

GENERAL ARRANGEMENT PLANS - WALL LEGEND

	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 (0.13W/mK), 12.5 mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m²) to inner leaf.
	First Floor blockwork- 100mm high solar 3.2N/mm² (600kg/m³) blockwork (0.13W/mK).
	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
	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 Butress Walls
	75x50mm Timber Stud 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 S 50 Gyframe 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

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.
	FD60S. 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

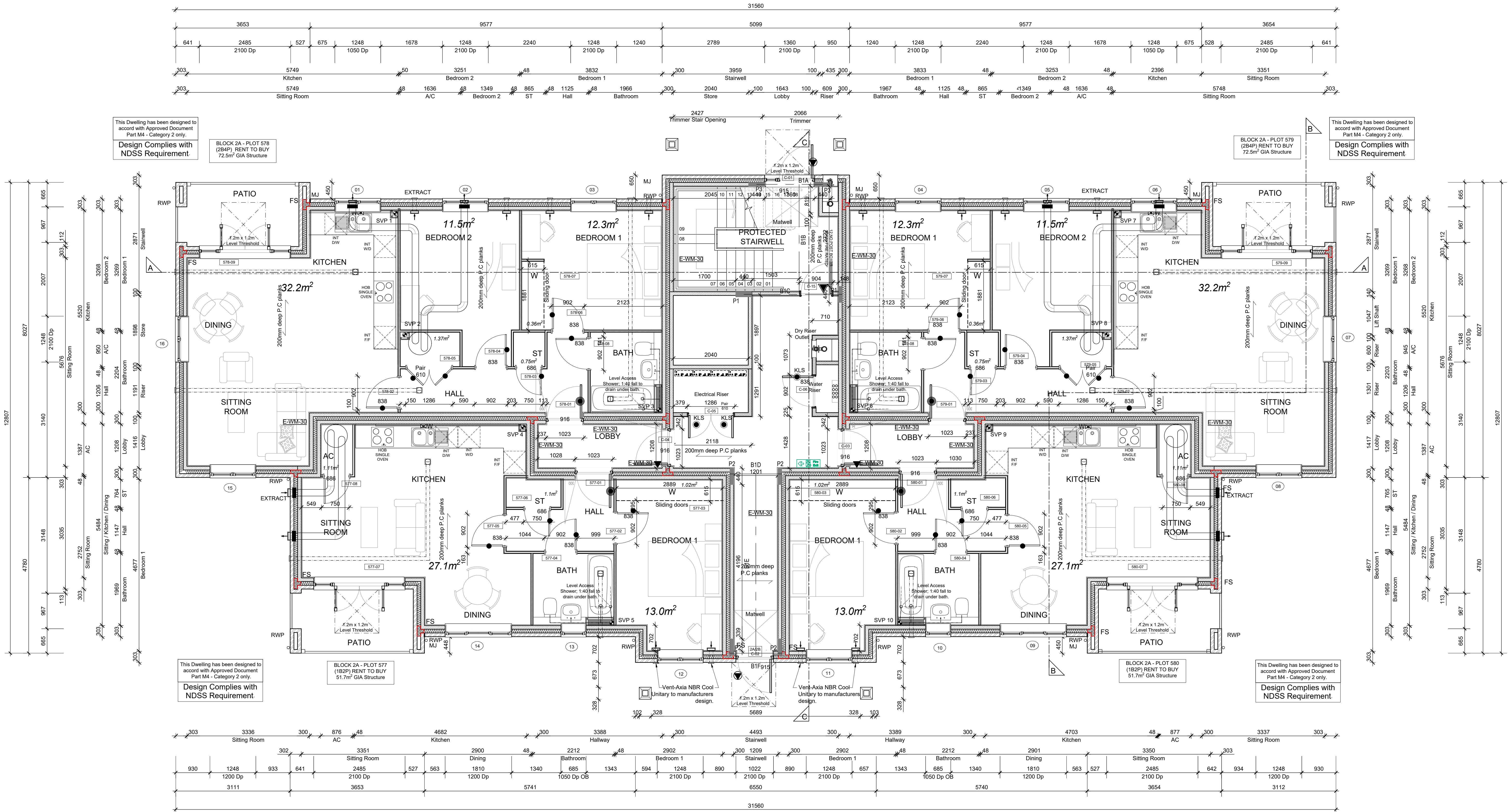
All doors to service riser ducts are to be fitted with a sign annotated with 'Keep locked shut'

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			
Beam B1B	203 x 102 UB23	With 175 x 10 thk. continuous plate welded to bottom flange.		
Beam B1C	203 x 102 UB23	With 350 x 10 thk. continuous plate welded to bottom flange.		
Beam B1D	203 x 203 UC46	With 250 x 10 thk. plate top and 425 x 10 thk. plate bottom.		
Beam B1E	203 x 203 UC60	With 250 x 10 thk. plate top and 425 x 10 thk. plate bottom.		
Beam B1F	203 x 102 UB23			
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.

WINDOW KEY	
EG	GLAZED WINDOW
OB	OBSCURED GLAZING
PO	AD Part D Compliance (Balustrade)



RC Stair Ground to 1st + 1st to 2nd (General Access Stair)

GF - FF Total rise = 2800mm (18 No. 165.55mm risers)
FF - SF Total rise = 3000mm (18 No. 166.94mm risers)
Going = 250mm Stair width 1200mm over slings with handrails fixed to side of slings.

- 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.

All Glazing Between FFL and 600mm from FFL:
Fixed glazing to be designed min 700mm above window sill 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)

Entrance lobby lighting to be in accordance with site specific specification with 24V dusk till dawn permanently on all other lobbies on PIR.
Communal hallways to have PIR lighting. With escape lighting to be provided to BS 5286-1:2018

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

All party and compartment walls including service risers to achieve 90 min. fire rating.

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 BS EN 1366-3:2009 and suitable for both masonry walls and plasterboard.

All 1st & 2nd floor External Balcony French Doors are to have a structural opening of 7.135mm, to ensure a max. 10mm internal and external accessible threshold transition. Cut brick beneath to external leaf & render frame internal leaf structural frame to account for this.

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

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.

RENT TO BUY

Rev	Date	Amendment	Initials
C1	15.08.25	Construction Issue	KC
R6	14.08.25	Unit/Store blocked up & door omitted.	KC
P5	31.07.25	Padstone setting out dimensions added	KC
P4	30.05.25	Internal walls changed to metal stud and flat entrance door openings increased	KC
P3	02.04.25	LD omitted as per N4 request	KC
P2	07.02.25	HA specification update	KC
P1	16.10.24	Preliminary Issue	KC

Project:
FINCHWOOD PARK
PARCEL 10
Client:
VISTRY THAMES VALLEY
Drawing:
Block 2A - Plots 577-588
Ground Floor G.A (Setting Out)
Drawing no:
HFN10-APT 2A-101
Rev: **C1**
Scale/AD: **1:50** Date: **AUG 24** Drawn: **KC** Checked: **-**

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All dimensions and measurements to be checked on site.
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CONSTRUCTION