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 (0.18W/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).
(3.2N 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
(3.2N 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
(3.6N Blockwork)
(7.3N Blockwork)

Internal Loadbearing and Buttress Walls
75x50mm 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

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

Beam	Type	Notes
Beam B2A	203 x 102 UB23	With 350 x 10 thk. continuous plate welded to bottom flange.
Beam B2B	203 x 102 UB23	With 175 x 10 thk. continuous plate welded to bottom flange.
Beam B2C	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 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.

BUILD TO RENT

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.

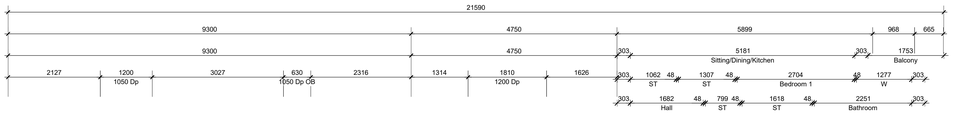
This drawing is to be read in conjunction with all relevant Specifications, schedules and Engineers details.

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

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'



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 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.

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 stringe with handrails fixed to side of stringe.

- 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.

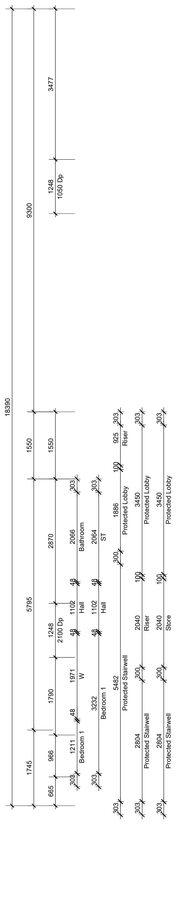
All Glazing Below 800mm from FFL:
Fixed glazing to be designed to act as a barrier to falling and resist loads as per BS EN 1991-1-1 and PD 6688-1-1 and BS 6180 for requirement for impact resistance. Windows to be designed in accordance with BR Part K to remove the requirement of internal balustrades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

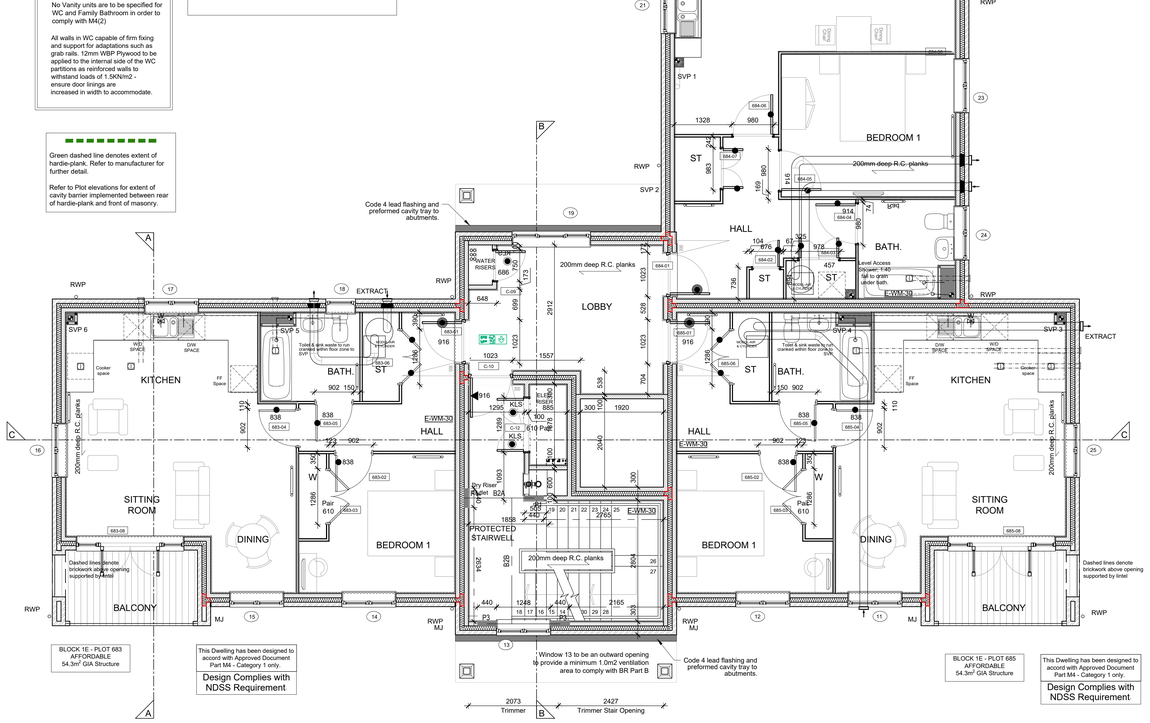
Ventilation ductwork that crosses a protected hallway or kitchen area is to be wrapped in mineral wool to provide 30 min fire resistance and to have an in-line intumescent duct closer on the line of the perimeter wall to the protected hallway.
Duct closer to be tested to BSEN 1366-3:2009 and suitable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

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 rear of hardie-plank and front of masonry.





BLOCK 1E - PLOT 684
AFFORDABLE
64.4m² GIA Structure

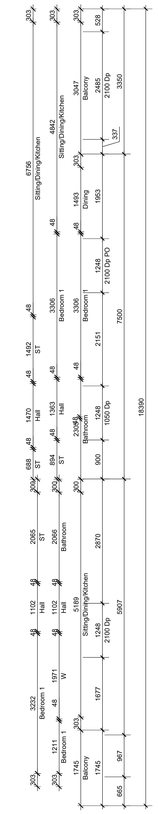
This Dwelling has been designed to accord with Approved Document Part M4 - Category 1 only.
Design Complies with NDSS Requirement

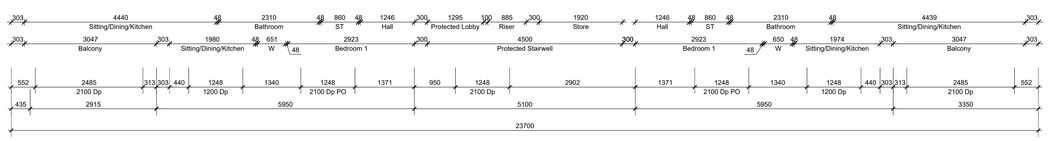
BLOCK 1E - PLOT 683
AFFORDABLE
54.3m² GIA Structure

This Dwelling has been designed to accord with Approved Document Part M4 - Category 1 only.
Design Complies with NDSS Requirement

BLOCK 1E - PLOT 685
AFFORDABLE
54.3m² GIA Structure

This Dwelling has been designed to accord with Approved Document Part M4 - Category 1 only.
Design Complies with NDSS Requirement





FIRST FLOOR LAYOUT

SCALE 1:50

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

Rev	Date	Amendment	Initials
P10	21.11.25	Scale Bar added	KC
P9	06.11.25	Balcony amended to suit elevations	KC
P8	22.10.25	Balcony doors opening height changed to 2100mm	KC
P7	14.08.25	Lift/Store blocked up & door omitted.	KC
P6	31.07.25	Padstone setting out dimensions added	KC
P5	23.06.25	Internal layout to plot 684 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

Project:
FINCHWOOD PARK
PARCEL 10

Client:
VISTRY THAMES VALLEY

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

PRELIMINARY

Drawing no: HFN10-APT 1E-102
Rev: P10

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

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