

GENERAL ARRANGEMENT PLANS - WALL LEGEND

	Perimeter Cavity Wall
	Ground Floor - 100mm 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 7.3N/mm² (600kg/m³) blockwork (0.13W/mK).
	Second Floor blockwork- 100mm high solar 7.3N/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 drying (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 30 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

EG	GLASS WINDOW
OB	OBSCURED GLAZING
PO	AD Part G Compliance (Bathroom)

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.

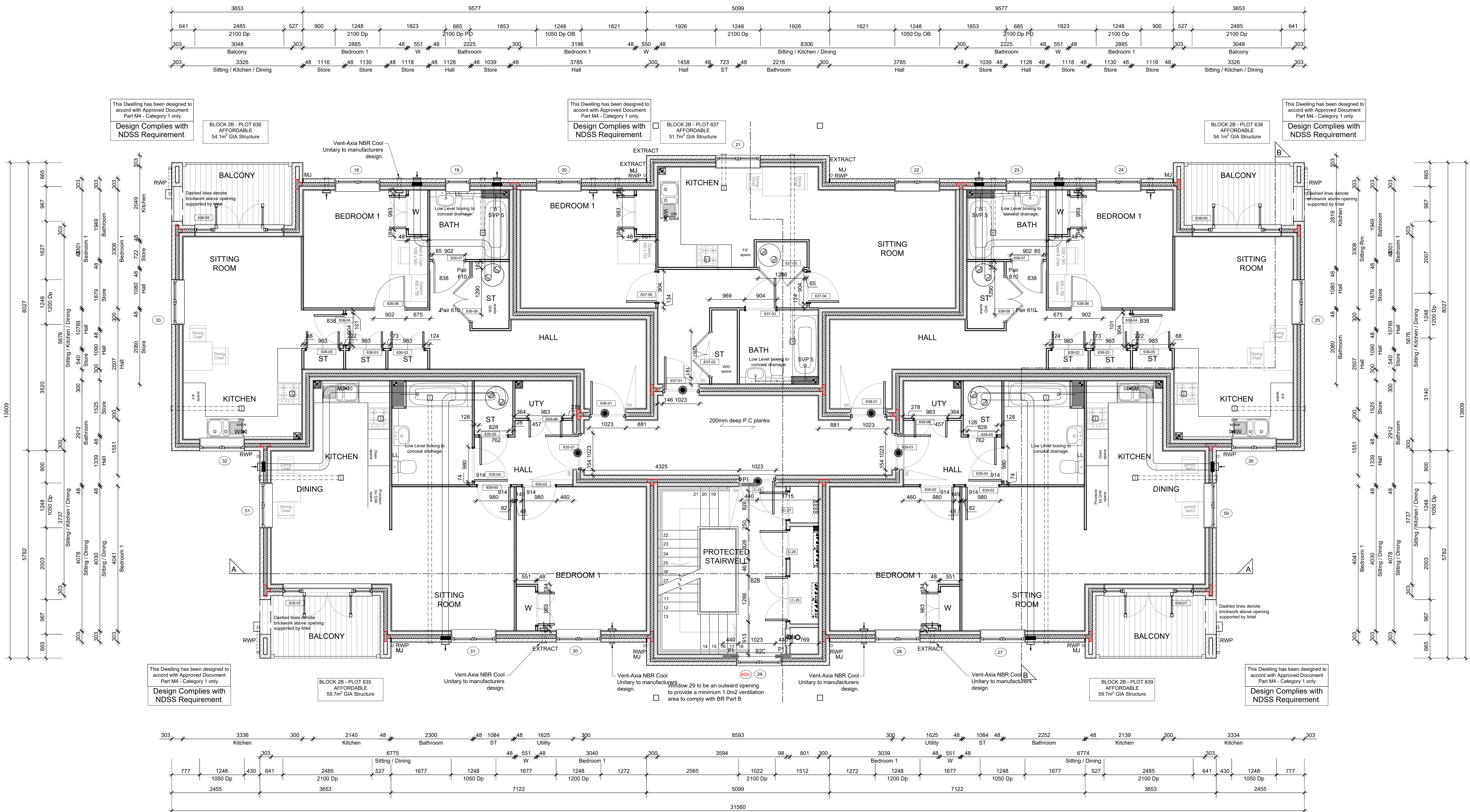
All doors to service riser ducts are to be fitted with a sign annotated with 'Keep locked shut'

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

Beam	Type	Notes	TOS	Bearing level
Beam B2A	203 x 133 UB30	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
P2 - Denotes location of 440 long x 300 deep C20/25 concrete padstone, width to suit wall.

Where padstone is parallel to steel beam, the steel beam's bearing length must be half of the length of the padstone.



Concrete Stair Ground to 1st + 1st to 2nd (General Access Stair) GF - FT Total rise = 260mm (18 No. 165.50mm risers) FF - SF Total rise = 300mm (18 No. 166.66mm risers) Gangway = 250mm Stair width 1200mm over strings with handrails fixed to side of strings. - Staircase to be 1100mm wide structurally, handrails from 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-FT-05 to all separating floors. Separating walls to Robust detail E-WM-30. Ceiling treatment to separating floors to be CT2.	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 6685-1-1 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 600mm 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 6685-1-1 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 247 dual 8W down 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 line and be suitably firestopped. Roof trusses must not breach compartmentation. All party and compartment walls including service risers to achieve 60 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 BSEN 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 215mm, to ensure a max. 10mm internal and external accessible threshold transition. Cut brick beneath to external leaf & timber 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 details
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FIRST FLOOR LAYOUT

SCALE 1:50



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.

AFFORDABLE HOUSING

AFFORDABLE RENTED

P7	21.11.25	Quota Bar added	KC
P6	05.11.25	Drawing updated to S.E. drawings	KC
P5	07.08.25	Internal layout amended to HA comments 25.07.25	KC
P4	18.05.25	Internal layout amended to HA mark-up	KC
P3	30.05.25	Internal walls changed to metal stud and flat entrance door openings increased	KC
P2	07.02.25	HA specification update	KC
P1	01.11.24	Preliminary Issue	AAD
Rev	Date	Amendment	Initials

Project:
FINCHWOOD PARK
PARCEL 10
Client:
VISTRY THAMES VALLEY
Drawing:
Block 2B - Plots 633-644
First Floor G.A (Setting Out)

Drawing no: HFN10-APT 2B-102 Rev: P7

Scale/AD: 1:50 Date: AUG 24 Drawn: KC Checked: -

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