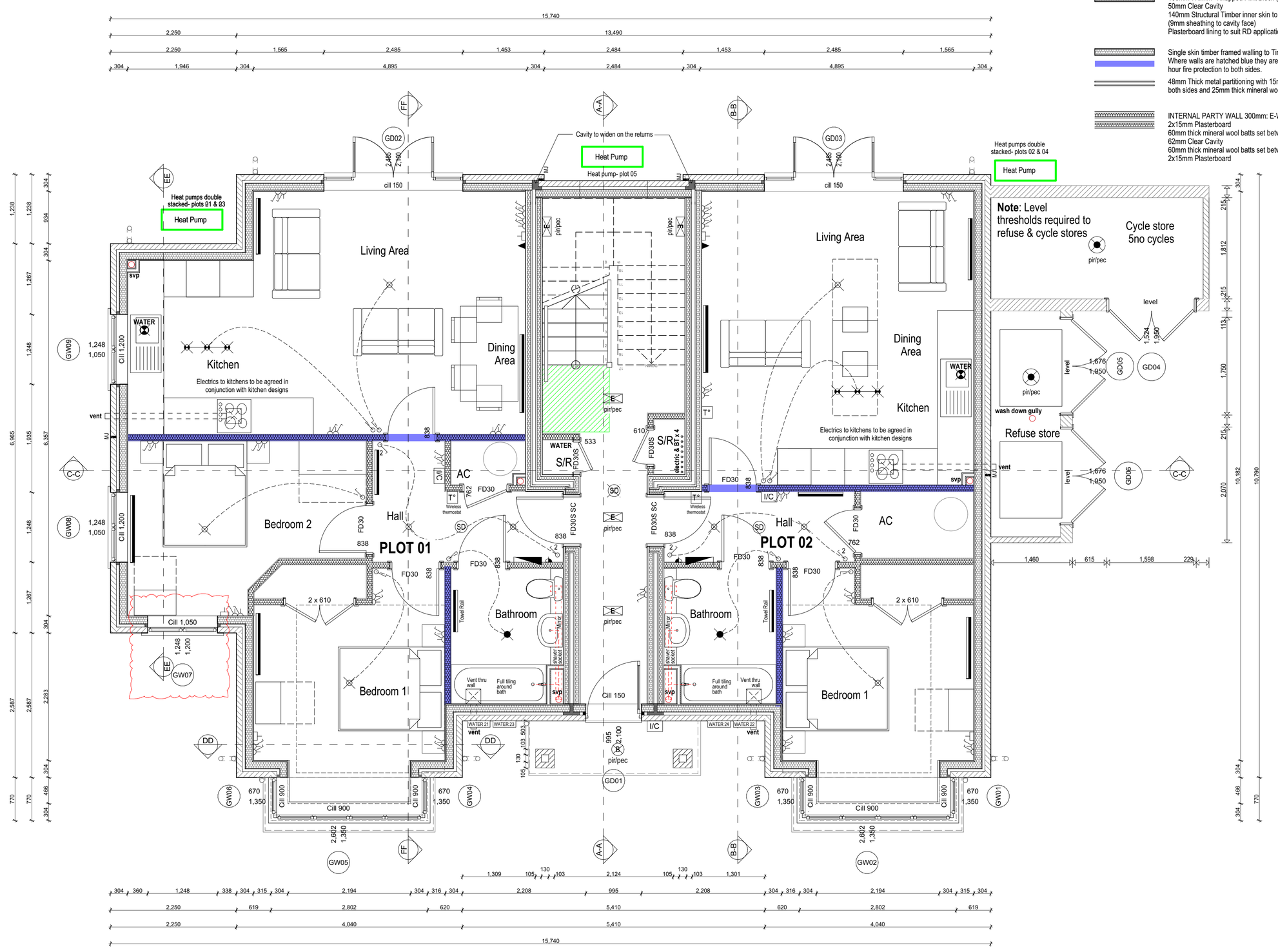

EXTERNAL WALL (Brick):
102.5mm Facing Brickwork
50mm Clear Cavity
140mm Structural Timber inner skin to Timber Frame company design
(9mm sheathing to cavity face)
Plasterboard lining to suit RD application

EXTERNAL WALL (Weatherboard):
Hardie Plank cementboard on vertical treated softwood battens
100mm 7N/mm² Concrete Block
50mm Clear Cavity
140mm Structural Timber inner skin to Timber Frame company design
(9mm sheathing to cavity face)
Plasterboard lining to suit RD application

EXTERNAL WALL (Flint):
100mm 7N/mm² Knapped Flint Block (birds beak pointed)
50mm Clear Cavity
140mm Structural Timber inner skin to Timber Frame company design
(9mm sheathing to cavity face)
Plasterboard lining to suit RD application

Single skin timber framed walling to Timber Frame company design
Where walls are hatched blue they are to be finished to achieve 1 hour fire protection to both sides.

48mm Thick metal partitioning with 15mm thick plasterboard on both sides and 25mm thick mineral wool batts set between the framing

INTERNAL PARTY WALL 300mm: E-WT-1
2x15mm Plasterboard
60mm thick mineral wool batts set between the 89mm timber stud
62mm Clear Cavity
60mm thick mineral wool batts set between the 89mm timber stud
2x15mm Plasterboard

CONSUMER UNIT - SEMI CONCEALED TYPE
SINGLE SWITCHED SOCKET OUTLET
SWITCHED SOCKET OUTLET
SWITCHED SINGLE SOCKET OUTLET WITH SWITCHED SPUR ABOVE WORKTOP
FUSED SPUR
COOKER CONTROL UNIT WITH SINGLE SWITCHED SOCKET OUTLET
TELEPHONE OUTLET
TERRESTRIAL TV AERIAL OUTLET
TV/ FM/ SAT & TEL OUTLET
ONE WAY SWITCH
TWO WAY SWITCH
THREE WAY SWITCH
PULL CORD SWITCH
ISOLATION SWITCH
SHAVER OUTLET/ LIGHT FITTING
PENDANT SET (all low energy light fitting)
BULKHEAD LIGHT FITTING (fitted with PIR & PEC sensors)
BULKHEAD LIGHT FITTING
LOW VOLTAGE DOWN LIGHTER
CEILING MOUNTED TRACKED DOWNLIGHTERS (lamps per track to be agreed)
ENCLOSED FLUORESCENT LUMINAIRE
DEDICATED EMERGENCY LUMINAIRE (Position to be agreed)
INTERCOM HANDSET & DOOR RELEASE
MAINS OPERATED DOORBELL
SMOKE DETECTOR
COMMUNAL SMOKE DETECTOR TO BE INTERCONNE
HEAT DETECTOR
CARBON MONOXIDE DETECTOR
RADIATOR (NB : Electric storage heaters in communal areas)
EXTRACT FAN
CENTRAL HEATING THERMOSTAT
EGRESS WINDOW
EXTERNAL TAP **POSITION TO BE AGREED WITH SITE MANAGER PRIOR TO INSTALLATION**
EXTERNAL SOCKET FOR FUTURE PROVISION OF ELECTRIC CAR CHARGING

C	GW07 amended to 1248mm wide and coord. with TF	22/01/21
B	Fire protection for load bearing wall note added	22/01/21
A	internal flat doors to FD30	06/01/21

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PLOTS 1-5 | GROUND FLOOR PLAN

DEVELOPMENT AT:

CINDERS LANE (PHASE II)

YAPTON

BN18 0JJ

FOR

CRAYFERN HOMES LIMITED

Scale : 1:50 @ A2 Date : MAY 2019

Drawing No : 97_17_201_C