Key -
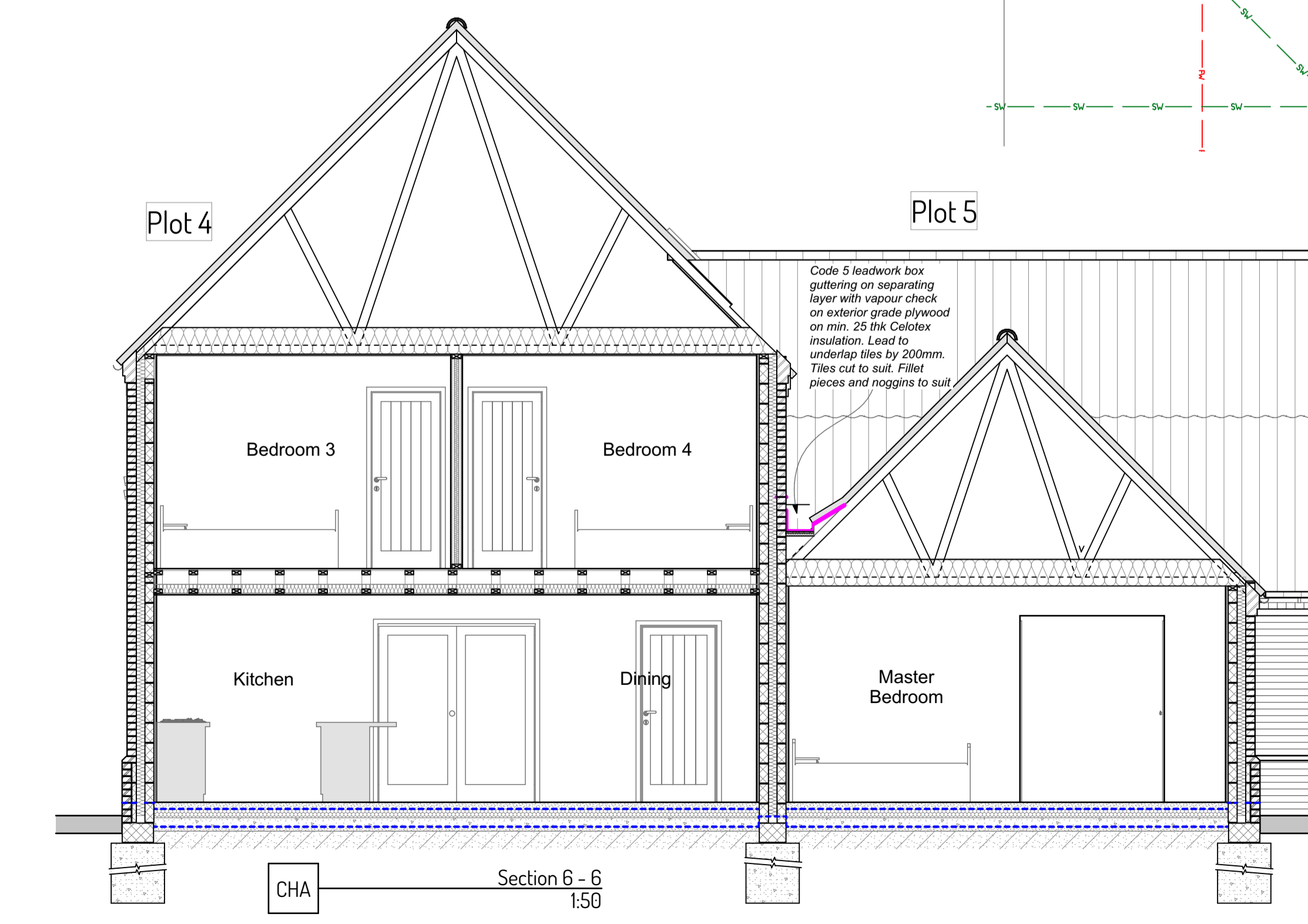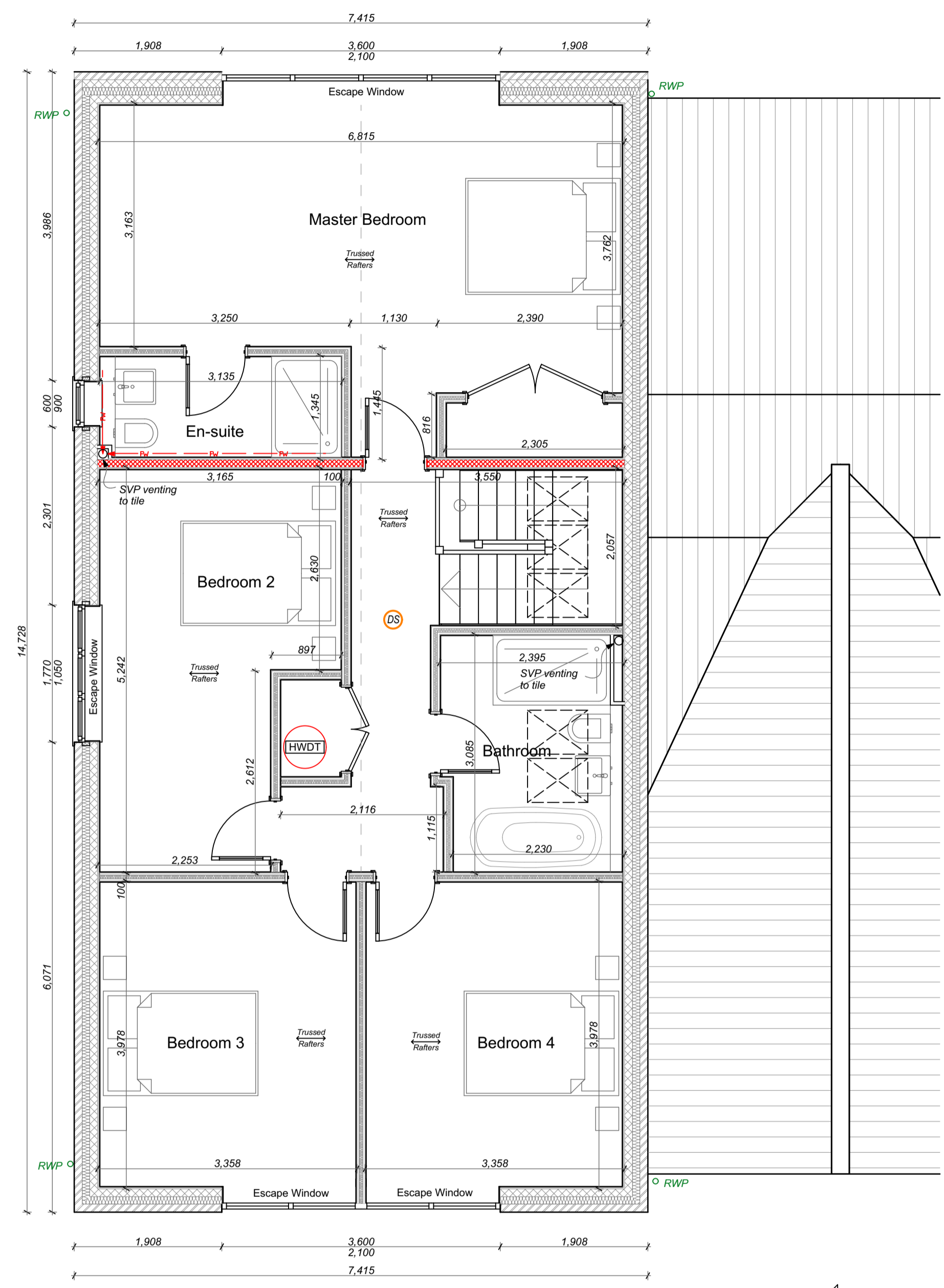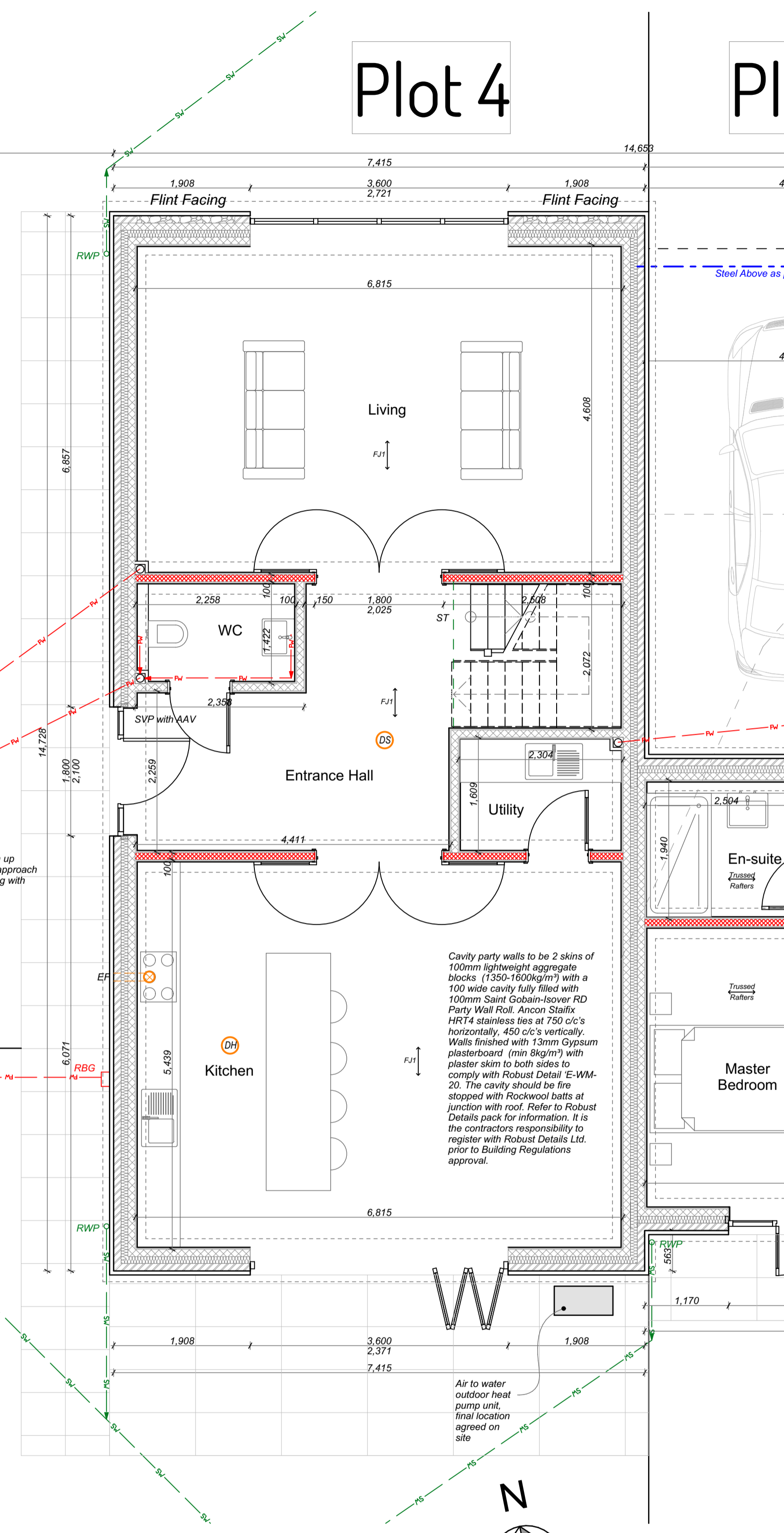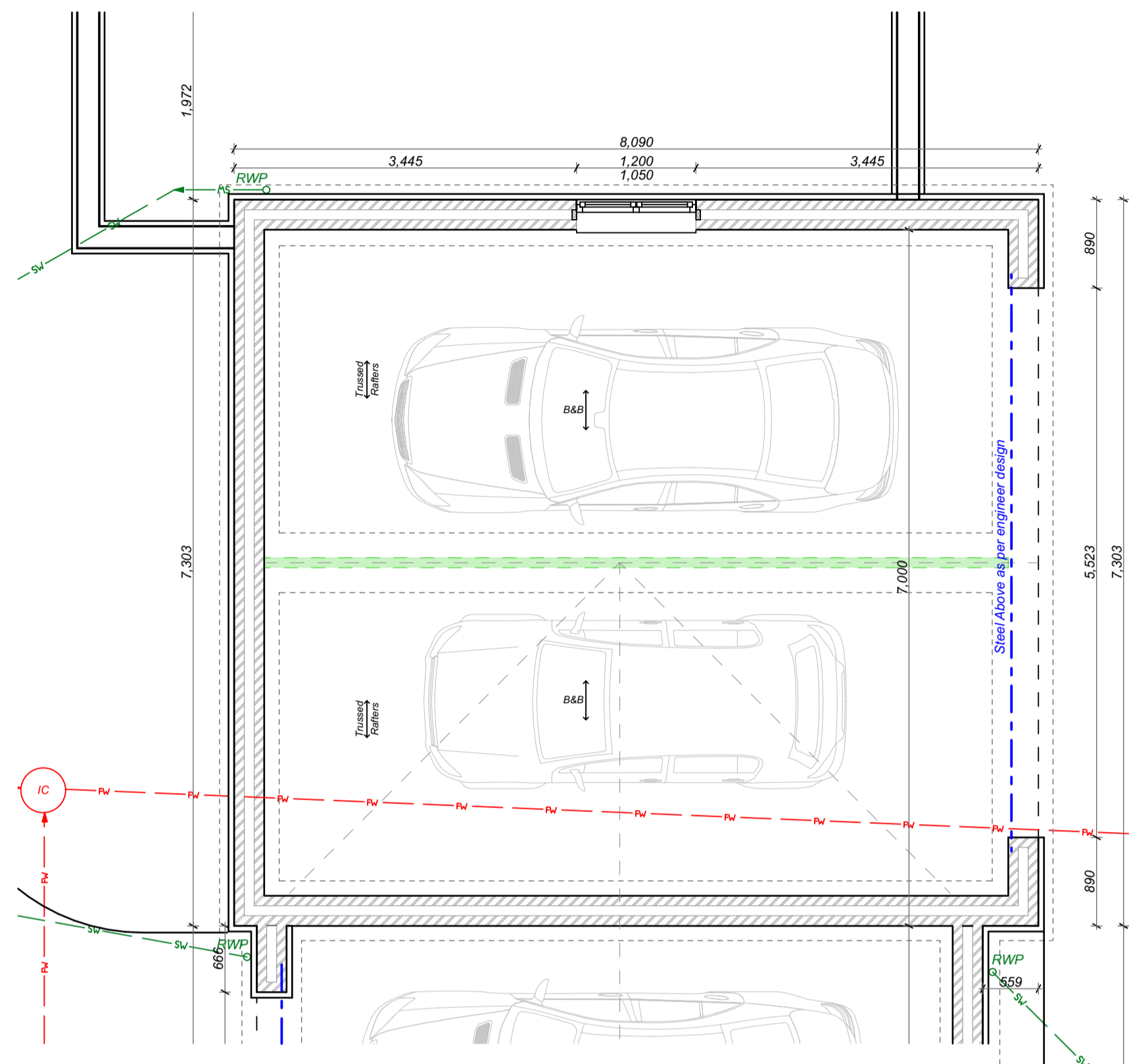
- *Non-loadbearing block wall built off slab with localised reinforcing. Refer to notes.*
- *Loadbearing internal block wall built off foundation*
- *Studwall as per notes*
- *Denotes sleeper wall to support beam and block wall*
- = *Structural steel / timber*
- ST = *Stair trimmer sized by Easi-joist*
- SW → = *Surface water drainage*
- FW → = *Foul water drainage*
- Trussed Rafters → = *Span of roof trusses above designed by supplier*
- FJ↑ = *Span of Easi-joist MS200 metal web joists (254 deep) @ 400 c/c's - To be confirmed and designed by supplier*
- Rafters ↑ = *Span of 175x50 C24 rafters at 400c/c's to roof above*
- B&B↑ = *Span of beam and block ground floor designed by supplier*
- RBG = *Roddable bottle gulley*
- RWP = *Rainwater down pipe*
- MJ = *Movement joint in masonry - refer to engineers detail*
- EF = *Wall extractor fan*
- ⊗ = *Ceiling extract fan*
- DS = *Smoke Detector*
- DH = *Heat Detector*
- EM = *Suggested position for incoming electrical supply with built in meter box*
- CU = *suggested position for electrical consumer unit*
- HWDT = *Hot water distribution tank linked to external air source unit*

Note: Internal dimensions taken to blockwork & do not include plasterboard or insulated plasterboard finishes

External dimensions taken to brick / blockwork and do not include timber boarding or render finishes

Plot 4   Pl

Flint Facing   Flint Facing

Living

WC

Entrance Hall

Utility

Kitchen

En-suite

Master Bedroom

Cavity party walls to be 2 skins of 100mm lightweight aggregate blocks (1350-1600kg/m³) with a 100 wide cavity fully filled with 100mm Saint Gobain-Isover RD Party Wall Roll. Ancon Staifix HRT4 stainless ties at 750 c/c's horizontally, 450 c/c's vertically. Walls finished with 13mm Gypsum plasterboard (min 8kg/m²) with plaster skim to both sides to comply with Robust Detail 'E-WM-20. The cavity should be fire stopped with Rockwool batts at junction with roof. Refer to Robust Details pack for information. It is the contractors responsibility to register with Robust Details Ltd. prior to Building Regulations approval.

Min. 1200 long level approach up 1:12 ramp to 1200 long level approach from drive all in non-slip paving with level sill to entrance doorway.

Air to water outdoor heat pump unit, final location agreed on site

CHA   Ground Floor Plan P4   1:50

N

Master Bedroom

En-suite

Bedroom 2

Bathroom

HWDT

Bedroom 3

Bedroom 4

Escape Window   Escape Window

SVP venting to tile

CHA   First Floor Plan P4   1:50

Plot 4   Plot 5

Bedroom 3   Bedroom 4

Kitchen   Dining   Master Bedroom

Code 5 leadwork box guttering on separating layer with vapour check on exterior grade plywood on min. 25 thk Celotex insulation. Lead to underlap tiles by 200mm. Tiles cut to suit. Fillet pieces and noggins to suit

CHA   Section 6 - 6   1:50

revision	date	description
F	26.10.2023	Revised to Client Comments
E	06.06.2023	Revised to Building Control Comments
D	01.06.2023	Beam and block ground floor added to plot 4 garage
C	13.12.2022	Further details added for BR submission
B	29.11.2022	Dims for quantities added - for info only
A	07.06.2022	Revised to client comments

claxton hall architectural ltd

project:
Proposed Residential Development
Church Farm Barn & East Barn
Kettlestone

drawing:
Plot 4 - Floor Plans
Building Regulations

sheet size: A1
date: April 2022
scales: As Shown
revision: F
ref: 609 - 05