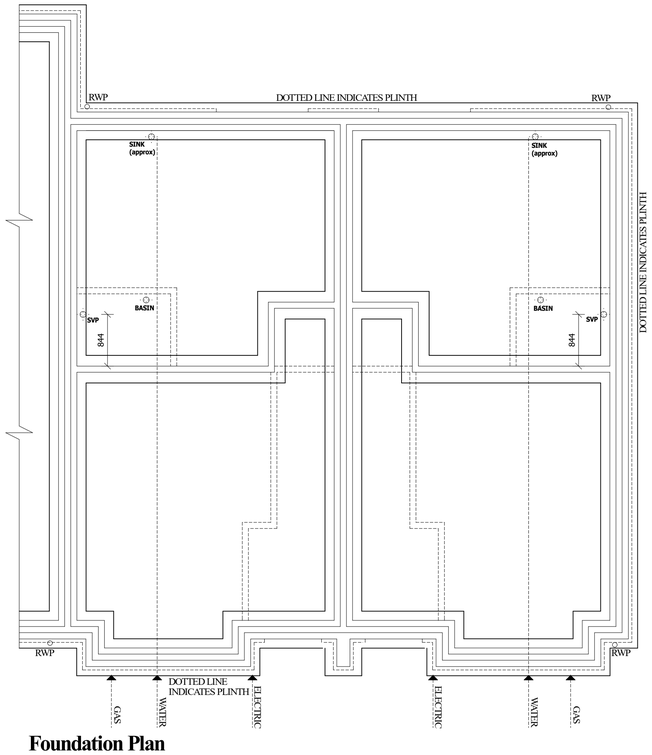
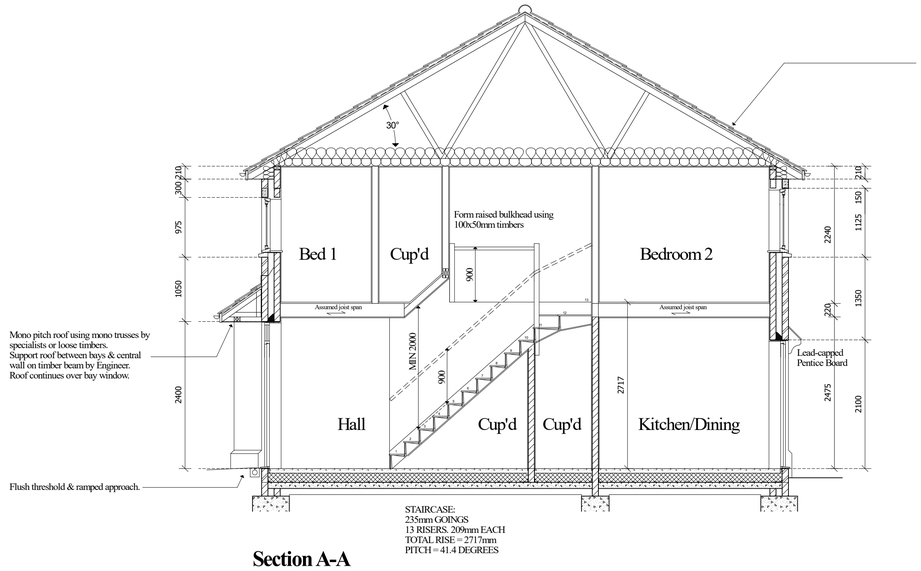
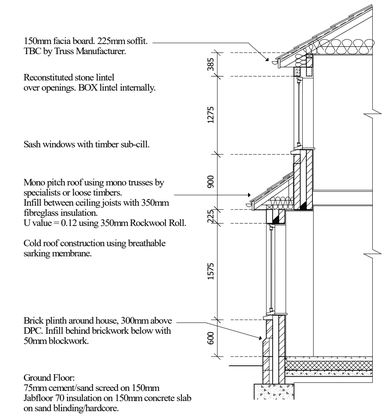


Foundation Plan



Section A-A

STAIRCASE:
235mm GOINGS
13 RISERS. 209mm EACH
TOTAL RISE = 2717mm
PITCH = 41.4 DEGREES



Section B-B

PLOTS 11 & 12

WINDOW SCHEDULE

NO	OPENING SIZE	COMMENTS	KEYSTONE LINTEL
W1	1810 x 1500		BOX + STONE LINTEL
W2	910 x 1050		BOX + STONE LINTEL
W3	910 x 1200		BOX + STONE LINTEL
W4	630 x 900		BOX + STONE LINTEL
W5	630 x 900		BOX + STONE LINTEL
W6	910 x 1050		BOX + STONE LINTEL

WINDOW DEPTHS ABOVE DO NOT ALLOW FOR THE SUB-CILL.

CERTAIN WINDOWS MUST BE FULLY OPENABLE TO GIVE REQUIRED ROOM VENTILATION.

24mm LOW E GLAZING THROUGHOUT

LINTELS TBC BY KEYSTONE/ENGINEER

EXTERNAL DOOR SCHEDULE

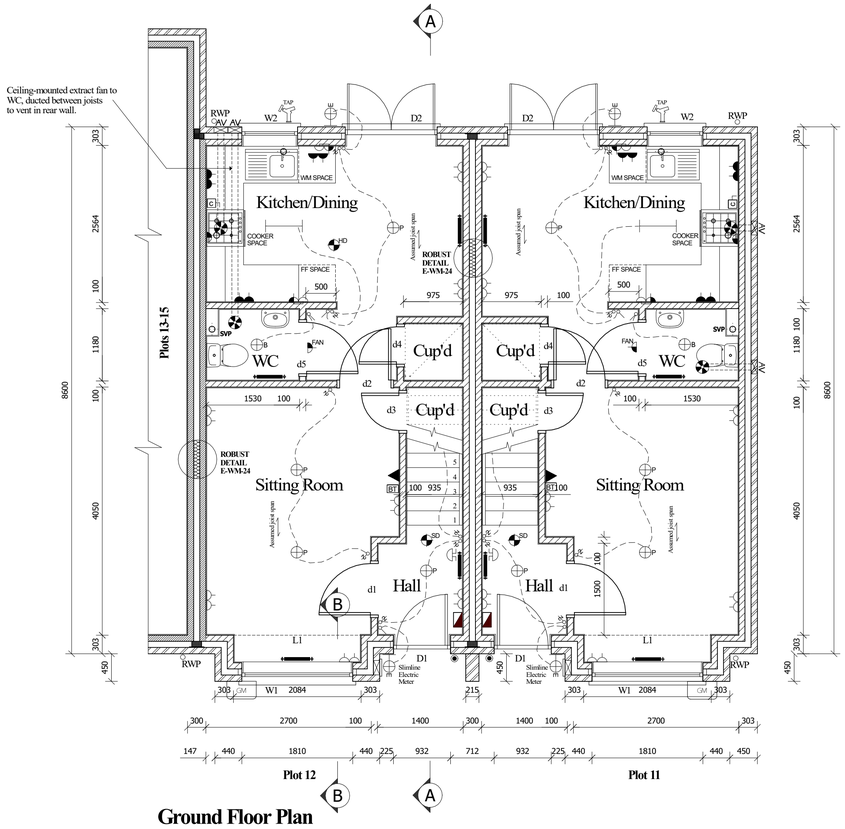
NO	OPENING SIZE	COMMENTS	KEYSTONE LINTEL
D1	932 x 2400	Fanlight over Flush Threshold	HT/S 100 1350
D2	1500 x 2100	Pair	HT/S150 1800

INTERNAL DOOR SCHEDULE

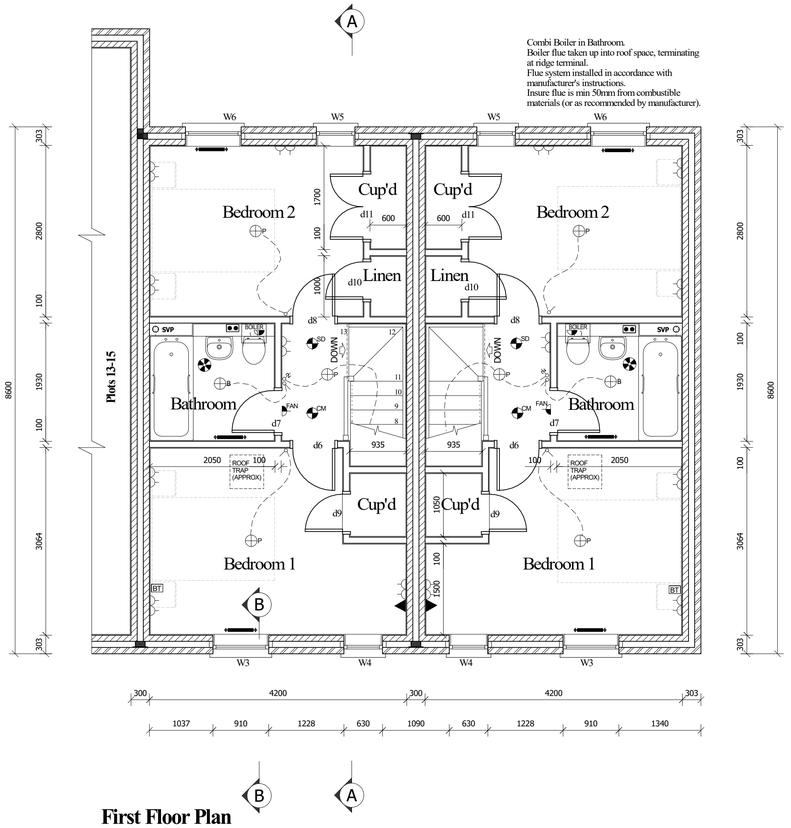
NO	SIZE	COMMENTS	KEYSTONE LINTEL
d1	838 x 1981	FD20 Fire Door	BOX/K 1350
d2	838 x 1981		BOX/K 1350
d3	610 x 1981		BOX/K 1050
d4	610 x 1981		BOX/K 1050
d5	838 x 1981		-
d6	686 x 1981	FD20 Fire Doors	-
d7	686 x 1981		-
d8	686 x 1981	FD20 Fire Door	-
d9	610 x 1981		-
d10	610 x 1981		-
d11	2no 533 x 1981		-

Additional Lintel

L1	2084 opening	HT/HD 100 2400



Ground Floor Plan



First Floor Plan

MOVEMENT JOINTS TBC BY ENGINEER

Electrical & Heating Key

- DOUBLE SWITCHED SOCKET OUTLET
- TWIN SWITCHED SOCKET OUTLET ABOVE WORKTOP
- COOKER CONTROL + SOCKET OUTLET
- UNSWITCHED FUSED CONNECTION UNIT
- SWITCHED FUSED CONNECTION UNIT
- SHAVER SOCKET
- ETCHED APPLIANCE SWITCH + SPUR
- DOOR BELL PUSH BUTTON
- DOOR BELL RINGER
- CONSUMER UNIT
- TELEVISION/SKY OUTLET
- TELEPHONE/BROADBAND OUTLET
- MECHANICAL EXTRACT FAN
- ONE WAY LIGHT SWITCH
- TWO/THREE/FOUR WAY LIGHT SWITCH
- PENDANT LIGHT FITTING WITH CEILING ROSE
- BATTEN LIGHT FITTING
- EXTERNAL WALL LIGHT FITTING WITH P.I.R.
- FLOURESCENT LIGHT FITTING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- RADIATOR POSITION

NOTE switches & sockets to be positioned between 450mm & 1200mm above floor level.
100% of Light Fittings to be Efficient Light Fittings.
Consumer unit to be positioned between 1350mm & 1450mm above the finished floor level.

WALL/PARTITION KEY

- FACING BRICKWORK
- 100MM CELCON AIRCRETE BLOCKS 600-800kg/m3 DENSITY
- 100MM 7N CELCON AIRCRETE BLOCKS 600-800kg/m3 DENSITY
- 100MM TIMBER STUD PARTITION, INFILLED WITH 80MM SOUND DEADENING QUILT

BRIEF SPECIFICATION

GROUND FLOOR
75mm cement/sand screed on 150mm Jabfloor70 insulation on DPM on either beam/block floor or ground-bearing slab.
U value = 0.16 (P/A = 0.42).

EXTERNAL WALL CONSTRUCTION
Full Fill construction: 303mm cavity wall. 103mm facing brickwork. 100mm cavity, filled with 100mm Xtratherm Cavitytherm insulation, 100mm H+H Celcon Aircrete blocks (or similar), 630 x 250 x 100mm thin joint. 12.5mm plasterboard on dot & dab with skim coat finish, U Value = 0.17.

SEPARATING WALL CONSTRUCTION
Robust Detail E-WM-24
2 skins of 100mm H+H Celcon Aircrete blocks (or similar), 630 x 250 x 100mm thin joint. Cavity infilled with Isover RD Party Wall Roll. 12.5mm plasterboard on dot & dabs with skim coat finish.

INTERNAL PARTITIONS
100mm blockwork with 12.5mm plasterboard on dot & dab with skim coat finish. Or:
Studwork partitions consisting of 100mm x 50mm S.W. studs at 600mm crs with 12.5mm Gyproc Wallboard (or similar) both sides, infill with 80mm sound deadening quilt.

CEILINGS
Ceilings to Ground Floor to be 15mm Gyproc Wallboard (or similar). Note all floor boarding is 22mm. Upper floor ceiling to be 15mm Gyproc Wallboard (or similar).

LOW ENERGY LIGHTING
Provide 100% low energy light fittings throughout dwelling. All external light fittings to be low energy.

HEATING
Gas space heating.

ROOF CONSTRUCTION
ROOF:
Cold roof construction using breathable sarking membrane. Infill between ceiling joists with 350mm fibreglass insulation. U value = 0.12 using 350mm Rockwool Roll.

AREA =
65.7 m/sq
707 ft/sq

REVISION F 26-5-20
Changes to spec for HA.
REVISION E 8-1-19
Fielden design changes.
REVISION D 3-1-20
Width of plots increased.
REVISION C 17-8-17
Internal layout revisions.
REVISION B 18-7-17
Service entry points & meters shown.
REVISION A 12-7-17
Stone lintel arrangements revised.

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FORMER PRIMARY SCHOOL
FAIRFIELD ROAD
SAXMUNDHAM

PLOTS 11 & 12
CONSTRUCTION DRAWING 1
FLOOR PLANS

Date:	Scale	Drawing No.
November 2016	1:50	9918/11.12/CD1E