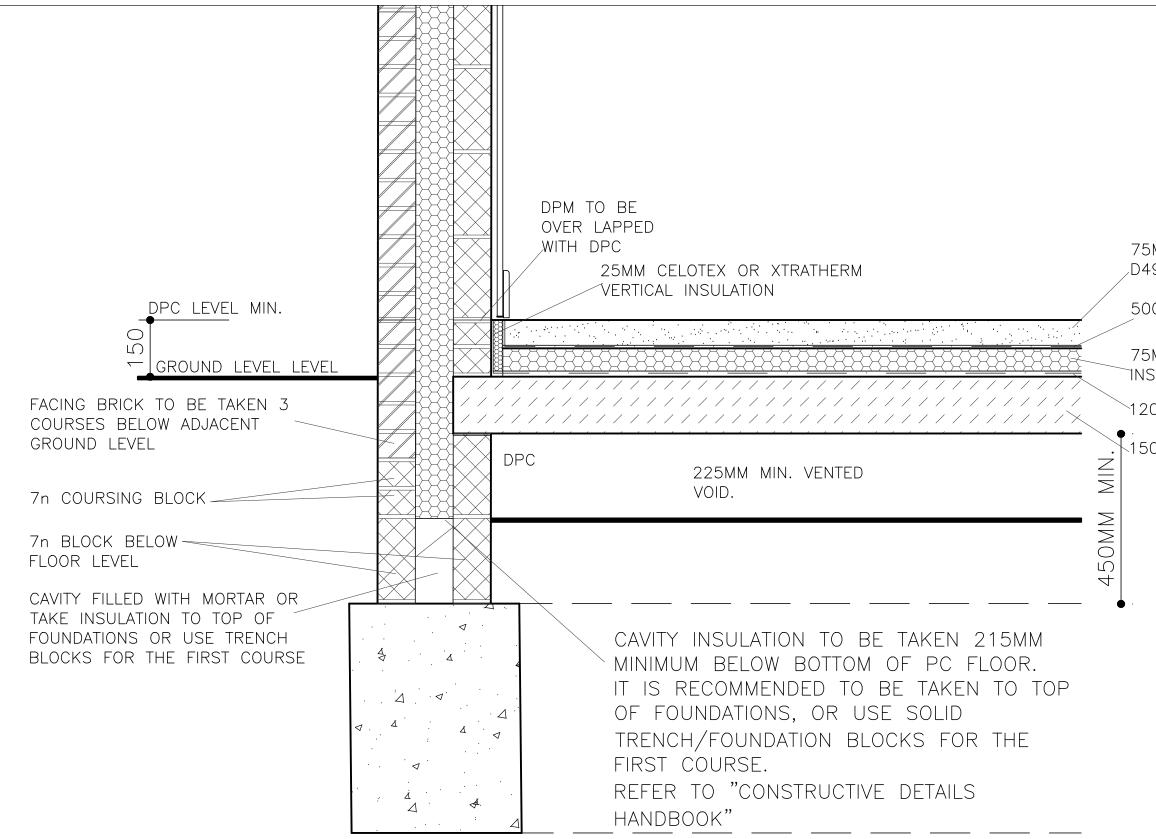
FRONT ELEVATIONS

SIDE ELEVATIONS

HD Homa Design Architectural & Property Consul 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 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 Lto



 Rev Descriptio	n		 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					
LANSWC	-	PARK			
ELMSTE	AD				
COLCHE	STE	R 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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75MM SAND AND CEMENT SCREED WITH D49 MESH

500 GAUGE VAPOR BARRIER

75MM CELOTEX OR XTRATHERM

1200 GAUGE DPM

150MM PC FLOOR

 Rev Description	n		 Date		
Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk					
Client					
Project					
LANSWC	-	PARK			
ELMSTE	AD				
COLCHE	STE	R 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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