#### 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

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

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

2- GARAGE SEE ENGINEER'S DESIGN

LINTELS.

PRESSED STEEL LINTELS, MANUFACTURED FROM HOT DIP ZINC COATED

OR CHARACTER TO BE 5977 PART 2. WITH 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

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).

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

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 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.

FIRE RATED HOODS.

### 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

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 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 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

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.

# 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 PEACH 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 150MM DIA. SHOWER TRAP MUST HAVE ACCESSIBLE

COVER FIRST 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

### S ⊕ 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.

D HEATING & FIRST FLOOR NOTES

REVISED
C HARDIE PLANK BOARDING OMITTED INSULATIONS TO FLOOR, WALLS AND

BUILDING REGS. COMMENTS ADDED

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** 

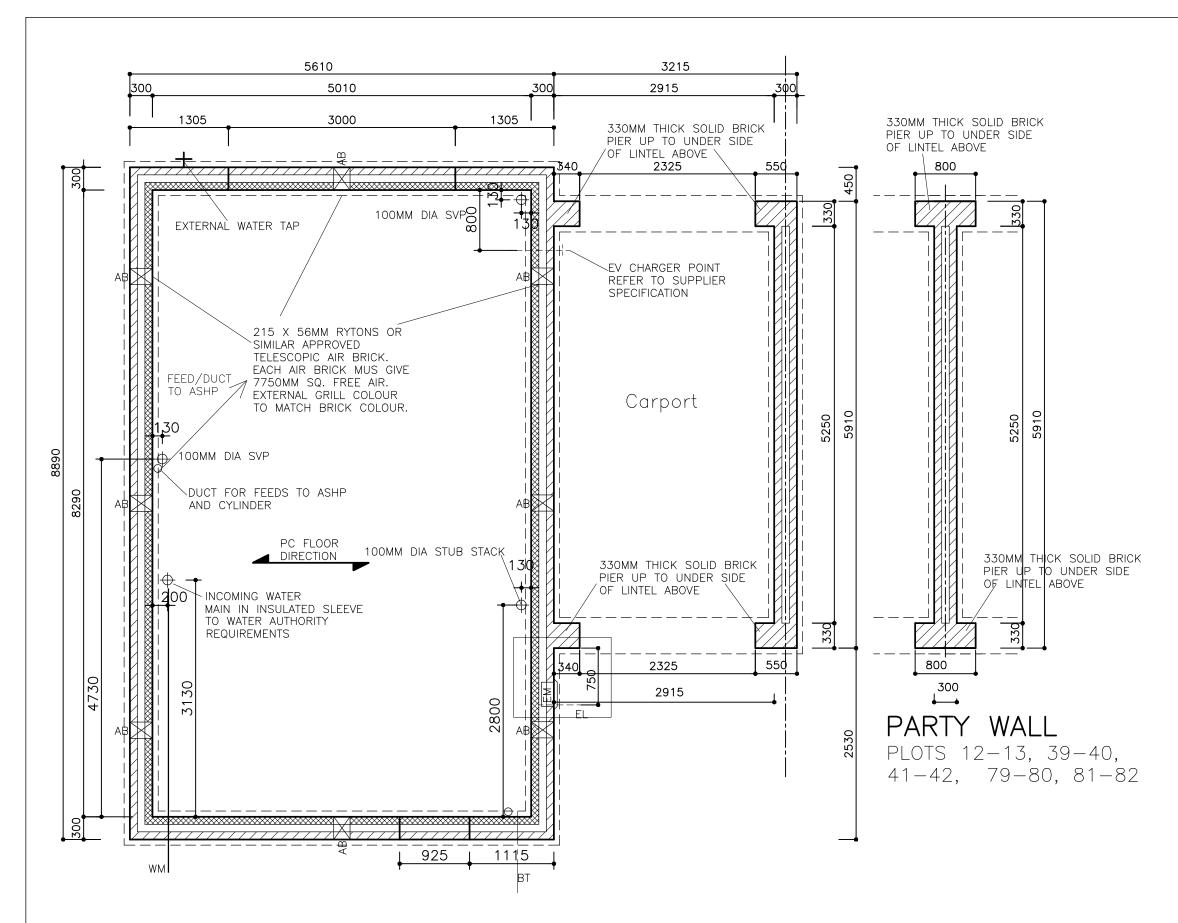
**GENERAL CONSTRUCTION SPECIFICATION** 

Date NOV 2020 Scale: N/A

Drawing No. | CON-SPEC-01

08/21

10/10/2021 13:06:45



# 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
A FIRST ISSUE
Rev Description

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Project

LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD

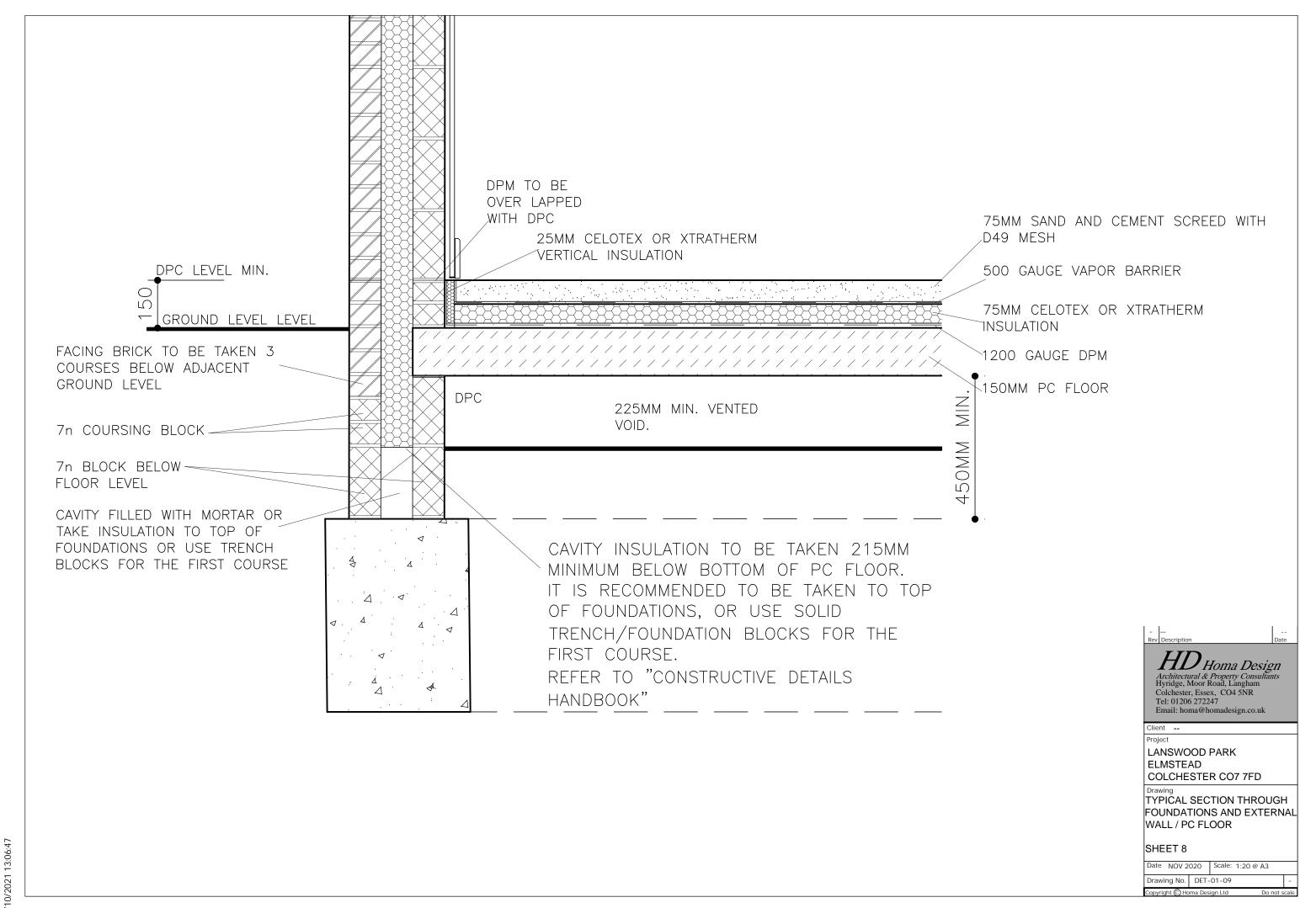
Drawing HOLISE

HOUSE TYPE 3 & 3A (T3 & T3A) GENERAL ARRANGEMENT SUBSTRUCTURE SETTING

Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T3-01-01

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| DOOR SCHEDULE |                              |   |                       |  |
|---------------|------------------------------|---|-----------------------|--|
| REF.<br>NO.   | DOOR LEAF SIZE<br>W x H (mm) | NOMINAL FRAME / LINING SIZE<br>W x H (mm) | STRUCTURAL<br>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.                        | NOMINAL WINDOW SIZE                   | REMARKS |  |  |
| NO.                         | W x H (mm)                            |         |  |  |
| 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                           |         |  |  |
|                             |                                       |         |  |  |

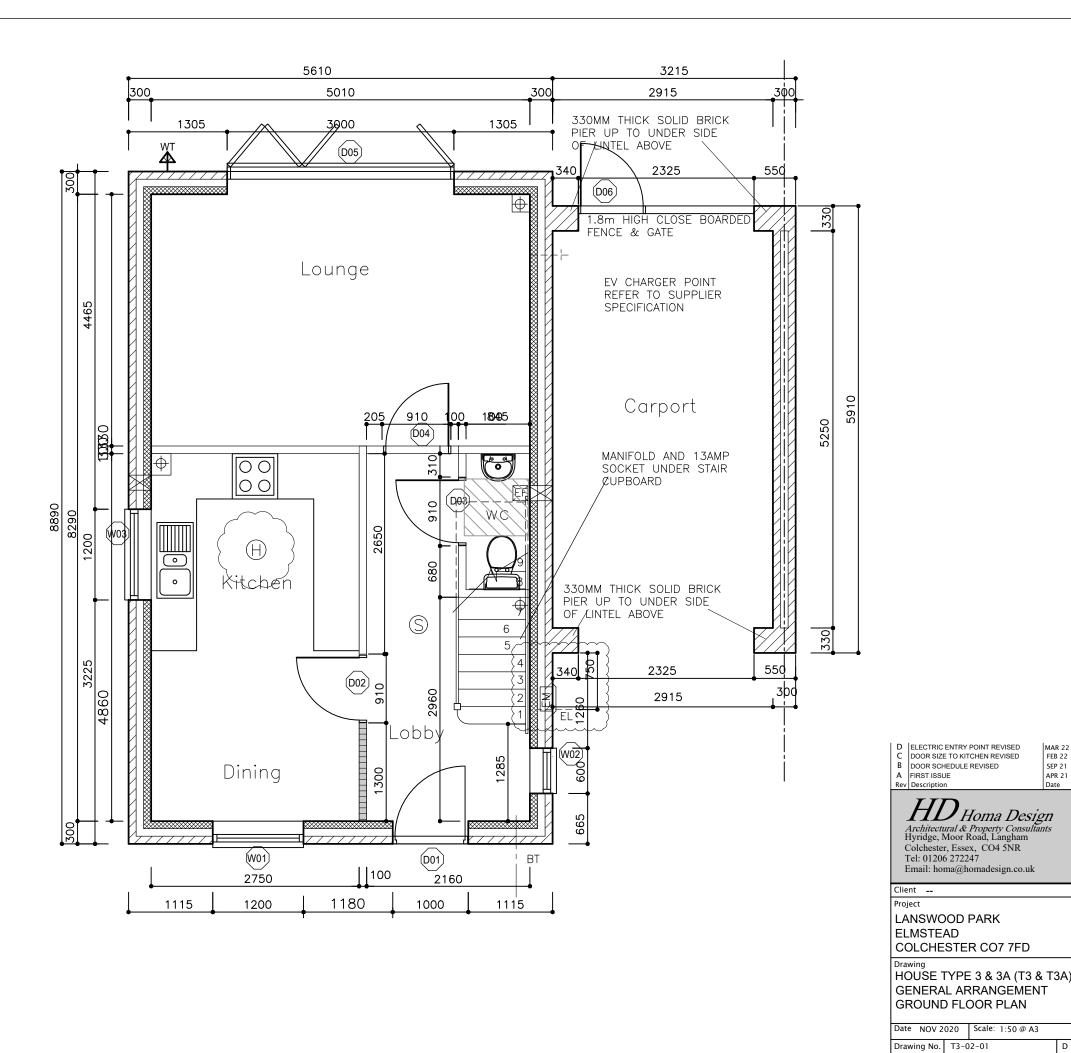
### **REMARKS:**

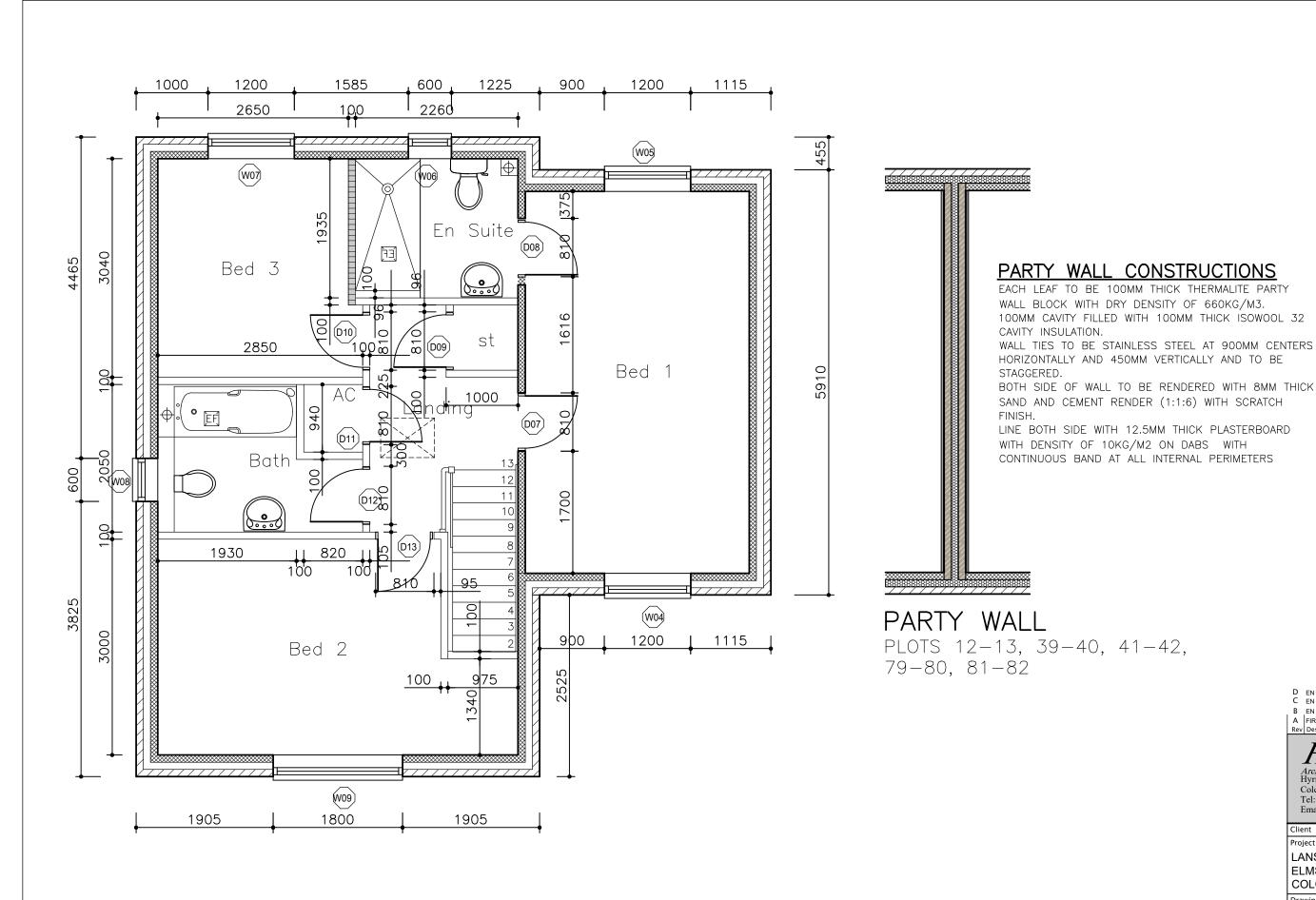
FD20 - 20 MINUTES FIRE DOOR AND FRAME TO CURRENT BUILDING REGULATIONS.

- ★ 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 EN SUITE DEPTH REVISED TO 1935MM MAR 23 B EN SUITE DEPTH REVISED TO 1845MM A FIRST ISSUE

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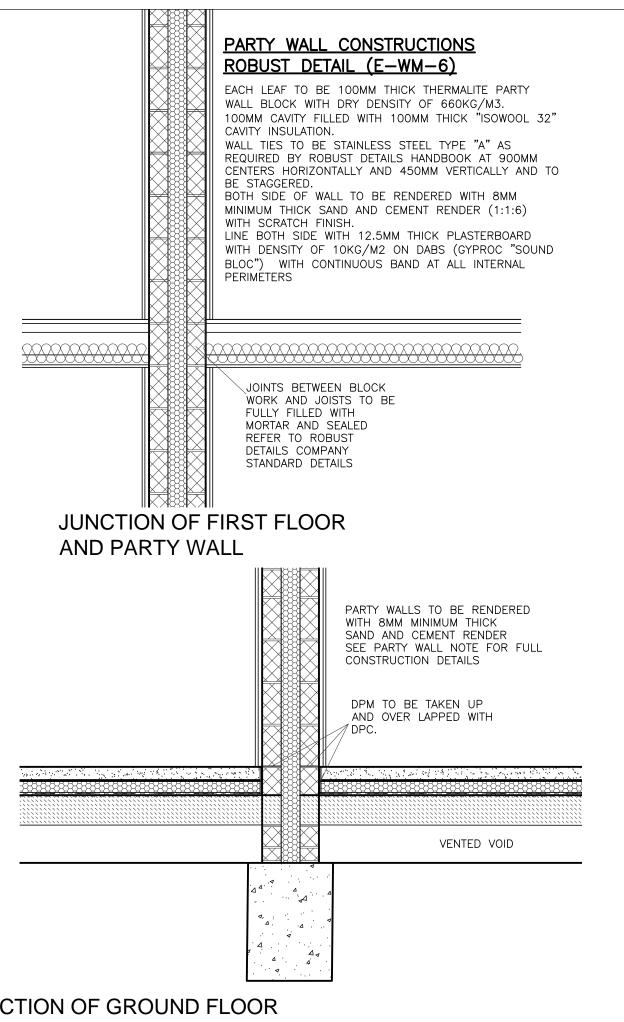
Client --Project

> LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD

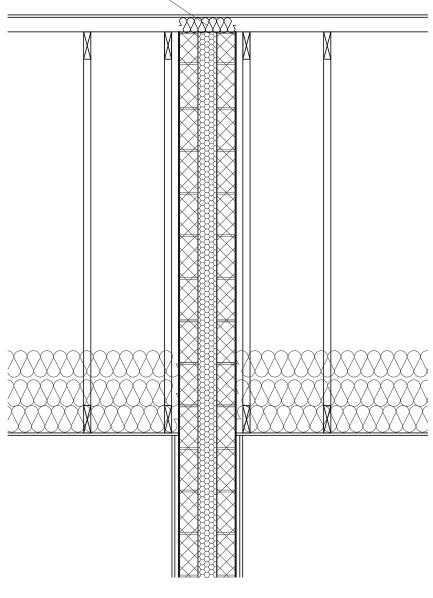
HOUSE TYPE 3 & 3A (T3 & T3A) GENERAL ARRANGEMENT FIRST FLOOR PLAN

Date NOV 2020 Scale: 1:50 @ A3

Drawing No. T3-02-02



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

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Project

LANSWOOD PARK ELMSTEAD **COLCHESTER CO7 7FD** 

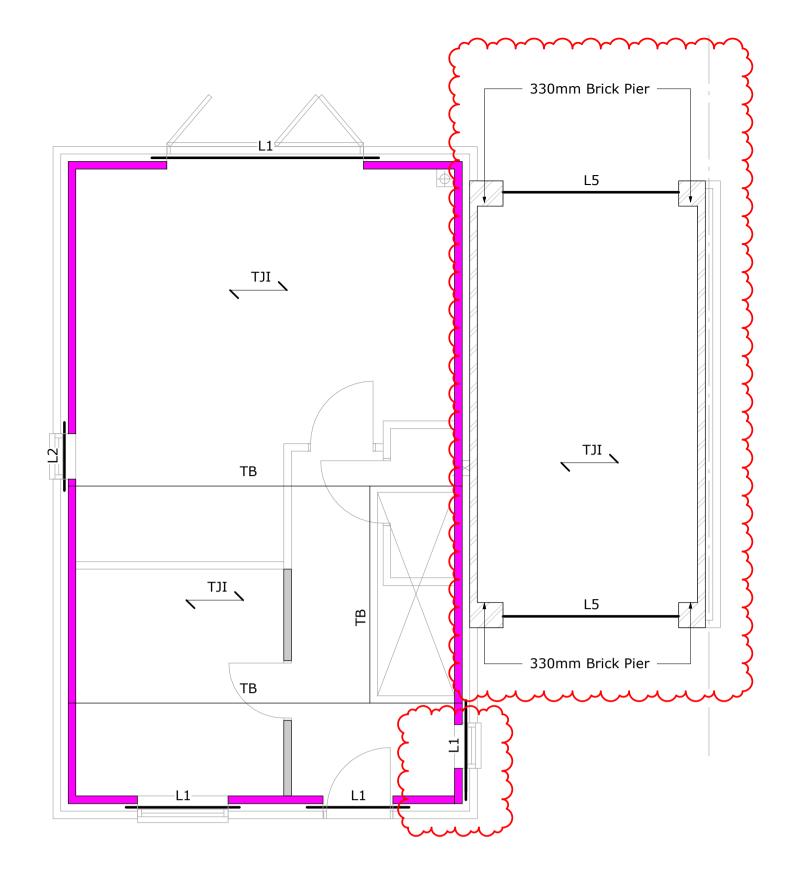
Drawing SECTION / DETAIL PARTY WALL **JUNCTIONS** 

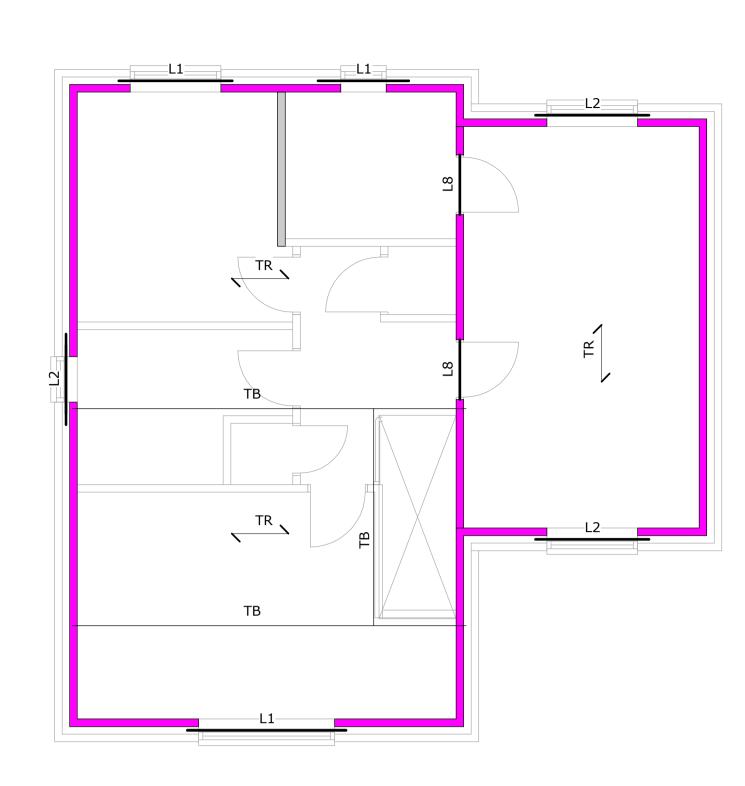
SHEET 4

Date NOV 2020 | Scale: 1:20 @ A3

Drawing No. DET-01-04

JUNCTION OF GROUND FLOOR AND PARTY WALL



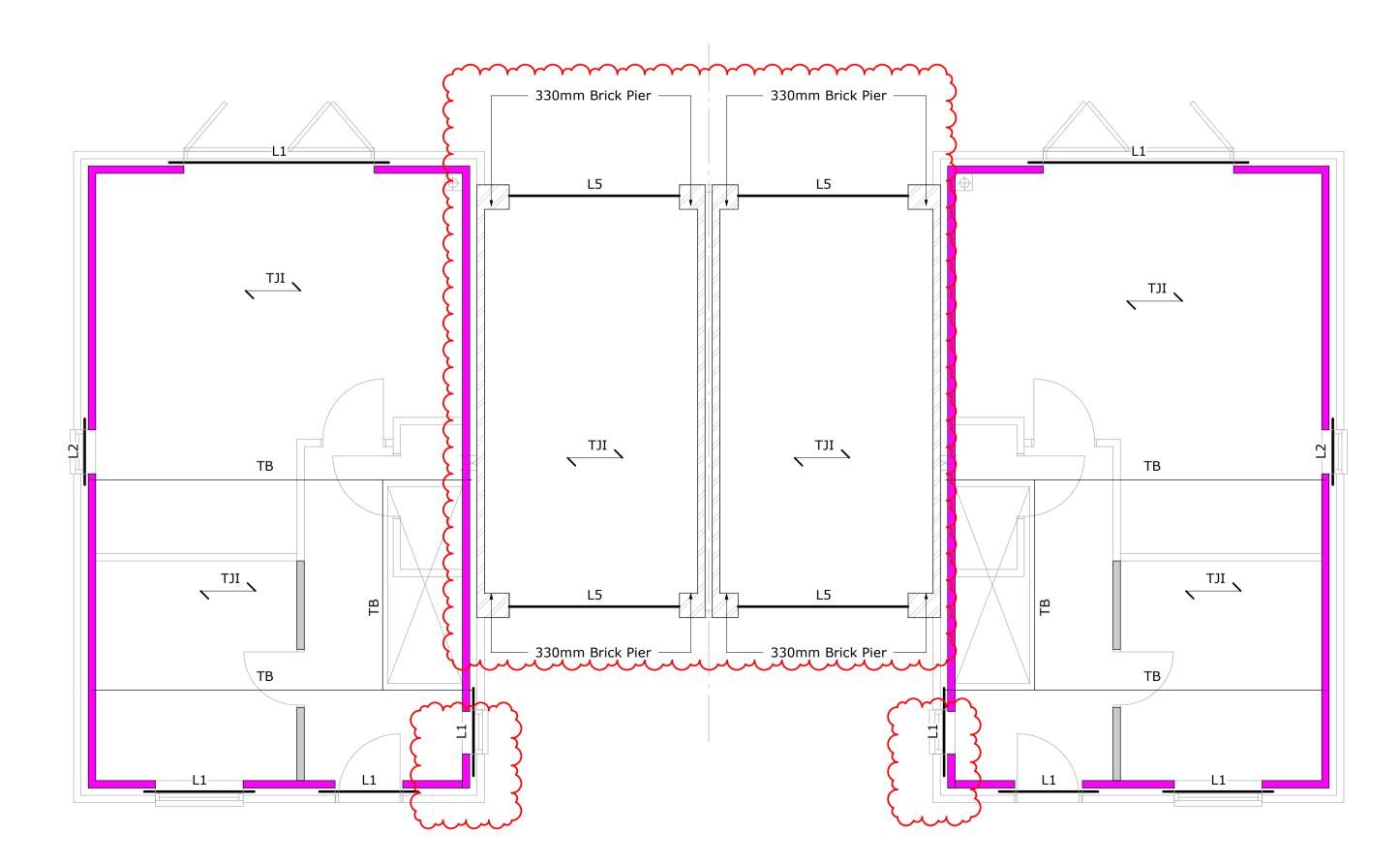


# GROUND FLOOR PLAN

1:50

# FIRST FLOOR PLAN

1:50



# GROUND FLOOR PLAN

1:50

### **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.
- 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 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/mm<sup>2</sup>.
- 4. Brickwork to have a minimum compressive strength of 20N/mm<sup>2</sup> 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.
- 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

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.

Lintel Schedule

All Lintels by IG U.N.O. All lintels above

manufacturers guidance. All lintels to bear a

Padstone Schedule

P2 660x215x100 Concrete Padstone

Indicates Span direction of propietary

trussed rafters at maximum 600mm

specialist trussed rafter manufacturer.

Ancon WP3 windpost or similar approved.

Denotes bracing walls - Allow 3kN/m SLS

centres max, with 9mm OSB3 lining to one

150mm centres max. 'Sole plate' to be fixed

1500mm max centres. 'End stud' to be fixed

side fixed to studs using 3.25mm Nails at

to the floor with 90x90 angle brackets at

to inner leaf @ 225 centres internally.

Description

Denotes location of Trimmer Beams,

designed by specialist supplier.

load on the floor. Bracing walls to comprise

minimum 72mm studwork at 600mm

Denotes span direction of standard timbre

centres, designed and manufactured by

engineered timber joist system.

All Padstones to be precast concrete

minimum strength C50.

Description

440x215x100 Concrete Padstone

minimum of 150mm onto the wall each side.

3000mm long to be propped to

Description

L1 S

L1 HD

L1 XHD

L5 XHD

BOX BOX HD

Reference

L2

L3

L5

L7

L8

P1

<u>KEY</u>

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 all ties to comply with the Architects details but to at least comply with the following:

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

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

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

# PROPRIETARY ENGINEERED TIMBER **FLOOR CONSTRUCTION NOTES.**

- All structural timber floor members, and framing connections / hangers to be designed and manufactured by specialist. Design to be P02 09.06.21 REVISIONS FOLLOWING DISCUSSION AND in accordance with Building Regulations and NHBC Standards.
- 2. 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.
- 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 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 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
- 9. Engineered timber joists to be designed to allow for the following unfactored loadings: refer to Architects details finishes 1.5 kN/m<sup>2</sup> imposed timber stud partition loading - 0.5 kN/m<sup>2</sup>
- . 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.

# 3.6 N/mm<sup>2</sup> Blocks **SUPERSTRUCTURE LOADS:** 7.3 N/mm<sup>2</sup> Blocks 10.4 N/mm<sup>2</sup> Blocks 17.5 N/mm<sup>2</sup> Blocks 22.5 N/mm<sup>2</sup> Blocks Denotes bracing walls

line load of -

215 Thick

Brick Block Cavity Wall

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.

| <b>DEAD LOADS</b> Self Weight Finishes & Services | By Special<br>0.4 kN/m <sup>2</sup> |
|---|-------------------------------------|
| LIVE LOADS Live Load Typical Partitions           | 1.5 kN/m²<br>0.5 kN/m²              |
| STAIR LOADING Live Load                           | 1.5 kN/m²                           |
| Add. Dead Load                                    | 0.5 kN/m²                           |
| BLOCK WALLS (SHOWN ON 140 Thick                   | ARCH'S DRAWINGS                     |

4.0 kN/m<sup>2</sup>

3.8 kN/m<sup>2</sup>

### **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.
- 2. All drawings shall be read in conjunction with all relevant Civil / Structural Engineers drawings, the project specification and
  - 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.

Architects, Services Engineers & Landscape Architects drawings.

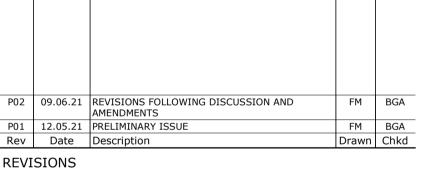
- 5. Dimensions must not be scaled from the Engineers drawings.
- 6. All dimensions are in millimetres unless noted otherwise
- Dimensions marked \* are subject to confirmation by site measurement before construction proceeds.
- All dimensions are given to structural surfaces unless noted
- 9. All lightning connectors to be fixed in accordance with specialist
- 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.

satisfaction of the Checking Authority will be the sole responsibility of

14. Non-structural fixings are generally not shown on the Engineers drawings and if any such detail is indicated it must be confirmed by

Any costs arising out of failing to carry out the work to the

- 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,
- 16. Abbreviations: TOC Top of concrete
- To be confirmed BOC Bottom of concrete UNO Unless noted otherwise SSL Structural slab level DIA Diameter TOS Top of steel Existing Ground Level FFL Finished Floor Level FGL Finished Ground Level SOP Setting out point



# 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.



# LANSWOOD PARK DEVELOPMENT **BROOMFIELD ROAD ELMSTEAD MARKET**

**HOUSE TYPE 3** SUPERSTRUCTURE FRAMING GENERAL ARRANGEMENT

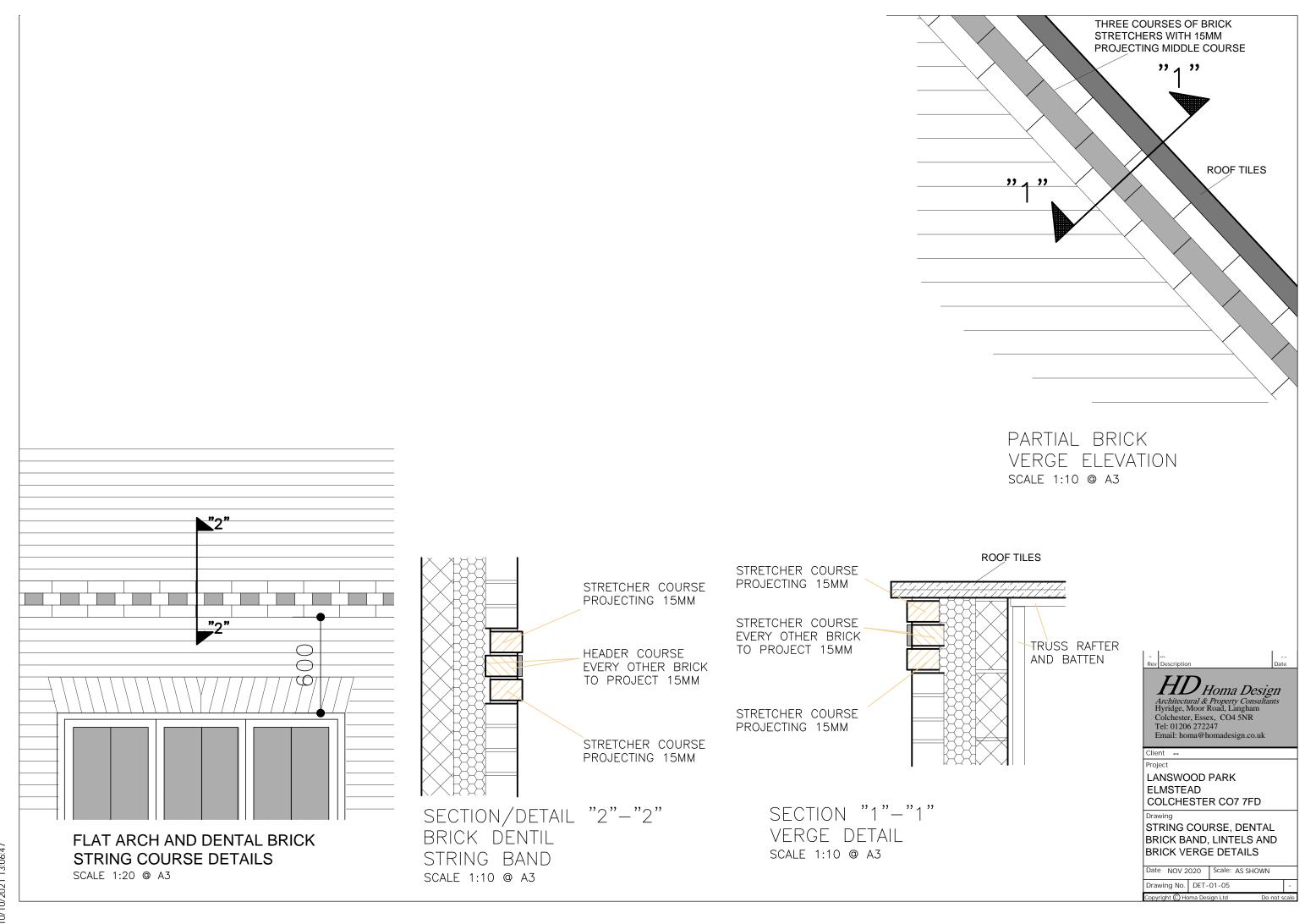
LANSWOOD LIMITED



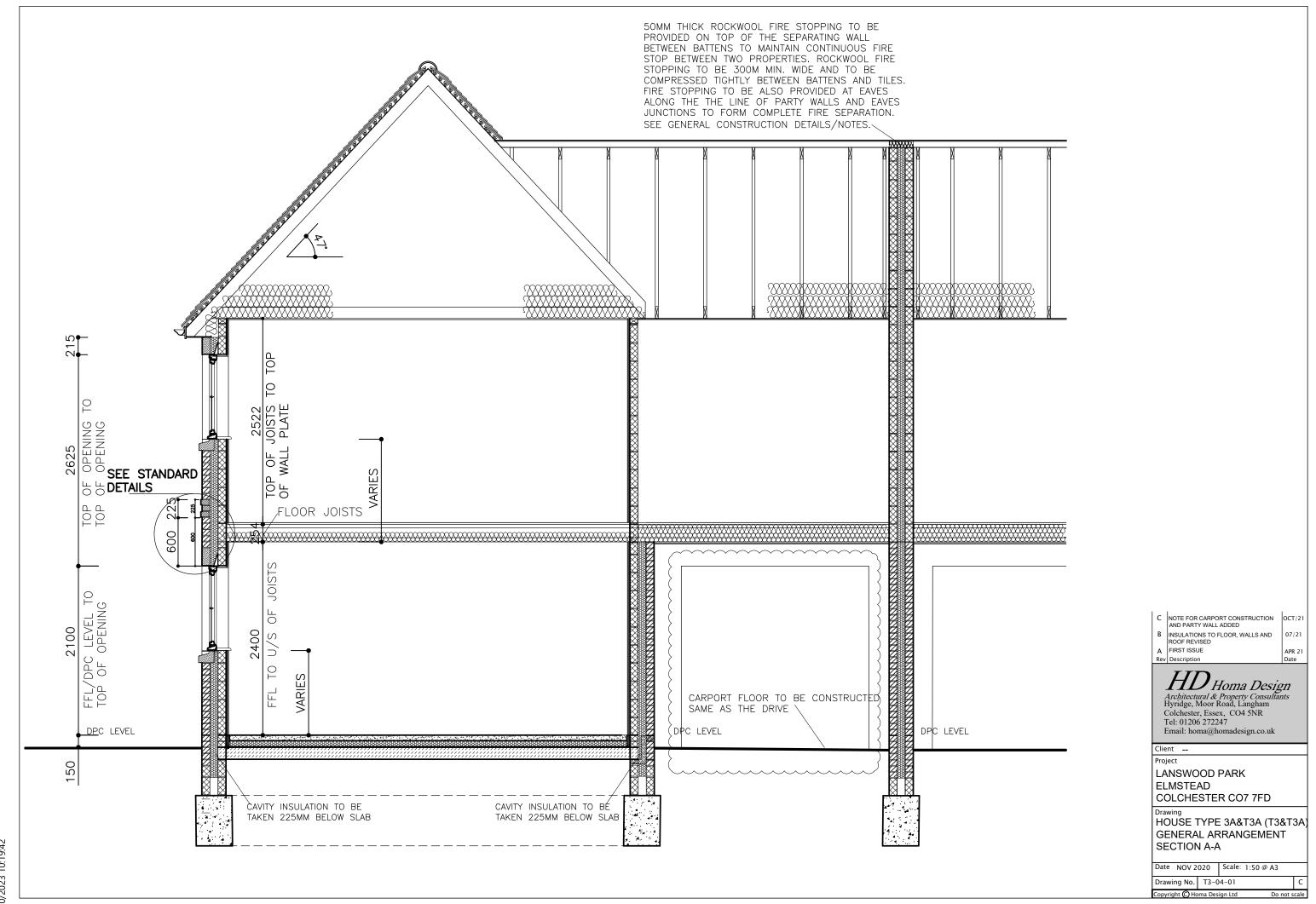
#### 5 Ouern House, Mill Court, Great Shelford, Cambs, CB22 5LD Tel: 01223 314794 6 The Old Church, St Matthews Rd, Norwich, Norfolk, NR1 1SP Tel: 01603 230240 The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RF Tel: 01172 020070 Email Address: mail@rj.uk.com Web Site: http://www.richardjackson.uk.co APR 2021 1:50 Project Manager Checked Approved K.TOSH Status | Suitability Description RJL Project No 48389 number

48389 | RJL | XX | GF | DR | S |

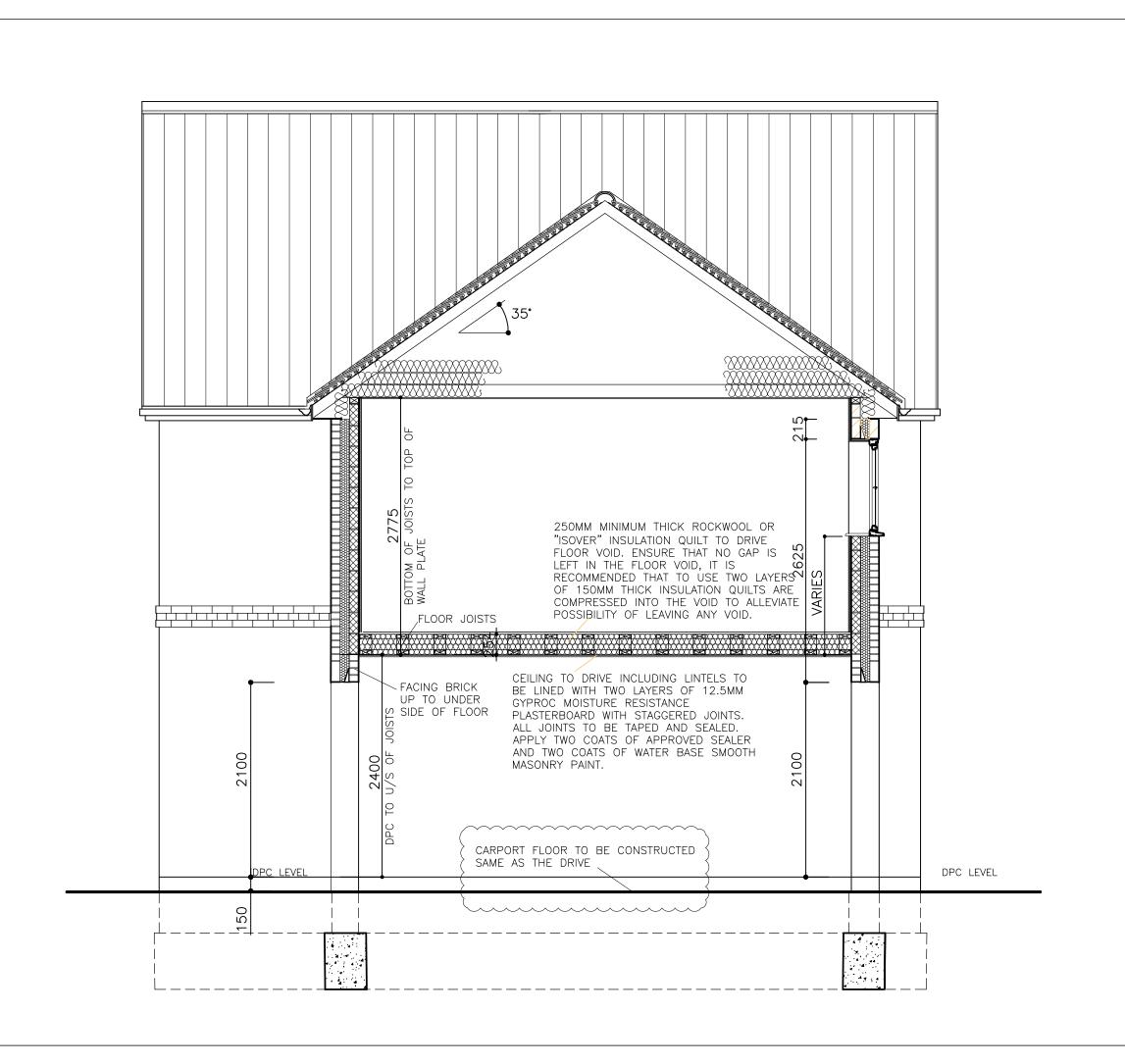
1005 | P02







27/10/2023 10:19:42



| C | NOTE FOR CARPORT FLOOR | OCT/21 | CONSTRUCTION ADDED | | INSULATIONS TO FLOOR, WALLS AND | ROOF REVISED | A | FIRST ISSUE | APR 21 |

HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR

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

Client --

Project

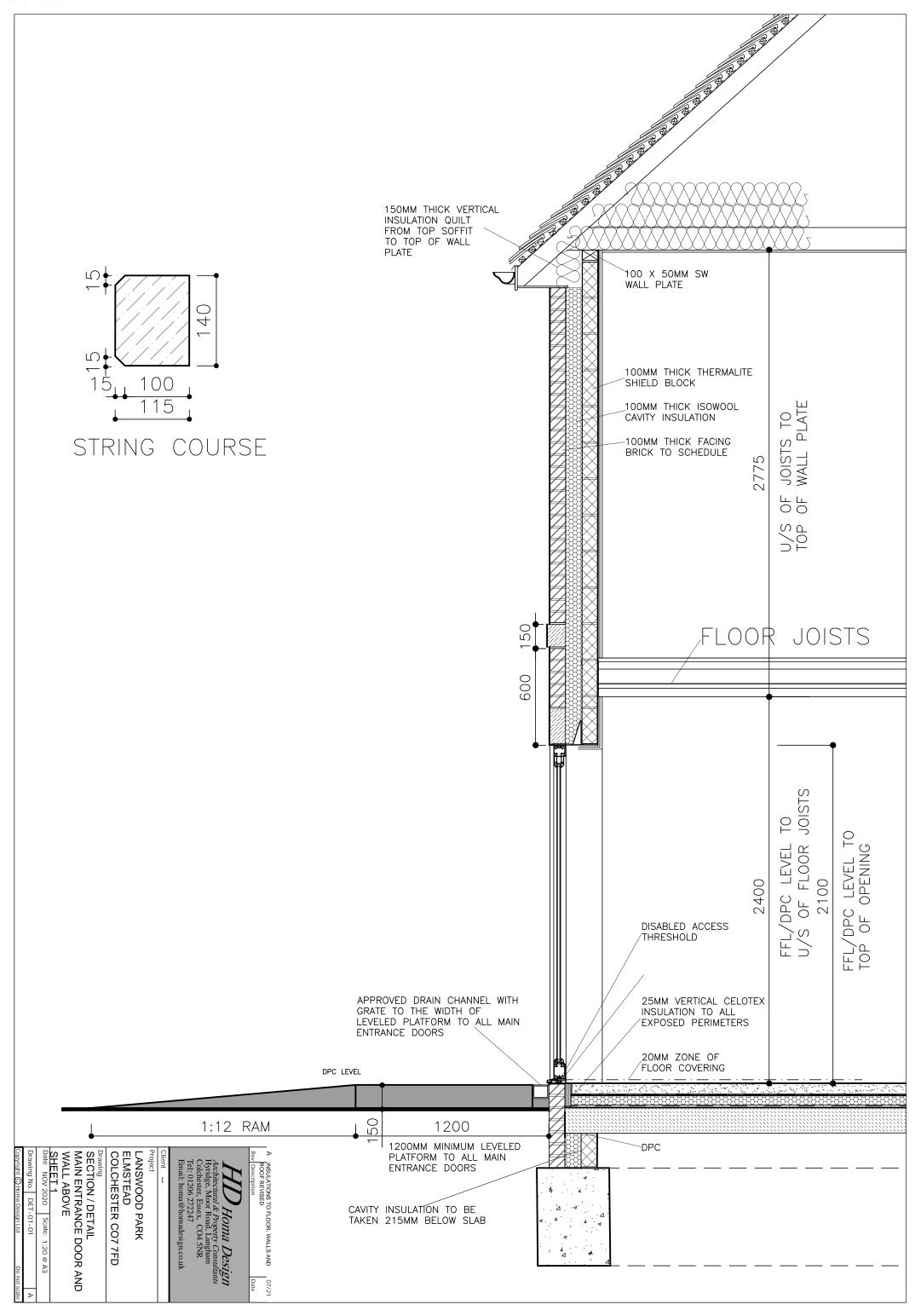
LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD

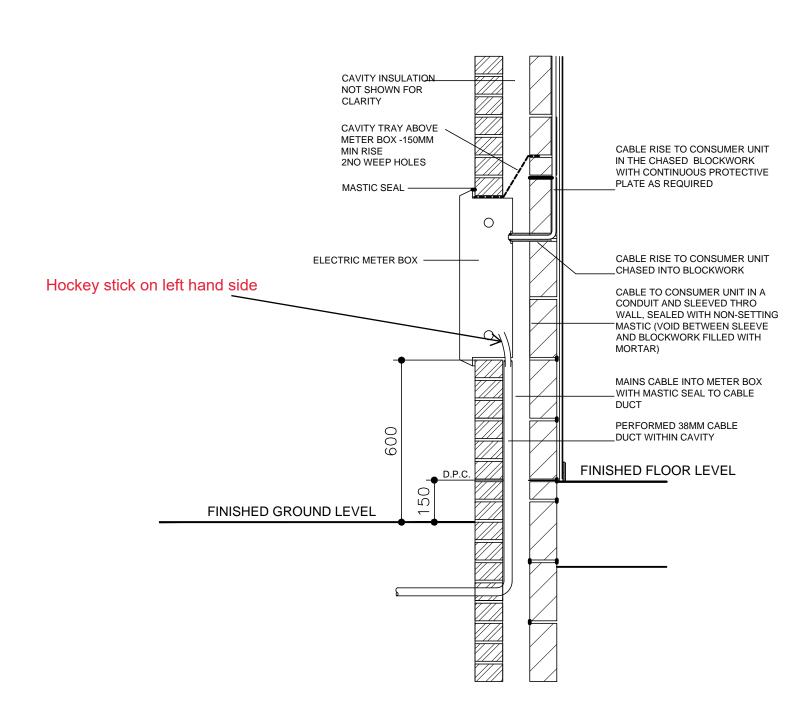
Drawing

HOUSE TYPE 3A&T3A (T3&T3A) GENERAL ARRANGEMENT SECTION B-B

Date NOV 2020 Scale: 1:20 @ A1

Drawing No. T3-04-02
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SECTION THRO' ELECTRIC METER BOX

#### 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.



Client --

Project

LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD

Drawing

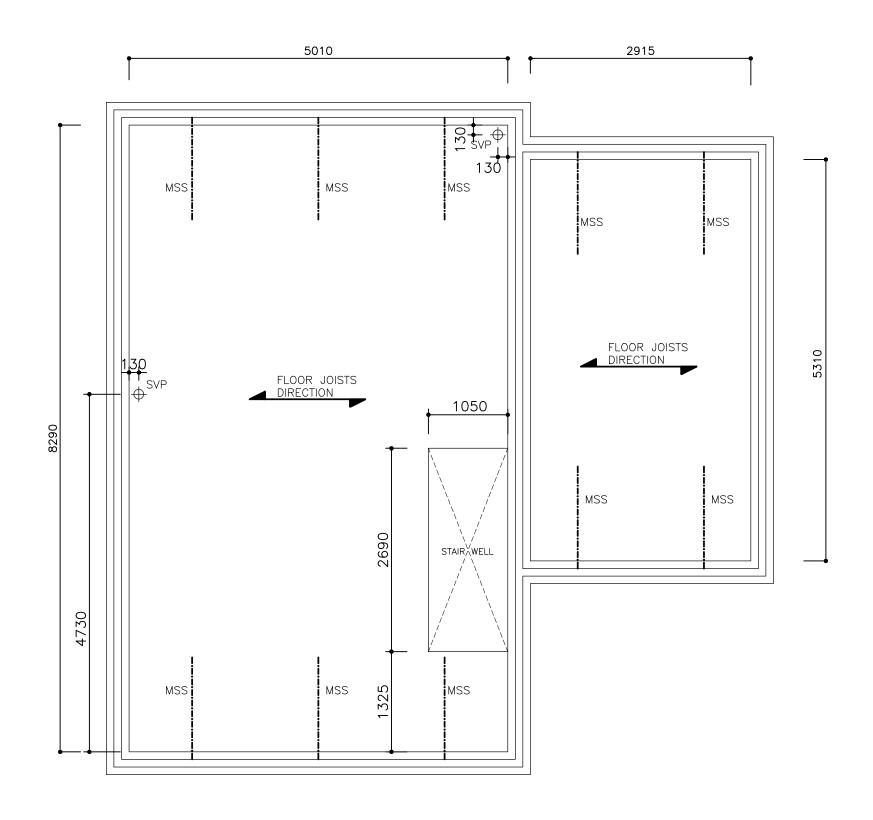
EXTERNAL ELECTRIC METER BOX DETAILS

SHEET 6

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-07

C 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 Rev Description

HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247

Email: homa@homadesign.co.uk

Client --

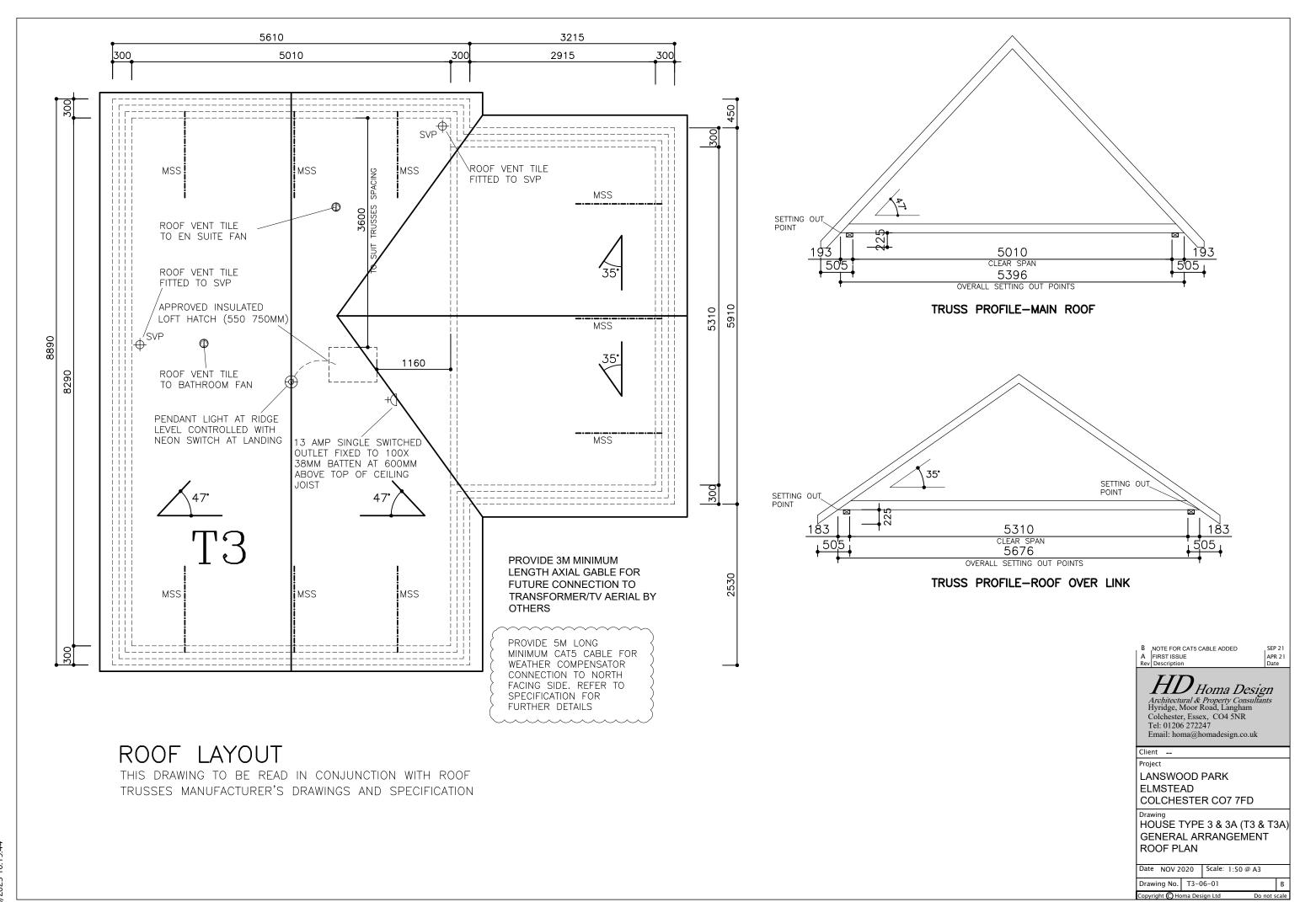
LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD

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

Date NOV 2020 | Scale: 1:50 @ A3

Drawing No. T3-05-01

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- 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



SMOKE DETECTOR



HEAT DETECTOR



CONSUMER CONTROL UNIT



EXTRACT FAN(REFER TO SPECIFICATION)

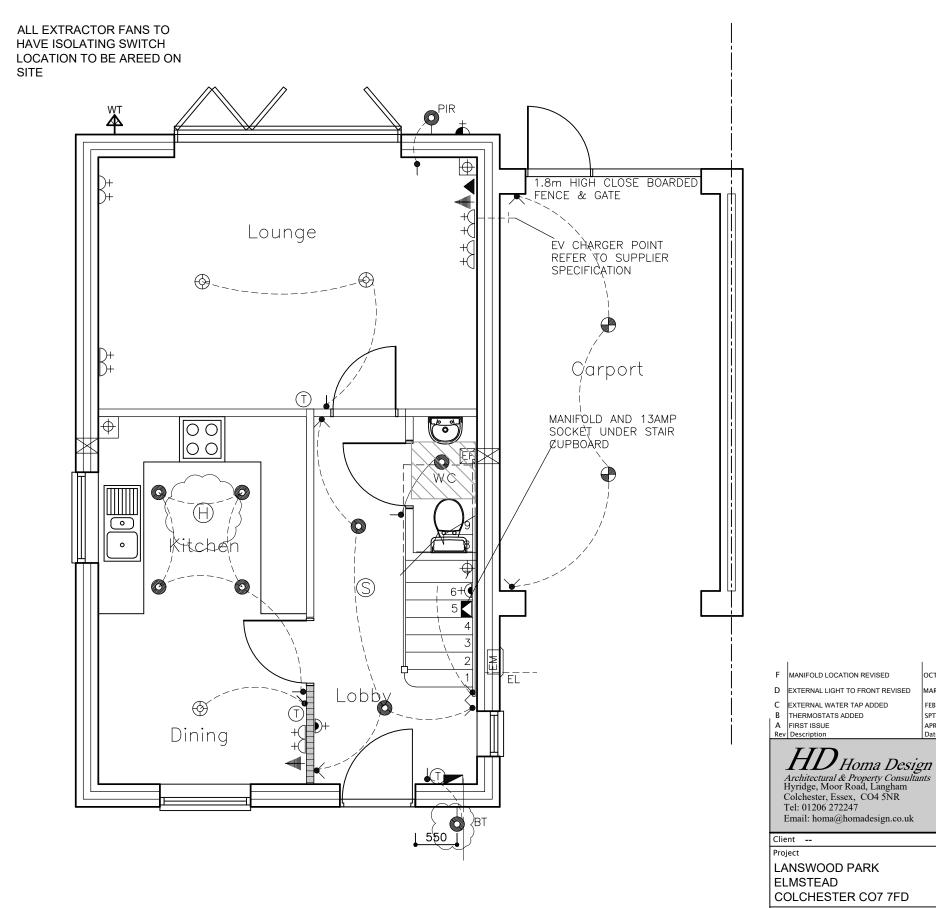


COMBINED SHAVER AND STRIP LIGHT

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.



27/10/2023 10:19:45

Drawing No. T3-07-01

Date NOV 2020 | Scale: 1:50 @ A3

HOUSE TYPE 3 & 3A (T3 & T3A)

OCT 23

MAR 22

FFB 22

SPT 21

LAYOUT

**GROUND FLOOR PLAN ELECTRICAL & MECHANICAL** 

- 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



 $\stackrel{\pm}{\bullet}$ 

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



SMOKE DETECTOR



HEAT DETECTOR

CONSUMER CONTROL UNIT





COMBINED SHAVER AND STRIP LIGHT

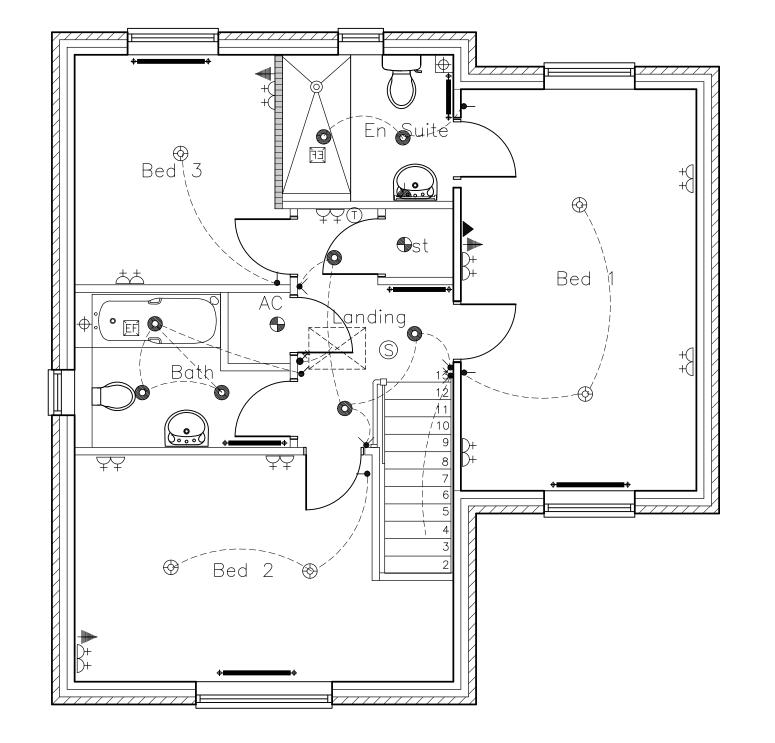
EXTRACT FAN(REFER TO SPECIFICATION)

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



C THERMOSTAT ADDED AT LANDING B LANDING AND EN SUITE LIGHTS

OCT 21

APR 21 Date

REVISED
A FIRST ISSUE

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

Client --

Project

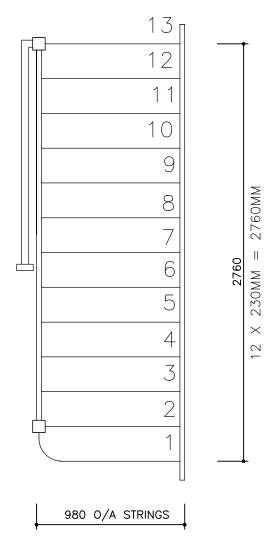
LANSWOOD PARK ELMSTEAD **COLCHESTER CO7 7FD** 

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

Date NOV 2020 Scale: 1:50 @ A3

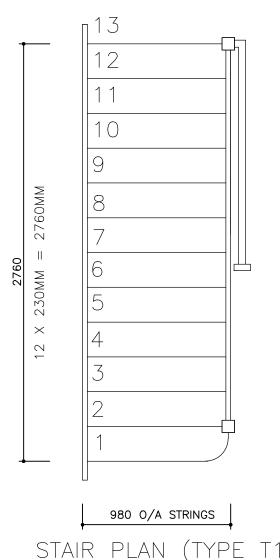
Drawing No. T3-07-02

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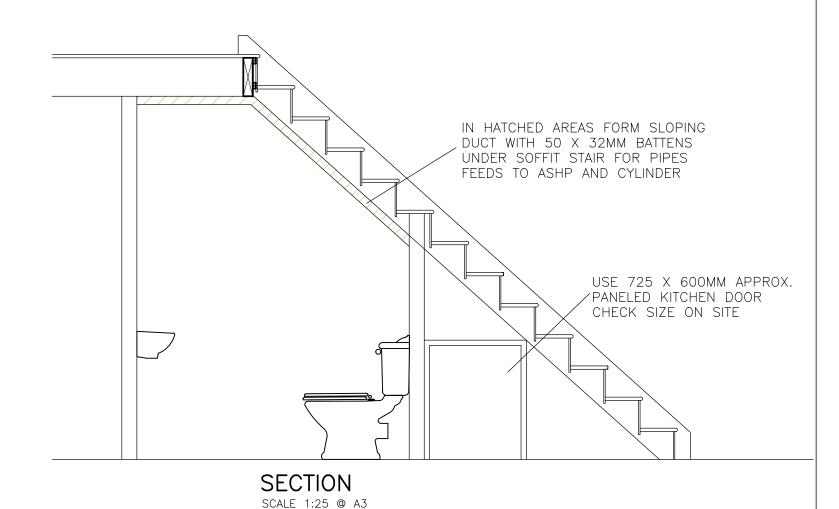


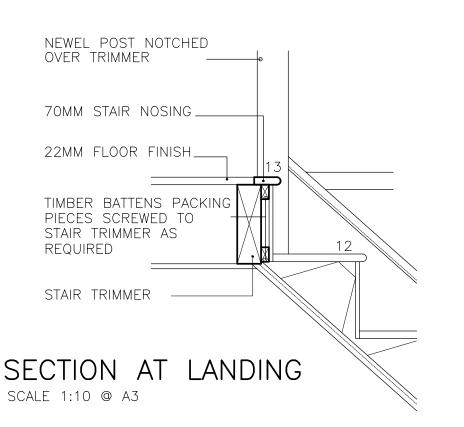
STAIR PLAN (TYPE T13) FIRST FLOOR PLAN SCALE 1:25 @ A3

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





A FIRST ISSUE Date

Property Consultants
Hyridge, Moor Road, Langham
Colchester, Essex, CO4 5NR
Tel: 01206 272247

Client --

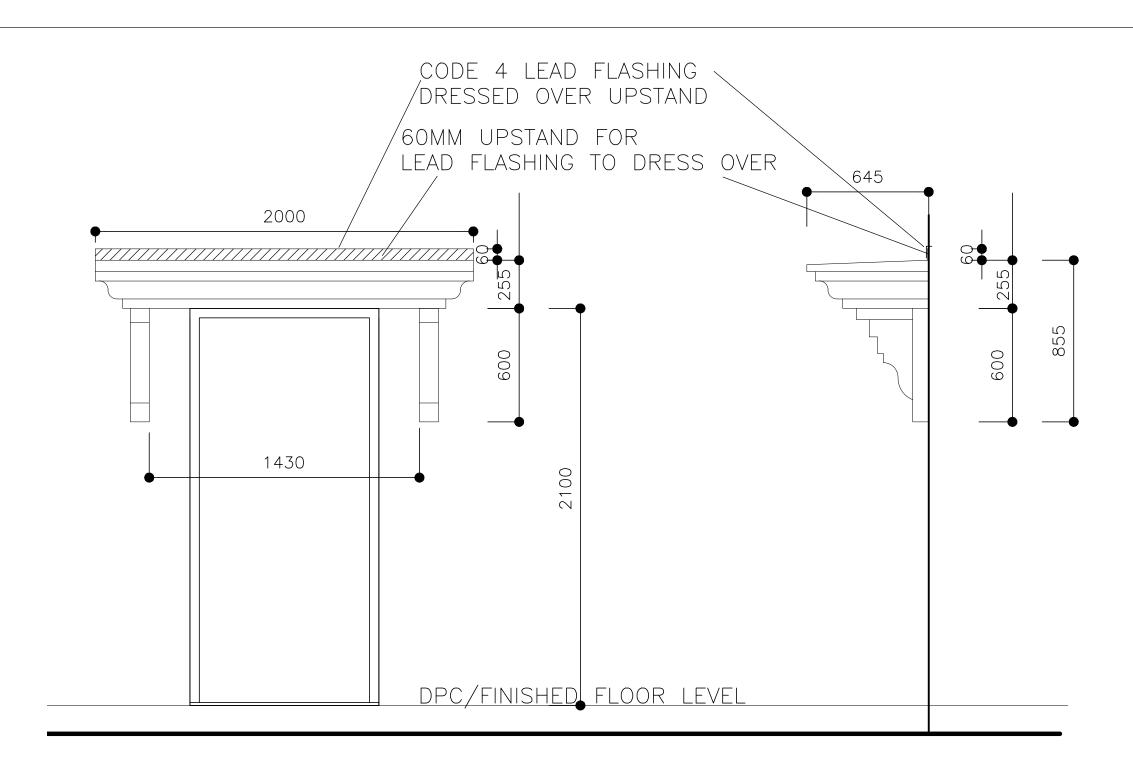
LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD

Drawing HOUSE TYPE 3 & 3A (T3 & T3A) GENERAL ARRANGEMENT STAIRCASE

Date NOV 2020 | Scale: AS SHOWN

Drawing No. T3-08-01

: (C) Homa Design Ltd Do not sca



FRONT ELEVATIONS

SIDE ELEVATIONS



Client -

Projec

LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD

Drawing

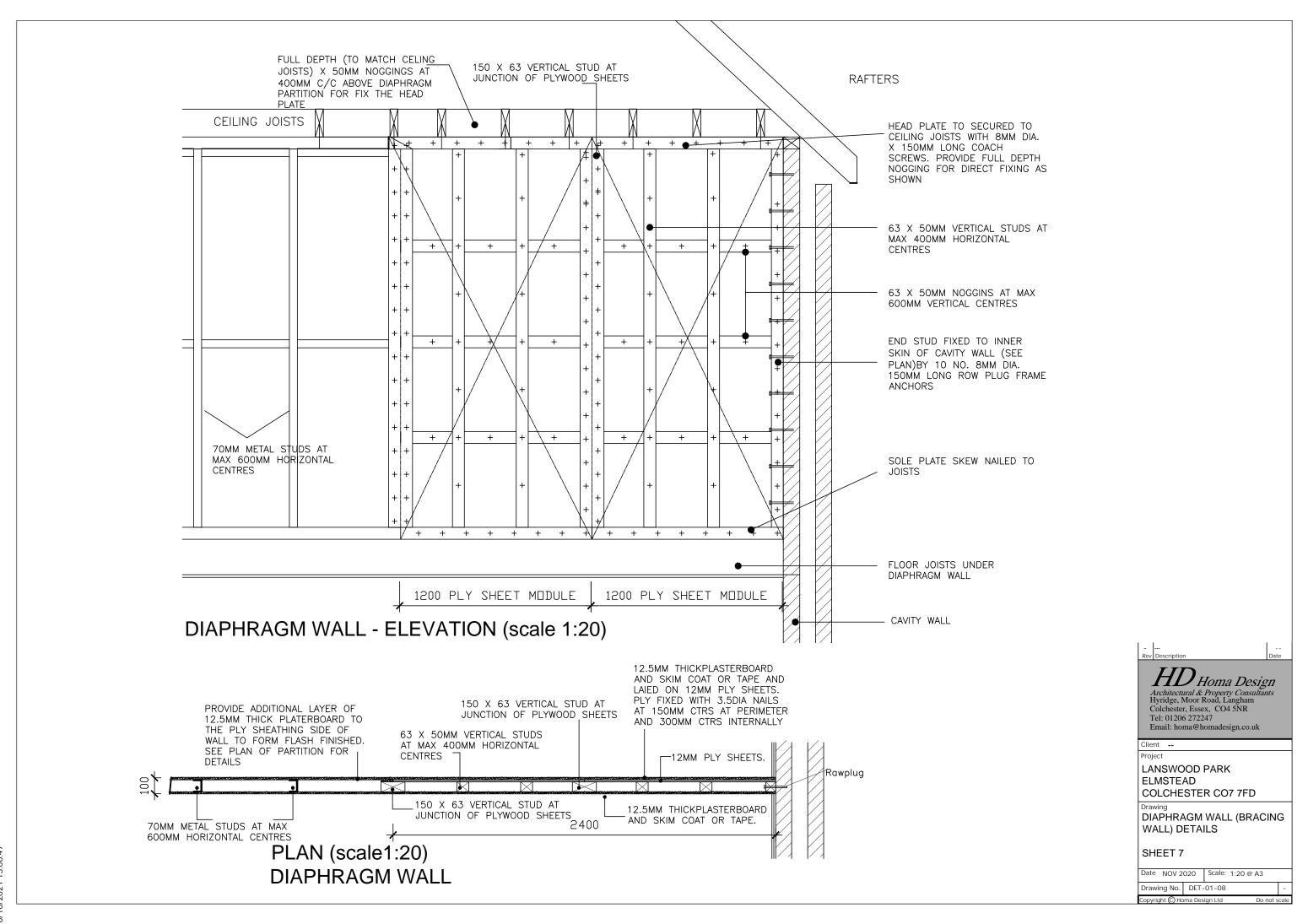
TYPICAL CANOPY DETAILS HOUSE TYPES T1, T2, T3, T6 &

SHEET 5

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-06

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10/10/2021 13:06:47