GENERAL ARRANGEMENT PLANS - WALL LEGEND

(7.3N Blockwork)

Perimeter Cavity Wall
Ground Floor - 103mm Brickwork outer leaf with 100mm injected blown fibre insulation (0.034 W/mK) or equal with 100mm high strength 7.3N/mm² (600kg/m³) blockwork (0.18W/mK). 12.5 mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m²) to inner leaf.

(3.2N Blockwork)

First Floor blockwork- 100mm high strength 7.3N/mm² (600kg/m³) blockwork (0.18W/mK).

(7.3N Blockwork)

Second Floor blockwork- 100mm high solar 3.2N/mm² (600kg/m³) blockwork (0.15W/mK). Areas of different strength blockwork as per S.E drawings

(3.6N Blockwork)
(7.3N Blockwork)

Party Wall
300mm separating cavity wall with 100mm blockwork 3.6N/mm² (0.15W/mK) or 7.3N/mm² (0.18W/mK) as appropriate to both leaves (min block density 600 - 800 kg/m³ min 3.6N/mm²) with 100mm min. cavity with 12.5mm Gyproc wallboard drylining (8 kg/m²) on dabs to both sides

Internal Loadbearing and Buttress Walls
75x100mm Timber Studs Panels with 65mm Acoustic insulation quilt between studs 1 layer of 11mm OSB-3 Sheathing to both sides with 1 layer of 12.5mm gyproc wall board to both sides

Internal Non-Loadbearing Walls
48mm 5.50 Gypframe metal 'C' stud partitioning system with a single layer of 12.5mm Gyproc Wallboard plasterboard either side - Where indicated cavity to be filled with 25mm Isover 1200 Acoustic Partition Roll.

MJ — Movement Joint

WINDOW KEY	
EG	EGRESS WINDOW
OB	OBSCURED GLAZING
PO	AD Part O Compliance (Balustrade)

STEEL SCHEDULE - 2BCH			HEIGHT (mm)	
REFERENCE	DESCRIPTION	LENGTH (mm)	TOP OF STEEL	BOTTOM OF STEEL
S1	203x100 RHS 6	2800	2300	2100
Height to top of steel taken from FFL within dwelling - NOT to be taken from Garage level.				

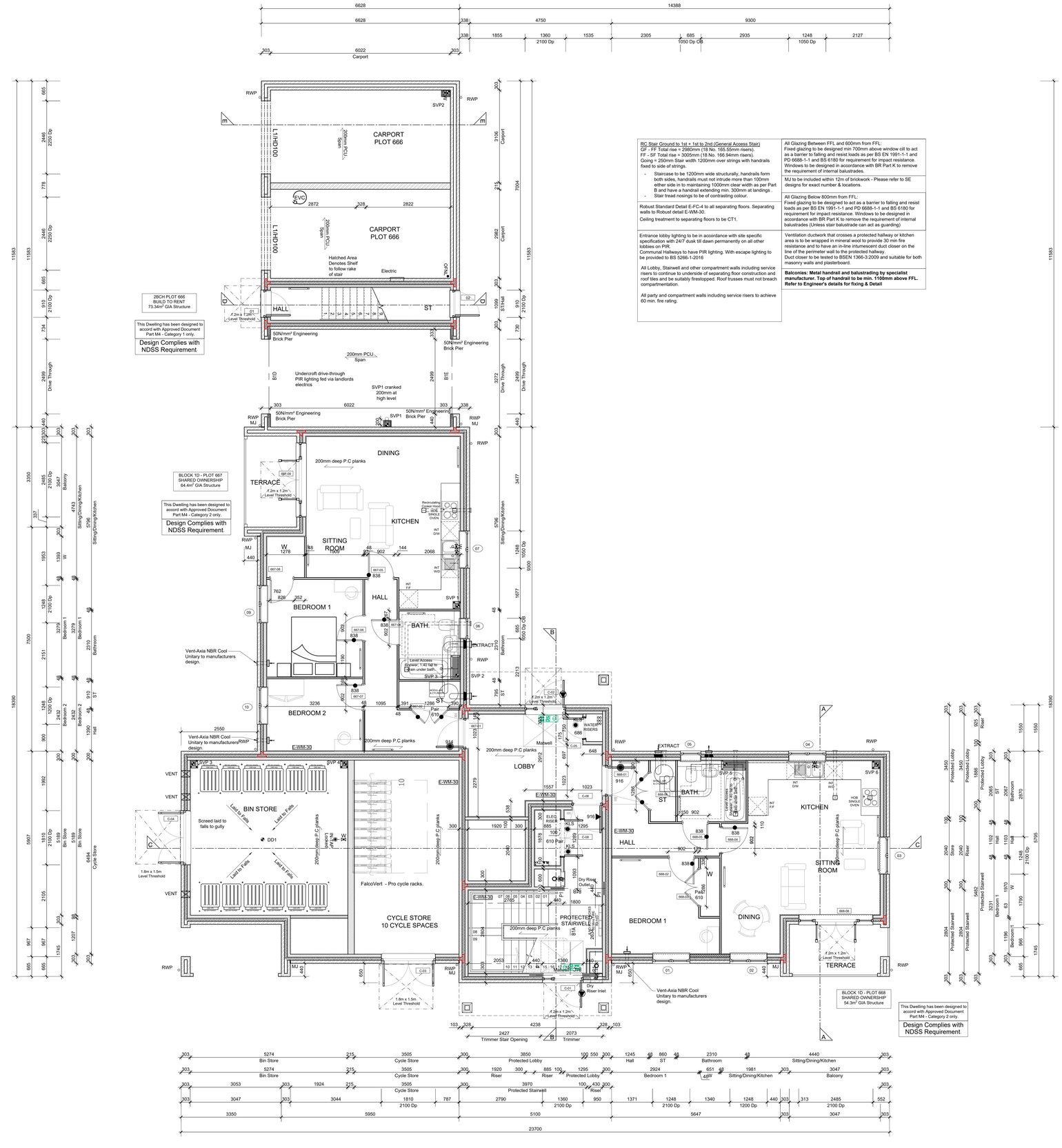
Fire Door Legend

	FD30S. Half hour fire door with self closing device, intumescent strip and smoke seal.
	FD30. Half hour fire door with intumescent strip.
KLS	FD30S. Half Hour fire door with intumescent strip, smoke seal, and sign stating 'KEEP LOCKED SHUT'.
	Communal entrance door to apartment block fitted with self closing device.
	FD30S. Half hour fire door with self closing device, intumescent strip and smoke seal, Pyro glazed vision panel
	FD60S. One hour fire door with self closing device, intumescent strip and smoke seal, Pyro glazed vision panel
All doors to service riser ducts are to be fitted with a sign annotated with 'keep locked shut'	

Note: TOS and bearing levels exclude any welded plates to top or bottom flange.

Beam	Type	Notes	TOS	Bearing level
Beam B1A	203 x 102 UB23	With 175 x 10 thk. continuous plate welded to bottom flange.		
Beam B1B	203 x 102 UB23	With 350 x 10 thk. continuous plate welded to bottom flange.		
Beam B1C	203 x 102 UB23			
Beam B1D	200 x 100 x 6 RHS	With 250 x 10 thk. continuous plate welded to bottom flange.		
Beam B1E	200 x 100 x 6 RHS	With 250 x 10 thk. continuous plate welded to bottom flange.		
Column C1	100 x 100 x 6 SHS	Balcony post.		

P1 - Denotes location of 440 long x 215 deep C20/25 concrete padstone, width to suit wall. Top of padstone from GF 2699mm, from FF 2723mm
P2 - Denotes location of 440 long x 300 deep C20/25 concrete padstone, width to suit wall. Top of padstone from GF 2506mm, from FF 2530mm
P3 - Denotes location of 440 long x 215 deep C20/25 concrete padstone, width to suit wall. Top of padstone from GF 2506mm, from FF 2530mm
Where padstone is parallel to steel beam, the steel beam's bearing length must be half of the length of the padstone.



GROUND FLOOR LAYOUT

SCALE 1:50

RC Stair Ground to 1st + 1st to 2nd (General Access Stair)
GF - FF Total rise = 2980mm (18 No. 165.55mm risers).
FF - SF Total rise = 3005mm (18 No. 166.94mm risers).
Going = 250mm Stair width 1200mm over strings with handrails fixed to side of strings.

- Staircase to be 1200mm wide structurally, handrails form both sides, handrails must not intrude more than 100mm either side in to maintaining 1000mm clear width as per Part B and have a handrail extending min. 300mm at landings .
- Stair tread nosings to be of contrasting colour.

Robust Standard Detail E-FC-4 to all separating floors. Separating walls to Robust detail E-WM-30.
Ceiling treatment to separating floors to be CT1.

Entrance lobby lighting to be in accordance with site specific specification with 24/7 dusk till dawn permanently on all other lobbies on PIR.
Communal Hallways to have PIR lighting. With escape lighting to be provided to BS 5266-1-2016

All Lobby, Stairwell and other compartment walls including service risers to continue to underside of separating floor construction and roof tiles and be suitably firestopped. Roof trusses must not breach compartmentation.

All party and compartment walls including service risers to achieve 60 min. fire rating.

All Glazing Between FFL and 600mm from FFL:
Fixed glazing to be designed min 700mm above window cill to act as a barrier to falling and resist loads as per BS EN 1991-1-1 and PD 6688-1-1 and BS 6180 for requirement for impact resistance. Windows to be designed in accordance with BR Part K to remove the requirement of internal balustrades.

MJ to be included within 12m of brickwork - Please refer to SE designs for exact number & locations.

All Glazing Below 800mm from FFL:
Fixed glazing to be designed to act as a barrier to falling and resist loads as per BS EN 1991-1-1 and PD 6688-1-1 and BS 6180 for requirement for impact resistance. Windows to be designed in accordance with BR Part K to remove the requirement of internal balustrades (Unless stair balustrade can act as guarding)

Ventilation ductwork that crosses a protected hallway or kitchen area is to be wrapped in mineral wool to provide 30 min fire resistance and to have an in-line intumescent duct closer on the line of the perimeter wall to the protected hallway.
Duct closer to be tested to BSEN 1366-3:2009 and suitable for both masonry walls and plasterboard.

Balconies: Metal handrail and balustrading by specialist manufacturer. Top of handrail to be min. 1100mm above FFL. Refer to Engineer's details for fixing & Detail

AFFORDABLE

NOTES:

All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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Sub-Contractors MUST ensure that they have the latest issue drawing before they commence work on site.

This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

Drawing to be read in conjunction with Service drawings 00386-069-071

Rev.	Date	Amendment	Initials
P7	14.08.25	Lift/Store blocked up & door omitted. Additional dims added to plot 667.	KC
P6	31.07.25	Padstone setting out dimensions added	KC
P5	23.06.25	Spec change to shared ownership tenure	KC
P4	30.05.25	Internal walls changed to metal stud and flat entrance door openings increased	KC
P3	02.04.25	Lift omitted as per HA request	KC
P2	07.02.25	HA specification update	KC
P1	01.11.24	Preliminary Issue	AMD

Project:
FINCHWOOD PARK
PARCEL 10

Client:
VISTRY THAMES VALLEY

Drawing:
BLOCK 1D & 2BCH - Plots 666-674
Ground Floor G.A

PRELIMINARY

Drawing no: HFN10-APT 1D/2BCH-101 Rev: P7

Scale@A0: 1:50 Date: AUG '24 Drawn: JB Checked: _

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