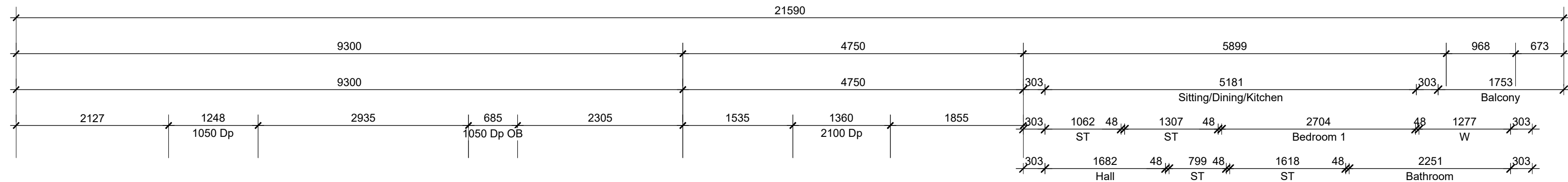


Ground Floor - 103mm Brickwork outer leaf with 100mm injected blown fibre insulation (0.324 W/mk) or equal with 100mm high strength 7.3N/m² (600kg/m²) blockwork (0.18W/mk). 12.5 mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m²) to inner leaf.

First Floor blockwork- 100mm high strength 7.3N/m² (600kg/m²) blockwork (0.18W/mk).

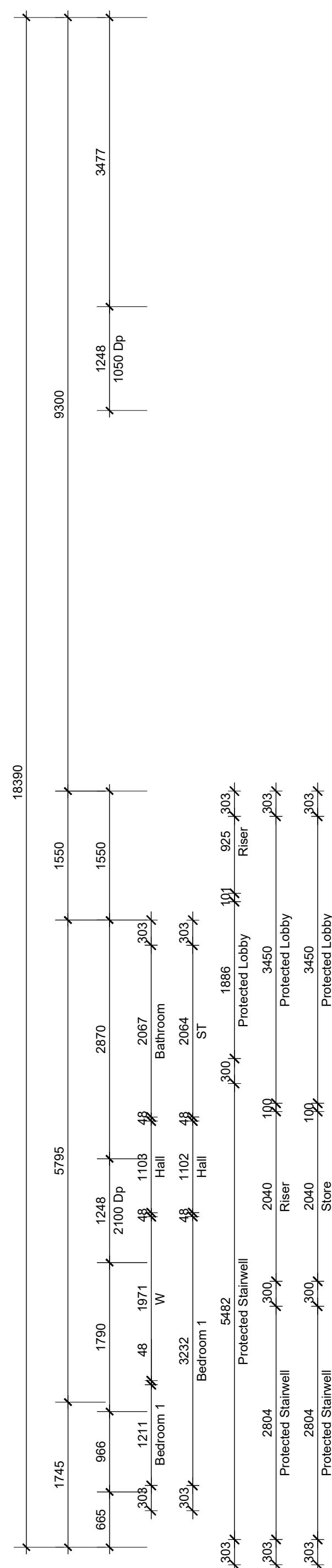
Second Floor blockwork- 100mm high solar 3.2N/m² (600kg/m²) blockwork (0.15W/mk). Areas of different strength blockwork as per S.E drawings

Beam	Type	Notes
Beam B1A	203 x 102 UB23	With 350 x 10 thk. continuous plate welded to bottom flange.
Beam B1B	203 x 102 UB23	With 175 x 10 thk. continuous plate welded to bottom flange.
Beam B1C	203 x 102 UB23	
Column C1	100 x 100 x 6 SHS	Balcony post



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

	F3D30. Half hour fire door with self closing device, intumescent strip and smoke seal
	F3D30. Half hour fire door with intumescent strip
	F3D30S. Half hour fire door with intumescent strip, smoke seal, and sign stating 'KEEP LOCKED SHUT'.
	Communal entrance door to a apartment block fitted with self closing device.
	F3D30S. Half hour fire door with self closing device, intumescent strip and smoke seal. Pyro glazed vision panel
	F3D60. 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'	



Step free access to dwelling
The entrance landing is covered for a minimum width of 1200mm and a minimum depth of 900mm, with dusk to dawn lights
Door handle height must be max of 1200mm from FFL
Consumer units are mounted so that switches are btw 1350-1450mm above FFL
All sockets/switches must be min 300mm from an internal corner, and btw 450-1200mm above FFL
Thermostat are mounted btw 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 WBP 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.

Green dashed line denotes extent of hardie-plank. Refer to manufacturer for further detail.

Refer to Plot elevations for extent of cavity barrier implemented between r of hardie-plank and front of masonry.

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 hand
 rails to side of strings.

- Staircase to be 1200mm wide structurally, handrails both sides, handrails must not intrude more than 10 either side in to maintaining 1000mm clear width as B and have a handrail extending min. 300mm at land
- 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 party and compartment walls including service risers to achieve 60 min. fire rating.

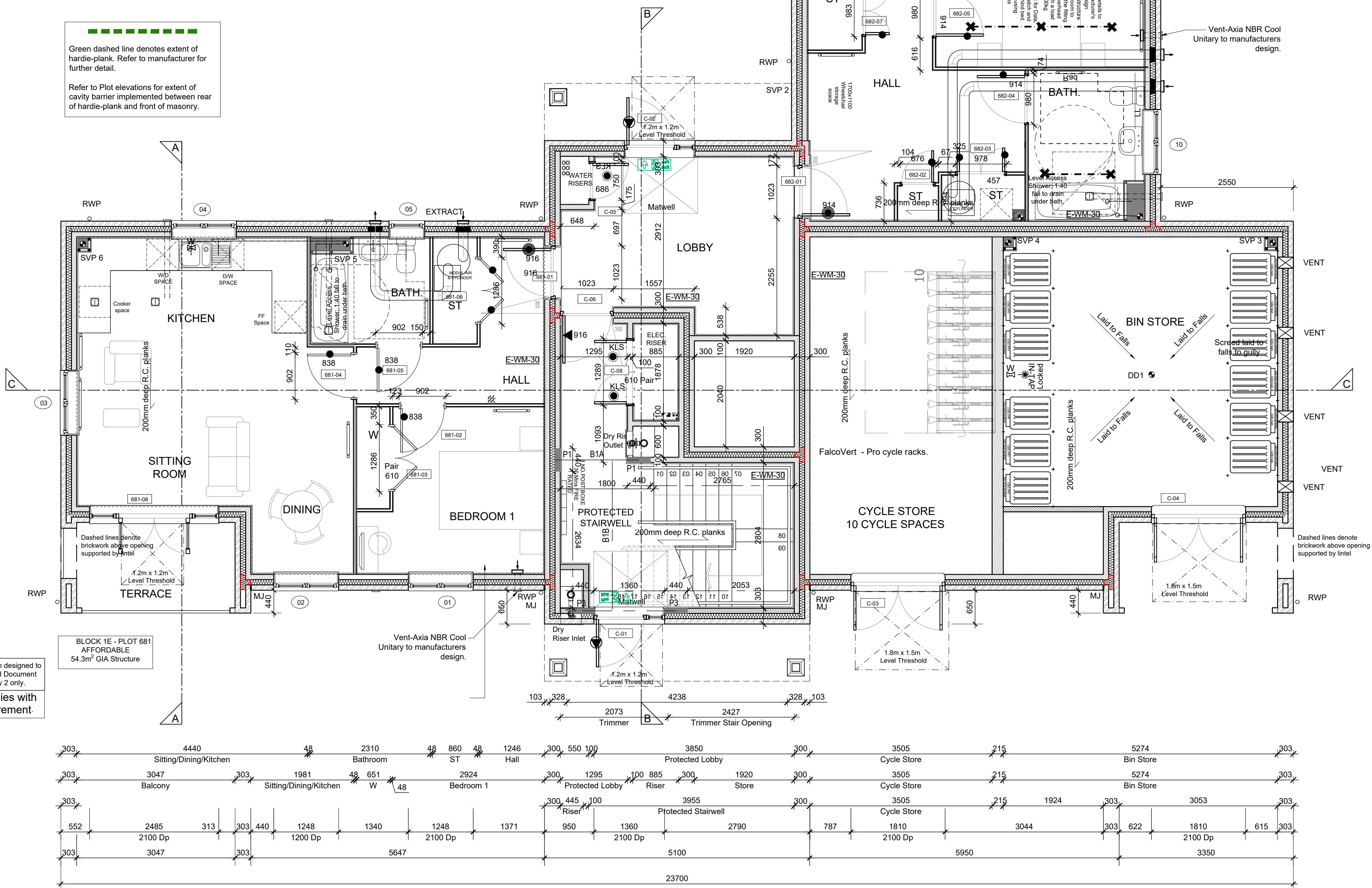
All Glazing Between FFL and 600mm from FFL:
Fixed glazing to be designed min 700mm above window cill to act as a barrier to falling and resist loads as per BS EN 1991-1-1 and PD 6688-1-1 and BS 6180 for requirement for impact resistance.
Windows to be designed in accordance with BR Part K to remove the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

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

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



SCALE 1:50



P9	21.11.25	Score Bar added & M43 note to plot 692	KC
P8	06.11.25	Balcony amended to suit elevations	KC
P7	14.08.25	Lift/Store Hooked up & door omitted.	KC
P6	31.07.25	Padstone setting out dimensions added	KC
P5	23.06.25	Internal layout to plot 682 amended to HA mark-up & spec. changed to affordable	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
Rev	Date	Amendment	Initials

Project:
FINCHWOOD PARK
PARCEL 10

Client:
VISTRY THAMES VALLEY

Drawing:
BLOCK 1E - Plots 681-688
Ground Floor G.A

Drawing no: _____ Rev: _____

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

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Dis All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.

PRELIMINARY