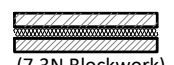
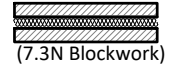


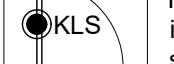
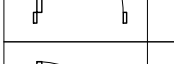
GENERAL ARRANGEMENT PLANS - WALL LEGEND	
	Ground Floor - 103mm Brickwork outer leaf with 100mm injected blown fibre insulation (0.034 W/mK) or equal with 100mm high strength 7.3N/mm² (600kg/m³) blockwork (0.13W/mK). 12.5 mm Gyproc Gyproc Wallboard on 10mm adhesive dabs (8kg/m²) to inner leaf.
	First Floor blockwork - 100mm high solar 3.2N/mm² (600kg/m³) blockwork (0.18W/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 drying @ 8kg/m² on dabs to both sides.
	Internal Loadbearing and Buttress Walls
	75x50mm Timber Stud Panels with 50mm 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 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

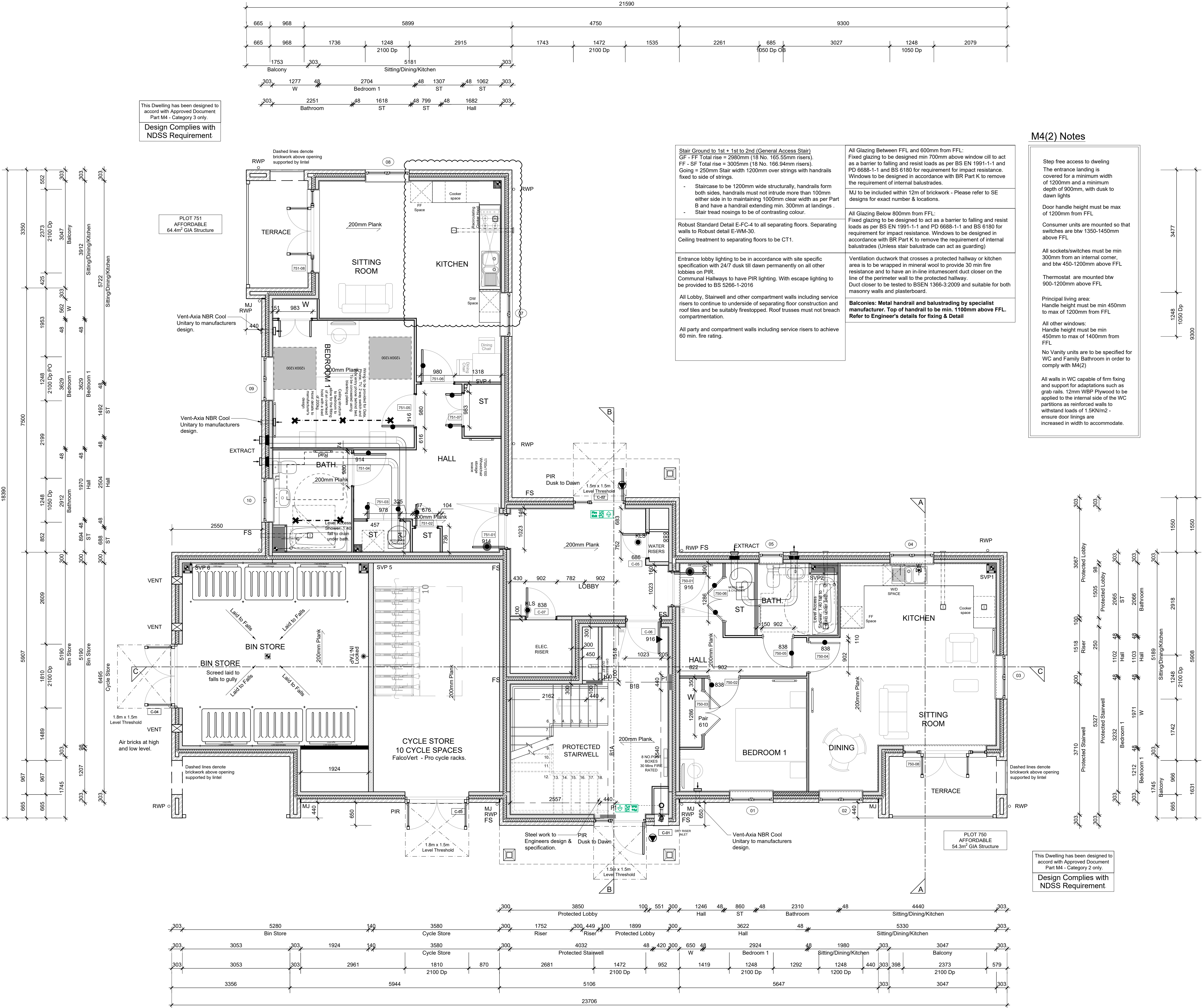
Note: TOS and bearing levels exclude any welded plates to top or bottom flange.

Beam	Type	Notes
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.
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 Floor Level 2709mm
P2 - Denotes location of 440 long x 300 deep C20/25 concrete padstone, width to suit wall. Top of padstone from Floor Level 2506mm
P3 - Denotes location of 440 long x 215 deep C20/25 concrete padstone, width to suit wall. Top of padstone from Floor Level 2506mm
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 (Bulbless)

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.
	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'	



M4(2) Notes

- Step free access to dwelling
The entrance landing is covered for a minimum width of 1200mm and a minimum depth of 900mm, with duct to down lights
- Door handle height must be max of 1200mm from FFL
- Consumer units are mounted so that switches are b/w 1350-1450mm above FFL
- All sockets/switches must be min 300mm from an internal corner, and b/w 450-1200mm above FFL
- Thermostat: are mounted the 900-1200mm above FFL
- Principal living area:
Handle height must be min 450mm to max of 1200mm from FFL
- All other windows:
Handle height must be min 450mm to max of 1400mm from FFL
- No Vanity units are to be specified for WC and Family Bathroom in order to comply with M4(2)
- All walls in WC capable of firm fixing and support for adaptations such as grab rails. 12mm WSP Plywood to be applied to the internal side of the WC partitions as reinforced walls to withstand loads of 1.5kN/m² - ensure door linings are increased in width to accommodate.

- Stair Ground to 1st + 1st to 2nd (General Access Stair)
GF - FF Total rise = 2000mm (18 No. 195.55mm risers).
FF - SF Total rise = 3005mm (18 No. 166.94mm risers).
Sosing = 250mm Stair width 1200mm over strings with handrails fixed to side of string.
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-F-C-4 to all separating floors. Separating walls to Robust detail E-WA-30.
Ceiling treatment to separating floors to be CT1.
- Entrance lobby lighting to be in accordance with site specific specification with 2x47 dusk till dawn permanently on all other lobbies on PIR.
- Communal hallways to have PIR lighting. With escape lighting to be provided to BS 5296-1:2016
- All Lobby, Stairwell and other compartment walls including service risers to continue to underside of separating floor construction and roof tiles and be suitably festooned. 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 sill to act as a barrier to falling and resist loads as per BS EN 1991-1-1 and PD 6688-1-1 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 in the protected hallway.
Duct closer to be tested to BS EN 1366-2:2009 and suitable for both masonry walls and plasterboard.
- Balconies: Metal handrail and balustrading by specialist manufacturer. Top of handrail to be min. 1080mm above FFL. Refer to Engineer's details for fixing & Detail

AFFORDABLE HOUSING SUPPORTED HOUSING

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.

C5	21.11.25	Scale Bar added	KC
C4	10.11.25	Revised to plot 751 amended to suit symphony drawing	KC
C3	04.11.25	Steel & partitions moved to suit stairs	KC
C2	15.09.25	Balcony letter and note added for brickwork	KC
C1	15.09.25	Construction Issue	KC
P5	31.07.25	Padstone setting out dimensions added	KC
P4	23.05.25	Internal layout to plot 751 amended to HA mark-up	KC
P3	30.05.25	Internal walls changed to metal stud and full entrance door opening increased	KC
P2	07.02.25	HA specification update	KC
P1	01.11.24	Preliminary Issue	JB
Rev	Date	Amendment	Initials

Project:
FINCHWOOD PARK
PARCEL 10
Client:
VISTRY THAMES VALLEY
Drawing:
Block 1C - Plots 750-757
Substructure

Drawing no:
HFN10-APT 1C-101
Rev:
C5

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

For Incoming Service routes refer to
Utilities Consultant CSD

External Services TBC

0 0.5 1 2 3 4 5m
SCALE 1:50

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CONSTRUCTION