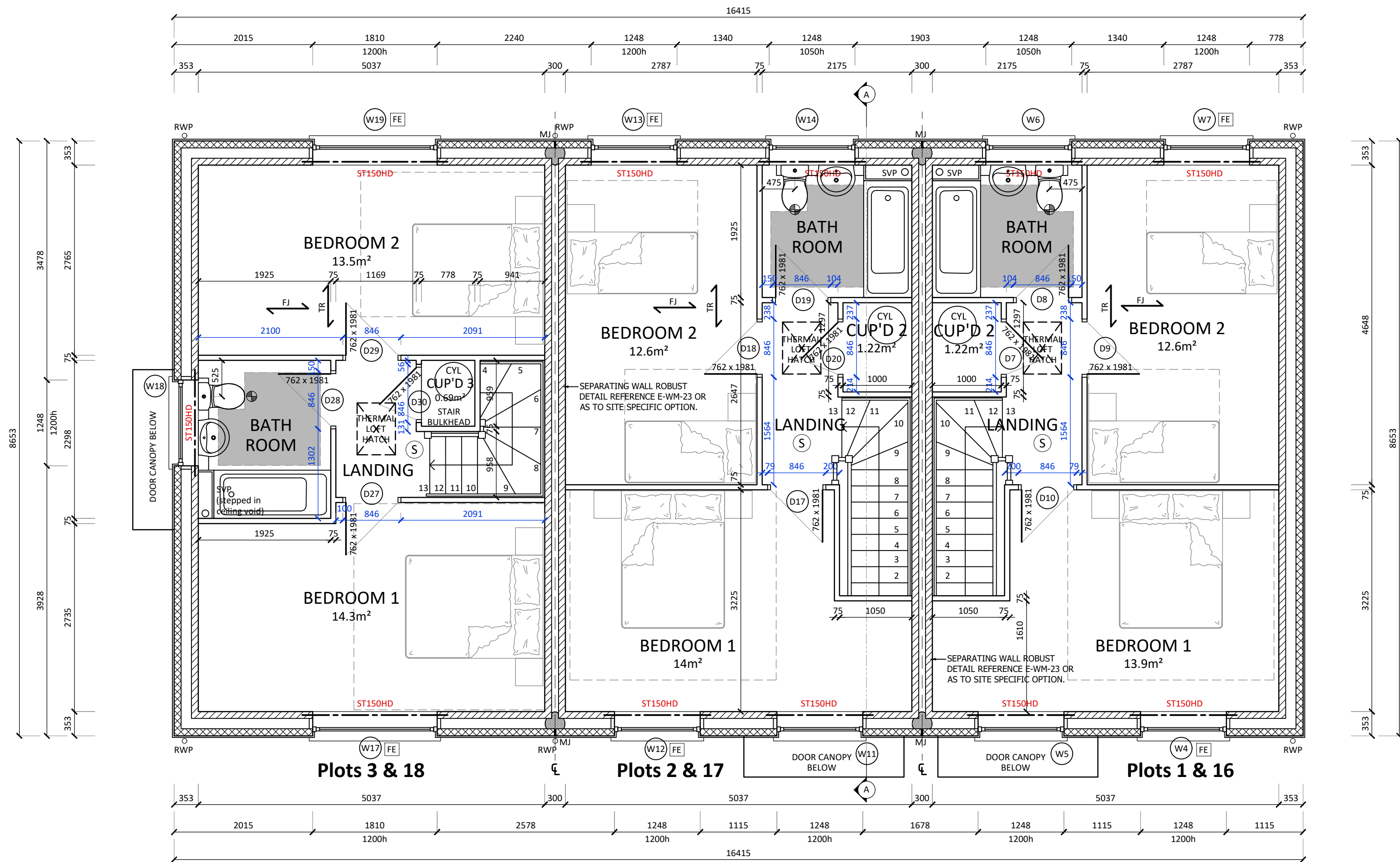
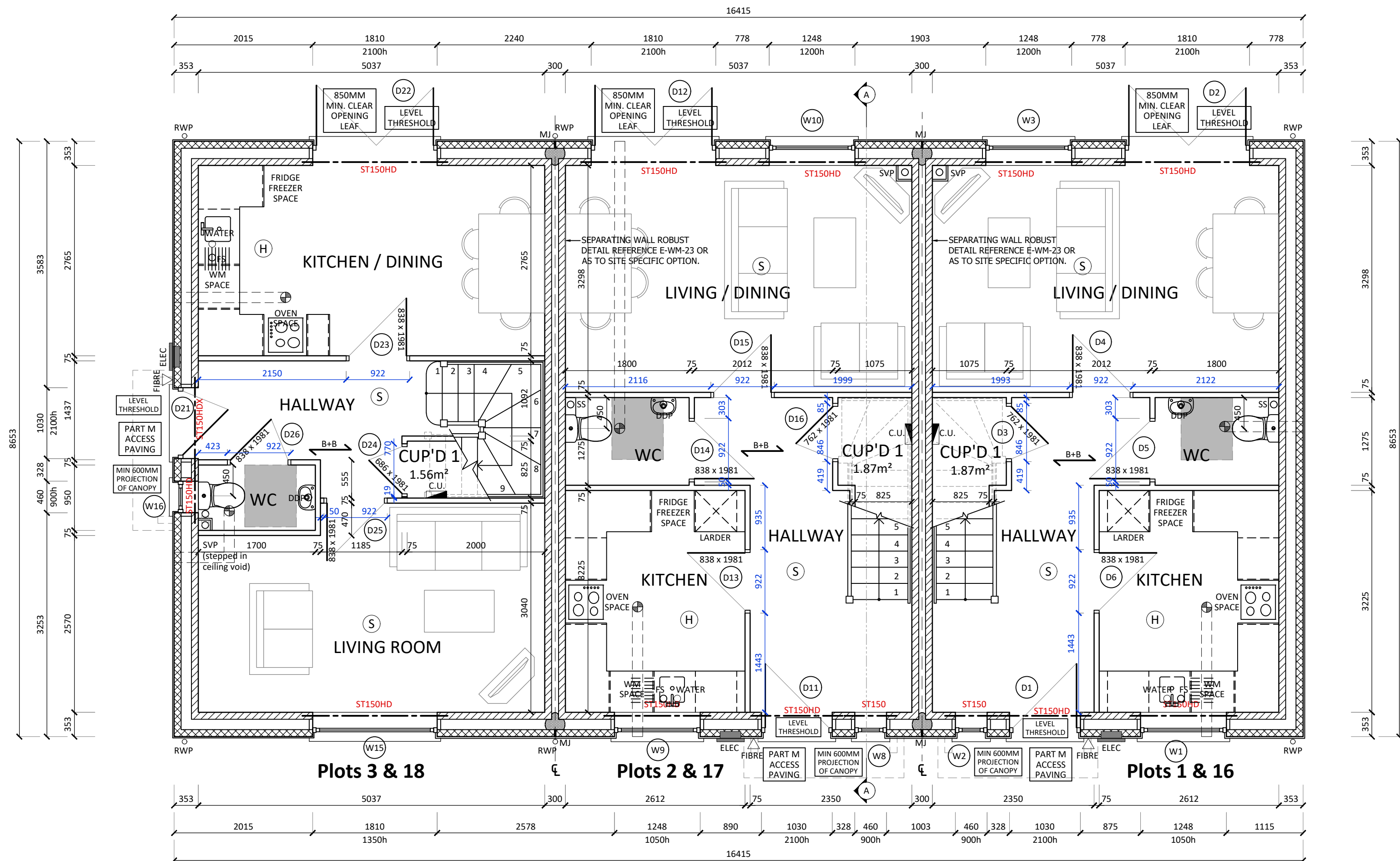




FIRST FLOOR PLAN



GROUND FLOOR PLAN
GIA 80m² (per plot)

EXT. DOOR SCHEDULE

STR. OPENING SIZES SHOWN

REF	SIZE(WxH)/NOTES
1	1030x2100 (PART M ACCESS)
2	1810x2100 (MIN 850mm CLEAR LEAF & SAFETY GLAZING)
11	1030x2100 (PART M ACCESS)
12	1810x2100 (MIN 850mm CLEAR LEAF & SAFETY GLAZING)
21	1030x2100 (PART M ACCESS)
22	1810x2100 (MIN 850mm CLEAR LEAF & SAFETY GLAZING)

REFER TO ELEVATIONS FOR DOOR STYLES.

INT. DOOR SCHEDULE

DOOR LEAF SIZES SHOWN

REF	SIZE(WxH)/NOTES
3	762x1981
4	838x1981
5	838x1981
6	838x1981
7	762x1981
8	762x1981
9	762x1981
10	762x1981
13	838x1981
14	838x1981
15	838x1981
16	762x1981
17	762x1981
18	762x1981
19	762x1981
20	762x1981
23	838x1981
24	686x1981
25	838x1981
26	838x1981
27	762x1981
28	762x1981
29	762x1981
30	762x1981

DOOR STYLES TO CLIENT SELECTION.

WINDOW SCHEDULE

REF SIZE(WxH)/NOTES

1	1248x1050
2	460x900
3	1248x1200
4	1248x1200 (FIRE ESCAPE)
5	1248x1200
6	1248x1050 (OBSCURE)
7	1248x1200 (FIRE ESCAPE)
8	460x900
9	1248x1050
10	1248x1200
11	1248x1200
12	1248x1200 (FIRE ESCAPE)
13	1248x1200 (FIRE ESCAPE)
14	1248x1050 (OBSCURE)
15	1810x1350
16	460x900 (OBSCURE)
17	1810x1200 (FIRE ESCAPE)
18	1248x1200 (OBSCURE)
19	1810x1200 (FIRE ESCAPE)

REFER TO ELEVATIONS FOR OPENINGS AND WINDOW STYLES.

LEGEND/NOTES:

	BRICKWORK
	NON-LOADBEARING BLOCKWORK
	LOAD-BEARING BLOCKWORK
	INSULATED STUDWORK PARTITION
	BEAM/LINTEL/TRIMMER/GIRDER TRUSS OVER
	DENOTES SPAN OF BEAM & BLOCK FLOOR BELOW
	DENOTES SPAN OF FLOOR JOISTS ABOVE
	DENOTES SPAN OF ROOF TRUSSES ABOVE
	DENOTES SPAN OF RAFTERS ABOVE
	DENOTES SPAN OF FLAT ROOF JOISTS ABOVE
	DEPTH OF WINDOW
	FIRE ESCAPE WINDOW
	SMOKE DETECTOR (PRECISE LOCATION TO BE DETERMINED BY M&E DESIGN).
	HEAT DETECTOR (PRECISE LOCATION TO BE DETERMINED BY M&E DESIGN).
	MECHANICAL EXTRACT FAN (PRECISE LOCATION TO BE DETERMINED BY M&E DESIGN).
	AIR SOURCE HEAT PUMP LOCATION
	STUB STACK SOIL PIPE WITH AAV
	SOIL AND VENT PIPE
	FLOOR SOCKET
	DRAINAGE WASTE PIPES
	SECTION LOCATION MARKS
	DOOR REFERENCE
	WINDOW REFERENCE

- ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE NOTED.
- DO NOT SCALE FROM THESE DRAWINGS, WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/FABRICATOR PRIOR TO COMMENCEMENT OF CONSTRUCTION/FABRICATION.
- DRAWINGS TO BE READ IN CONJUNCTION WITH 'SUPPLEMENTARY NOTES REGARDING BUILDING REGULATIONS'.
- DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION.
- ANY DISCREPANCIES IN DIMENSIONS OR NOTES ARE TO BE REPORTED TO THE ARCHITECT, ALSO PRIOR TO COMMENCEMENT OF CONSTRUCTION/FABRICATION.
- WHEN APPLICABLE REFER TO LARGE SCALE DRAWINGS AND SPECIFICATION OF MATERIALS AND WORKMANSHIP.

STRUCTURAL DESIGN NOTES:

- REFER TO STRUCTURAL DESIGN BY 'ROSSILONG' FOR FULL DETAILS (REF: 231278_S-110_P03) DATED 25/06/2024.
- ALL BLOCKWORK IS TO BE MINIMUM 3.6N/mm² COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE.
- ALL CAVITY WALLS ARE TO HAVE STAINLESS STEEL WALL TIES AT 900mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY. TIES ARE TO BE AT 225mm CENTRES VERTICALLY ADJACENT TO ALL OPENINGS AND MOVEMENT JOINTS.
- ALL LINTELS BY BIRTLEY UNO AND ARE TO HAVE A MINIMUM OF 150mm END BEARINGS. LATERAL RESTRAINT STRAPS ARE TO BE PROVIDED TO ALL EXTERNAL WALLS AT A MAXIMUM SPACING OF 1.5m.
- WALL PLATES ARE TO BE FIXED DOWN TO WALLS USING PROPRIETARY GALVANISED STEEL STRAPS AT A MAXIMUM OF 1.25m CENTRES.

STRUCTURAL DESIGN LEGEND:

MJ	MOVEMENT JOINT	---	BEAM / LINTEL / TRIMMER / GIRDER TRUSS OVER
		---	9mm OSB SHEATHING

- Rev.
- | | |
|---|----------|
| C. Kitchen details updated. | 29.07.24 |
| B. Updated to suit first floor joists, and lintel details from structural engineer. | 27.06.24 |
| A. Updated to structural engineers details. | 22.05.24 |

ROSE

CLIENT
Eastlight Community Homes Limited

PROJECT
Whatfield Road,
Elmsett,
Ipswich,
Suffolk

DRAWING TITLE
TYPE A
FLOOR PLANS
NDSS COMPLIANT

PURPOSE OF ISSUE BUILDING REGULATIONS	
JOB NO.	L335
DATE	06.07.23
SCALES	1:50
DRAWN BY	M.R.
CHECKED BY	J.F.
DWG NO.	L335/H.200C
SHEET NO.	1 OF 3

© Copyright Rose Builders Limited