

VENTILATION REQUIREMENTS

Purge Ventilation

All habitable rooms windows to open more than 30 deg's. Each habitable room to be provided with an operable window(s) with an opening area equal to 1/20th of the rooms floor area.

Continuous Mechanical Extract Ventilation

Refer to Specialists designs for the equipment specification.

ROOF VENTILATION (Type 1)

An impermeable roofing underlay (Type 1F / HR) is to be draped over all roof pitches, with Rytons OFV1000 (or similar approved) over fascia ventilator providing ventilation equivalent to a continuous 10mm opening at eaves level, and Glidevale Fulmetal Rediroll ventilated dry ridge system (or similar approved) providing ventilation equivalent to a continuous 5mm opening at ridge level.

STEEL SCHEDULE			HEIGHT (mm)	
REF	DESCRIPTION	LENGTH (mm)	TOP OF STEEL	BOTTOM OF STEEL
SB-APT-01	203x203x46UC	?	?	400x10mm bottom Plate
Height to top of steel taken from top DPC Level				

PADSTONE SCHEDULE			
REF	LENGTH	DEPTH	WIDTH
PS2	660	215	100

ELECTRICAL KEY

This electrical legend is to be read in conjunction with the internal specification and M&E consultants details if applicable with any discrepancies being reported to the site manager. Doorbells, light switches, entraphones, etc. should be fixed no higher than 1200mm above FFL. TV, OR & power sockets should be fixed no lower than 450mm above FFL. All wall lights to be fitted at 2100mm above FFL.

Symbol	Description
	Flush double switch socket.
	Flush double switch socket with 2 USB points.
	External socket.
	13A flush unswitched spur.
	Flush double switched socket 200mm above kitchen work top with 2 USB points
	Flush double switched socket 200mm above kitchen work top.
	13A Flush unswitched outlet 300mm below kitchen work top.
	Flush 30A cooker switch 200mm above kitchen work top.
	Gas Point
	Shower head & control position.
	Ceiling mounted extract fan.
	Isolator switch.
	Shaver Socket.
	Heat Detector.
	Carbon Monoxide Detector.
	Smoke Detector.
	Combined Heat & Carbon Monoxide Detector if Boiler, SD to be used if no Gas.
	Flush rocker light switch.
	LED light fitting.
	Under-stair oval bulkhead wall mounted light.
	External Wall light.
	Lockable non-threaded bib tap
	Batten holder light fitting.
	Door bell push.
	Door bell sounder.
	Dual TV/ FM point 1xCT100 cabling (diplexer).
	Single slave phone socket 1xCAT 6 cabling.
	RJ45 data point
	HDMI port (4 & 5 beds only)
	Immersion heater switch (located in AC).
	Rad/Rail.
	Heating control programming switch.
	Grid switch.
	Thermostat.
	For full lounge plate specification refer to CALA Group Internal Specification.
	For sites with FTTP refer to SD/1002.
	Electrical Vehicle charging Point.

STAIRCASE INFORMATION

Ground - 1st Floor

18 equal risers of 167mm; Going = 250mm; Pitch 33.68°; Width over strings - 910mm

GENERAL ARRANGEMENT PLANS - WALL LEGEND

Frost resistant quality facing brickwork 20N Brickwork

Celcon Standard concrete blockwork (compressive strength 3.6N/mm² in 1:1:6 mortar (unless noted otherwise) forming 100mm wide partitions. Unit weight = 5kg. Density = 600Kg/m³. Block dimension = L440 x H215 x W100

Celcon High Strength concrete blockwork (compressive strength 7.3N/mm² in 1:1:6 mortar (unless noted otherwise) forming 100mm wide partitions. Unit weight = 8kg. Density = 700Kg/m³. Block dimension = L440 x H215 x W100

100mm concrete block work compressive strength 10N/mm² in 1:1:6 mortar Block dimension = L440 x H215 x W100

140mm concrete blockwork compressive strength 10.4N/mm² in 1:1:6 mortar Block dimension = L440 x H215 x W140

70mm Buttrressing Wall with 9.5mm Ply Sheathing 12.5mm Gyproc Wallboard plasterboard each side with tapered edges, finished as per internal spec with 25mm Isover insulation roll (min.42dB)

Internal Non-Loadbearing Walls 70mm British Gypsum Gyplframe 70S50 'C' stud system, with studs at 600mm centres. 12.5mm Gyproc Wallboard plasterboard each side with tapered edges, finished as per internal spec with 25mm Isover insulation roll (min.42dB) See Construction Specification for walls receiving ceramic tile finish and moisture resistant

Internal Non-Loadbearing Walls 70mm British Gypsum Gyplframe 70S50 'C' stud system, with studs at 600mm centres. 12.5mm Gyproc Wallboard plasterboard each side with tapered edges, finished as per internal spec

Fully Independent Lining Walls (Acoustic) 10mm (unbridged) clearance from blockwork, 48mm (minimum) studs, 50mm mineral wool, 2no 12.5mm (min) Gyproc SoundBloc plasterboard

Rockwool acoustic party wall cavity fire stop PWCB to be tight compression fit & fixed centrally over the end of the party wall

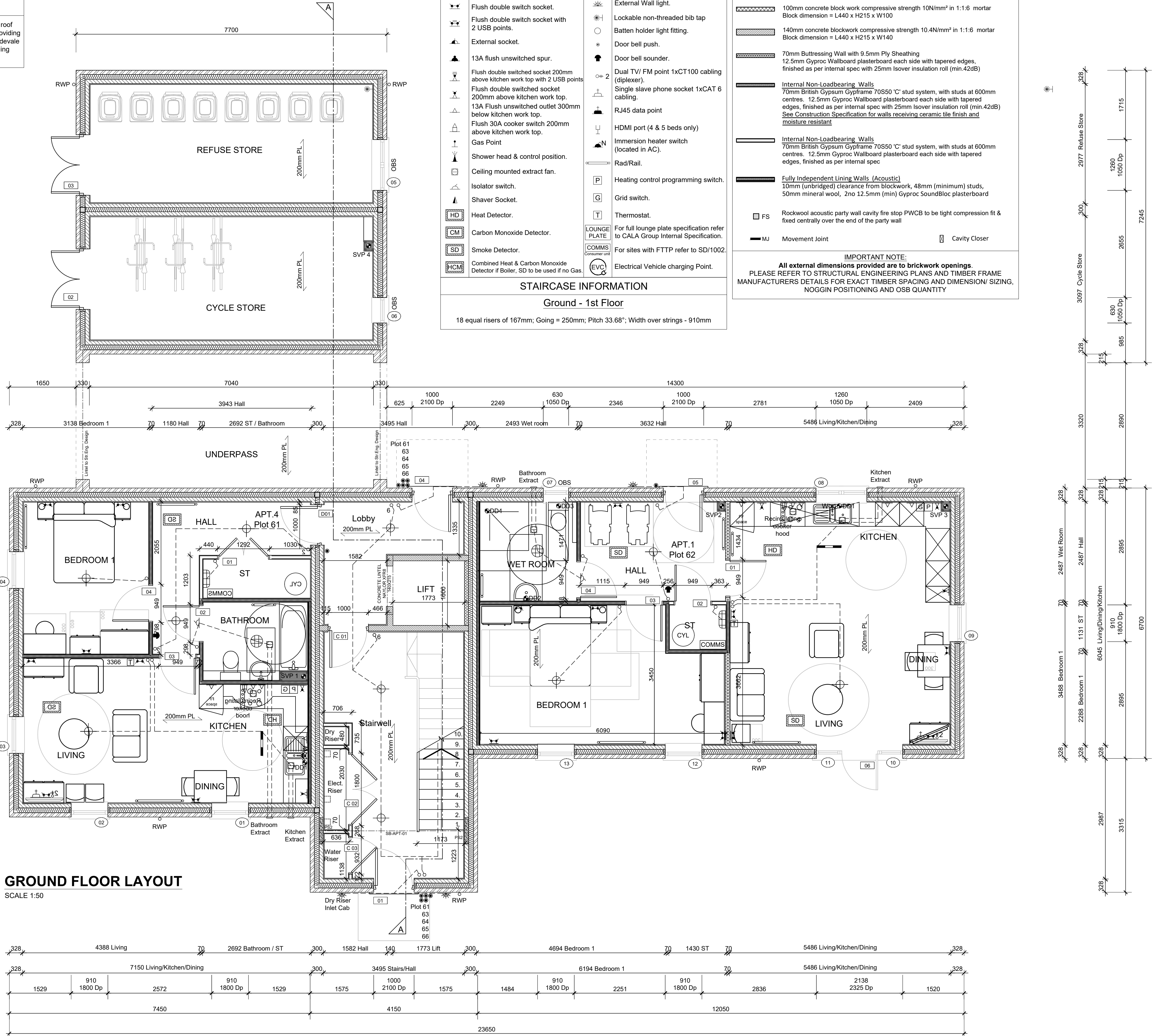
Movement Joint

Cavity Closer

IMPORTANT NOTE:

All external dimensions provided are to brickwork openings.

PLEASE REFER TO STRUCTURAL ENGINEERING PLANS AND TIMBER FRAME MANUFACTURERS DETAILS FOR EXACT TIMBER SPACING AND DIMENSION/ SIZING, NOGGIN POSITIONING AND OSB QUANTITY



NOTES:

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.

This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

RWP/MJ positions to be read in conjunction with Engineering Layout and Structural Proposals.

Meter positions and incoming services to be read in conjunction with Utilities Coordinated Plan.

AFFORDBALE	
PLOTS	FLAT TYPE
61	APT. 4
62	APT.1 M4(3)
63	APT. 4
64	APT. 3
65	APT. 2
66	APT. 4

TYPE	SIZE	GIA (SQM)	GIA (SQFT)
APT.1	1B / 2P	70.2	756
APT.2	2B / 4P	70.2	756
APT.3	2B / 4P	70	753
APT.4	1B / 2P	52.89	569

T1	18.09.25	Tender Issue	JH
Rev	Date	Description	Init.



Tender

JOB TITLE

West Hoathly, Brickworks Site
Hamsey Road, Sharphorne

DRAWING TITLE

APT.1,2,3,4 - 1,2B/2,4P
Ground Floor Layout
Plot 61 - 66

Traditional Construction			
SCALE	DATE	DRAWN	
1:50 @ A1	April 2025	JH	
DWG NO.		REV.	
3141.1.UA.2035			T1