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.

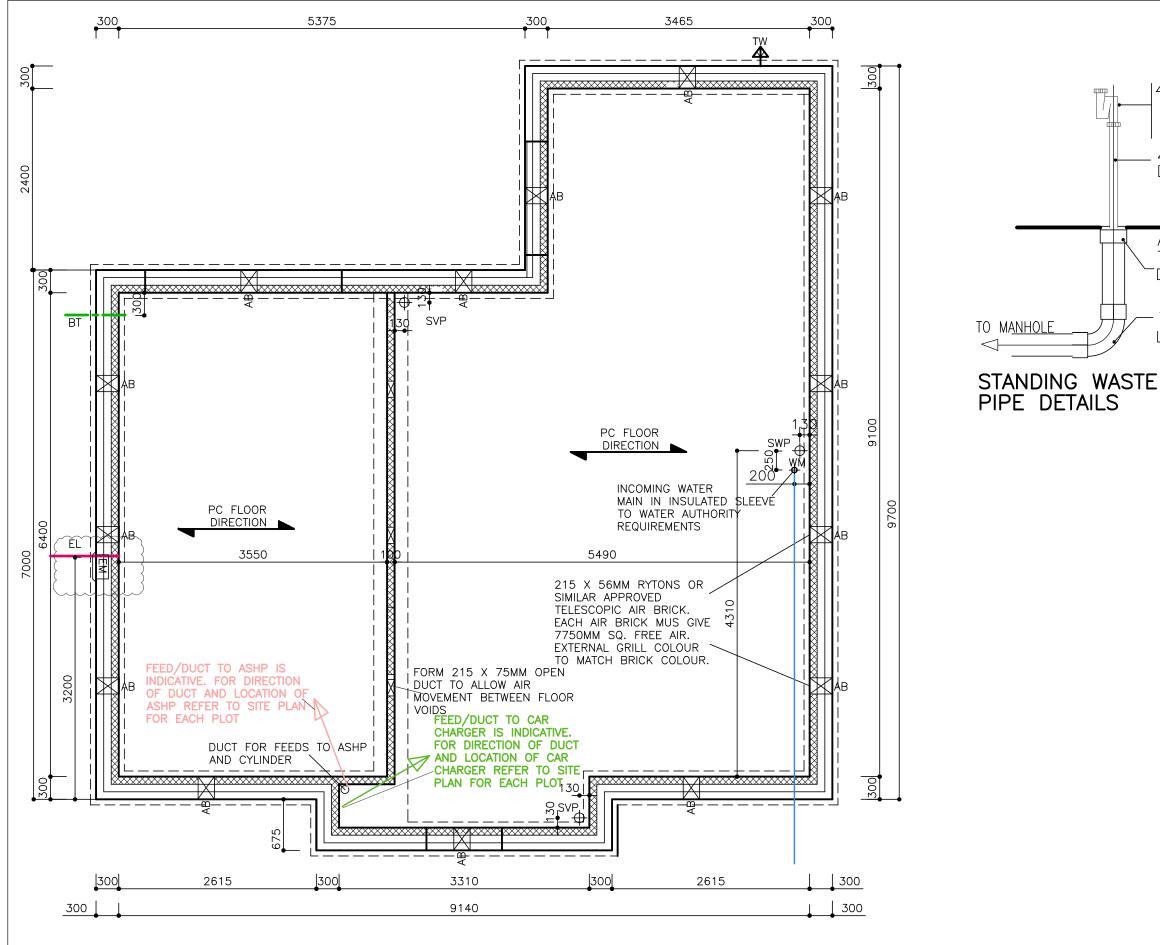
AN AS-BUILT CHECKLIST OF ALL FITTINGS/APPLIANCES WITH THEIR FLOW RATES, SPECIFICATION AND MANUFACTURER DETAILS MUST BE GIVEN TO THE OWNER / OCCUPIERS OF THE PROPERTY.

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. (IT IS RECOMMENDED THAT ONE PROVIDED FOR COMNECTION TO THE NETWORK. PROVIDED THAT ONE PROVIDED FOR CONNECTION TO THE NETWORK. PROVIDED THAT ONE THAT PERSON SINK: 40MM DIA. 75MM DEEP SEAL TRAP SINK: 40MM DIA. 75MM DEEP SEAL TRAP		PART "R"- PHYSICAL INFRASTRUCURE
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Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR		Rev Description Date
Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR		HD Homa Design
Colchester, Essex, CO4 5NR		Architectural & Property Consultants
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 ppyright 🔘 Homa Design L



FOUNDATIONS, FLOOR SLAB, SERVICE ENTRY LAYOUT (HOUSE TYPE T13)HANDED

THIS DRAWING TO BE READ IN CONJUNCTION WITH ENGINEER, PC FLOOR MANUFACTURER, SERVICES SUPPLIERS DRAWINGS AND SPECIFICATION

11/05/2022 12:14:08

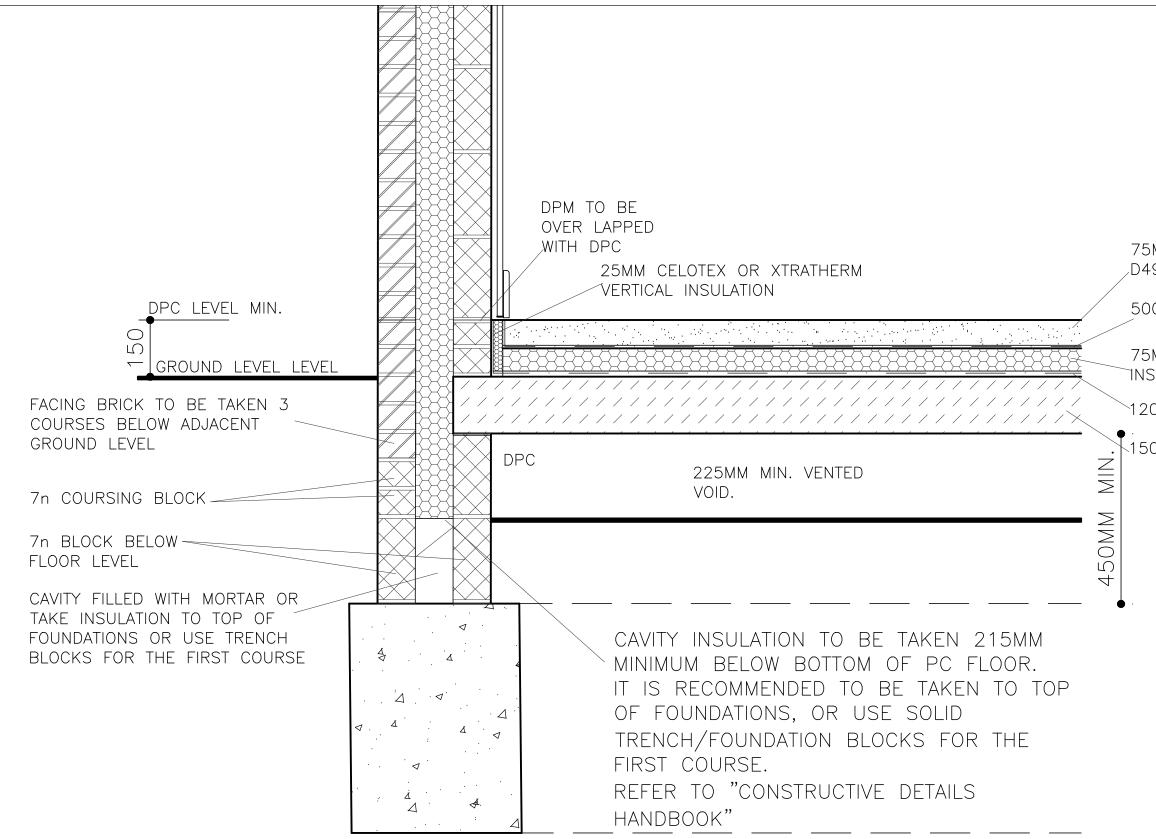
40MM DIA. 75MM SEAL TRAP

40MM DIA. WASTES DROP IN TO DRAIN VIA APPROVED ADAPTOR FINISHED FLOOR ADAPTOR SOCKET TO DRAIN TO SUIT

DRAIN MATERIAL/SIZE.

– 100 MM DIA. LONG RADIUS DRAIN BEND.

B ELECTRIC ENTRY POINT REVISED MAR 2 APR 21 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 T13 (T13) GENERAL ARRANGEMENT SUBSTRUCTURE SETTING OUT LAYOUT (HANDED) Date NOV 2020 Scale: 1:50 @ A3 Drawing No. T13-01-01 HANDED nvright 🔿



75MM SAND AND CEMENT SCREED WITH D49 MESH

500 GAUGE VAPOR BARRIER

75MM CELOTEX OR XTRATHERM

1200 GAUGE DPM

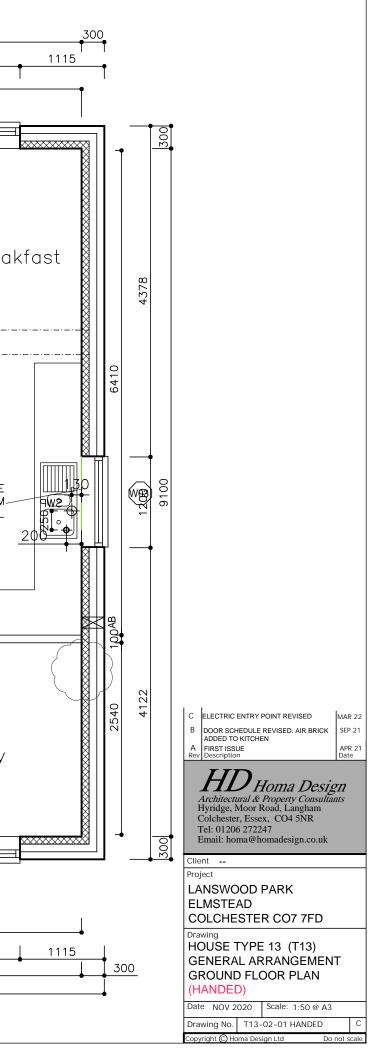
150MM PC FLOOR

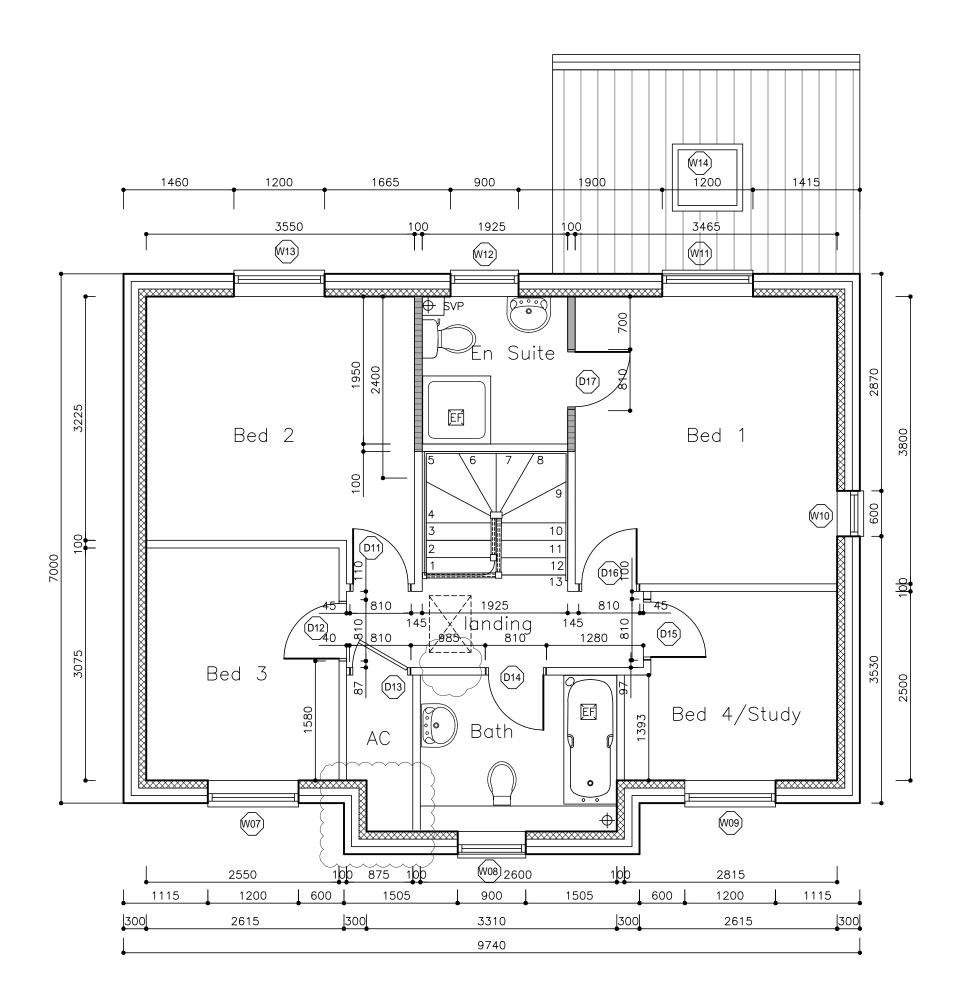
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HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk								
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Drawing TYPICAL SECTION THROUGH FOUNDATIONS AND EXTERNAL WALL / PC FLOOR								
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FABRICATION PROVIDE 63 X 44MM SOFTWOOD STUD AROUND ALL INTERNAL DOOR

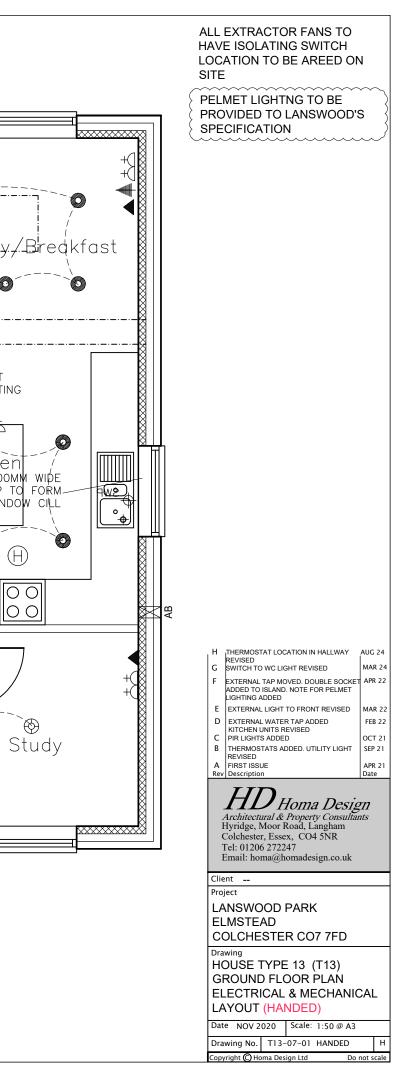
FRAMES (SIDES AND HEAD)



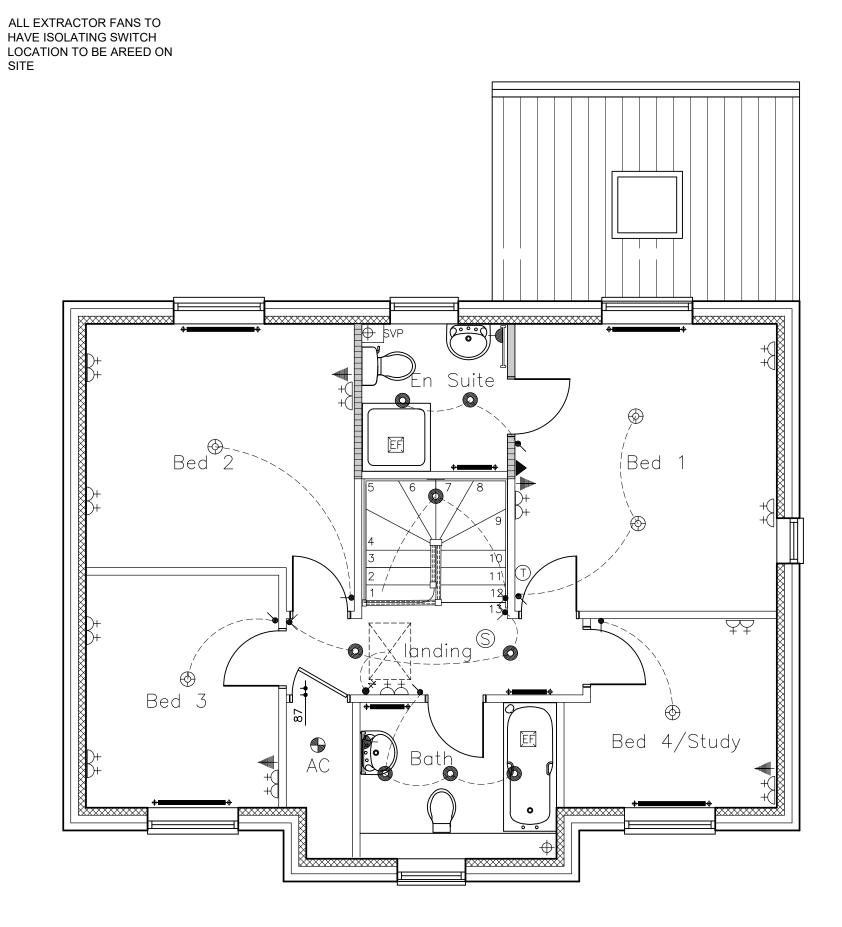


B AIRING CUPBOARD REVISED SEP 21 APR 21 Date A FIRST ISSUE HD Homa Design Architectural & Property Consulta Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk Client --Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD Drawing HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT FIRST FLOOR PLAN (HANDED) Date NOV 2020 Scale: 1:50 @ A3 Drawing No. T13-02-02 HANDED В Copyright 🔘 Homa Design Ltd Do not scale

 IS ANP ROUBLE FOLT TUSTO SPUR IS ANP. ROUBLE SOCKET IS ANP. ROUBLE SOCKET IS ANP. ROUBLE POINT - HIGH SPEED INTERNON SWITCHED SOCKET INTERNON SWITCHED SOCKET INTERNON SWITCH ONE WAY SWITCH ONE WAY SWITCH ONE WAY SWITCH INTERNON SWITCH ONE WAY SWITCH INTERNON SWITCH INTE	CERTIF APPRO CURRE REQUIF REGUL/	LECTRICAL WORKS TO BE CARRIED OUT AND IED BY A QUALIFIED MEMBER OF IEE OR OTHER VED ORGANIZATIONS AS REQUIRED UNDER NT BUILDING REGULATIONS PART "P" AND TO THE REMENTS OF BS 7671: 2001 AND IEE WIRING ATIONS 19th EDITION.	
Image: Addition Switched Socket Image: Addition Switched Switche	OTHER SPECIF 3 REFER REQUIF	PROJECT DRAWINGS AND MANUFACTURER'S TICATIONS/REQUIREMENTS TO ROOF LAYOUT FOR SOCKET AND LIGHT REMENT WITHIN ROOF SPACE	SPOT LIGHT TO KITCHEN AREA TO BE
BACK UP AND TO BS 5839-6, AT LEAST A GRADE D CATEGORY LD3 STANDARD.		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 HEAT DETECTOR CONSUMER CONTROL UNIT EXTRACT FAN(REFER TO SPECIFICATION) COMBINED SHAVER AND STRIP LIGHT RADIATOR/TOWEL RAIL CKETS, SWITCHES ETC., TO BE LOCATED BETWEEN ID 1200mm FROM FIN FLOOR LEVEL MER CONTROL UNIT TO BE FITTED BETWEEN MAKE AND HEAT DETECTORS ARE TO BE OPERATE AND INTER LINKED WITH BATTERY JP AND TO BS 5839-6, AT LEAST A	BT BT BT BT BT BT BT BT BT BT BT BT BT B

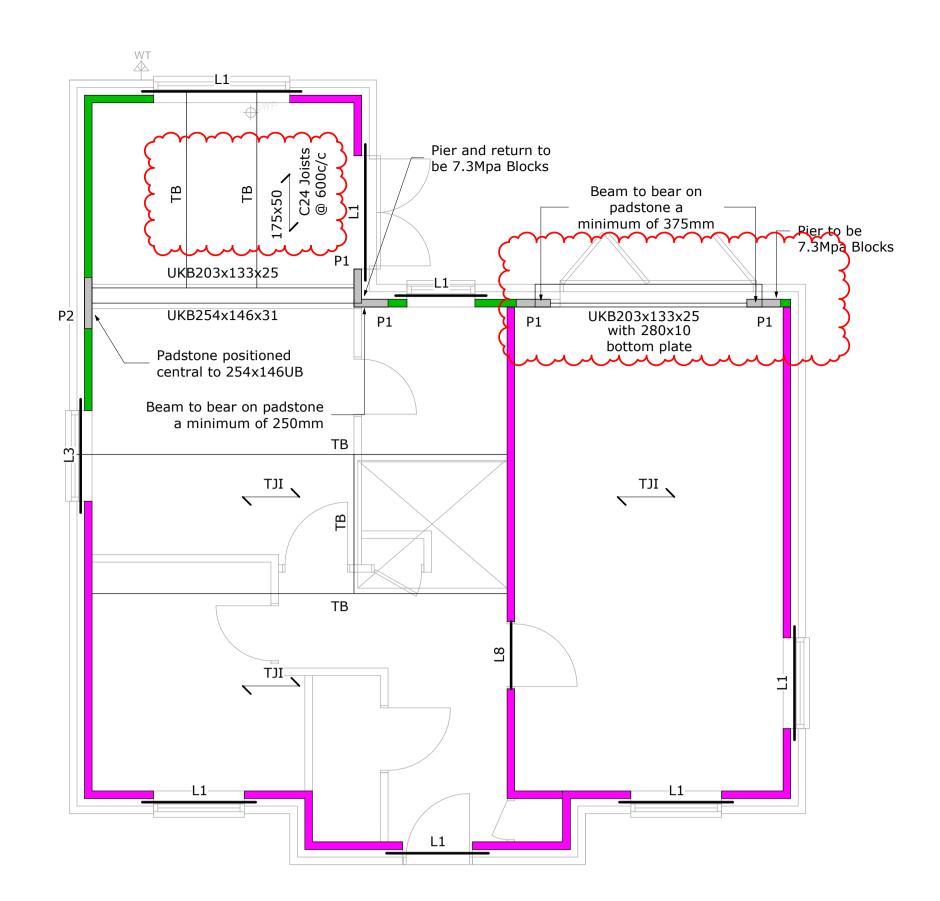


 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND MANUFACTURER'S SPECIFICATIONS/REQUIREMENTS 3 REFER TO ROOF LAYOUT FOR SOCKET AND LIGHT REQUIREMENT WITHIN ROOF SPACE 										
SYMBOL	DESCRIPTION									
±±	13 AMP.TWIN SWITCHED SOCKET									
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	13 AMP.DOUBLE POLE FUSED SPUR									
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	SENSOR LIGHT									
	WALL MOUNTED LIGHT REFER TO SITE SPECIFICATION									
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ALL SOCKETS, SWITCHES ETC., TO BE LOCATED BETWEEN 450 AND 1200mm FROM FIN FLOOR LEVEL CONSUMER CONTROL UNIT TO BE FITTED BETWEEN 1350–1450MM ABOVE 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.										



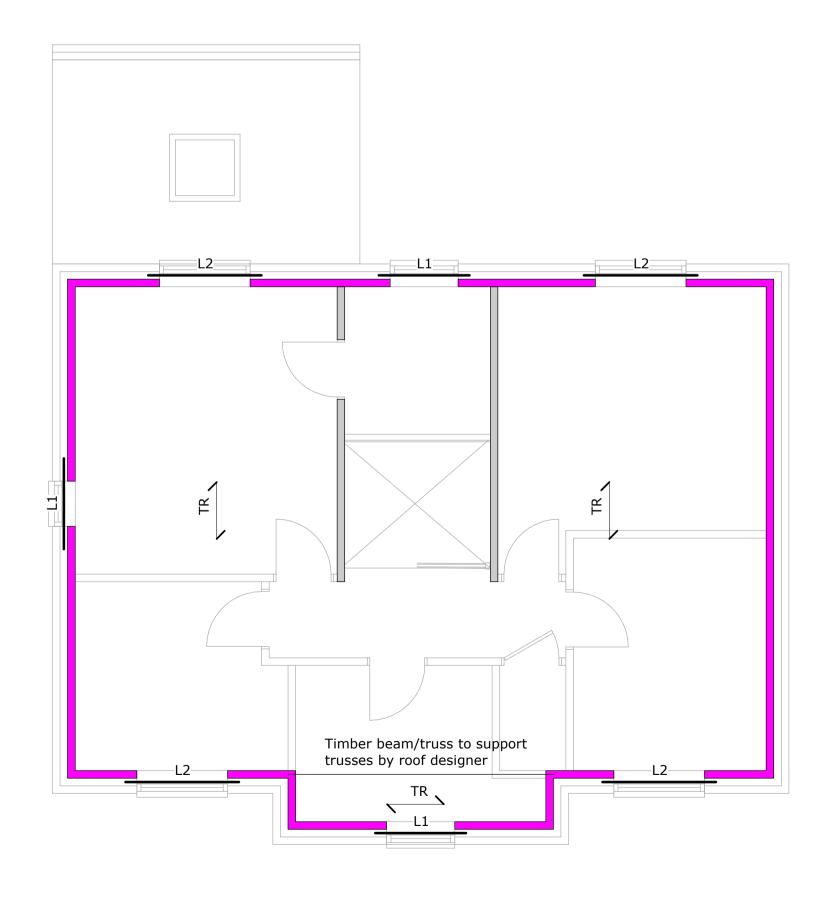
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H C T	Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk							
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GROUND FLOOR PLAN

1:50



FIRST FLOOR PLAN

STRUCTURAL STEELWORK NOTES

- 1. All materials, fabrication, workmanship and erection of steelwork shall be in accordance with the National Steelwork Specification for Building Construction, 5th edition as published by the British Constructional Steelwork Association.
- 2. Steelwork connections shall comprise not less than: 2No. M16 dia. gr. 8.8 bolts for members up to 25 kg/m 4No. M16 dia. gr. 8.8 bolts for all other members, except where otherwise shown on the drawings. All bolts to BS 3692.
- Where connection loads are provided by the Engineer, the steelwork contractor shall design connections which will be subject to comment by the Engineer.
- 3. Where packers are used in connections, the maximum thickness of packers is not to exceed 4 x bolt Ø / 3. For multiple plies of packer, no more than 4 plies should be used.
- 4. All connections to be designed for a minimum load of 25kN in Shear and 75kN in Tension.
- 5. All butt welds are to be properly prepared and to be full strength and 4. penetration. All fillet welds to be min. 6mm full profile U.N.O. All welds to be tested in accordance with BS EN 288.
- 6. Steel beams shall at least have the minimum bearings on masonry 5. walls as shown on the drawings. Where no details of bearings are shown provide bearings to the full width of the supporting leaf or 150mm whichever is greater.
- 7. Steel columns shall be raised or lowered to the correct levels off foundations/masonry supports using sawn steel packs not less than 75mm square. Allowance shall be made for nominal 25mm thickness of grout between column baseplates and foundations/masonry supports. Grout shall take the form of neat cement slurry with a nonshrink additive and should be just fluid enough to pour.
- 8. Site modifications to structural steelwork shall not be carried out unless prior approval has been obtained from the Engineer.
- 9. All structural steelwork shall be blast cleaned to BS EN ISO 8501-1, preparation grade SA 2 1/2 and, except where specified as galvanised, shall be painted with a suitable good quality high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 80 microns. A pre-fabrication primer may be used at the fabricators discretion. The contractor shall ensure that the primer used is compatible with subsequent coatings specified by others. (e.g. Intumescent paint).
- 10. Steelwork specified as galvanised shall be blast cleaned as above & hot dip galvanised to BS EN ISO 1461 minimum coating thickness 85 microns. Corrosion category to be C3 BS EN ISO 12944-2.
- 11. All steelwork below DPC level or built within the masonry wall cavity shall additionally be site painted with a compatible high build epoxy 8. Lintels zinc phosphate primer to provide a dry film thickness of not less than 120 microns, to achieve an overall primer coating of 200 microns. i.e. LEIGHS PAINTS EPIGRIP C400 zinc phosphate primer/buildcoat or equal.
- 12. Steelwork below DPC and adjacent to soil shall be encased in concrete with cover of not less than 100mm. A reduced cover of 50mm will be permitted when cast against masonry or additional protection is provided. Concrete to be not weaker than C20/25N/mm2 at 28 days to BS EN 206-1, BS 8500-1 and BS 8500-2.
- 13. The Engineer is not responsible for dimensional information except where shown on his drawings. All setting out information, dimensions etc. shall be obtained from the architects drawings. All Steelwork levels, even those shown on the Engineers drawings must be confirmed or obtained from the Architects drawings.
- 14. The Steelwork Contractor is to co-ordinate with the Main Contractor and cladding Contractor to provide all necessary secondary steelwork, trimming etc. as required around all doors, windows and the like.
- 15. Steelwork Contractor to co-ordinate with the Main Contractor to provide adequate temporary bracing and propping during the sequence of erection.
- 16. Unless prior written approval is given by the Structural Engineer, the steelwork shall not be used for any temporary lifting or as part of a fall arrest system.
- 17. All Steelwork is to be fire protected to the Architects details but with a minimum that all Internal Steelwork to be clad with 2 layers of 12.5mm plasterboard, with 16 gauge wire bindings at 100mm centres and plaster skimmed to a minimum thickness of 5mm.
- 18. All holes to be drilled not punched.
- 19. The Execution and Consequence Class for the structure is EXC2/CC1 to BS EN 1090-2. All fabricated structural steelwork shall be CE marked in accordance with BS EN 1090-1.
- 20. Unless specified otherwise, Grade S355 steelwork shall be used throughout. Where RHS, SHS or CHS members are specified, use Grade S355NH steelwork to BS EN 10025 (U.N.O.).

<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, ΤВ 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	1					
	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 stude using 3.25mm Nails at							

STRUCTURAL MASONRY NOTES

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/mm².

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 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.

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 (recommend 75mm) into each leaf.

PROPRIETARY ENGINEERED TIMBER FLOOR CONSTRUCTION NOTES.

- Architects & specialists drawings.

- manufacturers details.

manufacturer).

- manufacturer
- unfactored loadings: finishes imposed timber stud pa line load of -

0. 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 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

Lintel Schedule								
Reference Description								
L1	L1 S							
L2	L1 HD							
L3	L1 XHD							
L5	L5 XHD							
L7	BOX							
L8 BOX HD								
3000mm long to	J.N.O. All lintels above be propped to Jidance. All lintels to bear a							

anufacturers guidance. All lintels to bear a minimum of 150mm onto the wall each side.

	Padstone Schedule
Туре	Description

440x215x100 Concrete Padstone Ρ1 P2 660x215x100 Concrete Padstone All Padstones to be precast concrete minimum strength C50.

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.

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.

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.

External walls: provide proprietary lintels as specified on the drawings or equivalent approved by alternative manufacturer.

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

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

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.

4. 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.

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 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 - 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

All noggins/struts/blockings to be in strict accordance with

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

Engineered timber joists to be designed to allow for the following

	refer to Architects details
	1.5 kN/m²
artition loading -	0.5 kN/m ²
-	2.0 kN/m

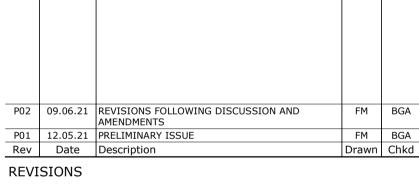
SUPERSTRUCTURE LOADS:

ADS It Services	By Specialist 0.4 kN/m ²
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 D	<u>DRAWINGS)</u>
	2.5 kN/m ²
	4.0 kN/m ²
c 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.
- 2. 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.
- 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.
- 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 Unless noted otherwise SSL Structural slab level UNO DIA Diameter EGL
- Existing Ground Level FFL FGL Finished Ground Level SOP Setting out point

TOC Top of concrete BOC Bottom of concrete TOS 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.



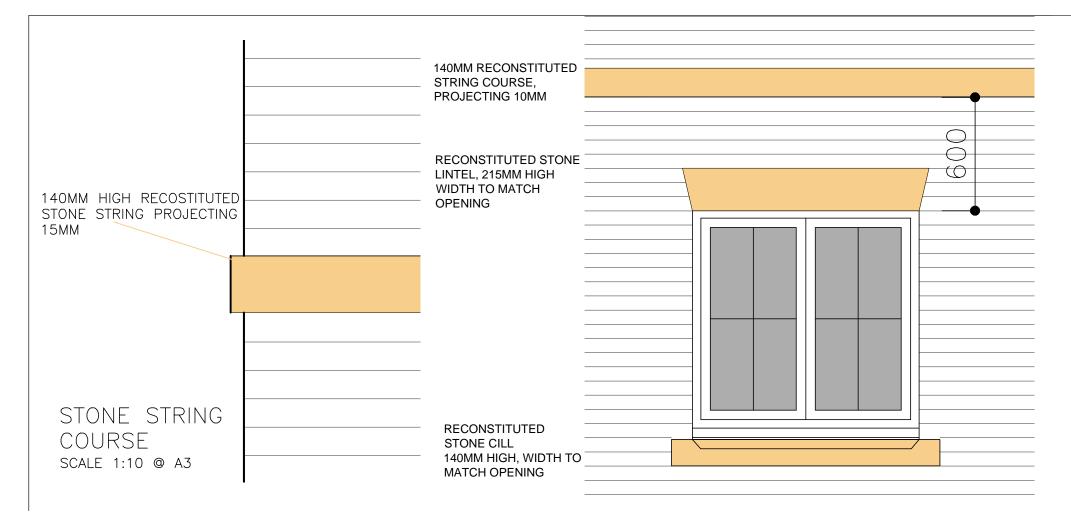
LANSWOOD PARK DEVELOPMENT **BROOMFIELD ROAD**

ELMSTEAD MARKET Drawing Title

HOUSE TYPE 13 SUPERSTRUCTURE FRAMING GENERAL ARRANGEMENT

LANSWOOD LIMITED

RichardJackson											
' <i>-</i>	Engineering Consultants										
Suit 409, 1 5 Quern Ho 6 The Old C The Wheelh	847 The Cresent, Colchester, Essex, CO4 9YQTel: 01206 228800Suit 409, 1 Alie Street, London, E1 8DETel: 020 7448 99105 Quern House, Mill Court, Great Shelford, Cambs, CB22 5LDTel: 01223 3147946 The Old Church, St Matthews Rd, Norwich, Norfolk, NR1 1SPTel: 01603 230240The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RFTel: 01172 020070										
Email Addre	ess:	mail@rj.uk	com		Web S	Site: http:/	/www.richardjacks	on.uk.com			
Scale 1 : 50				Drawn FM			Date APR 2021				
Project M K.TOSH	an	ager		Checke BGA	d		Approved				
Status	S	uitability Description RJL Project No 48389									
project		originator	zone	level	type	role	number	revision			
48389		RJL	XX	GF	DR	S	1010	P02			



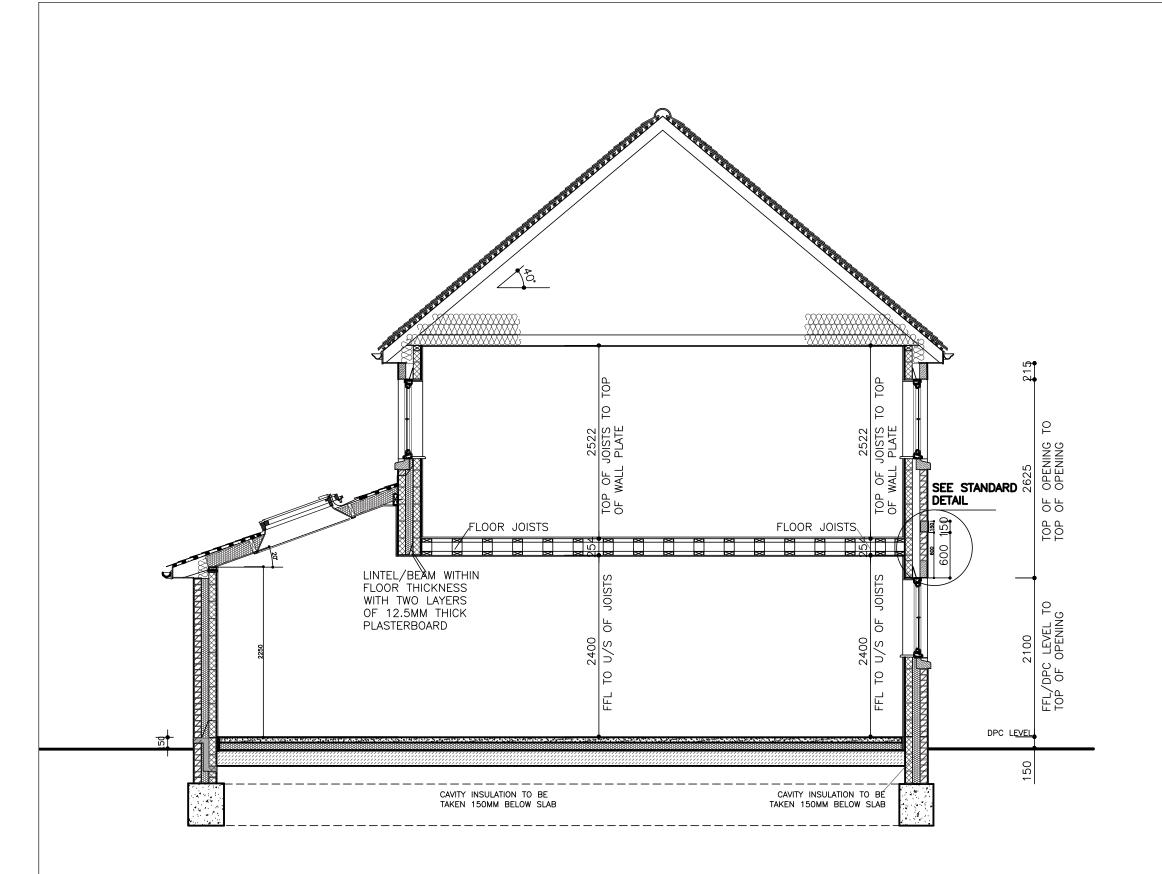
WINDOW WITH RECONSTITUTED STONE CILL, LINTEL AND STRING COURSE SCALE 1:20 @ A3

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 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 o not scale

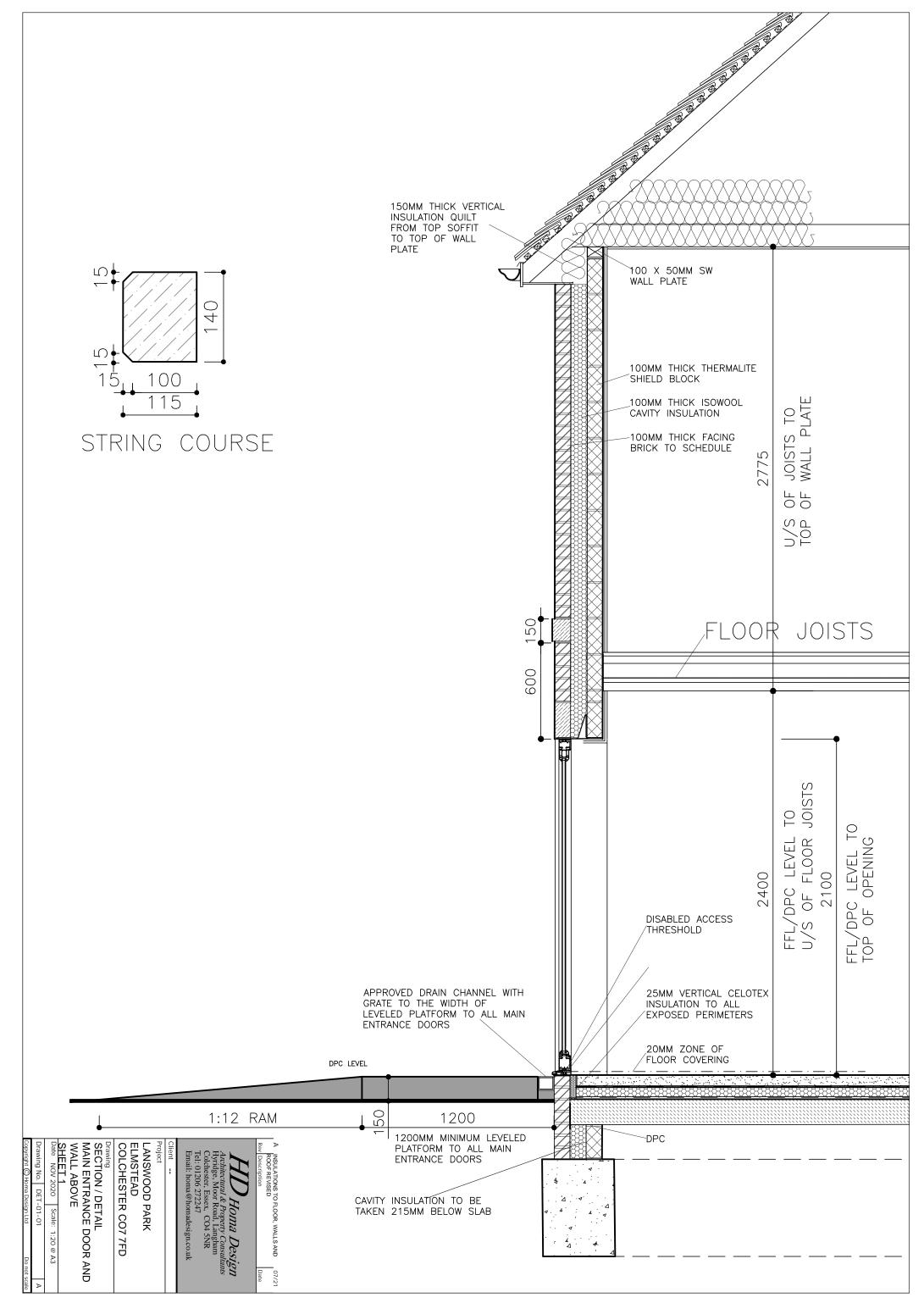


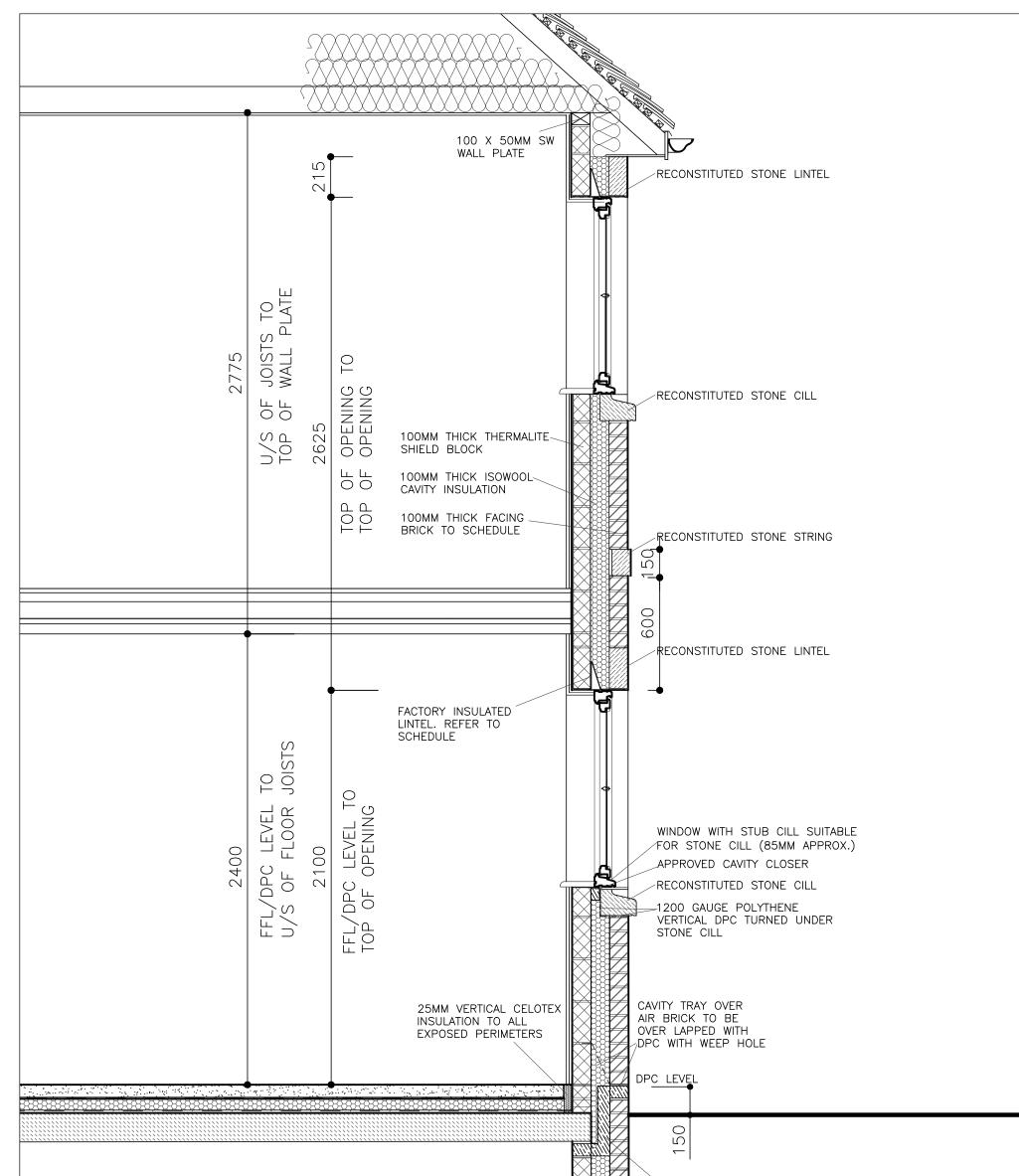
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Architectura Hyridge, Mo Colchester, Tel: 012062	Horma I al & Property C por Road, Lang Essex, CO4 51 272247 a@homadesigr	<i>Consultants</i> gham NR		
Client				
Project				
LANSWOOD PARK				
ELMSTEAD				
COLCHESTER CO7 7FD				
Drawing HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT ELEVATIONS (HANDED)				
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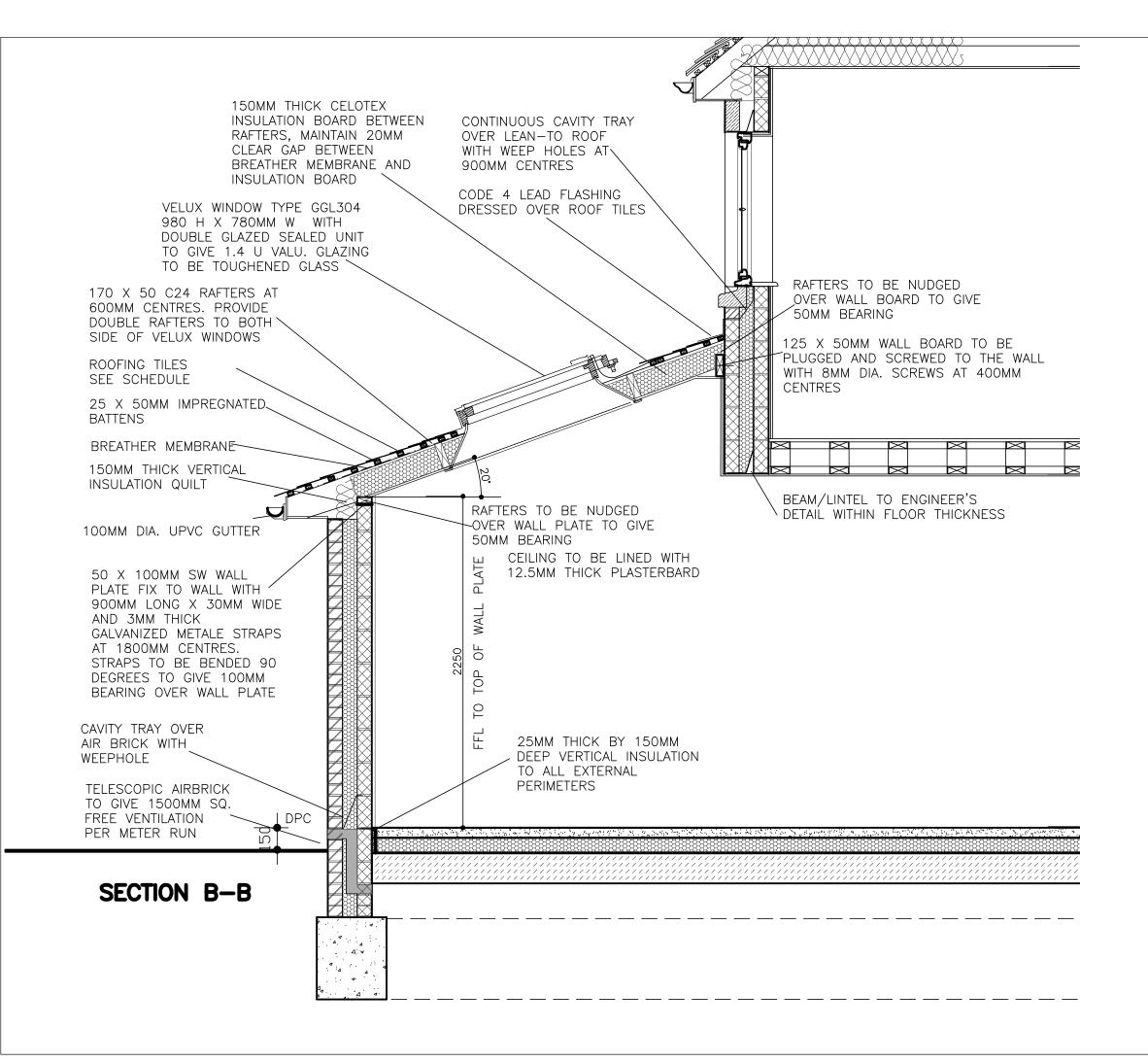


A FIRST ISSUE Rev Description APR 21 Date HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk Client --Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD Drawing HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT SECTION A-A Date NOV 2020 Scale: 1:50 @ A3 Drawing No. T13-04-01 ΙA Copyright 🔘 Homa Design Lto





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A INSULATIONS TO FLOOP, WALLS AND Rev 0721 Rev Description Date A MacDifferential & Property Consultants Architectural & Property Consultants Graduate Consultants Architectural & Property Consultants Colchester, Essex, CO4 5NR Tel: 01206 272247 Date Horn Colchester, Essex, CO4 5NR Tel: 01206 272247 Date Date Client Project HANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD Date Date Drawing SECTION / DETAILS WITH STONE CILL, LINTEL AND STRING BAND SHEET 2 Date NOV 2020 Scale: 1:20 @ A3 Date NOV 2020 Scale: 1:20 @ A3 Drawing No. DET-01-02 A			



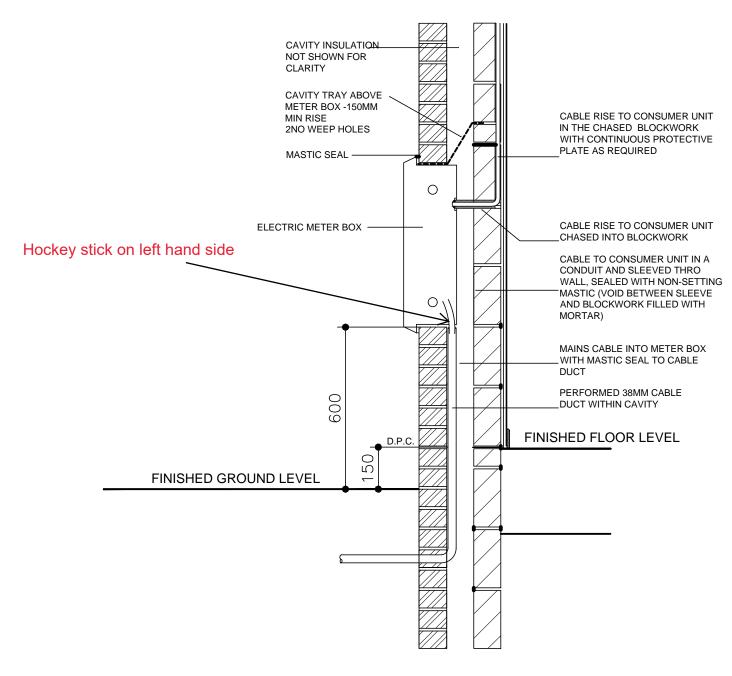
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NOTE:

METER BOXES TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICITY PROVIDER

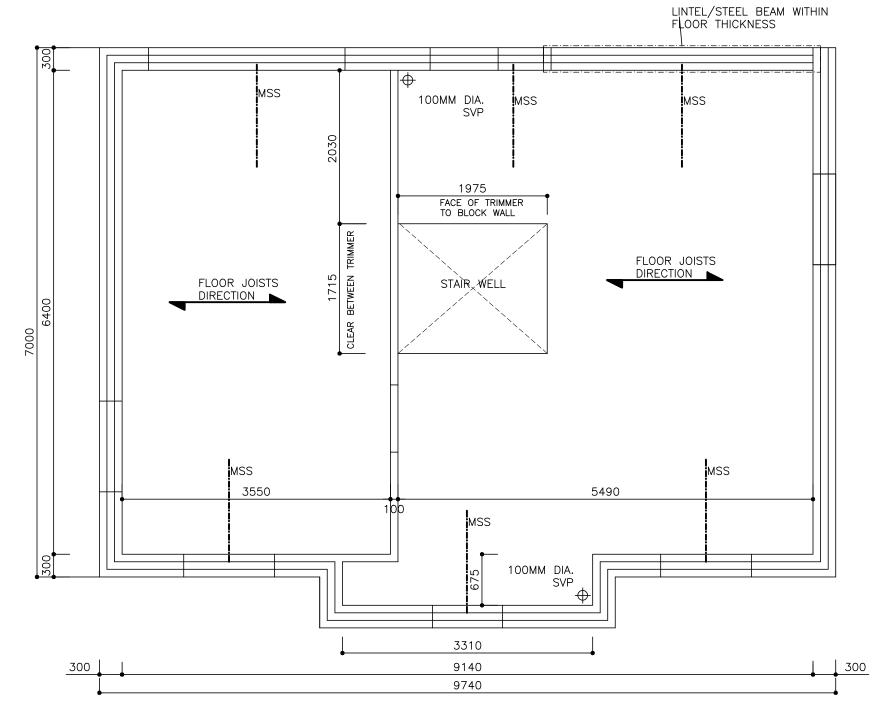
FOR EXACT LOCATION OF METER BOXES REFER TO HOUSE TYPE DRAWINGS.

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

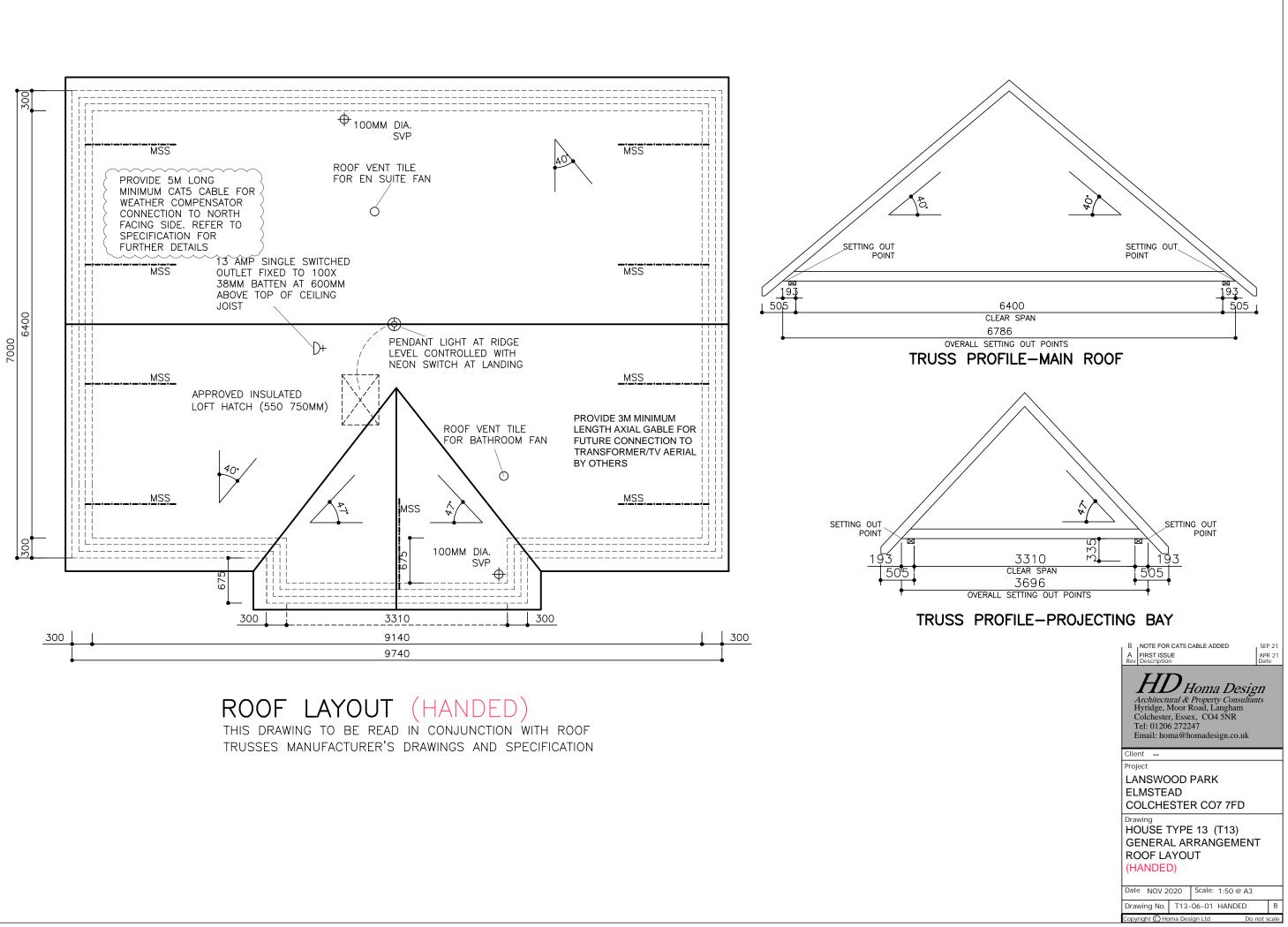
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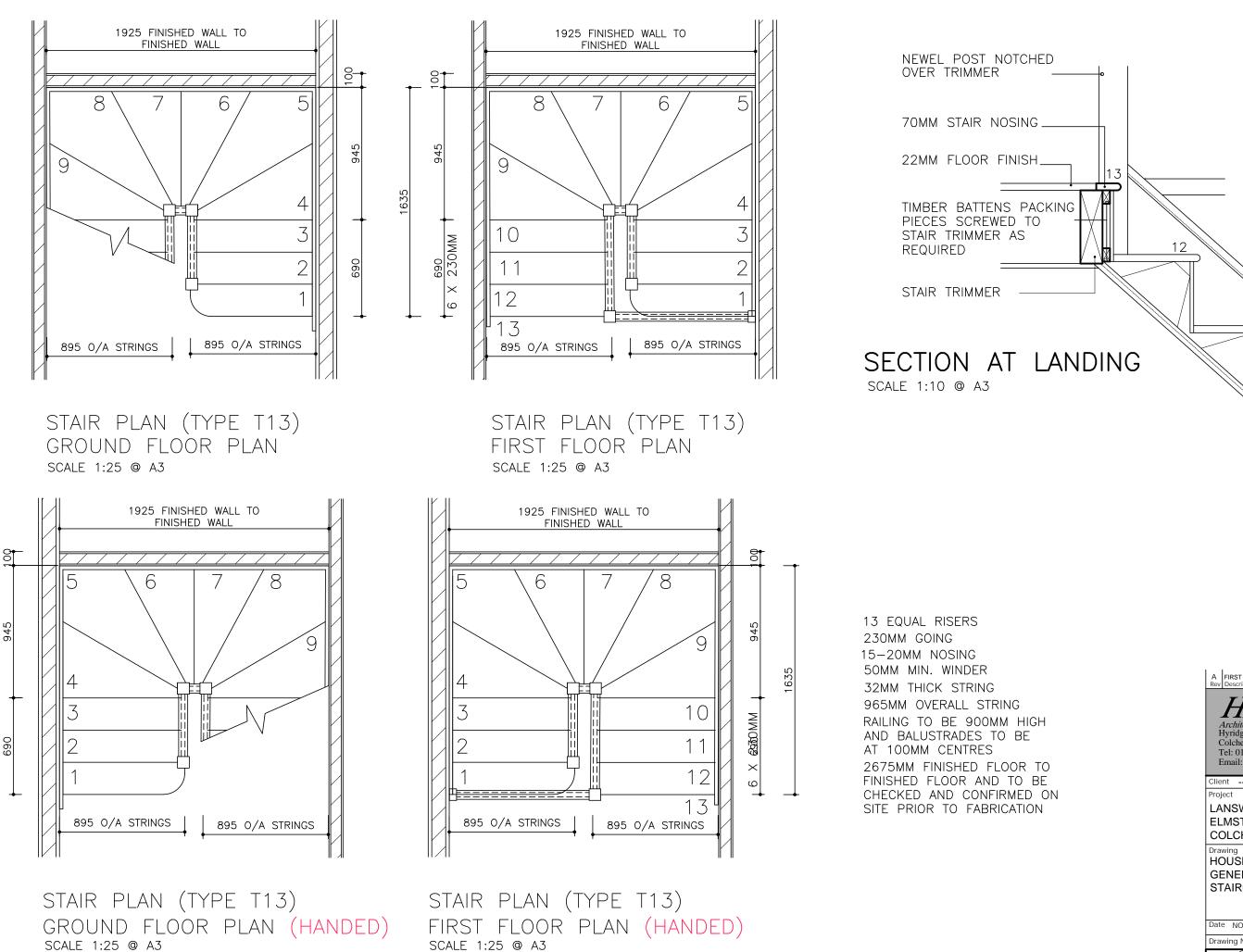


FIRST FLOOR CARCASSING LAYOUT HANDED

THIS DRAWING TO BE READ IN CONJUNCTION WITH FLOOR JOISTS MANUFACTURER'S DRAWINGS AND SPECIFICATION

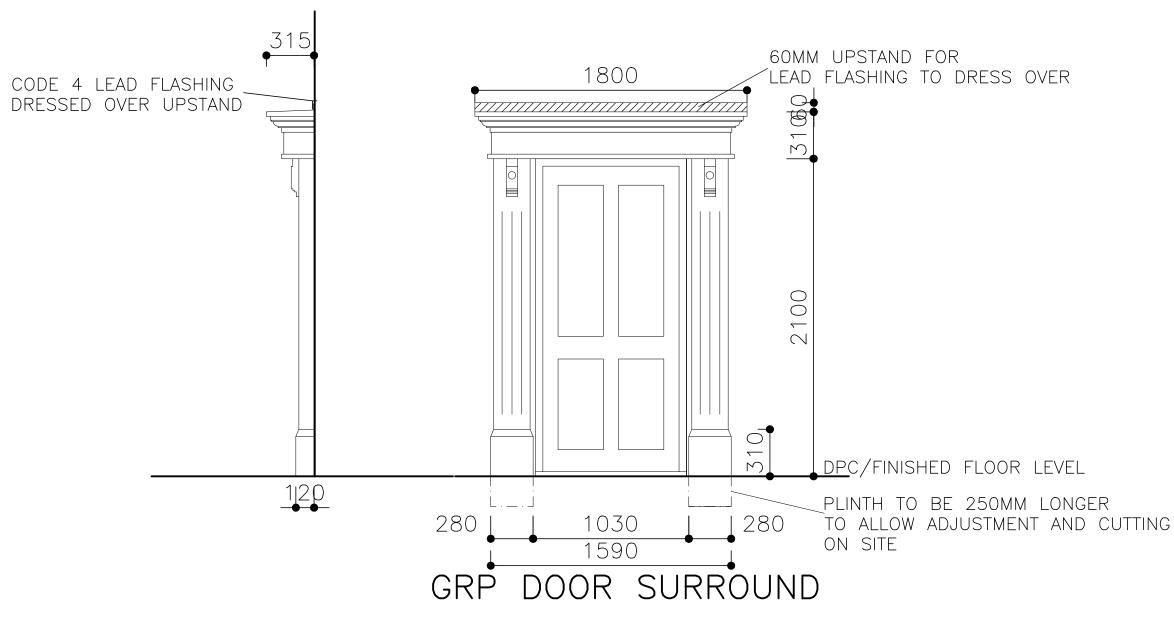
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COLCHESTER CO7 7FD				
Drawing HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT FIRST FLOOR CARCASSING LAYOUT (HANDED)				
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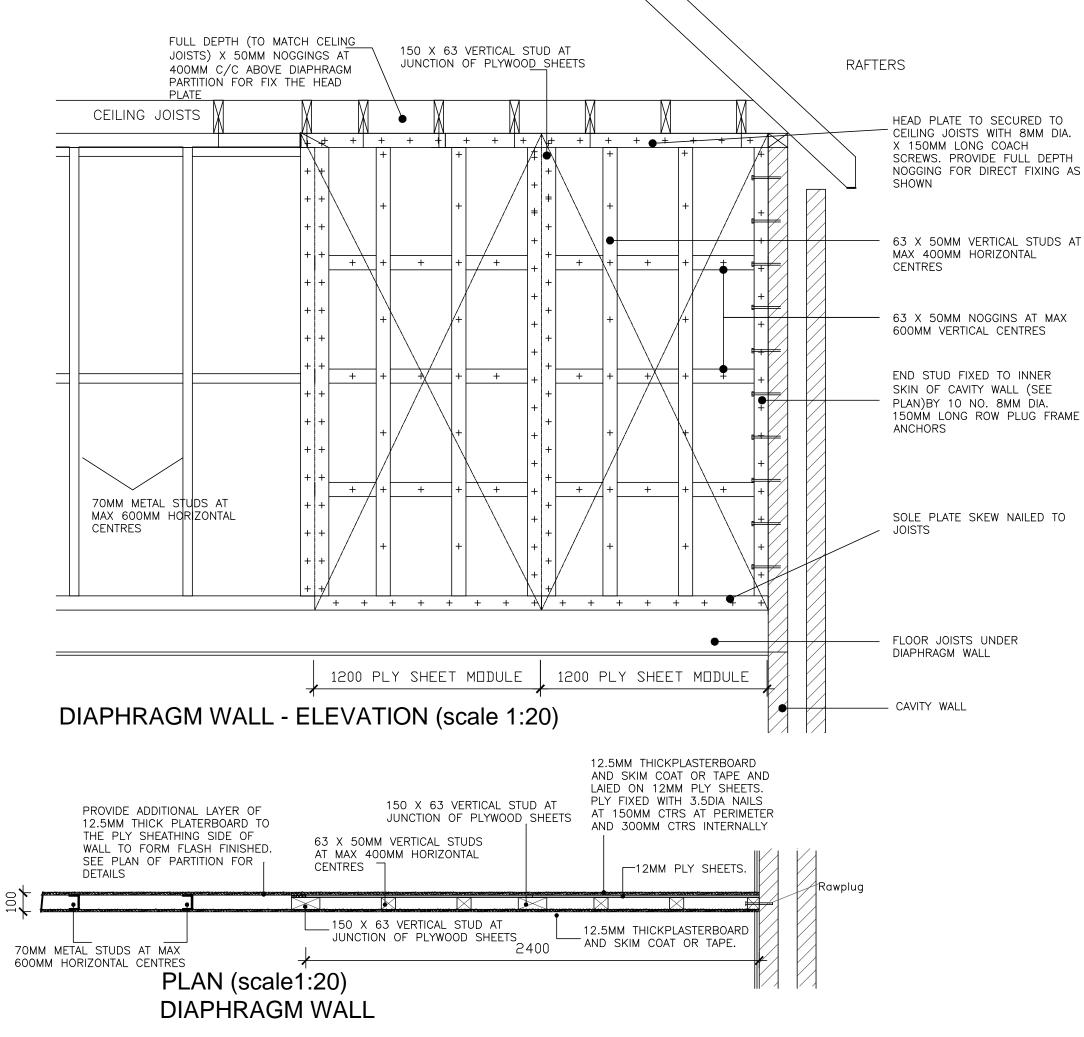


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A FIRST ISSUE APR 21 HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk Client --LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD HOUSE TYPE 13 (T13) GENERAL ARRANGEMENT STAIRCASE Date NOV 2020 Scale: AS SHOWN Drawing No. T13-08-01 opyright 🔘 Homa D



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ELMSTEAD			
COLCHESTER CO7 7FD			
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ELMSTEAD			
COLCHESTER CO7 7FD			
Drawing DIAPHRAGM WALL (BRACING WALL) DETAILS			
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