

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 COLOURED 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

1- 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 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 DETAILS.

2- GARAGE

SEE ENGINEER'S DESIGN

LINTELS.

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 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.

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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, JOISTS 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 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 EXTERNAL 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 RADIATORS

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 DETAILS. 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

WHOLE SOME 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 EACH 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 50MM DIA.

SHOWER TRAP 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

Ⓢ Ⓜ 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.

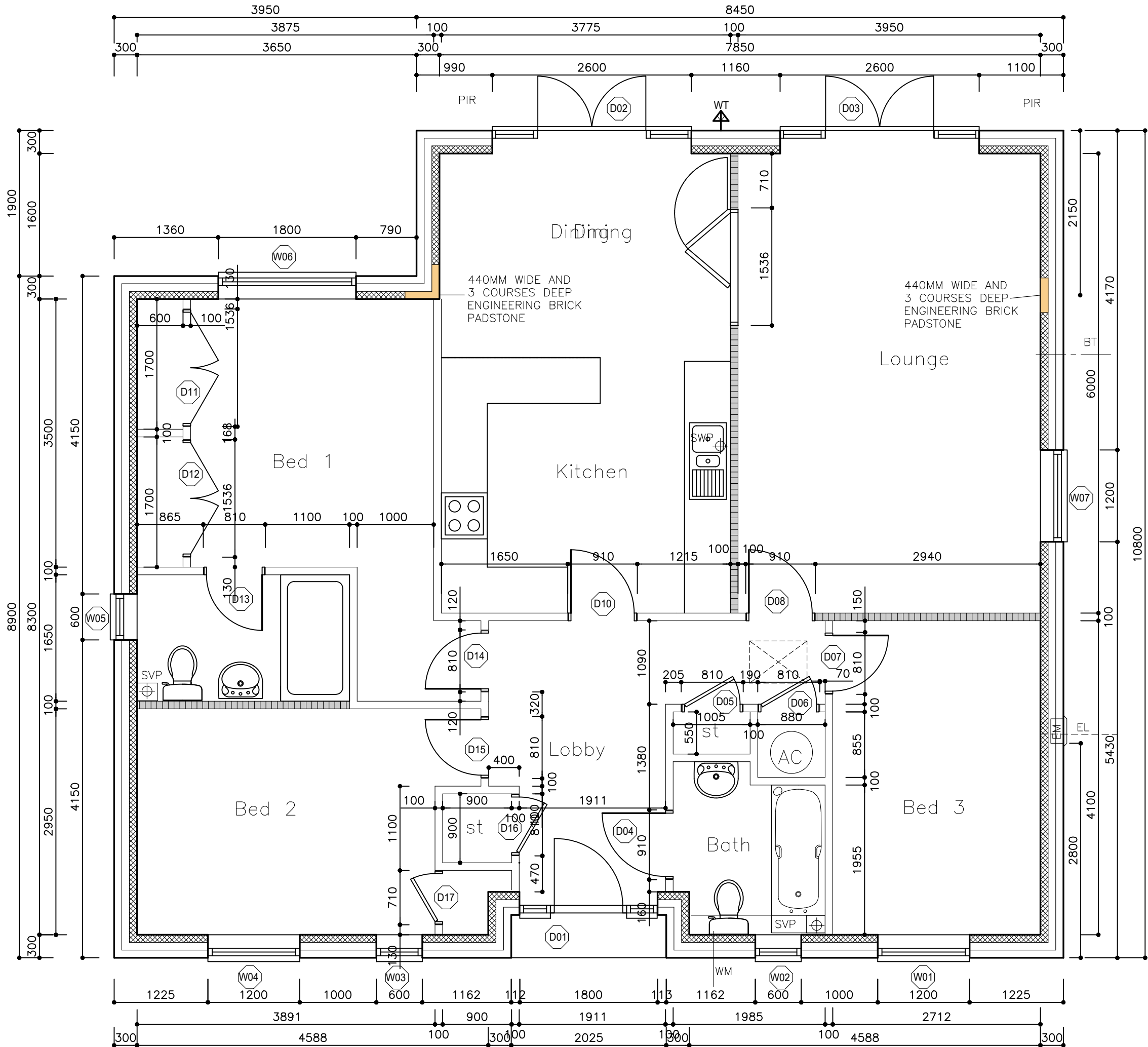
HEAT DETECTOR TO BE INSTALLED IN KITCHEN AS SHOWN ON THE LAYOUT AND SMOKE ALARMS TO BE INSTALLED IN HALL AND LANDING TO WITHIN 3 Mtr OF ANY HABITABLE ROOM, AND TO BE LOCATED AS SHOWN ON FLOOR PLANS.

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	09/21
C	HARDIE PLANK BOARDING OMITTED	08/21
B	INSULATIONS TO FLOOR, WALLS AND ROOF REVISED	07/21
A	BUILDING REGS. COMMENTS ADDED	06/21
Rev	Description	Date

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Client	--		
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD		
Drawing	GENERAL CONSTRUCTION SPECIFICATION		
Date	NOV 2020	Scale:	N/A
Drawing No.	CON-SPEC-01		D
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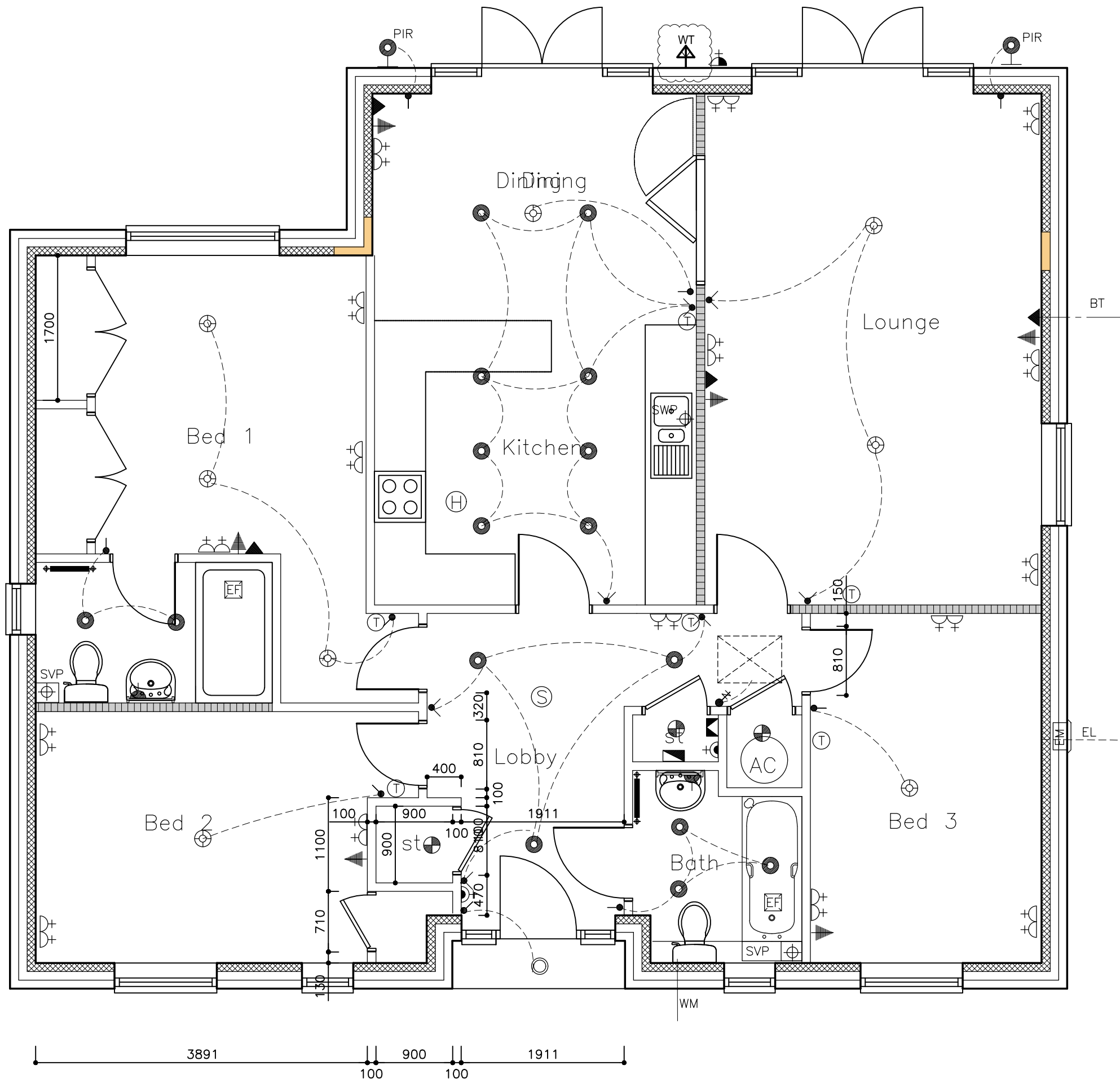


C	BRACING PARTITIONS INDICATED	SEP 23
B	LAYOUT REVISED	AUG 23
A	FIRST ISSUE	OCT 21
Rev	Description	Date

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Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**
 Drawing
**HOUSE TYPE 5 (T5)
 GENERAL ARRANGEMENT
 GROUND FLOOR PLAN**

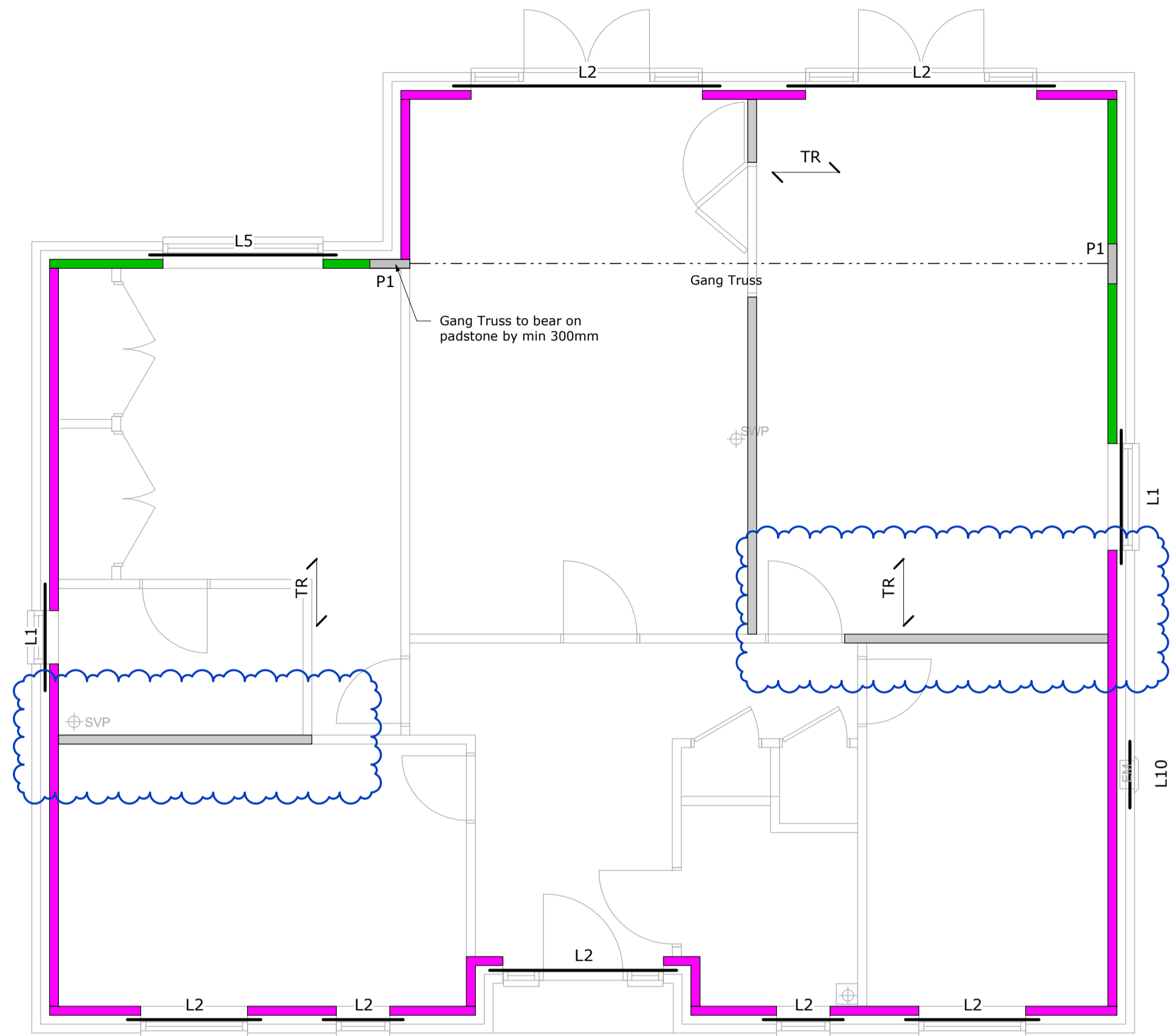
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Rev	Description	Date
G	THERMOSTAT LOCATION IN HALL REVISED	AUG 24
F	GENERAL REVISIONS TO LIGHT POINTS AND SWITCHES/SOCKETS LAYOUT REVISED	AUG 23
E	LIGHTS TO DINING AREA REVISED	MAY 22
D	EXTERNAL WATER TAP ADDED	FEB 22
C	LIGHT SWITCH ADDED TO EN-SUITE	OCT 21
B	FIRST ISSUE	OCT 21
A		

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Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 5 (T5) GROUND FLOOR PLAN ELECTRICAL & MECHANICAL LAYOUT
Date	SEP 2021
Scale	1:50 @ A3
Drawing No.	T5-07-01
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GROUND FLOOR PLAN

1 : 50

Lintel Schedule	
Reference	Description
L1	L1 S
L2	L1 HD
L3	L1 XHD
L5	L5 XHD
L7	BOX
L8	BOX HD
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.

KEY

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

STRUCTURAL MASONRY NOTES

- Refer to Architectural drawings and specification for masonry Requirements in respect of acoustic, thermal insulation and durability requirements. The Engineer shall be notified immediately if this conflicts with structural requirements.
- Blockwork to have a minimum compressive strength as specified on the drawings. All blockwork to be solid unless specified otherwise on the drawings and is to comply with BS5628, Table 4, requirements for CATEGORY 1 of manufacture in accordance with BS EN 771-1 to 6. **The maximum weight of an individual masonry unit must not exceed 20kg.** Blockwork should be adequately protected on site to avoid saturation and possible increase in lifting weight. Reference shall be made to the Project Architect/Acoustic Consultant for compliance with Part E of the Building Regulation - Sound Transmission.
- Blockwork below DPC to be of foundation quality (refer to Manufacturers guidelines) and to be of at least equal minimum compressive strength to that indicated between ground and first floor and in no case less than 7.3N/mm².
- Brickwork to have a minimum compressive strength of 20N/mm² and is to comply with BS5628 requirements for CATEGORY 1 of manufacture in accordance with BS EN 771-1 to 6.
- Mortar designation as follows:
above DPC mortar designation M4
below DPC mortar designation M6
- The contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction. The contractor is to note that temporary propping and support is required to the masonry walls during construction until such time as the steelwork bracing and roof structure, with ply decking, are fully completed.
- Movement joints.**
Allow for full height movement joints to masonry walls as follows:
Expansion joints in brickwork typically at maximum 12m crs (6m from corners and returns).
Shrinkage joints in blockwork typically at maximum 6m crs (3m from corners and returns).
For expansion joints in Concrete Bricks refer to manufacturers guidelines, however at no time should joint spacing be greater than 9m (6m typically).
Joint spacing's are based on the provision of a 15mm wide joint incorporating Expandite Expandifoam or equal approved closed cell polyethylene joint filler sealed on external faces with Expandite Thixflex 600 or equal approved elastomeric sealant. Internal finishes must be severed at joints with plaster stops or dry wall stop beads provided.
- Lintels**
External walls: provide proprietary lintels as specified on the drawings or equivalent approved by alternative manufacturer.
Internal walls: provide proprietary IG box lintels to loadbearing internal walls as specified on the drawings or equivalent approved by alternative manufacturer.
Provide proprietary IG internal lintel to small openings in non loadbearing blockwork walls or equivalent approved by alternative manufacturer.
All steel lintels to be fully galvanised and have a minimum 150mm bearing to each end unless noted otherwise.

- Spacing of Ties**
Spacing of all ties to comply with the Architects details but to at least comply with the following:
First row at least one course below DPC at maximum 600mm centres horizontally,
Second and subsequent rows to be spaced at 900mm centres horizontally and 450mm centres vertically in a staggered pattern in bed joints and have a minimum embedment of 50mm (recommnd 75mm) into each leaf,
Ties at reveals, openings, movement joints and up the slope of gable walls shall be at maximum 225mm centres vertically.

PROPRIETARY ENGINEERED TIMBER FLOOR CONSTRUCTION NOTES

- All structural timber floor members, and framing connections / hangers to be designed and manufactured by specialist. Design to be in accordance with Building Regulations and NHBC Standards.
- The setting out & dimensions shall be in accordance with the Architects & specialists drawings.
- Timber floor joists shall not be built into party or external wall constructions but shall be supported on proprietary joist hangers to joist suppliers requirements at such locations.
- All members supported on proprietary hangers to have full contact with the base of the hanger and shall be fixed in accordance with the hanger manufacturers instructions.
- All members fitted onto steel beams to be supported on proprietary joist hangers to detail by floor joists manufacturer. Where steel beams are specified within the floor depth, the underside of joists shall be 5mm (minimum) below the underside of the beam.
- External and party walls parallel with joist spans shall be restrained at top of floor joist level at not more than 2.0m centres in houses and 1.25m in flats with galvanised 30 x 5.0mm straps extending below top flange for a minimum of 3 joists. Noggins not less than 75% of joist depth and timber blocking adjacent to walls shall be fixed between joists at all strap locations. Straps shall be fixed to members/noggins with not less than 4No. 32 x 3.5mm galvanised or sheardised square twisted nails (or alternative detail by joist manufacturer).
- All noggins/struts/blockings to be in strict accordance with manufacturers details.
- Overall stability of timber floors during construction to detail by joist manufacturer.
- Engineered timber joists to be designed to allow for the following unfaored loadings:
finishes - refer to Architects details
imposed - 1.5 kN/m²
timber stud partition loading - 0.5 kN/m²
line load of - 2.0 kN/m
- Reference should be made to the proprietary floor joist designer/manufacturer details regarding the allowable positioning and sizes of service penetrations through the floor members.

SUPERSTRUCTURE LOADS:

DEAD LOADS	By Specialist
Self Weight	0.4 kN/m ²
Finishes & Services	
LIVE LOADS	
Live Load Typical	1.5 kN/m ²
Partitions	0.5 kN/m ²
STAIR LOADING	
Live Load	1.5 kN/m ²
Add. Dead Load	0.5 kN/m ²
BLOCK WALLS (SHOWN ON ARCH'S DRAWINGS)	
140 Thick	2.5 kN/m ²
215 Thick	4.0 kN/m ²
Brick Block Cavity Wall	3.8 kN/m ²

GENERAL NOTES

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- All drawings shall be read in conjunction with all relevant Civil / Structural Engineers drawings, the project specification and Architects, Services Engineers & Landscape Architects drawings.
- For all setting out information, D.P.M., D.P.C., Finishes and waterproofing details refer to the Architects drawings and details.
- The Contractor shall verify all site and setting out dimensions before putting work in hand. Where dimensions are shown on the Engineers drawings, any discrepancies shall be reported to him.
- Dimensions must not be scaled from the Engineers drawings.
- All dimensions are in millimetres unless noted otherwise.
- Dimensions marked * are subject to confirmation by site measurement before construction proceeds.
- All dimensions are given to structural surfaces unless noted otherwise.
- All lightning connectors to be fixed in accordance with specialist details.
- No holes, chases, cut-outs, existing or proposed services or the like may be formed in or pass through any beam, column, or load bearing wall unless written permission is obtained from the Engineer.
- Holes smaller than 225 x 225mm through slabs are not necessarily shown on the Engineers drawings.
- For size and location of all services refer to the Service Engineers and Architects drawings.
- Inspections made by the Local Authority, NHBC or other Statutory bodies, shall be arranged by the Contractor to suit his programme. Any costs arising out of failing to carry out the work to the satisfaction of the Checking Authority will be the sole responsibility of the Contractor.
- Non-structural fixings are generally not shown on the Engineers drawings and if any such detail is indicated it must be confirmed by cross-reference to other specialists before construction.
- All drawing specifications are given in accordance with NBS (National Building Specification) e.g. E10/130 which refers to NBS Section E10, Clause 130.

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

Rev	Date	Description	Drawn	Chkd
P02	31.05.23	BUTTRERS WALL ADDED TO CLIENT REQUEST	BGA	AMJ
P01	03.12.21	HOUSE TYPE T5 PRELIMINARY ISSUE	BGA	BGA

REVISIONS
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.



Project
LANSWOOD PARK DEVELOPMENT
- PHASE 2
BROOMFIELD ROAD
ELMSTEAD MARKET

Drawing Title
HOUSE TYPE 5

Client
LANSWOOD LIMITED

Richard Jackson
Engineering Consultants

847 The Cresent, Colchester, Essex, CO4 9YQ Tel: 01206 228800
 Suit 409, 1 Alie Street, London, E1 8DE Tel: 020 7448 9910
 5 Queen House, Mill Court, Great Shelford, Cambs, CB32 3LD Tel: 01223 314994
 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.co.uk Web Site: http://www.richardjackson.co.uk

Scale 1 : 50	Drawn Author	Date APR 2021
Project Manager K.TOSH	Checked Checker	Approved Approver
Status	Suitability Description	RJL Project No 48389
project	originator	zone
level	type	role
number	revision	
48389	RJL	XX
GF	DR	S
1011	P02	



SIDE ELEVATION



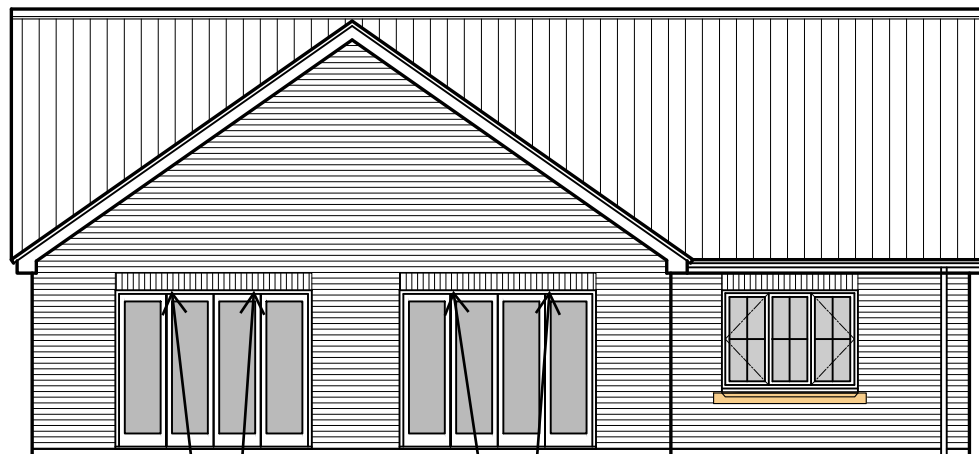
FRONT ELEVATION

ROOFING TILES
REFER TO SCHEDULE

BRICK FLAT ARCH

FACING BRICK
REFER TO SCHEDULE

RECONSTITUTED
STONE CILL



REAR ELEVATION



SIDE ELEVATION

Weep vents between brick arches

Rev	Description	Date
A	FIRST ISSUE	OCT 21

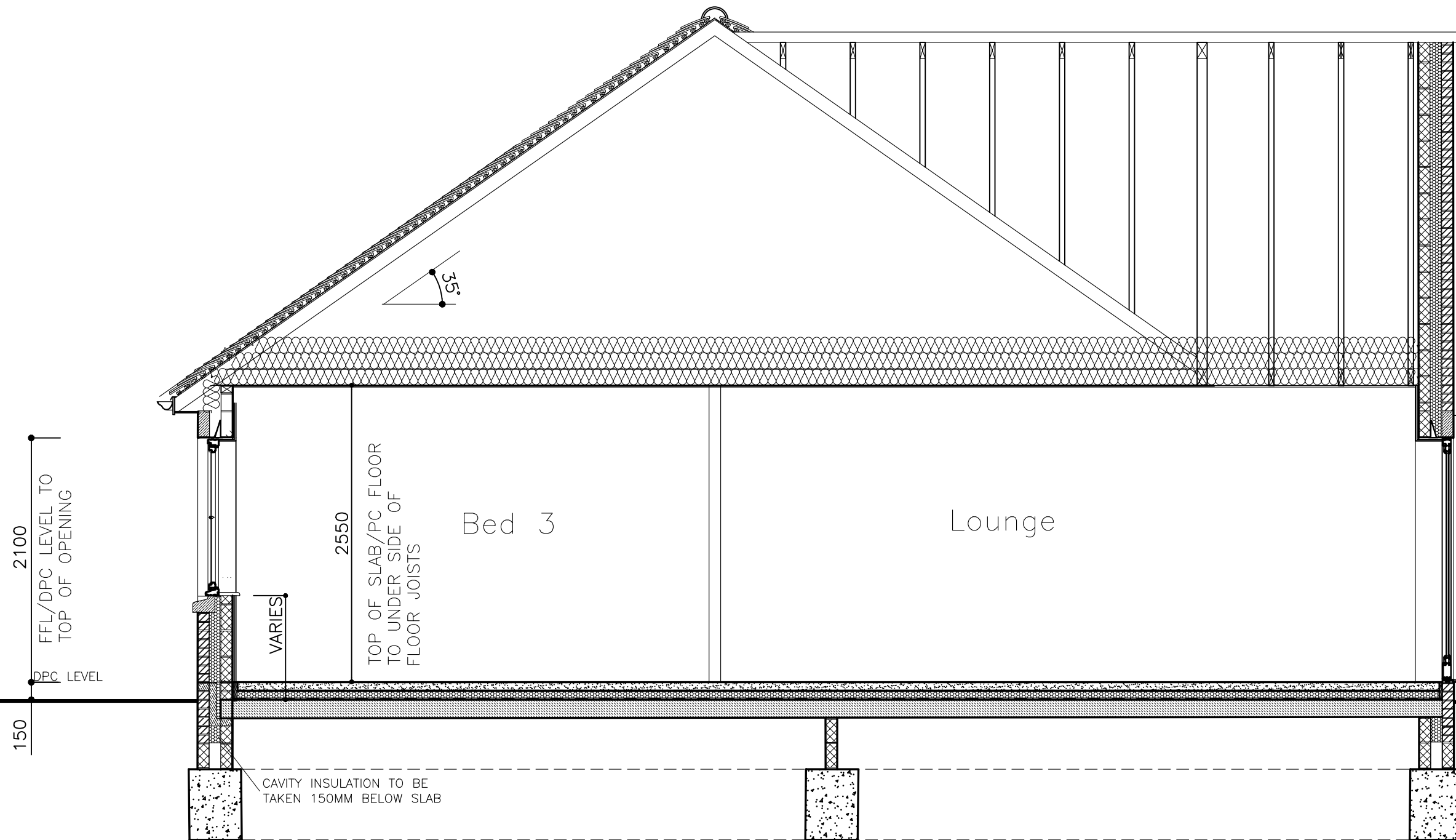
HD Homa Design
 Architectural & Property Consultants
 Hyridge, Moor Road, Langham
 Colchester, Essex, CO4 5NR
 Tel: 01206 272247
 Email: homa@homadesign.co.uk

Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**
 Drawing
**HOUSE TYPE 5 (T5)
 GENERAL ARRANGEMENT
 ELEVATIONS**

Date SEP 2021 Scale: 1:100 @ A3

Drawing No. T5-03-01 A

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SECTION A-A

B	BI-FOLD DOOR REVISED	SPT 23
A	FIRST ISSUE	OCT 21
Rev	Description	Date

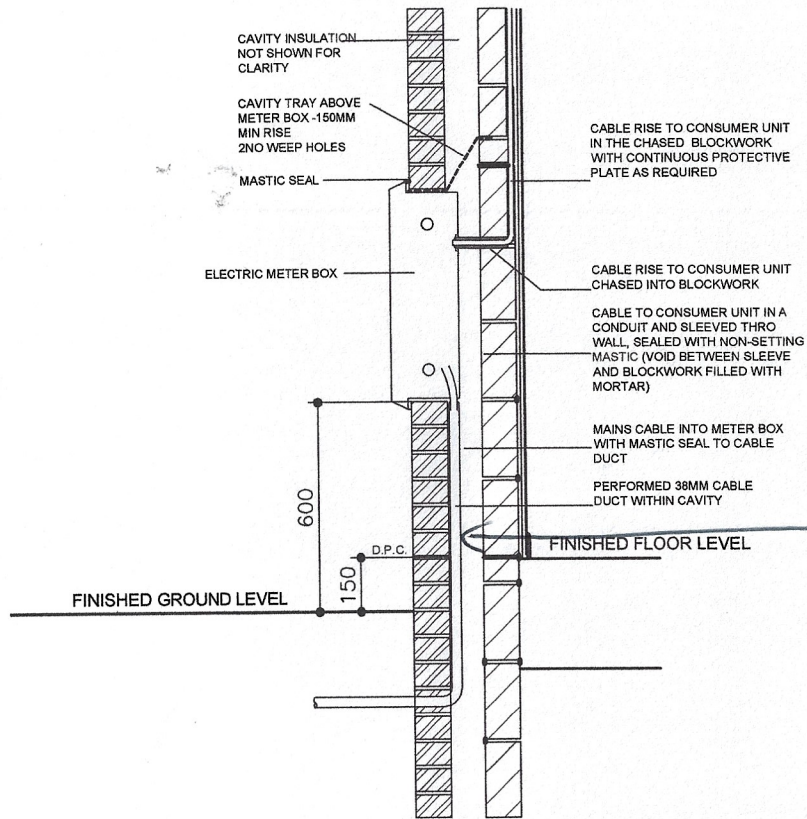
HD Homa Design
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 Colchester, Essex, CO4 5NR
 Tel: 01206 272247
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Client --
 Project
**LANSWOOD PARK
 ELMSTEAD
 COLCHESTER CO7 7FD**
 Drawing
**HOUSE TYPE 5 (T5)
 GENERAL ARRANGEMENT
 SECTION A-A**

Date	SEP 2021	Scale:	1:20 @ A1 1:40 @ A3
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Drawing No.	T5-04-01	B
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SECTION THRO' ELECTRIC METER BOX

NOTE:

METER BOXES TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICITY PROVIDER

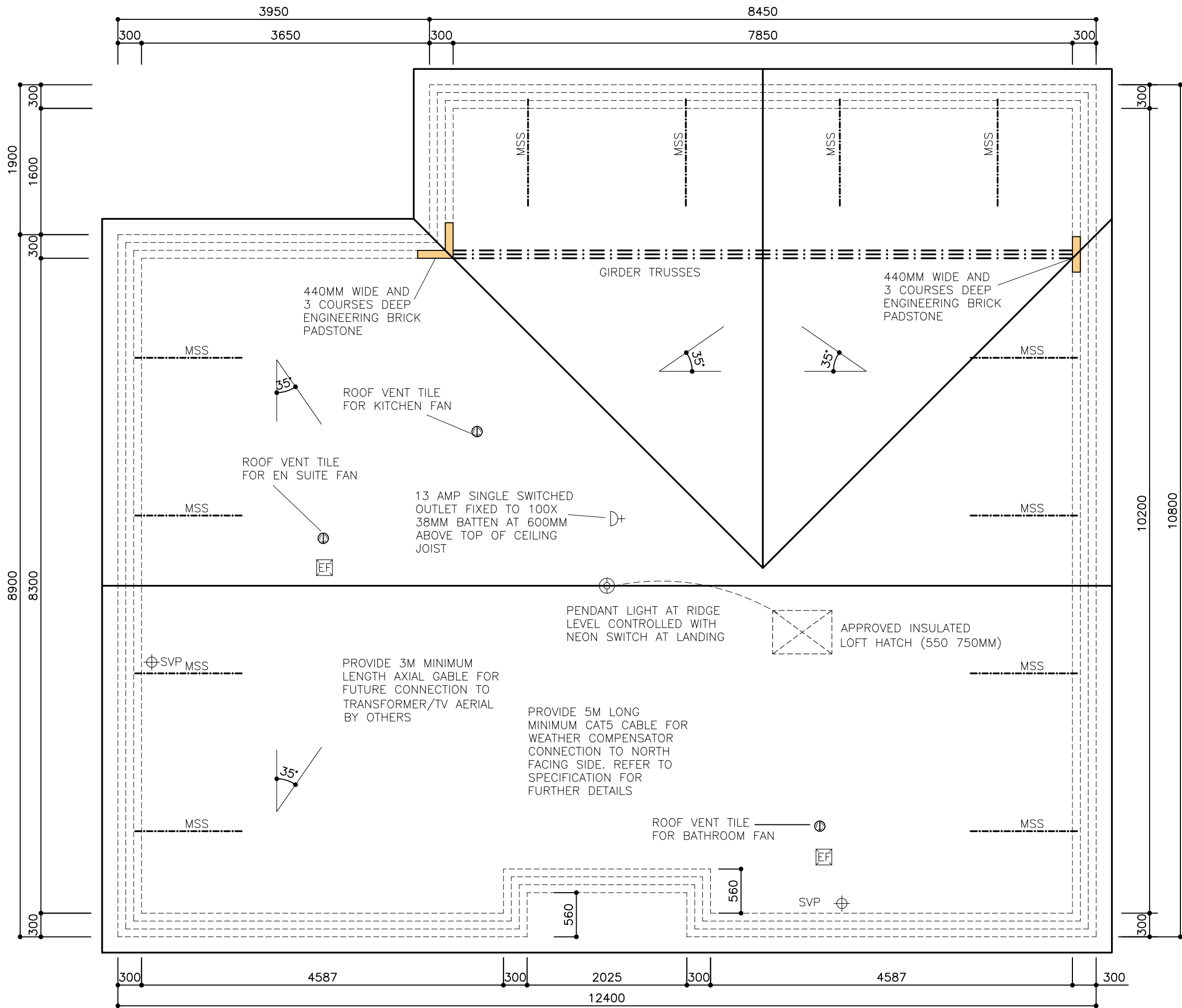
FOR EXACT LOCATION OF METER BOXES REFER TO HOUSE TYPE DRAWINGS.

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 ARMOURD CABLE BETWEEN THE TWO UNITS. ALL WORK TO BE APPROVED BY THE ELECTRICITY BOARD.

ENSURE HOCKEY STICK ON LEFT-HAND SIDE

10/10/2021 13:06:47

Rev	Description	Date
<p>HD Homa Design Architectural & Property Consultants Hydrage, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk</p>		
Client --		
Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD		
Drawing EXTERNAL ELECTRIC METER BOX DETAILS		
SHEET 6		
Date	NOV 2020	Scale: 1:20 @ A3
Drawing No.	DET-01-07	--
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ROOF LAYOUT

THIS DRAWING TO BE READ IN CONJUNCTION WITH ROOF TRUSSES MANUFACTURER'S DRAWINGS AND SPECIFICATION

A	FIRST ISSUE	OCT 21
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 Email: homa@homadesign.co.uk

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

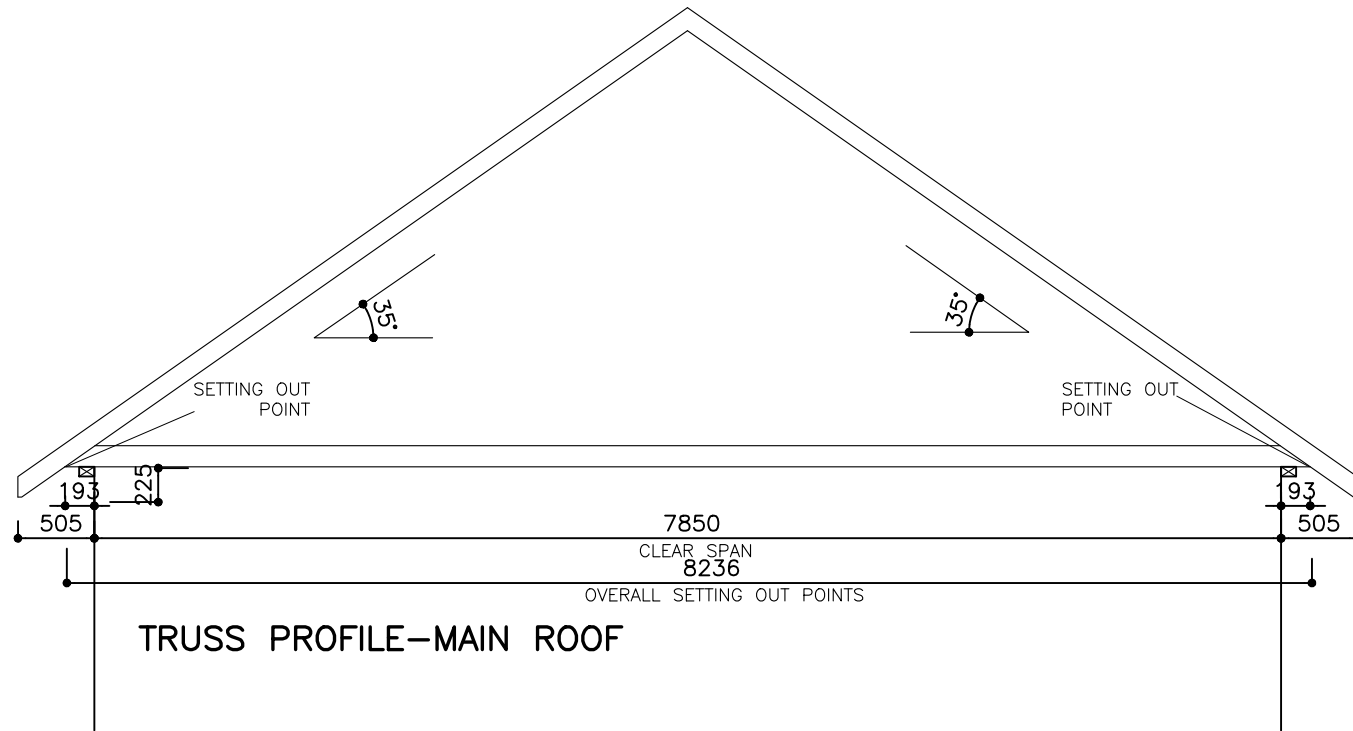
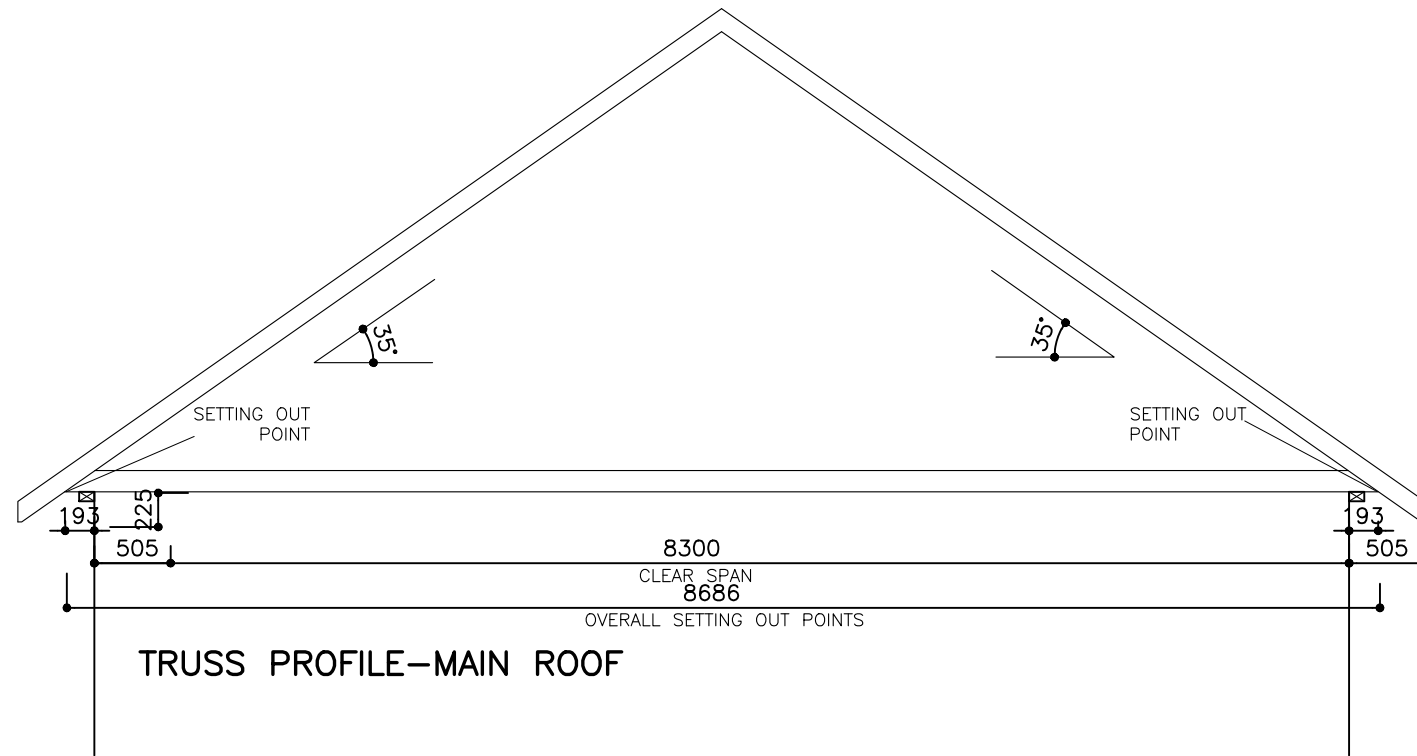
Drawing
**HOUSE TYPE 5 (T5)
 GENERAL ARRANGEMENT
 ROOF LAYOUT**

Date SEP 2021 Scale: 1:50 @ A3

Drawing No. T5-06-01 A

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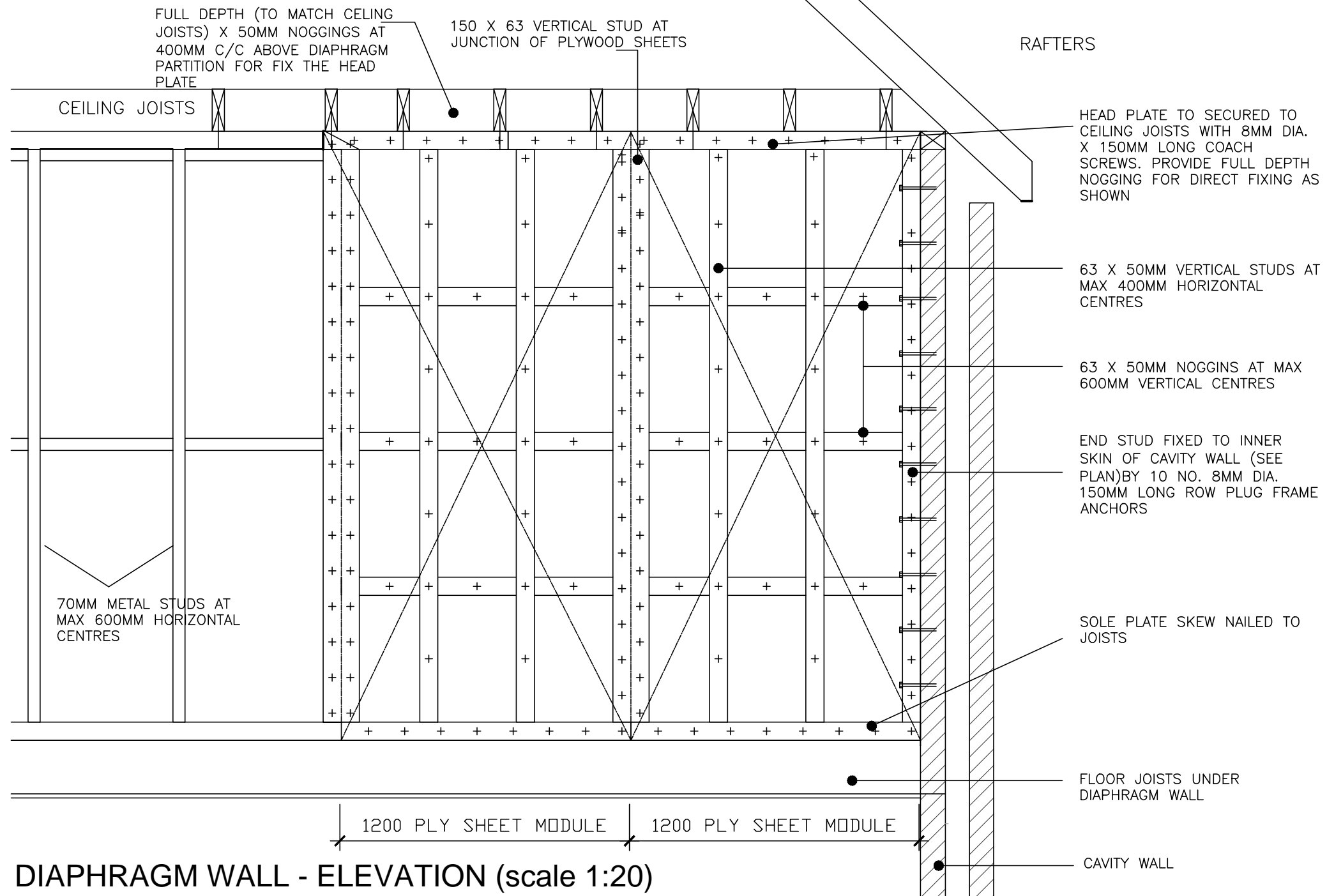
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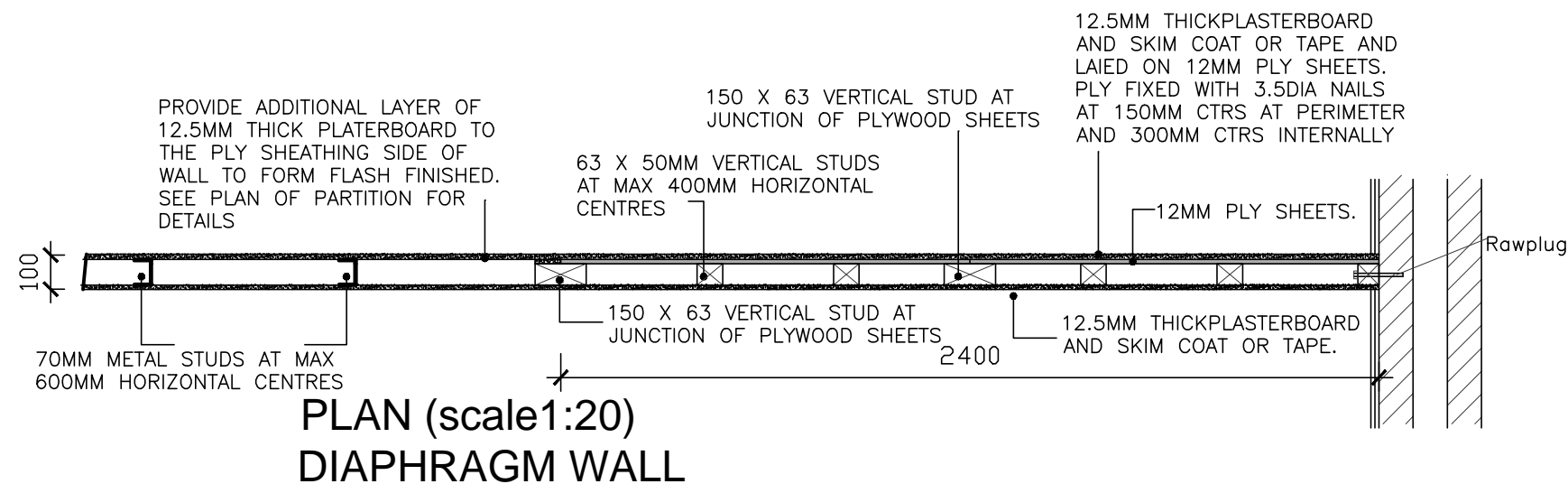
Rev	Description	Date
A	FIRST ISSUE	OCT 21

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Client	--
Project	LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD
Drawing	HOUSE TYPE 5 (T5) GENERAL ARRANGEMENT ROOF TRUSSES PROFILES
Date	SEP 2021
Scale	1:50 @ A3
Drawing No.	T5-06-02
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DIAPHRAGM WALL - ELEVATION (scale 1:20)



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 Tel: 01206 272247
 Email: homa@homadesign.co.uk

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

Drawing
**DIAPHRAGM WALL (BRACING
 WALL) DETAILS**

SHEET 7

Date NOV 2020 Scale: 1:20 @ A3

Drawing No. DET-01-08

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150
 DPC LEVEL MIN.
 GROUND LEVEL LEVEL

FACING BRICK TO BE TAKEN 3 COURSES BELOW ADJACENT GROUND LEVEL

7n COURSING BLOCK

7n BLOCK BELOW FLOOR LEVEL

CAVITY FILLED WITH MORTAR OR TAKE INSULATION TO TOP OF FOUNDATIONS OR USE TRENCH BLOCKS FOR THE FIRST COURSE



CAVITY INSULATION TO BE TAKEN 215MM MINIMUM BELOW BOTTOM OF PC FLOOR. IT IS RECOMMENDED TO BE TAKEN TO TOP OF FOUNDATIONS, OR USE SOLID TRENCH/FOUNDATION BLOCKS FOR THE FIRST COURSE. REFER TO "CONSTRUCTIVE DETAILS HANDBOOK"

DPM TO BE OVER LAPPED WITH DPC

25MM CELOTEX OR XTRATHERM VERTICAL INSULATION

DPC

225MM MIN. VENTED VOID.

75MM SAND AND CEMENT SCREED WITH D49 MESH

500 GAUGE VAPOR BARRIER

75MM CELOTEX OR XTRATHERM INSULATION

1200 GAUGE DPM

150MM PC FLOOR

450MM MIN.

Rev	Description	Date
<p>HD Homa Design Architectural & Property Consultants Hyridge, Moor Road, Langham Colchester, Essex, CO4 5NR Tel: 01206 272247 Email: homa@homadesign.co.uk</p>		
Client --		
Project LANSWOOD PARK ELMSTEAD COLCHESTER CO7 7FD		
Drawing TYPICAL 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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