

Rev. No.	Date	Amendment	Initial
C1	10.03.23	CONSTRUCTION ISSUE	CA
C2	19.05.23	Bathroom flooring revised WC flooring revised	CA

WALL TYPE KEY

102.5mm facing brickwork as material schedule, 125mm cavity fully filled with CWS bats insulation, 100mm thick concrete concrete blocks (block strength 3.6N/mm², density 450-800kg/m³), 1no layer 12.5mm plasterboard on dabs to BS8212 & BS8000, plaster skim finish.

Party Walls: E-WM-22, 2Nos. skins blockwork, density 1350-1600kg/m³ (block strength 3.6N/mm²), 100mm cavity fully filled with 100mm Knuf Earthwool Masonry Party Wall Slab, 1no layer 12.5mm plasterboard min. 10kg/m³ on dabs both sides to BS8212 & BS8000, plaster skim finish.

100mm Single skin blockwork, density 1350-1600kg/m³ (block strength 3.6N/mm²), 1no layer 12.5mm plasterboard both sides as per the locations shown on the GA's.

70mm metal 'C' studs with 25mm APR 1200 Isovol insulation (10kg/m³) with 12.5mm plasterboard both sides as per the locations shown on the GA's.

As above. Provide ply to stud work wall to enable fixing of radiator / cupboard / sanitaryware.

As above. Provide moisture resistant plasterboard to all Baths & En-suites.

70mm metal 'C' stud buttress wall - 12mm ply and 12.5mm plasterboard both sides (as required by structural engineers) with 25mm APR 1200 Isovol insulation (10kg/m³) as per the locations shown on the GA's.

NOTE: All dimensions to structure unless noted otherwise. Plaster skim finish to all ceilings.

GENERAL KEY

- IRWP Rainwater Pipe
- SS Slub Stack
- SP Soil Pipe
- SVP Soil & Vent Pipe
- AAV Air Admittance Valve (located at top of 'SP')
- FS Floor Socket
- FG Floor Gully
- Drainage run
- Expansion Joint
- Contraction Joint
- Steel Beam/Supporting beam to S.Eng specification
- Location of hob or mechanical extract flue penetration through external wall.
- EXT Lintel reference. Refer to structural engineers drawings in all instances.
- CG110/100 Wall mounted recessed Electric Meter. Refer to services consultants drawings for setting out.
- External Tap.

VENTILATION

Window manufacturer is to ensure trickle ventilation is provided in accordance with Approved Document Part F, 5.2a (System 1) Table 8 - Background ventilators and intermittent extract fans. Intermittent mechanical extract ventilation rates to be achieved in accordance with Approved Document Part F, Table 5.1a - Kitchen - 30 l/s adjacent to hob, 60 l/s elsewhere, Utility Room - 30 l/s, Bathroom - 15 l/s & W.C. - 6 l/s.

GENERAL NOTES

FOR EXTENT OF UNDERBUILD / RAISED DPC REFER ICENI'S PRIVATE LEVELS PLAN DRAWINGS. CONTRACTOR TO CONFIRM SIZE AND LOCATION OF RADIATORS WITH HEATING DESIGNER PRIOR TO ORDERING AND INSTALLATION.

ADAPTABLE PROTECTION FROM GAS POINTS TO GAS SUPPLY TO BE PROVIDED - SPECIFICATION TO BE AGREED ON SITE. CONTRACTOR TO ENSURE METAL STUD PARTITIONS TO BE LOCATED TO AVOID CLASHES WITH PREFERRED SWITCH / SOCKET POSITIONS I.E. BATHROOM ISOLATOR TO BE MOUNTED CENTRALLY ABOVE DOOR.

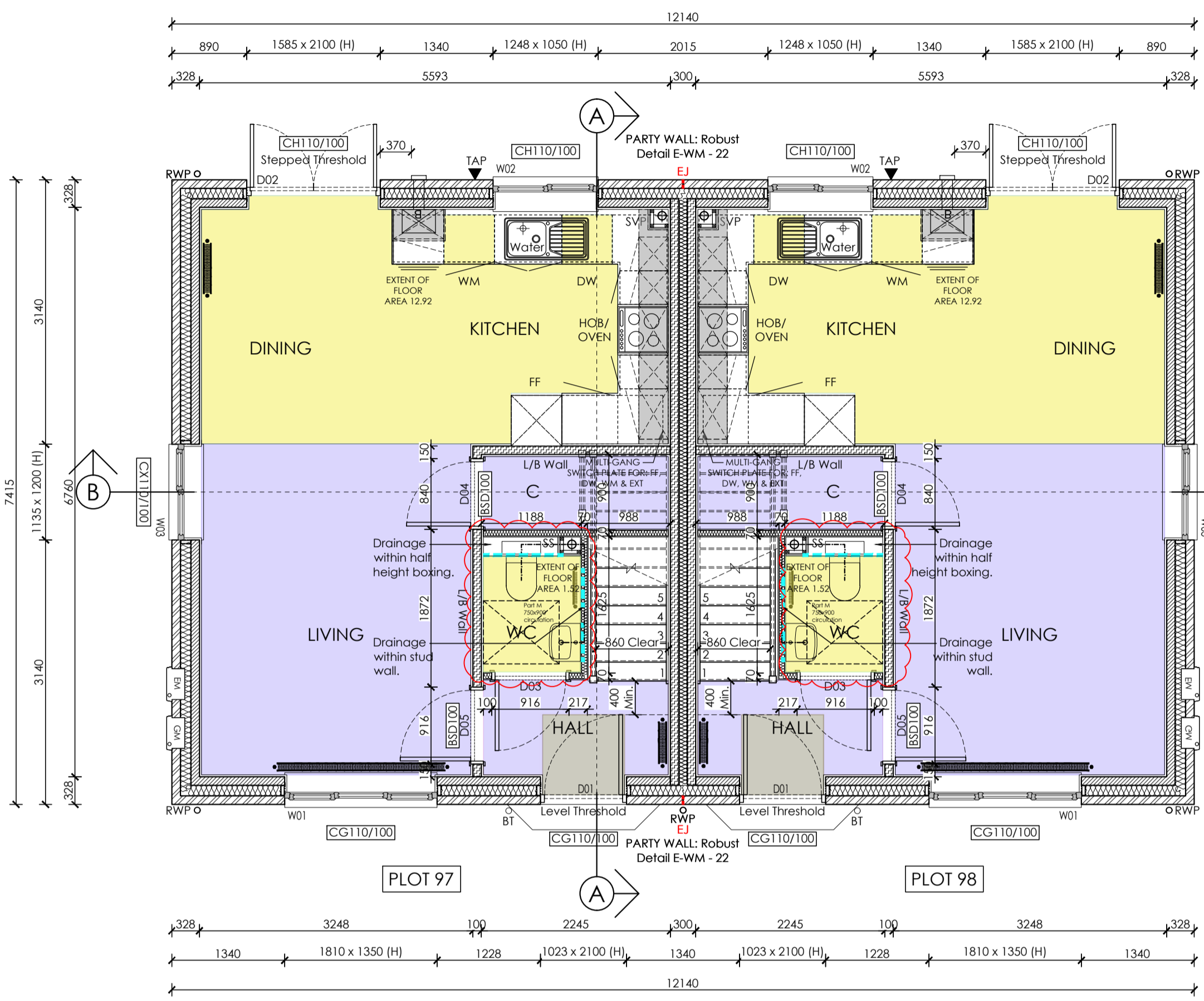
DRAWING REFERENCES

FOR EXTERNAL WORKS SEE DWG NO: 22.7987.800 & 22.7987.801
 FOR SUB STRUCTURE PLAN SEE DWG NO: 22.7987.450
 FOR FLOOR PLANS SEE DWG NO: 22.7987.451
 FOR JOIST & ROOF PLANS SEE DWG: 22.7987.452
 FOR ELEVATIONS SEE DWG NO: 22.7987.453
 FOR SECTIONS SEE DWG NO: 22.7987.454
 FOR SERVICE PLANS SEE DWG NO: 22.7987.455
 FOR 1:20 BATHROOM DETAILS SEE DWG NO: 22.7987.456 - 457
 FOR KITCHEN DETAILS SEE DWG NO: 22.7987.458 - 459

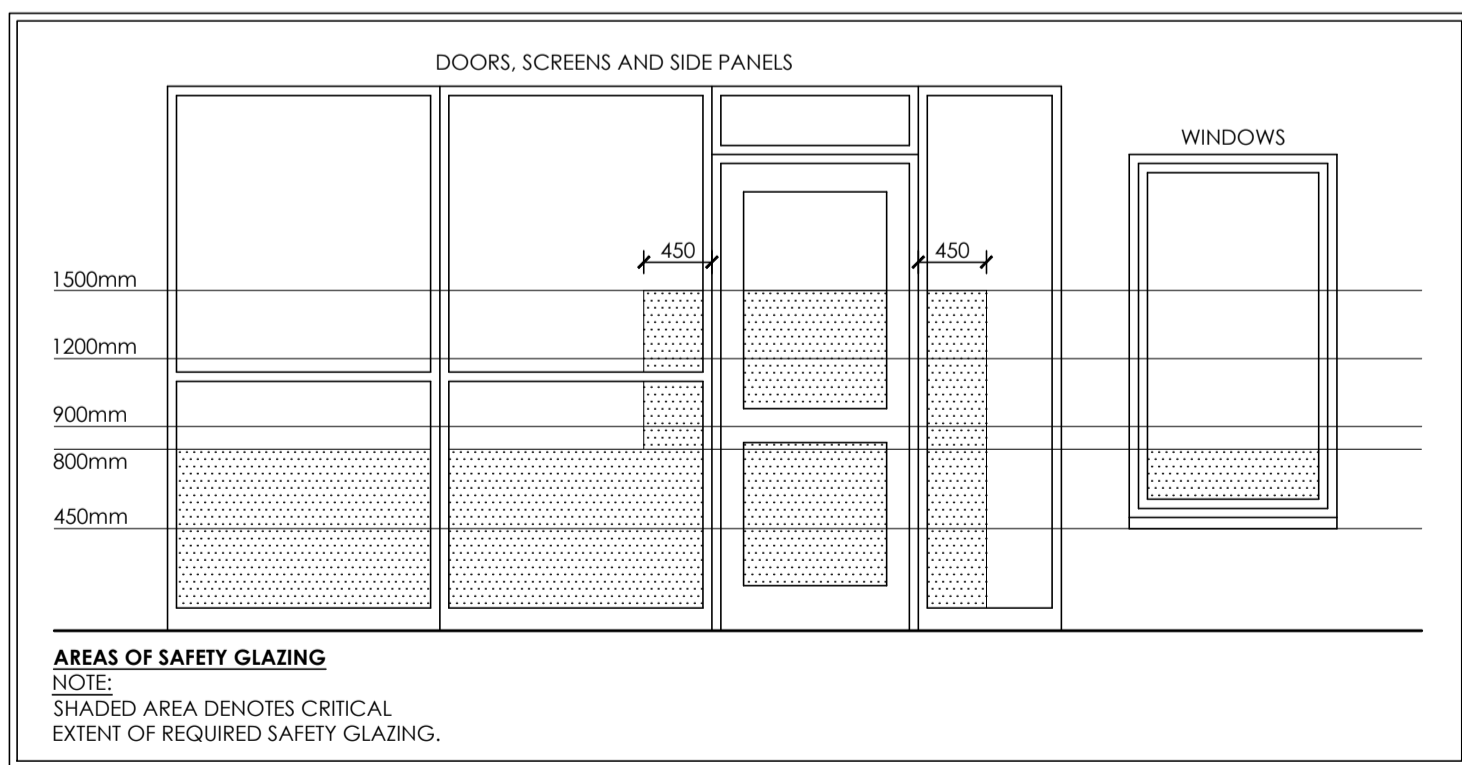
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL AND CONSULTING ENGINEERS DRAWINGS AND DETAILS.

FOR MATERIALS PLAN REFER DRAWING 22.7987.860. REFER TO MATERIALS SCHEDULE MS-01

FOR FEATURES PLAN PLEASE REFER DRAWING 22.7987.850.



GROUND FLOOR PLAN
HOUSE TYPE 24 (THE OSYTH)
PLOTS 97-98
AREA: 37.8m²; 407ft²



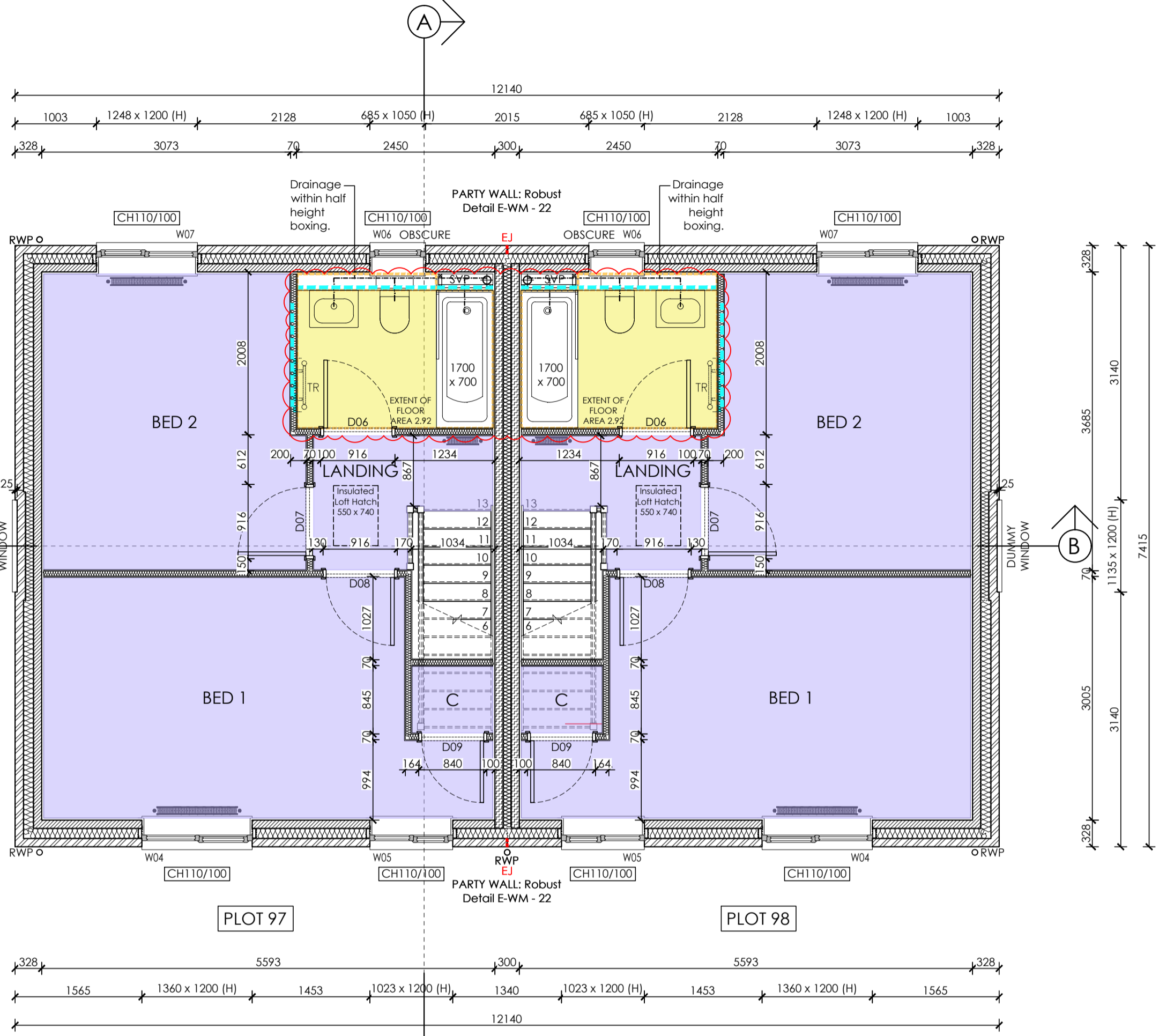
AREAS OF SAFETY GLAZING
 NOTE: SHADED AREA DENOTES CRITICAL EXTENT OF REQUIRED SAFETY GLAZING.

Notes to window schedule:
 1. All safety glazing to comply with Approved Document Part N1 Section 1.1 to 1.6 & Diagram 1 for glazing to critical locations. Glass to ground floor windows to be laminated to accord with secure by design standards to BS EN 356 2000 rating P2A.
 2. All sills and jamb to windows to be positioned to ensure minimum 30mm overlap over adjacent cavity closer to prevent cold bridging.
 3. All sills to windows to be sized to ensure adequate provision for weather drip.
 4. All windows and glazed elements to be double glazed hermetically sealed type.
 5. Operable doors and windows to all habitable rooms to have an equivalent min. openable area of 1/20th of the habitable room floor area.
 6. Lintels to all openings are to be galvanneal steel cavity type with insulated centres - all as manufacturers schedule(s). Lintels to have minimum 150mm end bearing where possible with cavity trays with stop ends above all lintels.
 7. All operable windows with a sill height below 800mm to be provided with guarding at 800mm to top in accordance with approved document part K2/3 section 3.4 & Diagram 1.1 for guarding design.
 8. All ground floor and easily accessible windows to be installed in accordance with SBD standards and to BS 7950:1997.
 9. Windows to habitable rooms above ground floor on two storey dwellings to be egress windows & have a minimum opening size of 450mm (Area 330mm²). The bottom of the operable area should not be more than 1100mm above floor level. Easy clean reflex hinges should not impair minimum opening size.
 10. Easy accessible windows and doors to be PAS24 compliant and certified as such upon installation by the supplier.
 11. Window manufacturer to ensure minimum background trickle ventilation, as quoted below, is achieved.

Background ventilation shall be provided at an equivalent rate of 8,000mm² sq. to habitable rooms and 4,000mm² sq. to non-habitable rooms for multiple floor dwellings and 10,000mm² sq. to habitable rooms for single storey dwelling as detailed within Table 1.7 from Approved Document F. Please note that exposed facades in busy areas (main roads etc) will require noise attenuating trickle vents.

REF.	LOCATION	STRUCTURAL OPENING	LEAF SIZE	WALL TYPE	DOOR LINING	FIRE RATING	SAFETY GLAZING	COMMENTS
D01	HALL	1023 x 2100	926 x 2030	CAVITY WALL	-	-	YES	CG110/100
D02	DINING	1585 x 2100	2x749 x 2030	CAVITY WALL	-	-	YES	CHI110/100
D03	WC	916 x 2039	838 x 1981	METAL STUDWORK	95MM	-	-	-
D04	CUPBOARD	840 x 2039	762 x 1981	BLOCKWORK	150MM	-	-	BSD100
D05	LIVING	916 x 2039	838 x 1981	BLOCKWORK	150MM	-	-	BSD100
D06	BATH	916 x 2039	838 x 1981	METAL STUDWORK	95MM	-	-	-
D07	BED 2	916 x 2039	838 x 1981	METAL STUDWORK	95MM	-	-	-
D08	BED 1	916 x 2039	838 x 1981	METAL STUDWORK	95MM	-	-	-
D09	CUPBOARD	840 x 2039	762 x 1981	METAL STUDWORK	95MM	-	-	-

NOTE: ALL DOORS TO BE UNDERCUT BY 10MM
 NOTE: ALL DOORS AND ARCHITRAVES TO BE AS PER FINISHES SPECIFICATION.



FIRST FLOOR PLAN
HOUSE TYPE 24 (THE OSYTH)
PLOTS 97-98
AREA: 37.8m²; 407ft²

HA PLOTS - SO

- Notes:
 1. Site verify all dimensions prior to construction
 2. Report all discrepancies to the Drawing Originator immediately
 3. This drawing is to be read in conjunction with all relevant documents and drawings

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Client: HILLS BUILDING GROUP RESIDENTIAL

Project: ADMIRALS GREEN PHASE 6

Drawing: HOUSE TYPE 24 (HT24) THE OSYTH GROUND & FIRST FLOOR PLANS PLOTS: 97-98 (AS)

Scale: 1:50 @ A1 Date: JAN 2023
 Drawn By: JP Checked By: JM Drawing No: 22.7987.462 Rev. No: C2

THIS DRAWING IS A COPYRIGHT. All dimensions to be checked on site or in the workshop before work commences. Only figured dimensions to be worked to. Any discrepancies to be reported to the drawing originator.

HA - FLOOR FINISHES KEY

- NOVILON CUSHIONED VINYL flooring or similar (spec to be agreed with CHP). See specification for details.
- Amficio flooring or similar (spec to be agreed with CHP). See specification for details.
- Non-slip vinyl flooring (spec to be agreed with CHP). See specification for details.
- HESSIAN BACKED CARPET with separate underlay (spec to be agreed with CHP). See specification for details.
- HECKMONDWIKE BATTLESHIP/HIPPO flush fitting barrier matting to entrances (spec to be agreed with CHP). See specification for details.