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	2205	General Specification Notes	T02
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	2211	Ground Floor GA Plan	T02
	2212	First Floor GA Plan	T02
	2213	Second Floor GA Plan	T02
	2214	Loft GA Plan	T02
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	3223	Right Side Elevation - Type 315	T02
	4200	GA Section	T02
	9000	Door Schedule	T02
	9001	Window Schedule	T02

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	**HANDING**
91	**AS**
-	**OPP**

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	**AS**
103	**OPP**

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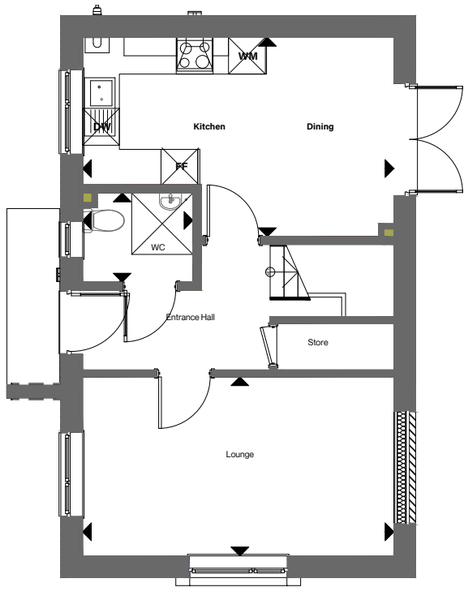
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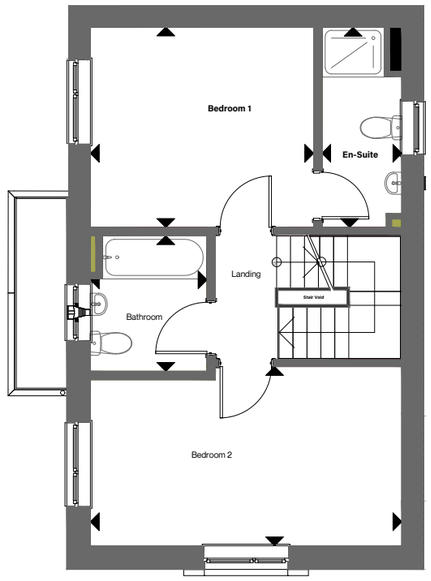
E: admin@ophirarchitecture.com

Client:	KEEPMOAT South Midlands	
Project:	Fossetts Farm, Southend-on-Sea	
Title:	Cover Sheet	
Job No:	KMA07	Drawing No: 0100
Scale:	1:50	Sheet Size:@ A3
Date:	Jan 2026	Rev: -
Drawn:	CHS	Checked: AJH

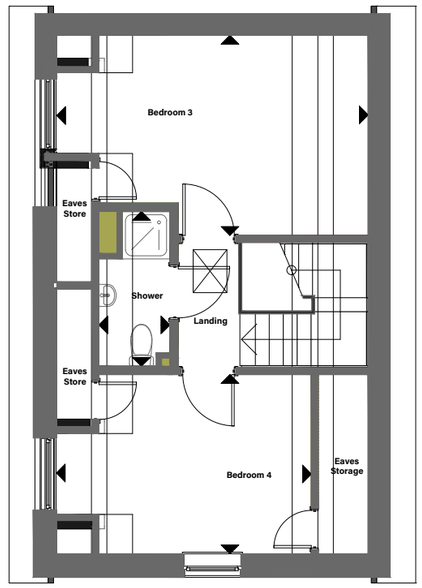
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Ground Floor Plan



First Floor Plan



Second Floor Plan

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
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PLOT NOS.	HANDING
96, 104	AS
103	OPP

Oldbury V5 — 4 bedroom home

Room Dimensions Ground Floor

Ground Floor	mm	ft & in
Kitchen / Dining	3247 x 5076	10' - 7" x 16' x 7" ~
Lounge	2916 x 5076	9' - 6" x 16' x 7" ~
WC	1450 x 1800	4' - 9" x 5' x 10"

Room Dimensions First Floor

First Floor	mm	ft & in
Bed 1	3639 x 3261	11' - 11" x 10' x 8"
Bed 2	2921 x 5076	9' - 7" x 16' x 7"
Bath	2208 x 1897	7' - 3" x 6' x 2"
En-Suite	1300 x 3261	4' - 3" x 10' x 8"

Room Dimensions Second Floor

Second Floor	mm	ft & in
Bed 3	5076 x 3261	16' - 8" x 10' x 8" ~
Bed 4	4150 x 2921	13' - 7" x 9' x 7" ~
Shower	2544 x 1155	8' - 4" x 3' x 9" ~

SALES NOTATION

• All side windows are subject to development specific designs.

Please Note:
~ Denotes longest measurement taken.
These measurements should not be used for the purchase of carpets and curtains.
All dimensions are + or - 50mm and floor plans are not shown to scale.
Electrical, plumbing and kitchen layouts are available from the Sales Information Centre.
These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only.
Artists impressions are used for illustration purposes only. Elevations, external treatments, chimneys, brick, roof tile colour and window positions may vary.
Please see our Home Sales Executive for full specification and plot details at this development. [Fossetts Farm 9005]

1:100 — 0 1m 5m 10m

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Sales Plan		
Job No:	KMA07	Drawing No:	2200
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Substructure Walls
WT003
Ext-100blk-59cav-140blk (299)

WT004
Slpr-100blk (100)

WT005
Pty-100blk-72cav-100blk-(272)

External walls.
WT101
Ext-102.5brk-50cav-9.5osb-140std/ins-15pbd-(325.5)

WT101A (with service void)
Ext-102.5brk-50cav-9.5osb-140std/ins-38srv-15pbd-(355)

WT102
Ext-tcd-50bat-100blk-50cav-9.5osb-140std/ins-15pbd-(355 + tcd)

WT102A (with service void)
Ext-tcd-50bat-100blk-50cav-9.5osb-140std/ins-38srv-15pbd-(355 + tcd)

Party Walls
WT103
Pty-2no. 15pbd-89std/ins -9.5osb -54cav -9osb -89std/ins -2no. 15pbd (311)

WT103A
Pty-15pbd -25srv -2no. 15pbd -89std/ins-9.5osb -54cav-9.5osb -89std/ins -2no. 15pbd -25srv -15pbd (391)

Internal Walls
WT301 (600crs)
Inp-15pbd-89tsd-15pbd (119)

WT302 (600crs)
Inp-15pbd-89isd-15pbd (119) with 25ins between studs

WT303 (400crs)
Rac-15pbd-9osb-89tsd-15pbd (128)

WT304 (400crs)
Rac-15pbd-9osb-89isd-15pbd (128) with 25ins between studs

WT305 (400crs)
Inp-15pbd-18osb-89tsd-15pbd (137)

WT306 (400crs)
Inp-15pbd-18osb-89isd-15pbd (137) with 25ins between studs

WT307
Box-12.5pbd-12.5pbd-63isd (113) with 25ins betwen studs

Wall Abbreviations
brk - Brick
blk - Block
rnd - Render
stn - Stone
pbd - Plasterboard
cav - Cavity
ins - Insulation
dab - Plaster Dabs
tmb - Timber
bat - Battens
tle - Hanging Tiles
tcd - Timber Cladding
ipd - Bonded Insulated plasterboard
mpb - Moisture resistant Plasterboard
apd - Acoustic plasterboard
rac - Racking Wall
isd - Timber Stud with Sound Insulation
tsd - Timber Stud
skm - Plaster Skim
wbp - WBP Plywood
osb - Oriented Strand Board
vert - Vertical
horiz - Horizontal
pty - Party Wall
srv - Service Void

Fire Stopping

Refer to Standard Details for general fire stopping principles, and ensure the following:-

Sleeved, flexible vertical cavity barrier to be fitted under 15mm compression to both ends of party wall and along rake of cut up. To be sized to ensure that it overlaps cavity by 50mm each side.

All load bearing masonry walls to be taken full height to the underside of the structure above. Ensure any morter joints are fully bedded / filled and sealed to all edges to maintain fire protection.

All non load bearing masonry walls that form separating / compartment walls are to be taken full height to the underside of structural floors over, and be fire stopped with min 25mm thick Proprietary linear firestops (mineral wool)

All non load bearing (stud) walls to be taken full height to the underside of structural floors / elements over, and finished with fire stopped deflection head details in accordance with manufacturer's recommended details.

Party walls, Spandrel party walls, compartment walls within roof / loft spaces, are to be constructed full heignt and firestopped to the underside of the roof tile finish. To consist of (min) 25mm thick mineral barrier above and below roofing membrane, and between the tile battens.

Close any soffit / fascia voids with flexible mineral wool fire barrier's to correspond with party walls / lines.

Indicates Proprietary 60 minutes fire rated cavity wall / Party wall junction barriers. Ensure barriers are installed to maintain cavities of less than 20m max.

Indicates Proprietary 60 minutes fire rated / thermal cavity wall barriers/window closers. Ensure barriers are installed to the full perimeter of all window and door openings.

All service penetrations through fire rated floors and walls of 40mm dia or larger to be fitted with fire collars and dampers etc (FIRAS Certified detail). Penetrations of less than 50mm to be sealed with intumescent mastic sealant (FIRAS Certified detail)

Fire Doors.
FD30 doors to be 30 minute fire resisting door and frame set's, to be fitted without smoke seals, and within a 30 minute fire rate wall.

FD30S doors to be 30 minute fire resisting door and frame set's to be fitted with smoke seals, with a self closing devise, and within a 60 minute fire rate wall.

Fire detection.
S **Indicates a hard wired and interconnected smoke detector and alarm sounder.**

H **Indicates a hard wire and interconnected heat detector and alarm sounder.**

System shown as guide only and to be checked to ensure an audiable warning is provided to all parts of the dwelling. All to Specialist design and details.

Fire Strategy Notes:

This drawing is to be read in conjunction with all GA and dims plans, sections and elevation drawings.

3 Storey dwellings are designed to incorporate a protected stair core for means of emergency escape (30 min integrity and insulation). To provide direct access from all habitable rooms to the external fire exit (front door).

Refer to M.E.P. consultants drawings & specifications for clarification of the proposed fire alarm / detection system, and emergency lighting and signage. Refer to Standard Details for cavity closer types, specification, locations and method of fitting.

In accordance with approved documents Part B, 1 & 2. All load bearing & Structural elements are to be fire rated / protected to 60 minutes, with the exception of those that provide support to the roof only. Structure to the roof that also provides suport to other fire rated elements to have 60mins fire protection.

Every wall and floor seperating a Dwelling from any other building is to be constructed as a compartment wall to achieve 60 mins fire compartmentation / protection (integrity & insulaton).

Room Ventilation.

Kitchen to be ventilated by ceiling mounted dMEV extract vent providing continuous ventilation rate of 13 L/s minimum.

WC to be ventilated by wall mounted dMEV extract vent providing continuous ventilation rate of 8 L/s minimum.

Bathroom to be ventilated by ceiling mounted dMEV extract vent providing continuous ventilation rate of 8 L/s minimum.

En-suite to be ventilated by wall mounted dMEV extract vent providing continuous ventilation rate of 8 L/s minimum.

Approved Document Part O Compliance

This housetype / Apartment may requires a dynamic assessment (TM59) as the amount glazing area vs total dwelling floor area and / or the total amount of glazing area vs individual room area for one or more room may exceeds the maximum allowable under the simplified method for a moderate risk site with cross ventilation. Subsequently habitable rooms may require mechanical extract ventilation etc.
All subject to SAP Assessor confirmation.

Other site conditions may also apply.

This housetype / Apartment will pass the simplified method if the site and elevations meets all the following conditions:
i.e., site location, no noise and pollution issues, number and size of windows and doors, number and size of opening lights, area of glazing, GIA floor area, presence of ground floor bedrooms, presence of flat roofs and roofs with a pitch of less than 30° (including bays and canopies) within 2m vertically of first floor bedrooms

Structural Information shown indicatively in magenta. All structural information to be read in conjunction with Structural Engineer's Information.

OPHIR DO NOT ACCEPT ANY LIABILITY FOR THE ACURACY OF S.E. INFORMATION CONTAINED.

RWP provision has been based on KAYFLOW (or equivalent) 'Deep Flow' rainwater gutters & RWP's. Calculations indicate that two 68mm RWP's are required due to each roof plane area being more than 86m2. Final locations are subject to review by the S.E. & confirmation to coordinate with the below ground drainage design.

Brickwork Setting Out Note:

Setting out of facing masonry, along with structural openings, are to brickwork dimensions.

Any facing brickwork detailing, including soldier coursing, to avoid cut bricks. Setting out of masonry to make consideration for weep holes, lintels and structural elements specified by the Structural Engineer.

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	**HANDING**
91	**AS**
-	**OPP**

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	**AS**
103	**OPP**

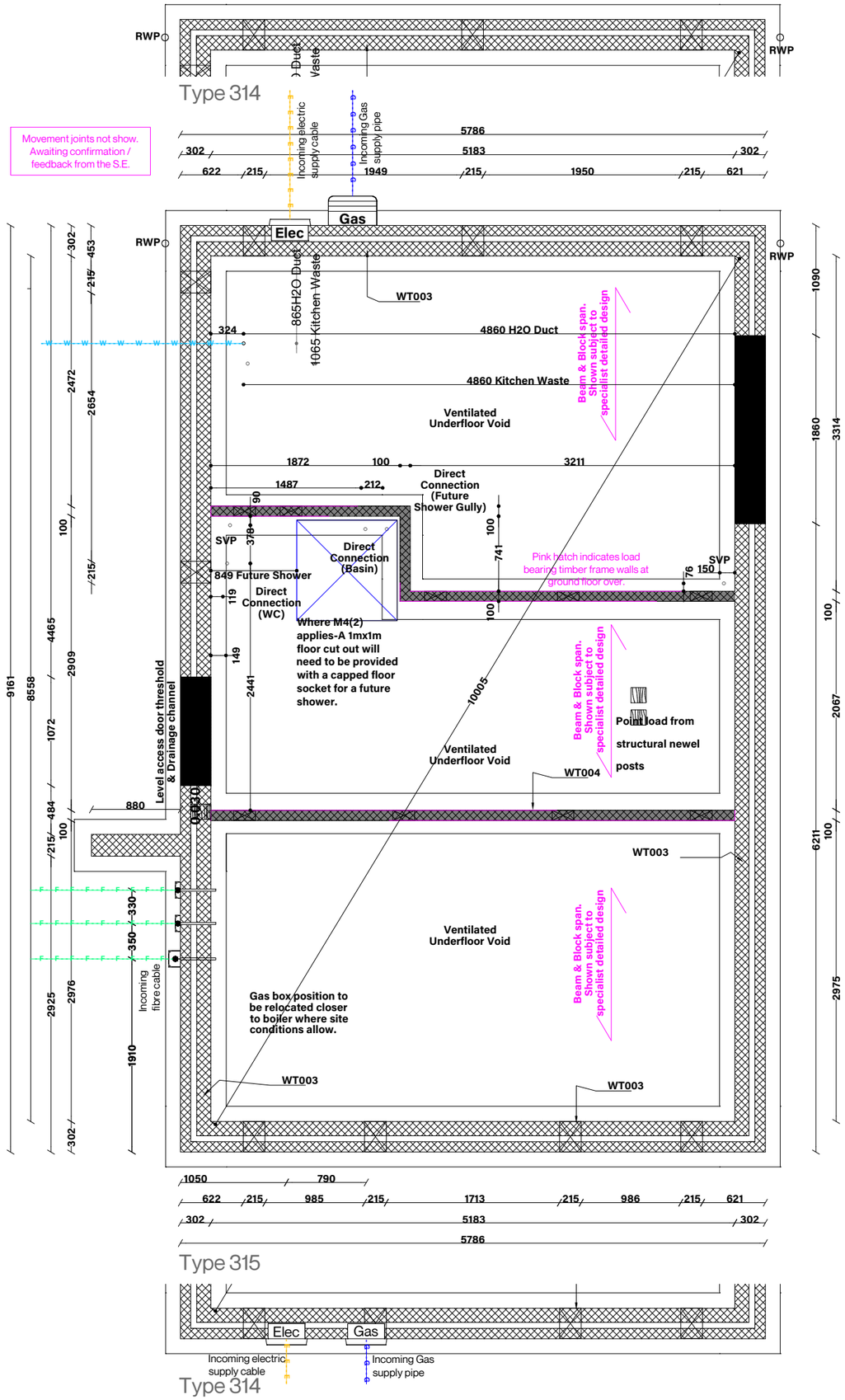
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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	General Specification Notes		
Job No:	KMA07	Drawing No:	2205
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Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Substructure Notes

Foundations

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundation widths/type are shown indicatively only . Refer to Structural Engineer's foundation design for detailed information.
- Foundation depth to satisfy NHBC requirements and be agreed on site with approved inspector.
- Design should be in accordance with relevant Building Regulations (Section A1/2 Section 2E) and other statutory requirements with min. cover in accordance with BS 8004:1986 and BS 8110:1997.
- Foundations to be taken down to a level below invert of any adjacent drainage.

Services

- All services to pass through wall above foundation TOC. Where they pass through walls are to be provided/ bridged with a PCC lintel.
- Rainwater pipe locations are shown indicative only. Please refer to Civil Engineer's information for exact number and location.

Ground Floor

- Refer to site details for type of ground floor.
- Beam and Block floor shown indicatively only. Please refer to Supplier's Beam and Block floor design for detailed information.

Inner leaf blockwork below Ground level to be of minimum 7.3N/mm2 compressive strength. To S.E. Confirmation

Substructure Legend:

- 100mm waste pipe — SVP
- Indicative RWP location - see note below — RWP
- Subfloor ventilation - see note below
- Electricity Services
- Gas Services
- Water Service
- Fibre / Telcom Services
- ASHP Services
- EV Charging Services

FOUNDATION INFORMATION SHOWN INDICATIVELY AND TO BE READ IN CONJUNCTION WITH S.E. INFORMATION.

Beam and block floor to be installed and set out as per beam and block suppliers' details. Shown indicative only.

Dimensions are to inner & external face of substructure blockwork. Dimensions from external corners will differ by 2.5mm / corner when compared with dimensions on GA plans (which use brick face).

Airbricks for sub-floor ventilation shown to front / rear only and assume air brick with a ventilation capacity of 6000mm2/ , and calculated as per NHBC Standards and assume NO gas venting requirements. Where sleeper walls are indicated, ensure that adequate cross ventilation is maintained.

Structural Information shown indicatively in magenta. All structural information to be read in conjunction with Structural Engineer's Information.

OPHIR DO NOT ACCEPT ANY LIABILITY FOR THE ACURACY OF S.E. INFORMATION CONTAINED.

Note that rain water pipe provision has been based on Deep Flow rainwater goods with RWPs kept to a minimum as per Client request. Rain water pipe provision may also vary for individual plots. Please refer to Civil Engineer's Information for exact numbers and positions of RWPs.

Structural Floor Legend

- 100mm waste pipe. Form floor penetrations accordingly. — SVP
- Indicative RWP location. Form floor penetration accordingly. — RWP
- Foul water pipes.
- Rain Water Pipes.
- Edge of floor deck / stair.

Refer to fire strategy plans for fire stopping requirements to service penetrations etc.

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
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1:50 0 0.5m 2m 4m

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Substructure GA Plan		
Job No:	KMA07	Drawing No:	2210
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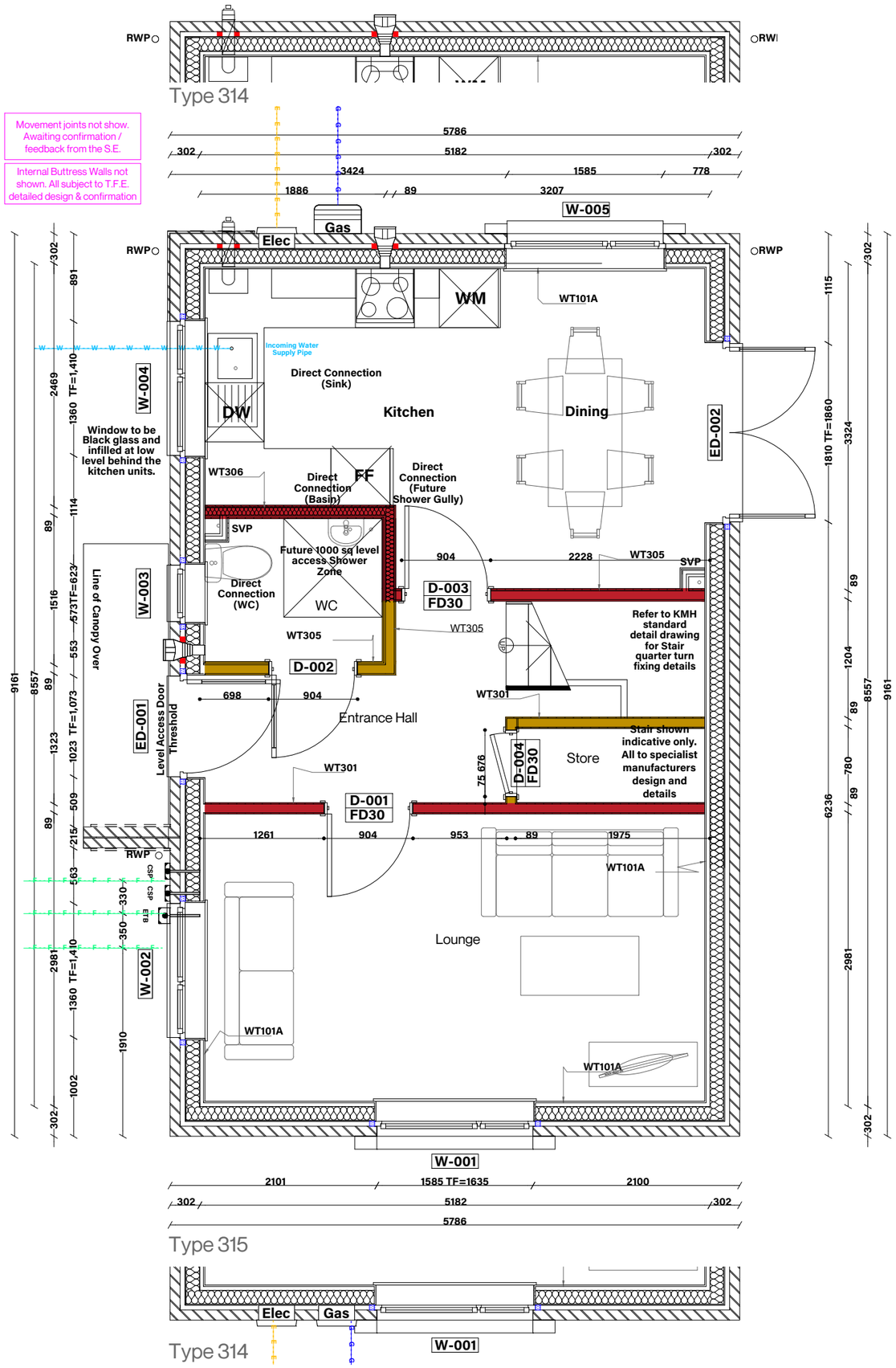
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APPLIANCE KEY

DW: Dishwasher
WM: Washing Machine
FF: Fridge Freezer
FR: Under Counter Fridge
FZ: Under Counter Freezer

Either a space, Integrated unit or Sacrificial base unit, dependant on specification.

Refer to specification & kitchen design in each instance.



General Notation.
Ground Floor Level

This drawing pack is to be used in conjunction with supplier's joist, stairs, truss and kitchen layouts and with Keepmoat standard details.

Drawing allows for 1Nr vented soil pipe (to tile vent), however vent only required at the head of a drain serving 5-10 dwellings, or at the head + midpoint of any drain serving 11-20 dwellings. In all other instances an AAV should be fitted - within loft or accessible sub-stack. See site specific drainage / external works plan for further details.

For expansion joint locations refer to site specific block layouts.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers plasterboard.

Staircase Soffit to be underdrawn using 15mm wallboard fixed at strings with batten at centre of stair.

RWP positions may differ from that shown. Please refer to Civil Engineer's information for exact number and position.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor.

All dimensions are to the face of structure (I.e. timber stud / joists / truss / unfinished face of blockwork) unless otherwise noted.

WC hand wash basin to be a maximum size of 400mm wide x 350mm deep. (Varies - depends on house type - delete as appropriate)

PV diverter current reader and clamp are to be installed within the electric meter box. CAT5e cable hardwired from current reader to hot water cylinder. Refer to manufacturer's fitting instructions.

Electric vehicle charging point must be provided. EVCP to be designed and installed in accordance with BS EN 61851, BS 7671 and the requiremnts of the IET's Code of Practice: Electric Vehicle Charging Equipment Installation. Provide armoured cable from EVCP location back to the consumer unit. Refer to Site layout/plotting guidance for EVCP location.

Inner blockwork leaf to ground floor external walls to be constructed using blockwork with a min. compressive 7.3N/mm2. To S.E. Confirmation

Structural Floor Legend

100mm waste pipe. Form floor penetrations accordingly. SVP

Indicative RWP location. Form floor penetration accordingly. RWP

Foul water pipes.

Rain Water Pipes.

Edge of floor deck / stair.

Refer to fire strategy plans for fire stopping requirements to service penetrations etc.

Internal Wall Type Legend:

Standard Stud Wall

Acoustic Stud Wall

Structural Stud Wall

1:50

0 0.5m 2m 4m

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
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PLOT NOS.	HANDING
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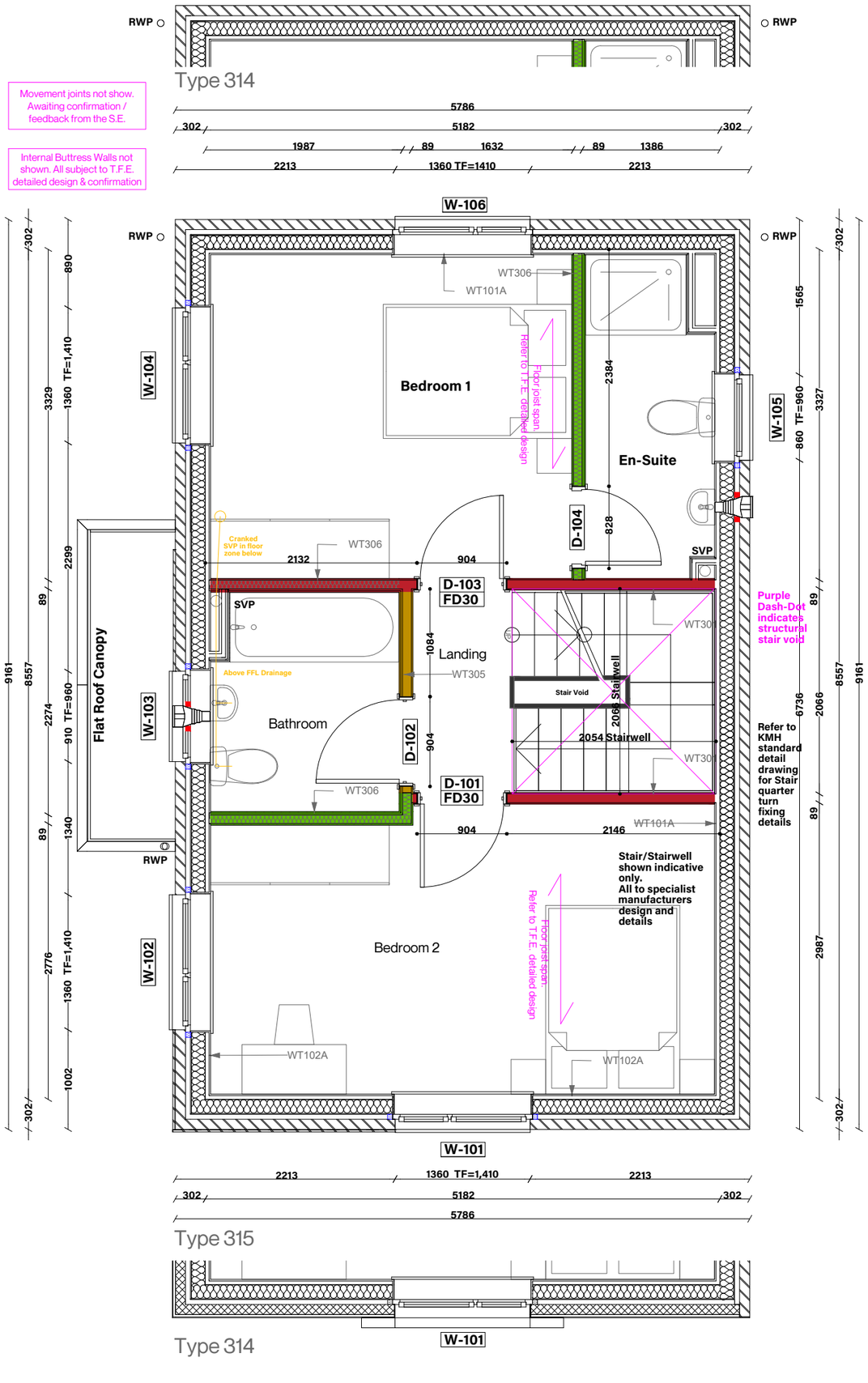
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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Ground Floor GA Plan		
Job No:	KMA07	Drawing No:	2211
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
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General Notation.
Intermediate Floor Level

This drawing pack is to be used in conjunction with supplier's joist, stairs, truss and kitchen layouts and with Keepmoat standard details.

Drawing allows for 1Nr vented soil pipe (to tile vent), however vent only required at the head of a drain serving 5-10 dwellings, or at the head + midpoint of any drain serving 11-20 dwellings. In all other instances an AAV should be fitted - within loft or accessible sub-stack. See site specific drainage / external works plan for further details.

For expansion joint locations refer to site specific block layouts.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers plasterboard.

Staircase Soffit to be underdrawn using 15mm wallboard fixed at strings with batten at centre of stair.

Stair balustrade to be a minimum height of 900mm measured from FFL.

RWP positions may differ from that shown. Please refer to Civil Engineer's information for exact number and position.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor.

All dimensions are to the face of structure (I.e. timber stud / joists / truss / unfinished face of blockwork) unless otherwise noted.

Inner blockwork leaf to Upper floor external walls to be constructed using blockwork with a min. compressive strength of 3.6 N/mm2. To S.E. Confirmation

Joist Layout Notes

RWP positions may differ from that shown. Please refer to Civil Engineer's information for exact number and position.

240mm deep joists designed by specialist manufacturer. For installation information refer to joist manufacturer's detail design.

All horizontal waste pipe runs within floor void to be wrapped in min. 25mm sound deadening quilt insulation.

Waste runs within floor void.

Structural Floor Legend

100mm waste pipe. Form floor penetrations accordingly. ○SVP

Indicative RWP location. Form floor penetration accordingly. ○RWP

Foul water pipes.

Rain Water Pipes.

Edge of floor deck / stair.

Refer to fire strategy plans for fire stopping requirements to service penetrations etc.

Internal Wall Type Legend:

Standard Stud Wall

Acoustic Stud Wall

Structural Stud Wall

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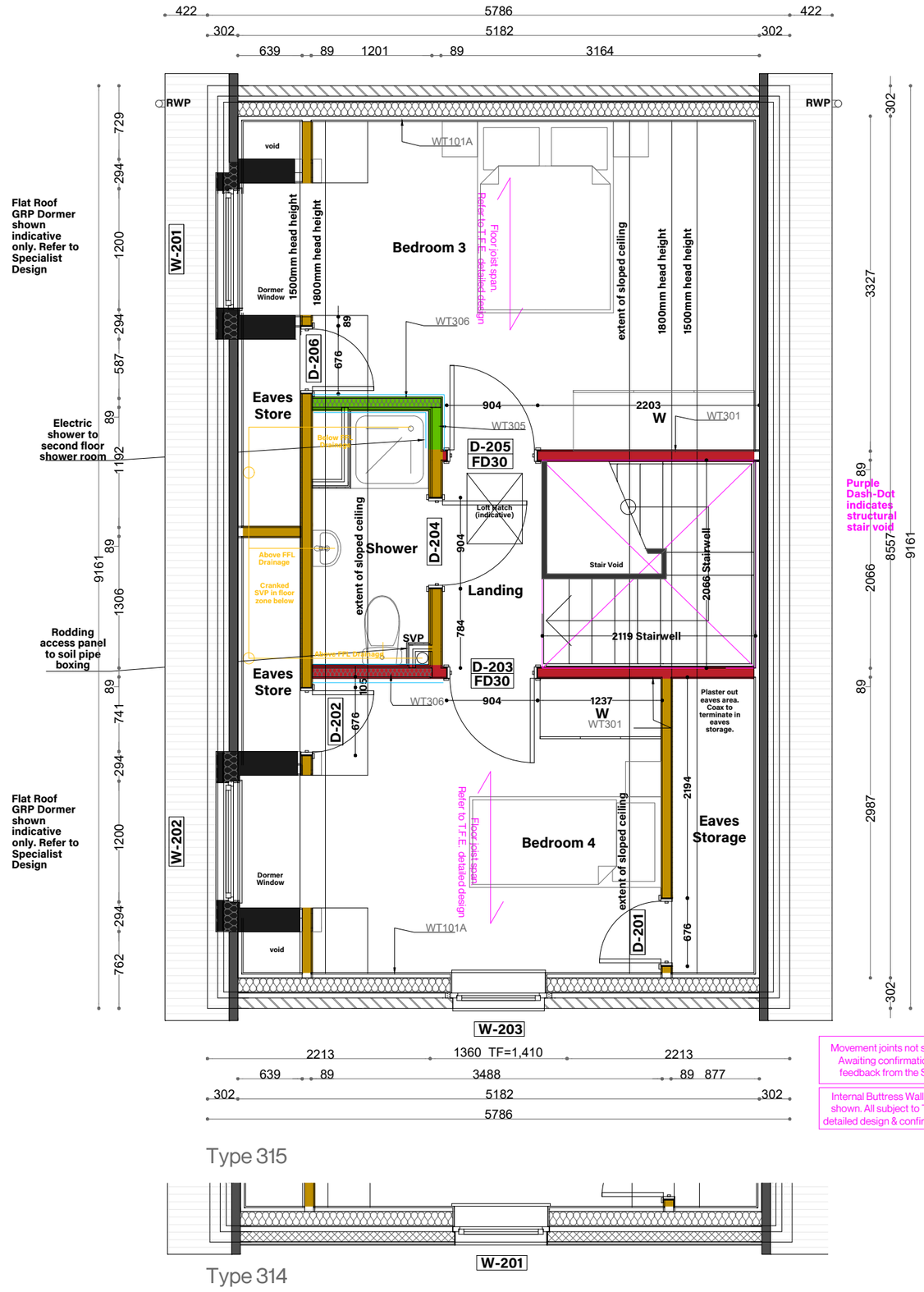
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○ Comment ○ Planning ○ Construction

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	First Floor GA Plan		
Job No:	KMA07	Drawing No:	2212
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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General Notation.
Intermediate Floor Level

This drawing pack is to be used in conjunction with supplier's joist, stairs, truss and kitchen layouts and with Keepmoat standard details.

Drawing allows for 1Nr vented soil pipe (to tile vent), however vent only required at the head of a drain serving 5-10 dwellings, or at the head + midpoint of any drain serving 11-20 dwellings. In all other instances an AAV should be fitted - within loft or accessible sub-stack. See site specific drainage / external works plan for further details.

For expansion joint locations refer to site specific block layouts.

Internal soil pipes to be wrapped in minimum 25mm mineral fibre quilt and fire stopped where it passes through intermediate floors and be encased full height with 2 layers plasterboard.

Staircase Soffit to be underdrawn using 15mm wallboard fixed at strings with batten at centre of stair.

Stair balustrade to be a minimum height of 900mm measured from FFL.

RWP positions may differ from that shown. Please refer to Civil Engineer's information for exact number and position.

Unless noted otherwise - all drainage runs at first and second floor to be discharged to soil stack via floor void. No boxing / pipe work above floor.

All dimensions are to the face of structure (I.e. timber stud / joists / truss / unfinished face of blockwork) unless otherwise noted.

Inner blockwork leaf to Upper floor external walls to be constructed using blockwork with a min. compressive strength of 3.6 N/mm2. To S.E. Confirmation

Joist Layout Notes

RWP positions may differ from that shown. Please refer to Civil Engineer's information for exact number and position.

240mm deep joists designed by specialist manufacturer. For installation information refer to joist manufacturer's detail design.

All horizontal waste pipe runs within floor void to be wrapped in min. 25mm sound deadening quilt insulation.

Waste runs within floor void.

Structural Floor Legend

100mm waste pipe. Form floor penetrations accordingly. ○SVP

Indicative RWP location. Form floor penetration accordingly. ○RWP

Foul water pipes.

Rain Water Pipes.

Edge of floor deck / stair.

Refer to fire strategy plans for fire stopping requirements to service penetrations etc.

Internal Wall Type Legend:

Standard Stud Wall

Acoustic Stud Wall

Structural Stud Wall

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	HANDING
91	AS
-	OPP

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	HANDING
96, 104	AS
103	OPP

Structural Information shown indicatively in magenta. All structural information to be read in conjunction with Structural Engineer's Information.

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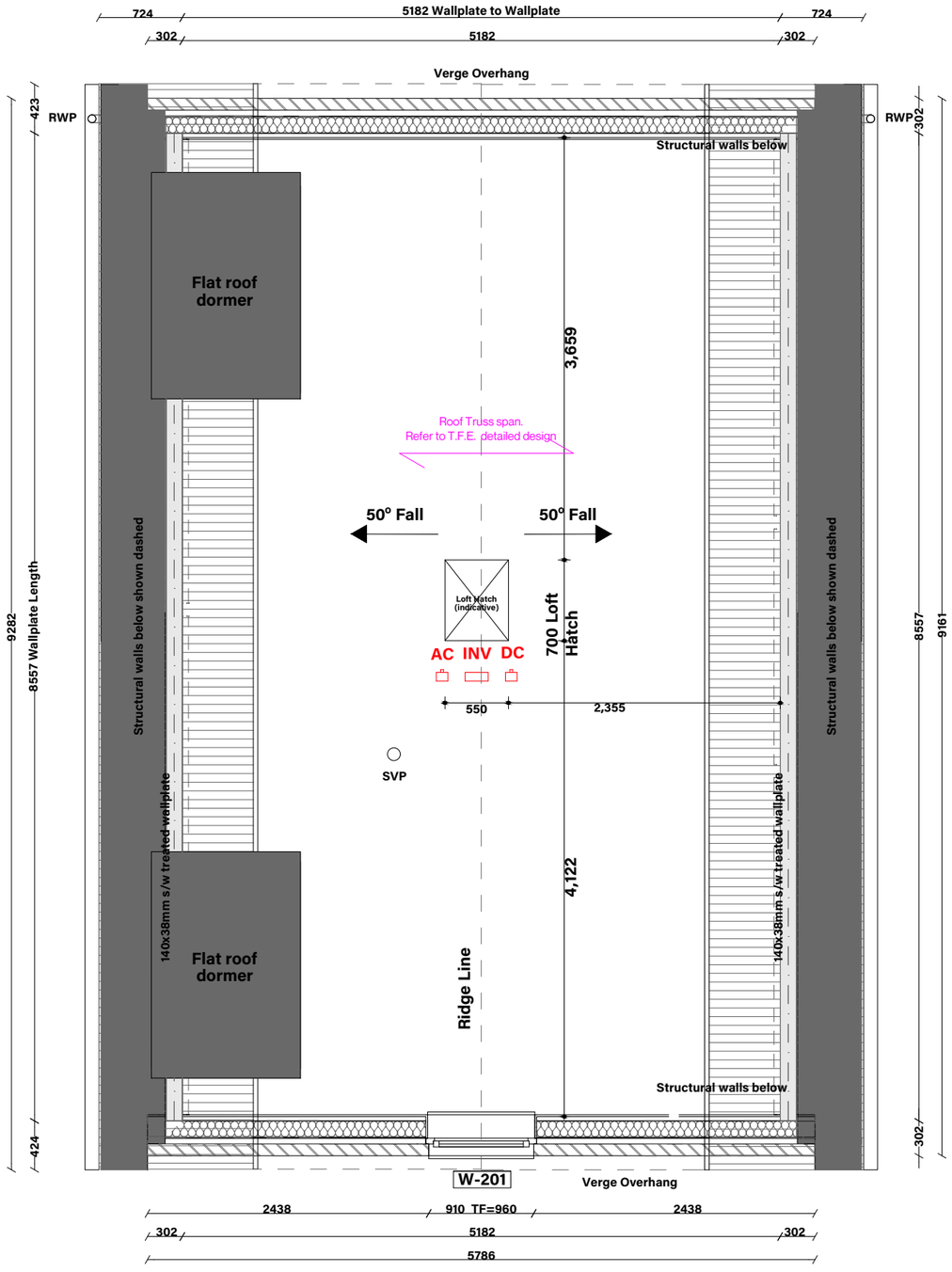
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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Second Floor GA Plan		
Job No:	KMA07	Drawing No:	2213
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Type 315

Roof Plan General Notes

This drawing pack is to be used in conjunction with supplier's truss layouts and with Keepmoat standard details.

Layout shown is indicative only and represents basic roof design. Truss types and spacings to specialist details and drawings for exact layout.

All dimensions are to the face of structure (I.e. timber stud / joists / truss / unfinished face of blockwork) unless otherwise noted.

Trussed rafters at 600mm centres, Ceiling ties, longitudinals, diagonals to be in strict accordance with BS 5268 part 3: 1988.

Trusses to be installed 25mm clear of gable walls.

Ladder trusses to be installed to gables to form over hanging verge details.

Roof plan to be specialist design with calculations and full bracing details submitted prior to installation for client approval.

Install austenitic stainless steel holding down straps in accordance with Approved Document Part A

Install all Code 4 & 5 lead sheet Flashing, Upstands, Soakers & drips etc, in accordance with Lead Sheet Association' guidlines & details.

Install proprierary dry fix ridge vent tiles, over eaves vents and rafter trays in accordance with manufacturers recomendations.

PV +EV Charge Equipment to be as per Suppliers Drawings and Details

PV Isolator (AC/ DC)/ Inverter (see note below) — AC DC

EV Charge Point - 'Smart', min 7.2kW w/ Integrated earthing — EV-CP

For tender assume inverter +AC + DC isolator is fixed to a cement backboard within roof space (accessible via loft hatch) + with additional AC isolator adjacent CSU. Provide an approved generation meter (Note - not indicated on plan) next to CSU see SD/3410.

Structural Information shown indicatively in magenta. All structural information to be read in conjunction with Structural Engineer's Information.

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RWP provision has been based on KAYFLOW (or equivalent) 'Deep Flow' rainwater gutters & RWP's. Calculations indicate that a two 68mm RWP's are required due to the roof plane area being more than 86m2. Final locations are subject to review by the S.E. & confirmation to coordinate with the below ground drainage design.

Structural Floor Legend

100mm waste pipe. Form floor penetrations accordingly. — SVP

Indicative RWP location. Form floor penetration accordingly. — RWP

Foul water pipes.

Rain Water Pipes.

Edge of floor deck / stair.

Refer to fire strategy plans for fire stopping requirements to service penetrations etc.

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	HANDING
91	AS
-	OPP

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Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	HANDING
96, 104	AS
103	OPP

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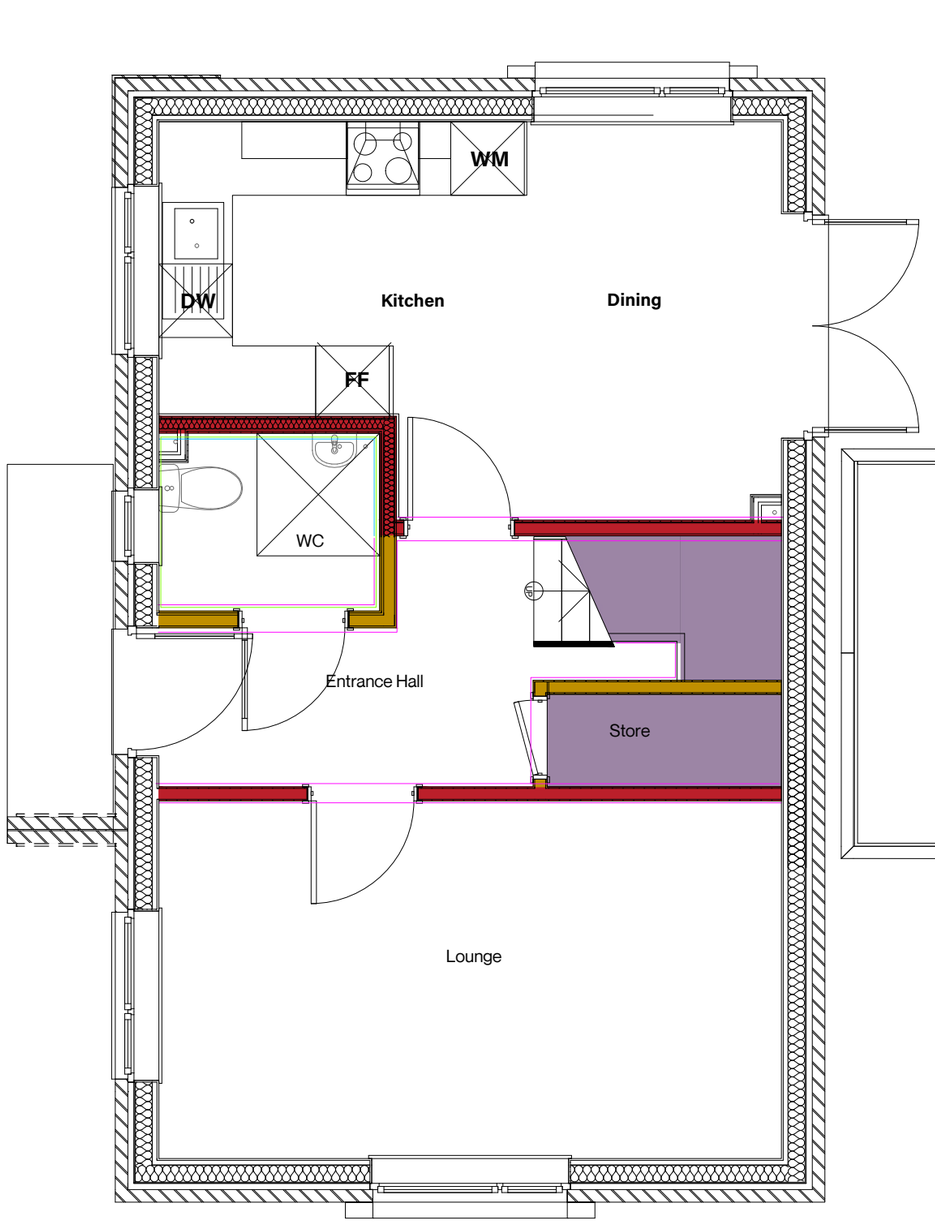
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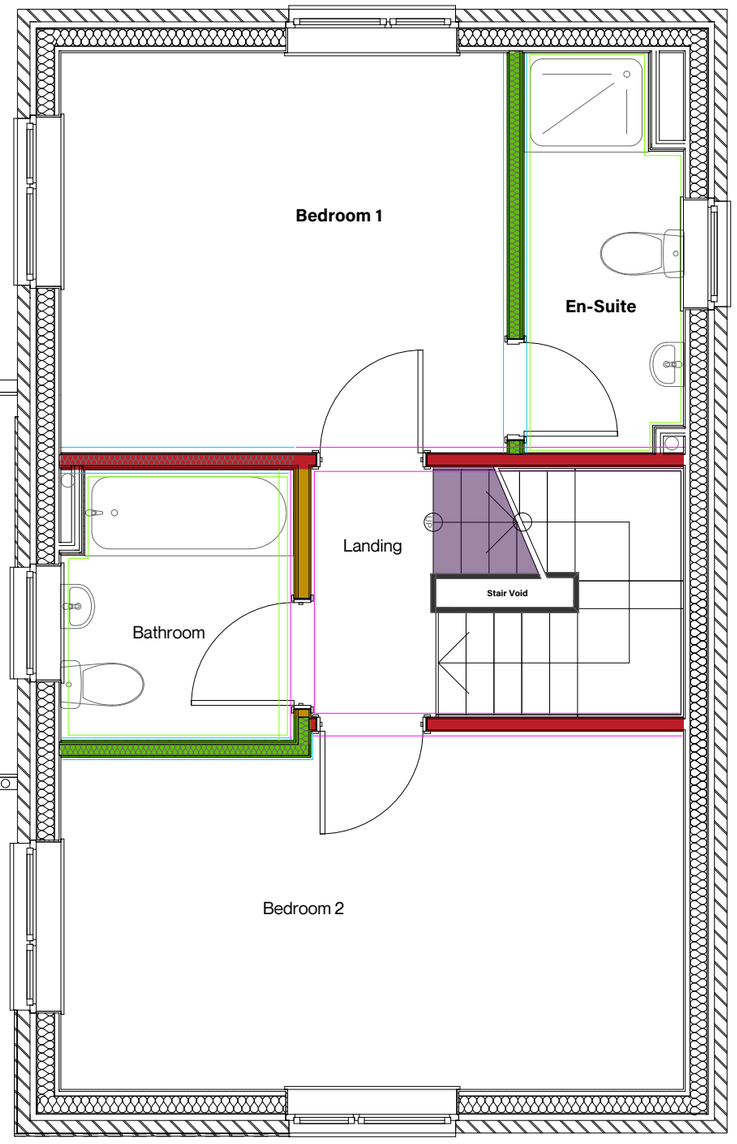
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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Loft GA Plan		
Job No:	KMA07	Drawing No:	2214
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

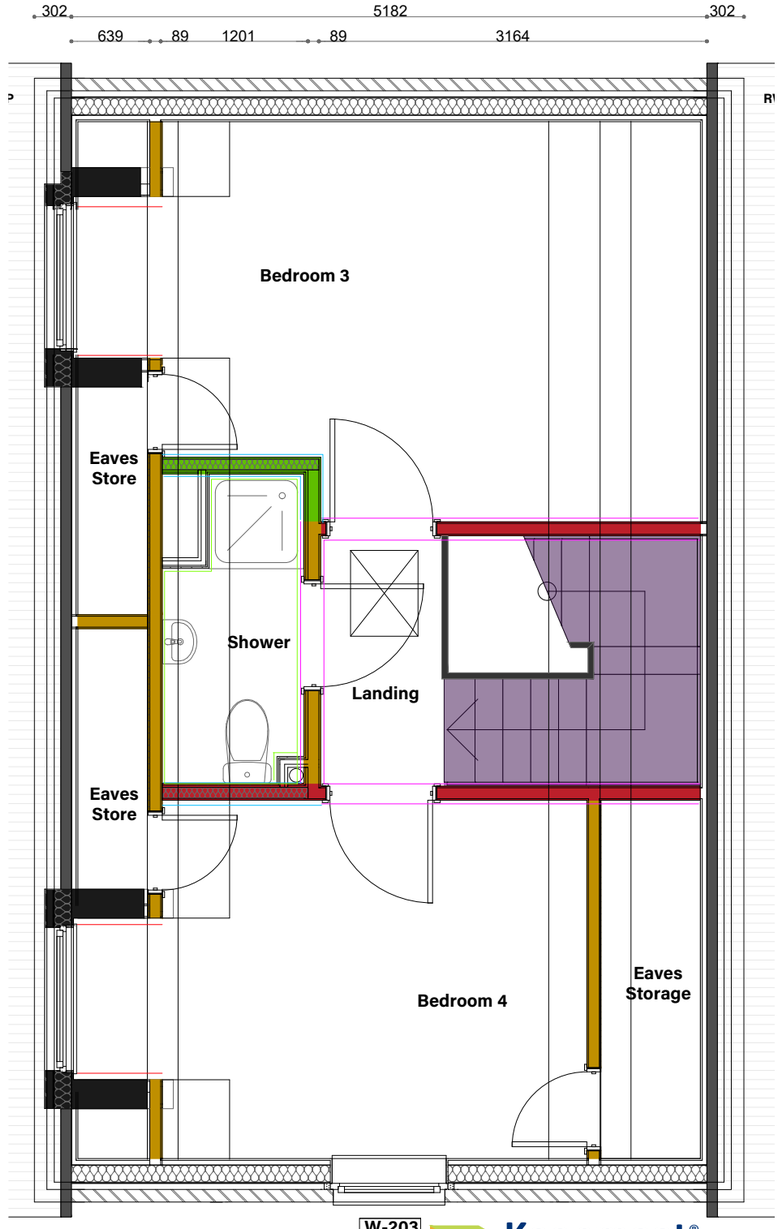
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Ground Floor Plan



First Floor Plan



Second Floor Plan

W-203

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Plasterboard Type Legend:

- Moisture resistant plasterboard (Green Face if British Gypsum)
- Acoustic plasterboard (Blue Face if British Gypsum)
- Fireline Board (Pink Face if British Gypsum)
- Insulated plasterboard (Refer to Specification)
- Yellow fill within boxing: Denotes 2 layer of p/b required

Internal Wall Type Legend:

- Standard Stud Wall
- Acoustic Stud Wall
- Structural Stud Wall

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
	HANDING
91	AS
-	OPP

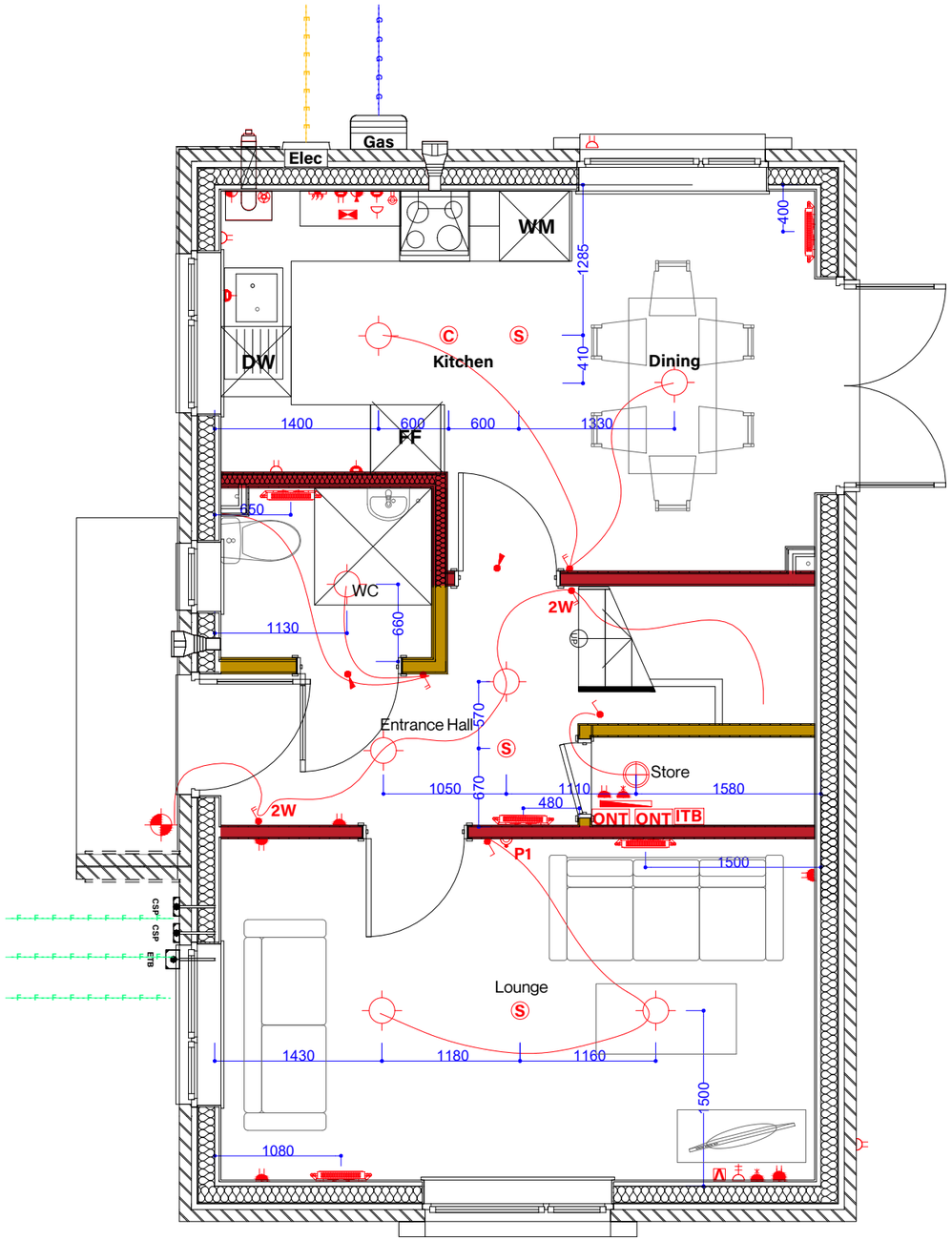
To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	AS
103	OPP

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Plasterboard Plans		
Job No:	KMA07	Drawing No:	2400
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Ground Floor MEP Plan

MEP Notes

Fixing heights & location

Refer to SD/3101 for equipment mounting heights in all instances. Generally:

- **Between 450mm & 1200mm AFL (and300mm from an internal corner where M4(2) applies)**
- **All switches & sockets in Kitchen areas to be installed min 300mm clear of an adjacent sink / drainer or hob.**
- **Fused spur for boiler to be located within boiler housing where possible.**
- **External light to be 1800mm AFL.**
- **Refer to Joist suppliers literature for minimum required distances when drilling joists.**

Ventilation

- **Refer to window schedule for trickle vent area**
- **Extract fans to be taken through wall where possible, ceiling where indicated.**
- **Refer to SD/3304 when extract fan taken through roof (to include condensation trap)**
- **Continuous fans to be installed for Part F and (where noted) intermittent fans for Part O**
- **Continuous fans to run in trickle mode with boost switch for customer use.**
- **Trickle / boost rate set as per the rates stated in housetype specific ventilation stated in housetype specific ventilation design (separate to this pack)**
- **Kitchen Boost via switch on grid switch**
- **WC / Bathroom / Ensuite Boost via separate switch adjacent light**
- **Cooker hood to be set to recirculating mode**

Heating

- **Zone 1 - Lounge, Kitchen / Dining, Hall, WC & Landings.**
- **Zone 2 - Bedrooms, Bathroom & En-Suite.**
- **No TRV to radiators in room with programmable room thermostat.**
- **Where M4(2) applies, TRVs to be fitted between 450 & 1200mm high and 300mm away from an internal corner.**

MEP LEGEND AND NOTES

Gas and Electric Meters — Gas Elec

Radiators - Refer to heating layout for size and type

Boiler Position

Extract Fan - Ceiling/ Wall (with airbrick)

Airbrick for Cooker Hood (or ceiling fan where taken to wall)

Consumer Unit - Switches between 1350-1450 AFL

Smoke/ Heat Detection - min 300mm from light fittings. Detector to lounge & loft to be ionisation alarms, others to be optical. Loft alarm linked to remote test button fitted on landing — S H Test

Carbon Monoxide Detector Min 2m away from boiler and 300mm from ceiling/ corner — C

Light Fitting - Pendant

Light Fitting - IPX rated dome fitting

Light Fitting - Batten holder (ceiling/ wall mounted)

Light Fitting - External light (1800 AFL)

Light Fitting - Downlight (IP denotes IP rated fitting) — DL IP

Light Switch - Ticks = number of gangs. No. = no. of ways — 2W

Fan Isolator Switch

Shower isolator Switch

4 Gang Grid for Unswitched Outlets in Kitchen: 6 gang required where undercounter appliances used)

Cooker Control Unit (45A) with single switch outlet

Cooker Outlet Plate (45A) - Below worktop

Fused Spur - Switched

Fused Spur - Unswitched

Single/ Double Socket (Switched) - 450mmAFL

Single/ Double Socket (Switched) - 1100mmAFL

Single/ Double Socket (Unswitched) - 450mmAFL

Single/ Double Socket (Unswitched) - 1100mmAFL

Coaxial TV Point

Data Point

Single Backbox with Blank Faceplate for Virgin Media Cable — M

Fibre Optic (ONT)/ Virgin Internal (ITB) Termination: 2xONT units required (1 Openreach + 1 Regional) + 1 Virgin — ONT ITB

External Fibre Optic Splice (CSP)/ Virgin Termination (ETB) — CSP ETB

Programmable Room Termostat: 1Nr for each heating zone (P1/ P2) — P1 P2

External Tap — ET

Port Valves & Wiring Centre for Zoned heating

Standpipe for Kitchen Waste

Gas point

Double backbox with blank faceplate conduit and draw wires for future bedhead controls — M4(3)

Door entry phone system with remote release (900-1000mm AFL)

PV +EV Charge Equipment to be as per Suppliers Drawings and Details

PV Isolator (AC/ DC)/ Inverter (see note below) — AC DC

EV Charge Point - 'Smart', min 7.2kW w/ Integrated earthing — EV-CP

For tender assume inverter +AC + DC isolator is fixed to a cement backboard within roof space (accessible via loft hatch) + with additional AC isolator adjacent CSU. Provide an approved generation meter (Note - not indicated on plan) next to CSU see SD/3410.

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	**HANDING**
91	AS
-	OPP

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	AS
103	OPP

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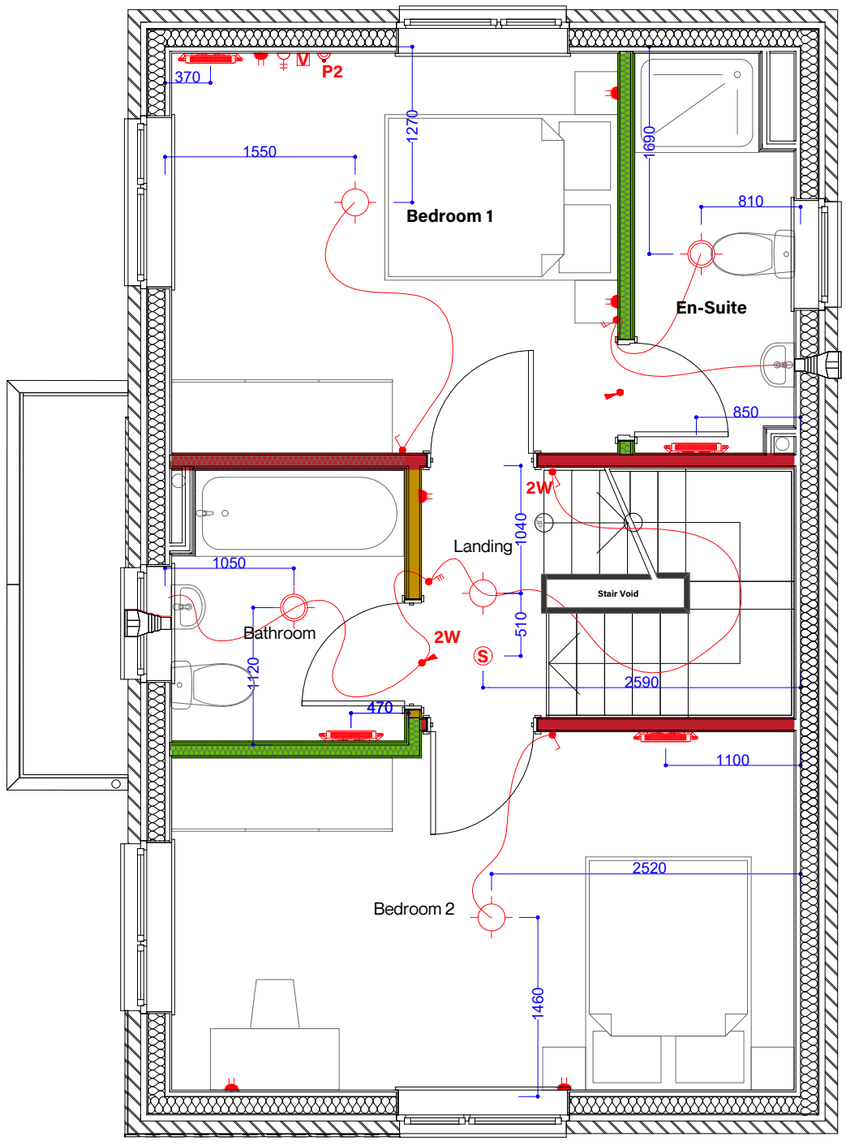
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Project:	Fossetts Farm, Southend-on-Sea		
Title:	Ground Floor MEP Plan		
Job No:	KMA07	Drawing No:	2500
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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First Floor MEP Plan

MEP Notes

Fixing heights & location

Refer to SD/3101 for equipment mounting heights in all instances. Generally:

- **Between 450mm & 1200mm AFL (and300mm from an internal corner where M4(2) applies)**
- **All switches & sockets in Kitchen areas to be installed min 300mm clear of an adjacent sink / drainer or hob.**
- **Fused spur for boiler to be located within boiler housing where possible.**
- **External light to be 1800mm AFL.**
- **Refer to Joist suppliers literature for minimum required distances when drilling joists.**

Ventilation

- **Refer to window schedule for trickle vent area**
- **Extract fans to be taken through wall where possible, ceiling where indicated.**
- **Refer to SD/3304 when extract fan taken through roof (to include condensation trap)**
- **Continuous fans to be installed for Part F and (where noted) intermittent fans for Part O**
- **Continuous fans to run in trickle mode with boost switch for customer use.**
- **Trickle / boost rate set as per the rates stated in housetype specific ventilation stated in housetype specific ventilation design (separate to this pack)**
- **Kitchen Boost via switch on grid switch**
- **WC / Bathroom / Ensuite Boost via separate switch adjacent light**
- **Cooker hood to be set to recirculating mode**

Heating

- **Zone 1 - Lounge, Kitchen / Dining, Hall, WC & Landings.**
- **Zone 2 - Bedrooms, Bathroom & En-Suite.**
- **No TRV to radiators in room with programmable room thermostat.**
- **Where M4(2) applies, TRVs to be fitted between 450 & 1200mm high and 300mm away from an internal corner.**

MEP LEGEND AND NOTES

Gas and Electric Meters (Gas / Elec)

Radiators - Refer to heating layout for size and type

Boiler Position

Extract Fan - Ceiling/ Wall (with airbrick)

Airbrick for Cooker Hood (or ceiling fan where taken to wall)

Consumer Unit - Switches between 1350-1450 AFL

Smoke/ Heat Detection - min 300mm from light fittings. Detector to lounge & loft to be ionisation alarms, others to be optical. Loft alarm linked to remote test button fitted on landing (S / H / Test)

Carbon Monoxide Detector Min 2m away from boiler and 300mm from ceiling/ corner (C)

Light Fitting - Pendant

Light Fitting - IPX rated dome fitting

Light Fitting - Batten holder (ceiling/ wall mounted)

Light Fitting - External light (1800 AFL)

Light Fitting - Downlight (IP denotes IP rated fitting) (DL / IP)

Light Switch - Ticks = number of gangs. No. = no. of ways (2W)

Fan Isolator Switch

Shower isolator Switch

4 Gang Grid for Unswitched Outlets in Kitchen: 6 gang required where undercounter appliances used)

Cooker Control Unit (45A) with single switch outlet

Cooker Outlet Plate (45A) - Below worktop

Fused Spur - Switched

Fused Spur - Unswitched

Single/ Double Socket (Switched) - 450mmAFL

Single/ Double Socket (Switched) - 1100mmAFL

Single/ Double Socket (Unswitched) - 450mmAFL

Single/ Double Socket (Unswitched) - 1100mmAFL

Coaxial TV Point

Data Point

Single Backbox with Blank Faceplate for Virgin Media Cable (V)

Fibre Optic (ONT)/ Virgin Internal (ITB) Termination: 2xONT units required (1 Openreach + 1 Regional) + 1 Virgin (ONT / ITB)

External Fibre Optic Splice (CSP)/ Virgin Termination (ETB) (CSP / ETB)

Programmable Room Termostat: 1Nr for each heating zone (P1/ P2) (P1 / P2)

External Tap (ET)

Port Valves & Wiring Centre for Zoned heating

Standpipe for Kitchen Waste

Gas point

Double backbox with blank faceplate conduit and draw wires for future bedhead controls (M4(3))

Door entry phone system with remote release (900-1000mm AFL)

PV +EV Charge Equipment to be as per Suppliers Drawings and Details

PV Isolator (AC/ DC)/ Inverter (see note below) (AC / DC)

EV Charge Point - 'Smart', min 7.2kW w/ Integrated earthing (EV-CP)

For tender assume inverter +AC + DC isolator is fixed to a cement backboard within roof space (accessible via loft hatch) + with additional AC isolator adjacent CSU. Provide an approved generation meter (Note - not indicated on plan) next to CSU see SD/3410.

1:50 0 0.5m 2m 4m

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	**HANDING**
91	AS
-	OPP

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
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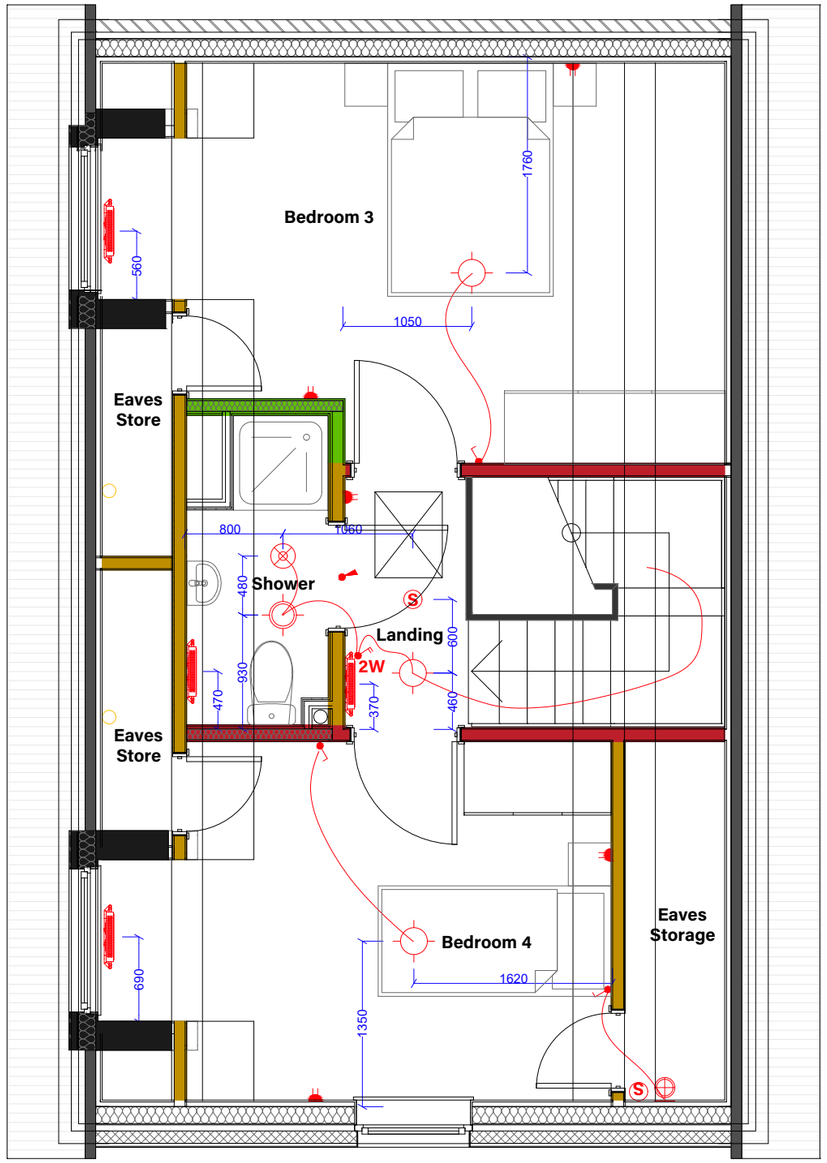
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Project:	Fossetts Farm, Southend-on-Sea		
Title:	First Floor MEP Plan		
Job No:	KMA07	Drawing No:	2501
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Second Floor MEP Plan

MEP Notes

Fixing heights & location

Refer to SD/3101 for equipment mounting heights in all instances. Generally:

- **Between 450mm & 1200mm AFL (and300mm from an internal corner where M4(2) applies)**
- **All switches & sockets in Kitchen areas to be installed min 300mm clear of an adjacent sink / drainer or hob.**
- **Fused spur for boiler to be located within boiler housing where possible.**
- **External light to be 1800mm AFL.**
- **Refer to Joist suppliers literature for minimum required distances when drilling joists.**

Ventilation

- **Refer to window schedule for trickle vent area**
- **Extract fans to be taken through wall where possible, ceiling where indicated.**
- **Refer to SD/3304 when extract fan taken through roof (to include condensation trap)**
- **Continuous fans to be installed for Part F and (where noted) intermittent fans for Part O**
- **Continuous fans to run in trickle mode with boost switch for customer use.**
- **Trickle / boost rate set as per the rates stated in housetype specific ventilation stated in housetype specific ventilation design (separate to this pack)**
- **Kitchen Boost via switch on grid switch**
- **WC / Bathroom / Ensuite Boost via separate switch adjacent light**
- **Cooker hood to be set to recirculating mode**

Heating

- **Zone 1 - Lounge, Kitchen / Dining, Hall, WC & Landings.**
- **Zone 2 - Bedrooms, Bathroom & En-Suite.**
- **No TRV to radiators in room with programmable room thermostat.**
- **Where M4(2) applies, TRVs to be fitted between 450 & 1200mm high and 300mm away from an internal corner.**

MEP LEGEND AND NOTES

Gas and Electric Meters — Gas Elec
Radiators - Refer to heating layout for size and type
Boiler Position
Extract Fan - Ceiling/ Wall (with airbrick)
Airbrick for Cooker Hood (or ceiling fan where taken to wall)
Consumer Unit - Switches between 1350-1450 AFL
Smoke/ Heat Detection - min 300mm from light fittings. Detector to lounge & loft to be ionisation alarms, others to be optical. Loft alarm linked to remote test button fitted on landing — S H Test
Carbon Monoxide Detector Min 2m away from boiler and 300mm from ceiling/ corner — C
Light Fitting - Pendant
Light Fitting - IPX rated dome fitting
Light Fitting - Batten holder (ceiling/ wall mounted)
Light Fitting - External light (1800 AFL)
Light Fitting - Downlight (IP denotes IP rated fitting) — DL IP
Light Switch - Ticks = number of gangs. No. = no. of ways — 2W
Fan Isolator Switch
Shower isolator Switch
4 Gang Grid for Unswitched Outlets in Kitchen: 6 gang required where undercounter appliances used)
Cooker Control Unit (45A) with single switch outlet
Cooker Outlet Plate (45A) - Below worktop
Fused Spur - Switched
Fused Spur - Unswitched
Single/ Double Socket (Switched) - 450mmAFL
Single/ Double Socket (Switched) - 1100mmAFL
Single/ Double Socket (Unswitched) - 450mmAFL
Single/ Double Socket (Unswitched) - 1100mmAFL
Coaxial TV Point
Data Point
Single Backbox with Blank Faceplate for Virgin Media Cable — V
Fibre Optic (ONT)/ Virgin Internal (ITB) Termination: 2xONT units required (1 Openreach + 1 Regional) + 1 Virgin — ONT ITB
External Fibre Optic Splice (CSP)/ Virgin Termination (ETB) — CSP ETB
Programmable Room Termostat: 1Nr for each heating zone (P1/ P2) — P1 P2
External Tap — ET
Port Valves & Wiring Centre for Zoned heating
Standpipe for Kitchen Waste
Gas point
Double backbox with blank faceplate conduit and draw wires for future bedhead controls — M4(3)
Door entry phone system with remote release (900-1000mm AFL)

PV +EV Charge Equipment to be as per Suppliers Drawings and Details

PV Isolator (AC/ DC)/ Inverter (see note below) — AC DC
EV Charge Point - 'Smart', min 7.2kW w/ Integrated earthing — EV-CP

For tender assume inverter +AC + DC isolator is fixed to a cement backboard within roof space (accessible via loft hatch) + with additional AC isolator adjacent CSU. Provide an approved generation meter (Note - not indicated on plan) next to CSU see SD/3410.

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	**HANDING**
91	AS
-	OPP

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	AS
103	OPP

1:50 0 0.5m 2m 4m

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○ Comment ○ Planning ○ Construction

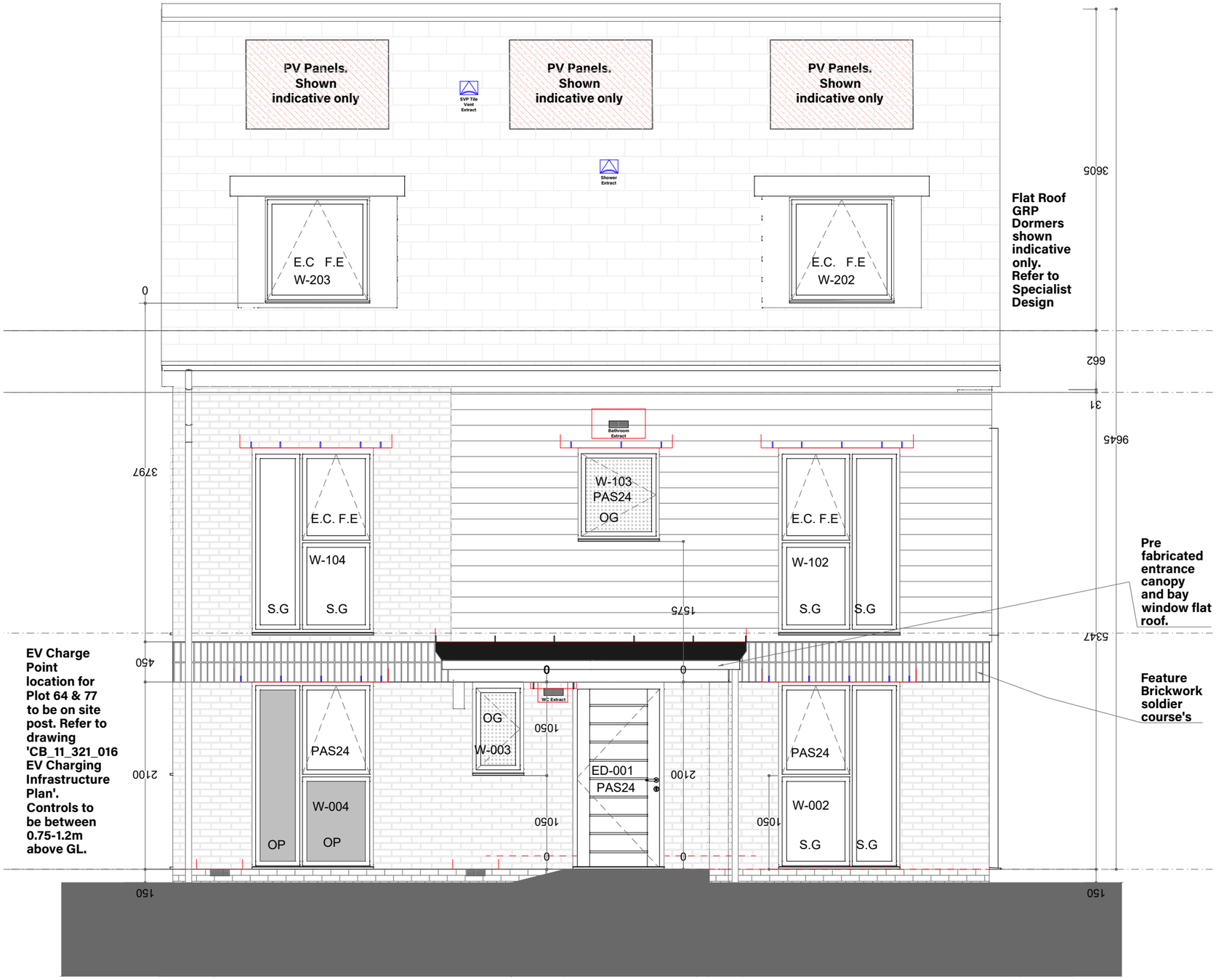
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E: admin@ophirarchitecture.com

Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Second Floor MEP Plan		
Job No:	KMA07	Drawing No:	2502
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Part O This housetype requires a dynamic assessment (TM59) as the amount glazing area vs total dwelling floor area and / or the total amount of glazing area vs individual room area for one or more room exceeds the maximum allowable under the simplified method for a moderate risk site with cross ventilation.

Other site conditions may also apply.



1:50

0 0.5m 2m 4m

Elevation Notes

Trickle Vents are indicative only, refer to Window Schedule for size required.

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Elevation Legend:

***/SG : Safety Glazing**
OG: Obscure Glazing
EC: Easy Clean Hinge
FE: Fire Egress Window
PAS24: Part Q complaint

Cavity Tray / DPC:

Bed Joint Reinforcement:

Movement Joints: MJ

Letterbox Fire Cavity Barrier:

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Low Level Window Cills

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To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	**HANDING**
91	**AS**
-	**OPP**

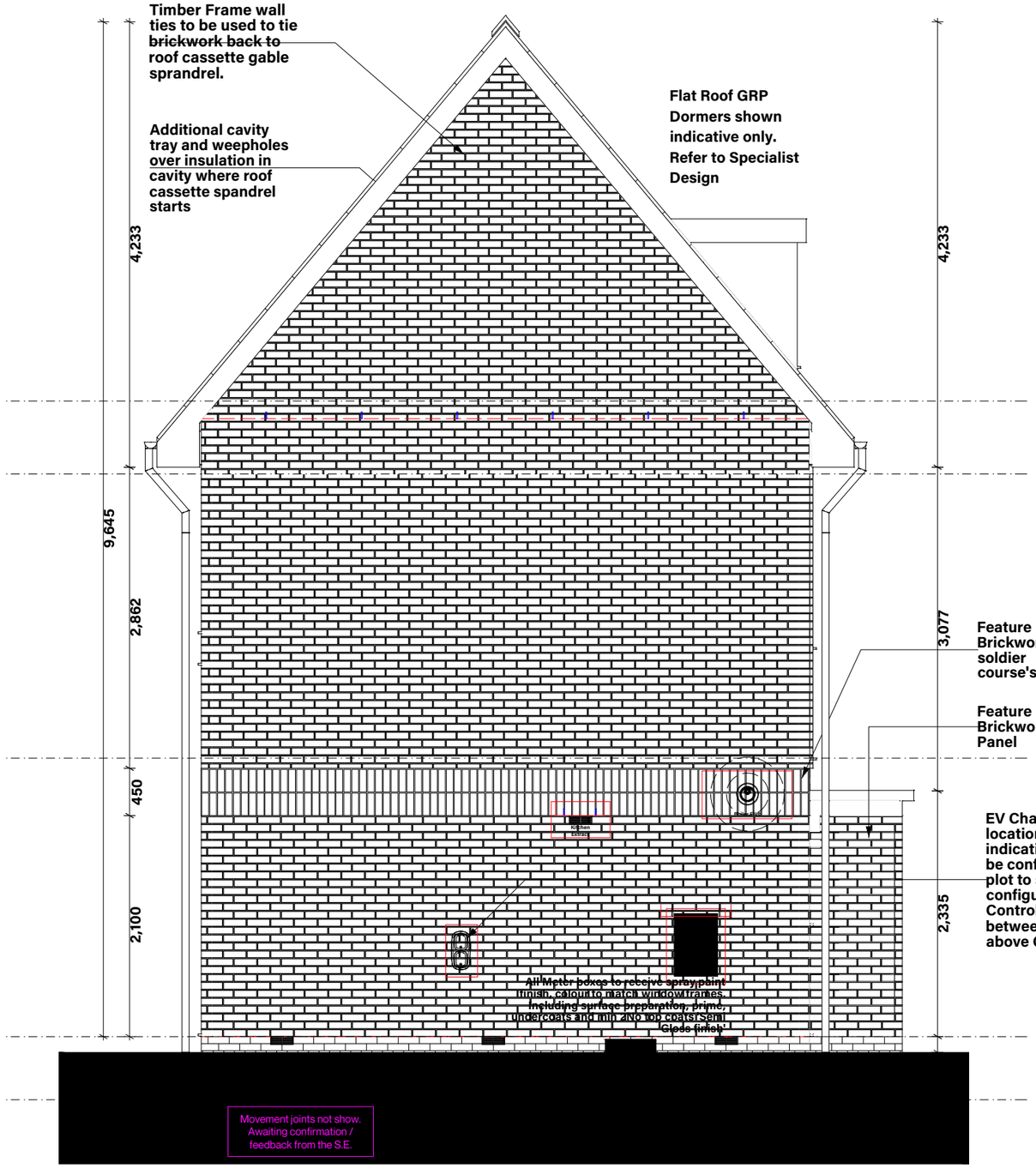
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○ Comment ○ Planning ○ Construction

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Front Elevation		
Job No:	KMA07	Drawing No:	3210
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Cavity Tray / DPC:

Bed Joint Reinforcement:

Movement Joints: MJ

Letterbox Fire Cavity Barrier:

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To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	HANDING
91	AS
-	OPP

1:50

0 0.5m 2m 4m

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○ Comment ○ Planning ○ Construction

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	LH Side Elevation		
Job No:	KMA07	Drawing No:	3211
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

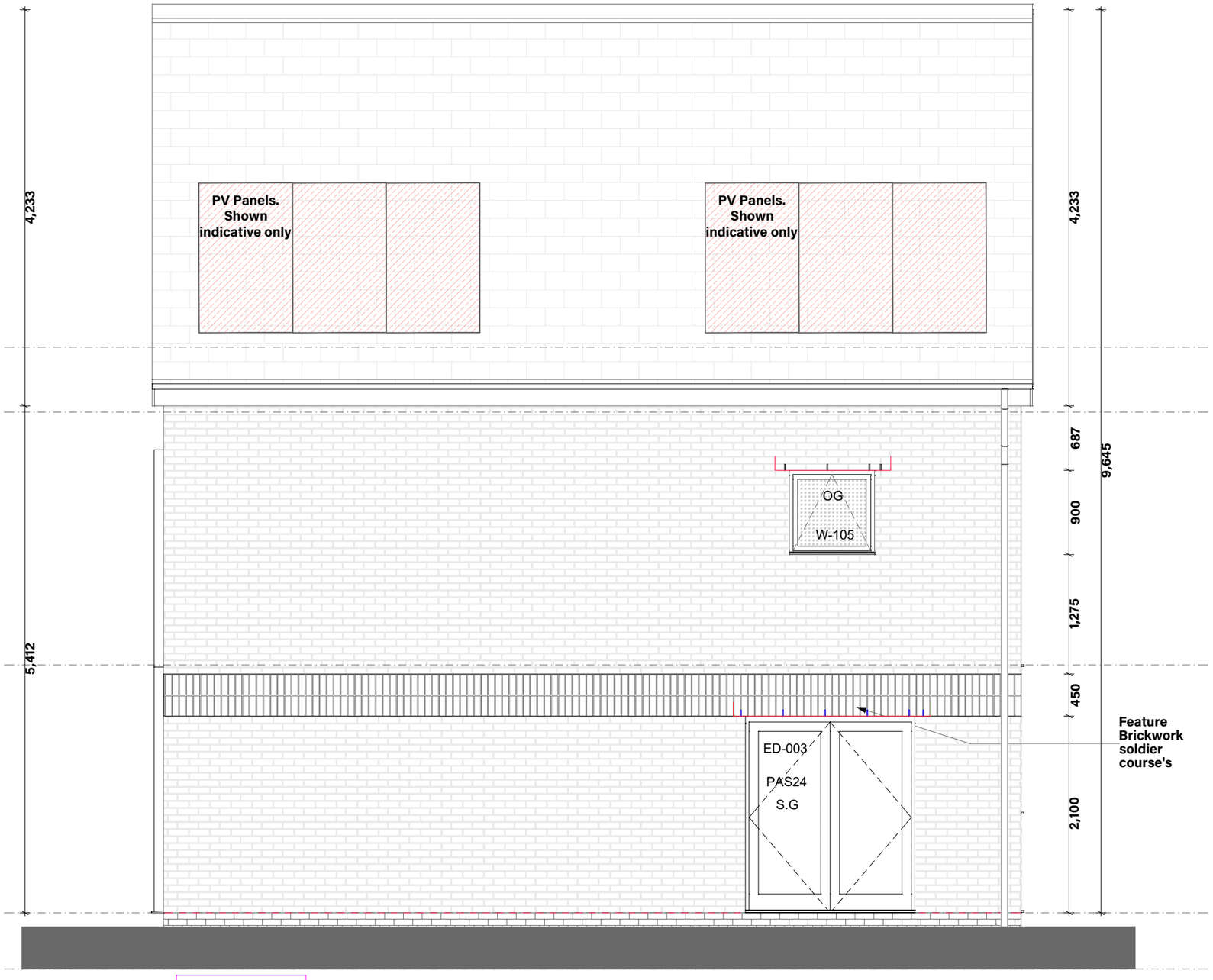
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Movement joints not show. Awaiting confirmation / feedback from the S.E.

1:50 0 0.5m 2m 4m

Elevation Notes

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Cavity Tray / DPC:

Bed Joint Reinforcement:

Movement Joints: MJ

Letterbox Fire Cavity Barrier:

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Boiler Flue's

Maintain manufacturers recomended clearances from edge of boiler flue. OR min

- **300mm directly below, above or alongside an opening window, air vent or other ventilation opening**
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To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	**HANDING**
91	**AS**
-	**OPP**

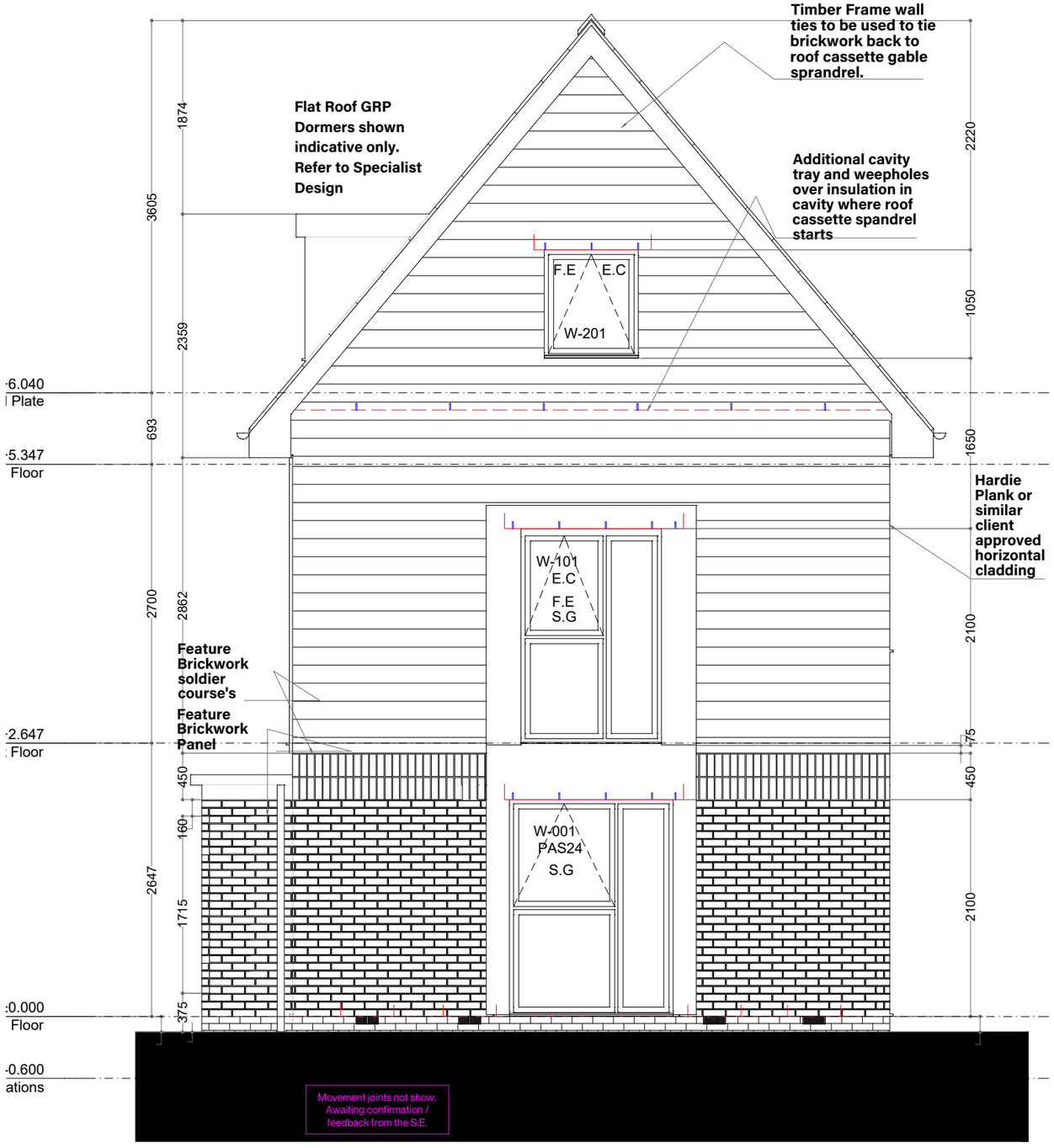
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○ Comment ○ Planning ○ Construction

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Rear Elevation		
Job No:	KMA07	Drawing No:	3212
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'

Oldbury V5 4 Bed M4(2) (Type 314)

Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01

PLOT NOS.	HANDING
91	AS
-	OPP

1:50 0 0.5m 2m 4m

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○ Comment ○ Planning ○ Construction

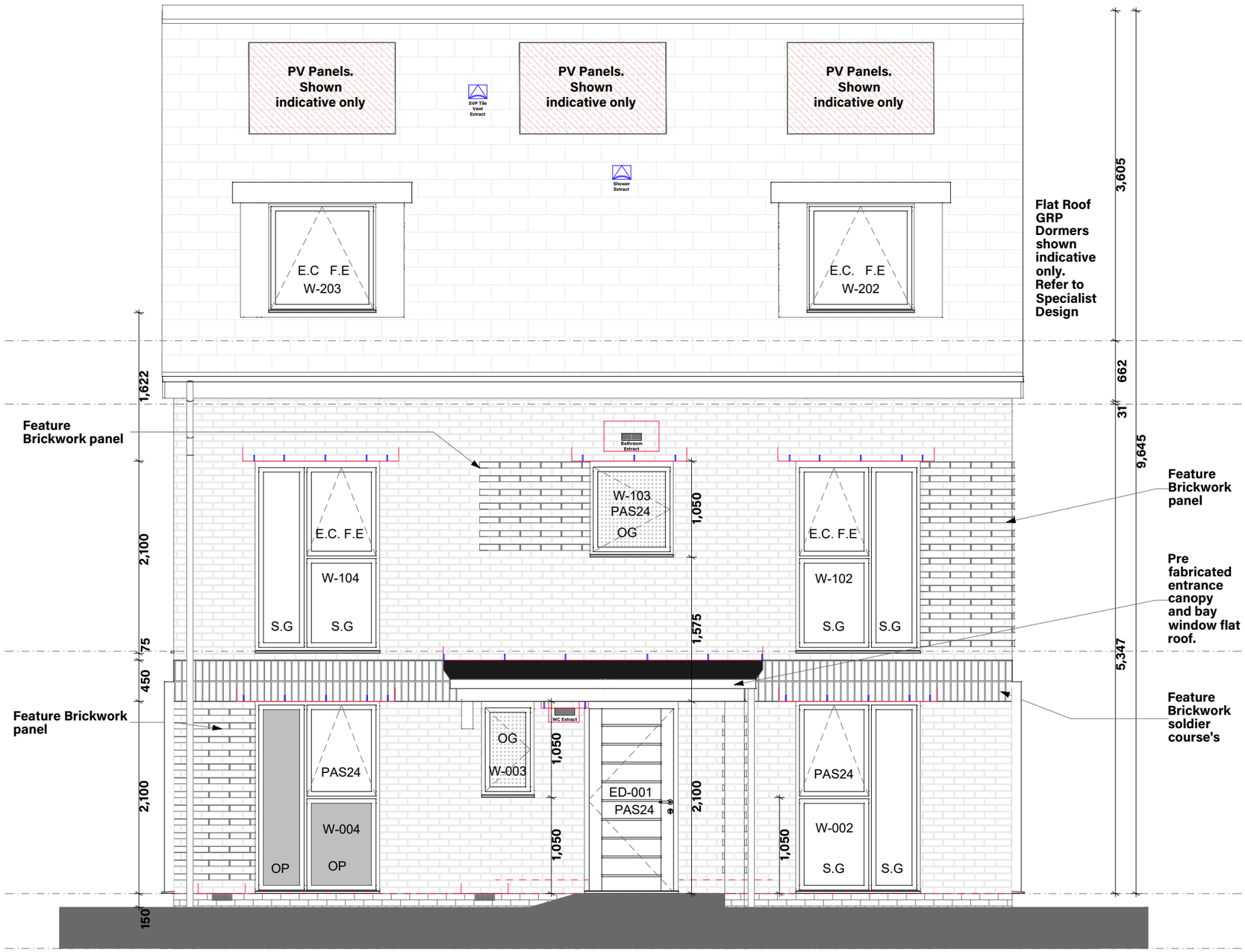
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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	RH Side Elevation		
Job No:	KMA07	Drawing No:	3213
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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1:50 0 0.5m 2m 4m

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Bed Joint Reinforcement:

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To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	**AS**
103	**OPP**

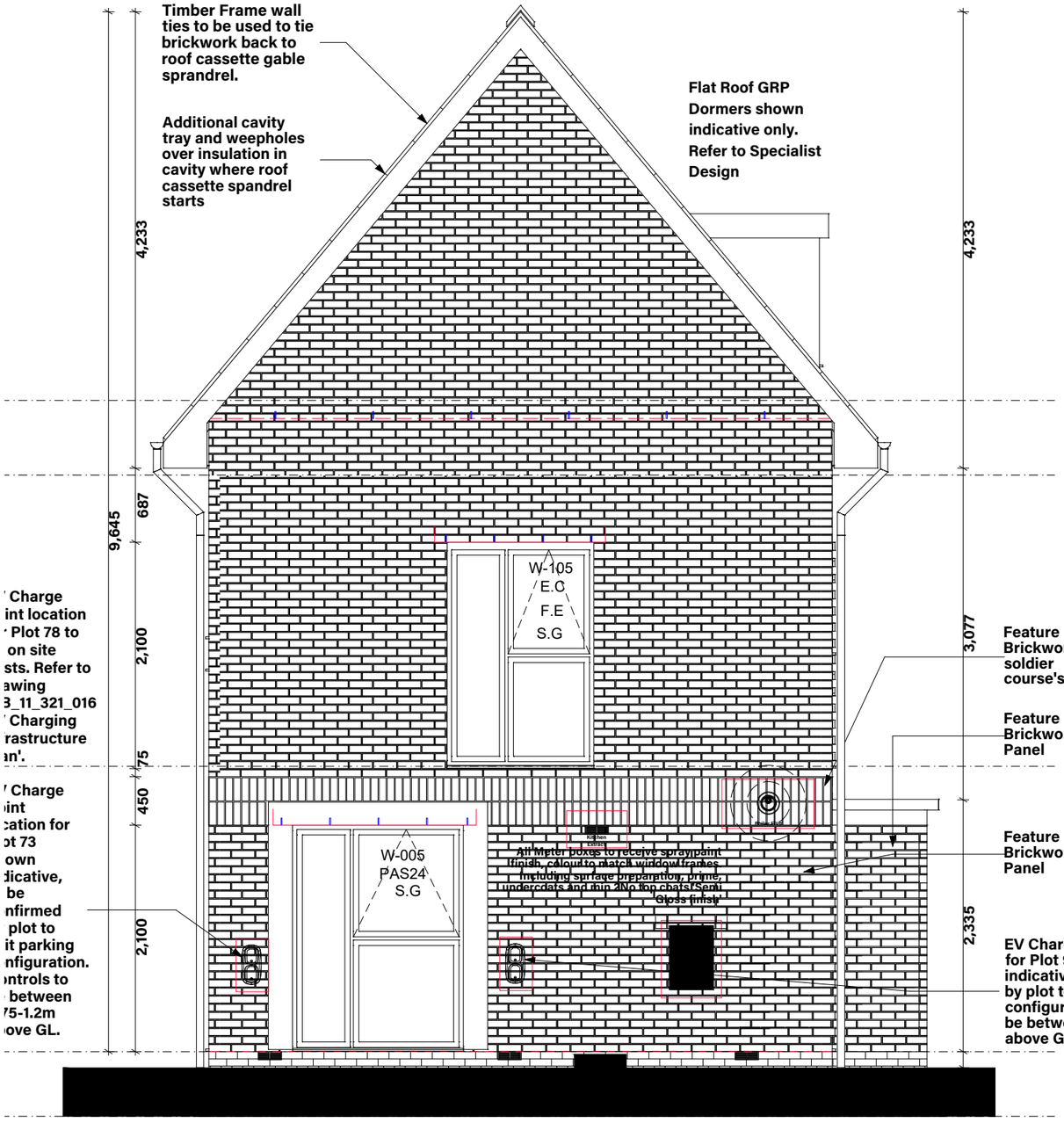
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○ Comment ○ Planning ○ Construction

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Front Elevation		
Job No:	KMA07	Drawing No:	3210
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	HANDING
96, 104	AS
103	OPP

1:50 0 0.5m 2m 4m

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○ Comment ○ Planning ○ Construction

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	LH Side Elevation		
Job No:	KMA07	Drawing No:	3211
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

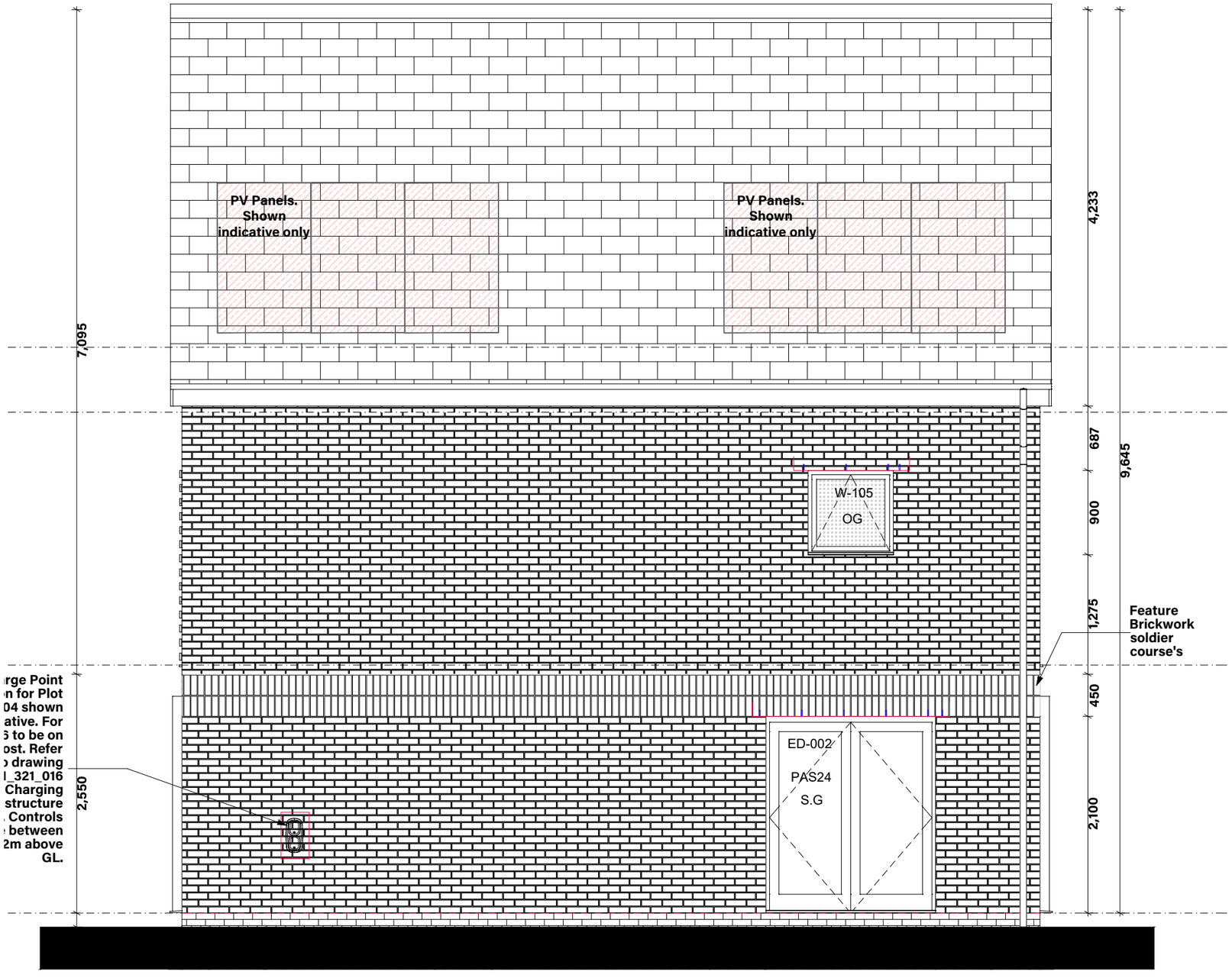
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To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	AS
103	OPP

1:50

0 0.5m 2m 4m

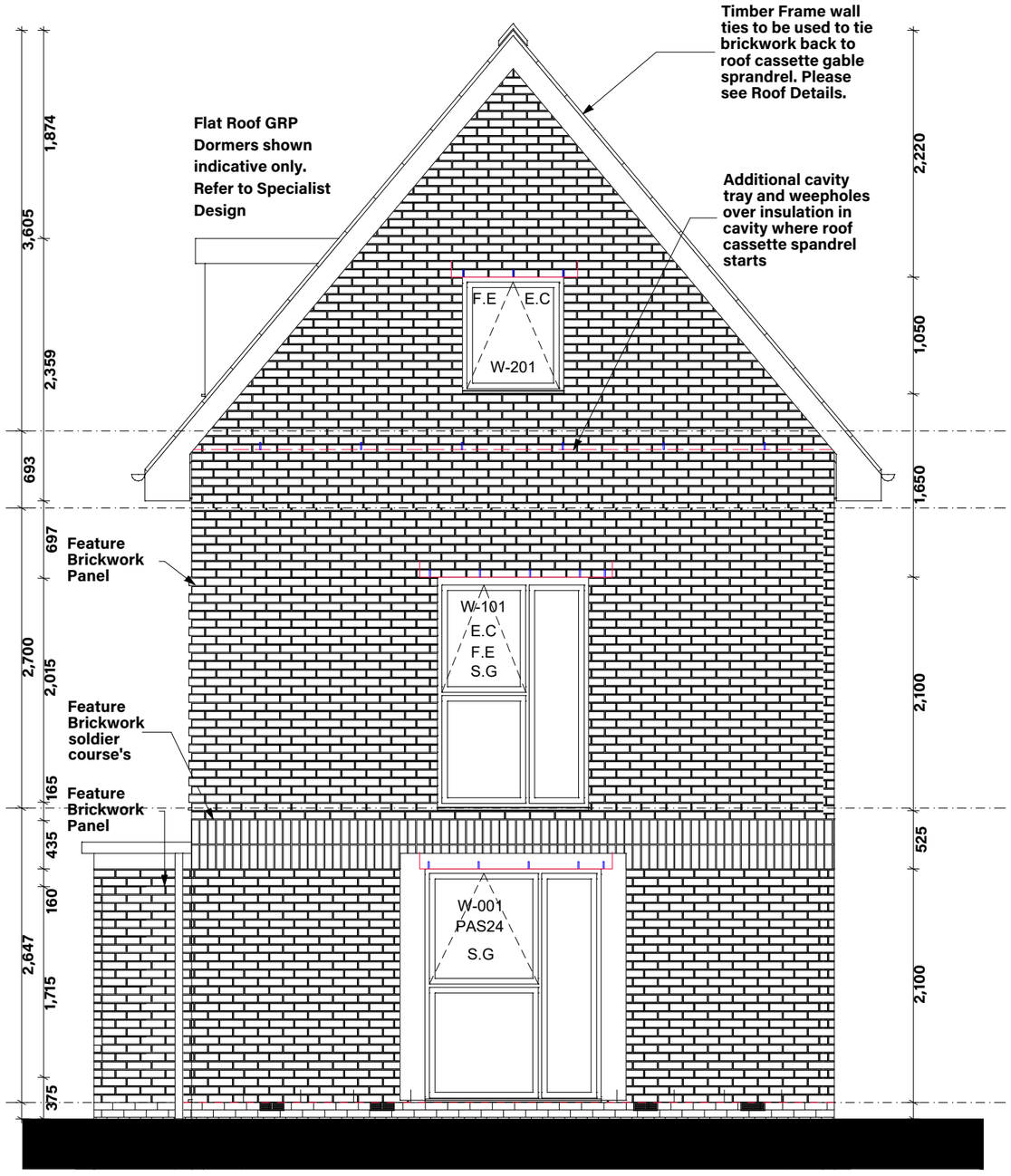
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○ Preliminary ○ Design ● Information
○ Comment ○ Planning ○ Construction

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E: admin@ophirarchitecture.com

Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	Rear Elevation		
Job No:	KMA07	Drawing No:	3212
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Part O This housetype requires a dynamic assessment (TM59) as the amount glazing area vs total dwelling floor area and / or the total amount of glazing area vs individual room area for one or more room exceeds the maximum allowable under the simplified method for a moderate risk site with cross ventilation.

Other site conditions may also apply.

Low Level Window Cills

For windows with cill levels below 800mm, the Complete window design and installation including frame, glazing and fixings are to provide containment in accordance with Part K. Calculations to be produced by the supplier/ manufacturer and submitted to NHBC for review and approval prior to manufacturer. Windows to also be fitted with limit stays of 90mm max, and internal guardrailing installed at 1100mm above ffl to top edge of rail.

Elevation Notes

Trickle Vents are indicative only, refer to Window Schedule for size required.

RWP positions are indicative only, refer to Site Engineering plan for location.

PV panel zone's are shown indicative only and on illustrated on multiple roof faces to indicate a possible location's for the purposes of planning.

- **Final orientation / roof facing (note: this may be on one, or multiple roof faces) of PV panels to be confirmed following plot specific SAP assessment.**
- **Final layout and number of panels to be as per PV installers design ensuring that minimum kWp is achieved. All to accord with SAP assessors requirements**

Elevation Legend:

***/SG : Safety Glazing**
OG: Obscure Glazing
EC: Easy Clean Hinge
FE: Fire Egress Window
PAS24: Part Q complaint

Cavity Tray / DPC:

Bed Joint Reinforcement:

Movement Joints: MJ

Letterbox Fire Cavity Barrier:

All cavity tray DPC's are to be fitted with stopends and Weep holes over at max 600ctrs. Ensure minimum 2 weepholes to each tray, tyo be spaced at even centres where practicable.

Unless noted otherwise, all SVP's are indicative and should terminate with a tile vent located on the rear elevation. SVP's are only required at the head of a drain serving 5-10 dwellings, or head + midpoint of any drain serving 11-20 dwellings.

In all other instances an AAV should be fitted - within loft or accessible sub-stack.

See site specific drainage / external works plan for further details.

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	**HANDING**
96, 104	**AS**
103	**OPP**

1:50 0 0.5m 2m 4m

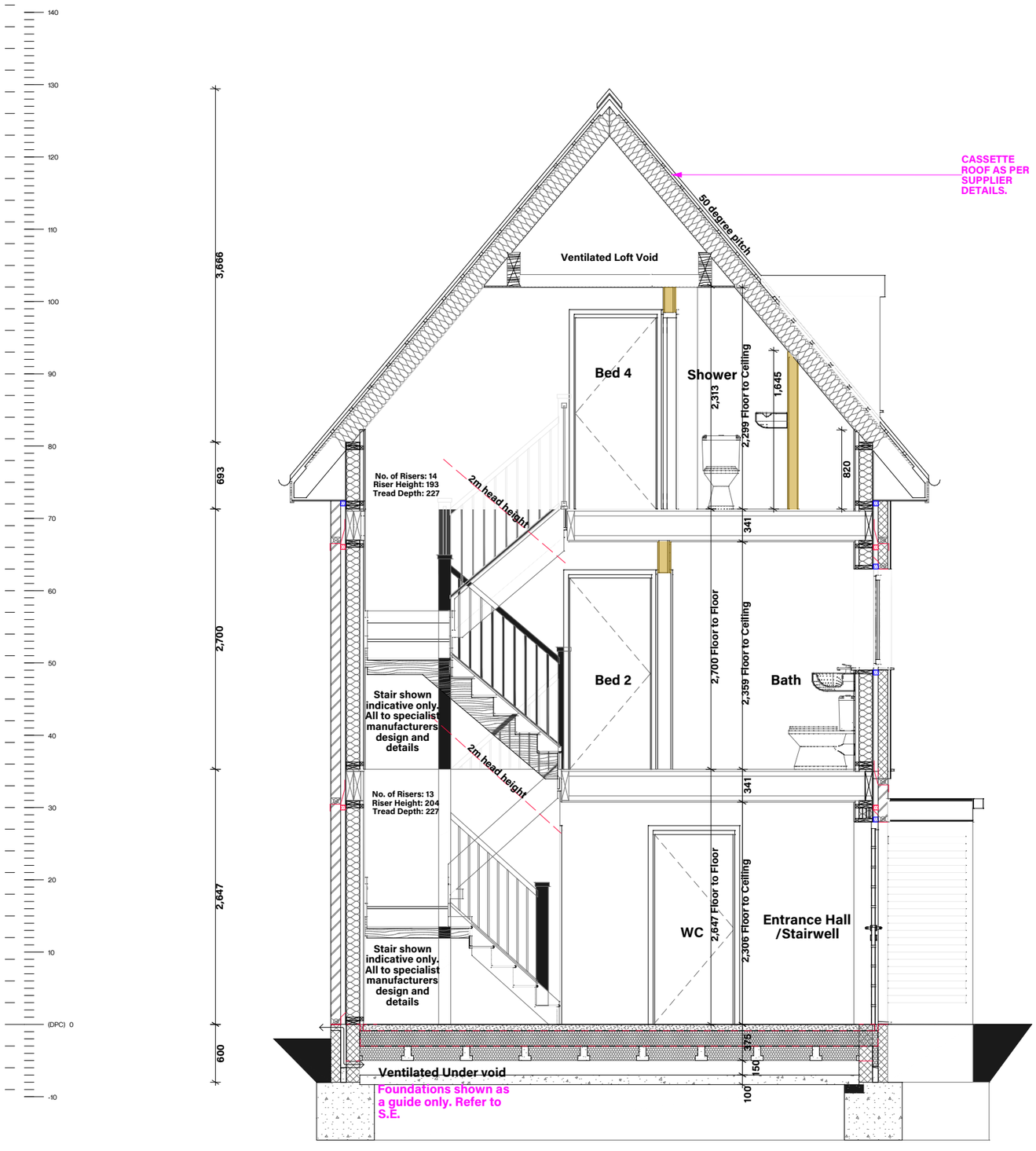
Keepmoat® Homes

○ Preliminary ○ Design ● Information
○ Comment ○ Planning ○ Construction

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	RH Side Elevation		
Job No:	KMA07	Drawing No:	3213
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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Structural Information shown indicatively in magenta. All structural information to be read in conjunction with Structural Engineer's Information.

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Dwelling Stair Notes

All shown as a guide to the design intent only, and to be of Traditional timber framed construction to specialist manufacturers detailed design & in accordance with Approved documents Part K, M & B. All dimensions to be checked on site prior to the maufacture of any elements.

Stair to typically be 855mm wide and comprise of 22mm treads and 12mm risers and 44mm stringers, with 125 x 125mm timber newels as necessary.

In accordance with Approved document Park K. Table1.1 this stair is designated as a 'private stair' and as such is required to have risers of between 150 - 220mm and treads of between 220 & 300mm (max 42 degree pitch)

To have ground to first floor level rise of 2647mm, comprising 13No equal risers of 204mm approx and Equal goings of 227mm.

First to Second floor level rise of 2700mm, comprising 13No equal risers of 203mm approx and Equal goings of 223mm.

Install a 50mm diameter timber handrail to the open / one side of the stair, fixed 900mm above the pitch line and 1100mm above Floor levels.

Wall mounted handrails to be supported off main structural walls. Fixing brackets to be rebated into the underside of timber handrails to provide a smooth and snag free finish.

All guardings to withstand the minimum load requirement of BS- EN 1991-1-1.

Refe to devlopers finishes shedule.

Internal Wall Type Legend:

- Standard Stud Wall
- Acoustic Stud Wall
- Structural Stud Wall

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	HANDING
91	AS
-	OPP

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	HANDING
96, 104	AS
103	OPP

1:50

0 0.5m 2m 4m

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Client:	KEEPMOAT South Midlands		
Project:	Fossetts Farm, Southend-on-Sea		
Title:	GA Section		
Job No:	KMA07	Drawing No:	4200
Scale:	1:50	Sheet Size:@	A3
Date:	Jan 2026	Rev:	-
Drawn:	CHS	Checked:	AJH

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External Door Schedule - Type 314/315					
Door Number	Type	Frame Timber S/0 Width and Height Size	Masonry Reveal Dimensions	Ventilation mm2	No of Wall Ties
ED-001	No Sidelights	1,073×2,100	1,023x2,100	4000	-
ED-002	French Door	1,860×2,100	1,810x2,100	2x4000	-

Acoustic Door Rating Schedule - Type 314/315		
Ref	Acoustic rating. Plots 91, 96, 103, 104	Acoustic Ventilator rating. Plots 91, 96, 103, 104
ED-001	-	-
ED-002	27dB Rw + Ctr	31dB Dnew + Ctr

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	HANDING
91	AS
-	OPP

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 315)	
Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	HANDING
96, 104	AS
103	OPP

Internal Door Schedule - Type 314/315						
Door Number	Type	S/0 Width and Height	Leaf Dimensions	Door Thickness	Fire Rating	Wall Lining
D-001	Internal Single Door	904×2,040	838×1,984	44	FD30	114
D-002	Internal Single Door	904×2,040	838×1,984	44	N/A	137
D-003	Internal Single Door	904×2,040	838×1,984	44	FD30	128
D-004	Internal Single Door	676×2,040	610×1,984	44	FD30	114
D-101	Internal Single Door	904×2,040	838×1,984	44	FD30	114
D-102	Internal Single Door	904×2,040	838×1,984	35	N/A	137
D-103	Internal Single Door	904×2,040	838×1,984	44	FD30	114
D-104	Internal Single Door	828×2,040	762×1,984	35	N/A	137
D-201	Internal Single Door	676×1,250	610×1,203	35	N/A	114
D-202	Internal Single Door	676×1,250	610×1,203	35	N/A	114
D-203	Internal Single Door	904×2,040	838×1,984	44	FD30	114
D-204	Internal Single Door	904×2,040	838×1,984	35	N/A	137
D-205	Internal Single Door	904×2,040	838×1,984	44	FD30	114
D-206	Internal Single Door	676×1,250	610×1,203	35	N/A	114

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Client: KEEPMOAT South Midlands
Project: Fossetts Farm, Southend-on-Sea
Title: Door Schedule
Job No: KMA07 Drawing No: 9000
Scale: 1:50 Sheet Size:@ A3
Date: Jan 2026 Rev: -
Drawn: CHS Checked: AJH

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Window Schedule - Type 314/315													
Ref	Timber Frame S/O Width x Height Size	Masonry Reveal Dimensions	Fire Egress Window	Easy Clean Hinges	Obscure Glazing	PAS24	Cill - Standard (i.e, brick)	Cill - Short (i.e, feature cill)	Cill - Large (i.e, render/cladding)	Window Board - Length	Window Board - Depth	Window Board - Nr of Straps	Trickle Vent Size (mm2)
W-001	1,635×2,100	1,585x2,100	No	No	No	Yes	Yes	No	No	1685	223	-	4,000mm2
W-002	1,410×2,100	1,360x2,100	No	No	No	Yes	Yes	No	No	1,460	223	-	4,000mm2
W-003	623×1,050	573x1,050	No	No	Yes	Yes	Yes	No	No	673	223	-	4,000mm2
W-004	1,410×2,100	1,360x2,100	No	No	No	Yes	Yes	No	No	1,460	223	-	4,000mm2
W-005	1,635×2,100	1,585x2,100	No	No	No	Yes	Yes	No	No	1685	223	-	4,000mm2
W-101	1,410×2,100	1,360x2,100	Yes	Yes	No	Yes	Yes	No	No	1,460	223	-	4,000mm2
W-102	1,410×2,100	1,360x2,100	Yes	Yes	No	No	Yes	No	No	1,460	223	-	4,000mm2
W-103	960×1,050	910x1,050	No	Yes	Yes	No	Yes	No	No	1,010	223	-	4,000mm2
W-104	1,410×2,100	1,360x2,100	Yes	Yes	No	No	Yes	No	No	1,460	223	-	2No. 4,000mm2
W-105	1,410×2,100	1,360x2,100	Yes	Yes	No	No	Yes	No	No	1,460	223	-	2No. 4,000mm2
W-106	960×900	910x900	No	No	No	Yes	Yes	No	No	960	223	-	4,000mm2
W-201	960×1,050	910x1,050	Yes	Yes	No	No	Yes	No	No	1,010	223	-	4,000mm2
W-202	1,200×1,200	NA	Yes	Yes	No	No	TBC	TBC	TBC	1,250	TBC	-	4,000mm2
W-203	1,200×1,200	NA	Yes	Yes	No	No	TBC	TBC	TBC	1,250	TBC	-	2No. 4,000mm2

Lintel Schedule - Type 314/315				
Ref	Lintel Type	Opening	Lintel Length	End Bearing
ED01	TBC. By Specialist Lintel Manufacturer	1,022.5	TBC. By Specialist	TBC. By Specialist
ED02	TBC. By Specialist Lintel Manufacturer	1,810	TBC. By Specialist	TBC. By Specialist
W001	TBC. By Specialist Lintel Manufacturer	1585	TBC. By Specialist	TBC. By Specialist
W002	TBC. By Specialist Lintel Manufacturer	1,360	TBC. By Specialist	TBC. By Specialist
W003	TBC. By Specialist Lintel Manufacturer	573	TBC. By Specialist	TBC. By Specialist
W004	TBC. By Specialist Lintel Manufacturer	1,360	TBC. By Specialist	TBC. By Specialist
W005	TBC. By Specialist Lintel Manufacturer	1585	TBC. By Specialist	TBC. By Specialist
W101	TBC. By Specialist Lintel Manufacturer	1,360	TBC. By Specialist	TBC. By Specialist
W102	TBC. By Specialist Lintel Manufacturer	1,360	TBC. By Specialist	TBC. By Specialist
W103	TBC. By Specialist Lintel Manufacturer	910	TBC. By Specialist	TBC. By Specialist
W104	TBC. By Specialist Lintel Manufacturer	1,360	TBC. By Specialist	TBC. By Specialist
W105	TBC. By Specialist Lintel Manufacturer	1,360	TBC. By Specialist	TBC. By Specialist
W106	TBC. By Specialist Lintel Manufacturer	910	TBC. By Specialist	TBC. By Specialist
W201	TBC. By Specialist Lintel Manufacturer	910	TBC. By Specialist	TBC. By Specialist
W202	Integral to Pre Fab Dormer Roof	-	-	-
W203	Integral to Pre Fab Dormer Roof	-	-	-

Acoustic Window Rating Schedule - Type 314/315		
Ref	Acoustic rating. Plots 96, 103, 104	Acoustic Ventilator rating. Plots 96, 103, 104
W001	27dB Rw + Ctr	31dB Dnew + Ctr
W002	27dB Rw + Ctr	31dB Dnew + Ctr
W003	-	-
W004	27dB Rw + Ctr	31dB Dnew + Ctr
W005	27dB Rw + Ctr	31dB Dnew + Ctr
W101	27dB Rw + Ctr	31dB Dnew + Ctr
W102	27dB Rw + Ctr	31dB Dnew + Ctr
W103	-	-
W104	27dB Rw + Ctr	31dB Dnew + Ctr
W105	27dB Rw + Ctr	31dB Dnew + Ctr
W106	-	-
W201	27dB Rw + Ctr	31dB Dnew + Ctr
W202	27dB Rw + Ctr	31dB Dnew + Ctr
W203	27dB Rw + Ctr	31dB Dnew + Ctr

To be read in conjunction with Ophir, 'Site wide House Type and External Material Finishes Plan'	
Oldbury V5 4 Bed M4(2) (Type 314)	
Planning Drawing Ref: CB_11_321_600_CA_OLD V5_01	
PLOT NOS.	HANDING
91	AS
-	OPP

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Planning Drawing Ref: CB_11_321_600_WF_OLD V5_01	
PLOT NOS.	HANDING
96, 104	AS
103	OPP

All windows to first and second floor habitable rooms to be escape windows with a minimuum unostructed openable area that is at least 0.33m^2, and at least 450mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.

All first and second floor windows to have easy clean hinges and to be fitted with window opening restrictors. Escape windows to be fitted with an approved window opening restrictor to the satisfaction of Building Control.

Where M4(2) applies, window handles in principal living area to be no higher than 1200mm from FFL, 1400mm to all other windows.

Refer to standard details (xxxxxxxxxxxxxxxxx) for guidance on cill types

Low Level Window Cills

For windows with cill levels below 800mm, the Complete window design and installation including frame, glazing and fixings are to provide containment in accordance with Part K. Calculations to be produced by the supplier/ manufacturer and submitted to NHBC for review and approval prior to manufacturer. Windows to also be fitted with limit stays of 90mm max, and internal guardrailing installed at 1100mm above ffl to top edge of rail.

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○ Preliminary ○ Design ● Information
○ Comment ○ Planning ○ Construction

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Client: KEEPMOAT South Midlands
Project: Fossetts Farm, Southend-on-Sea
Title: Window Schedule
Job No: KMA07 Drawing No: 9001
Scale: 1:50 Sheet Size:@ A3
Date: Jan 2026 Rev: -
Drawn: CHS Checked: AJH

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