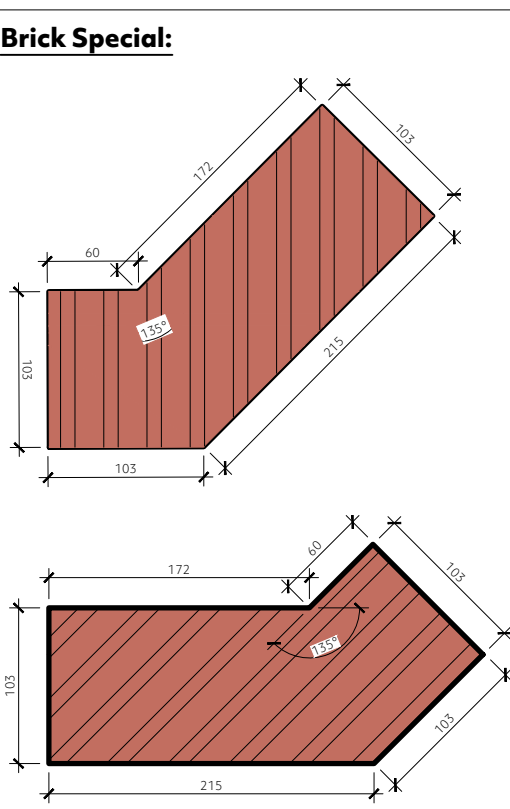
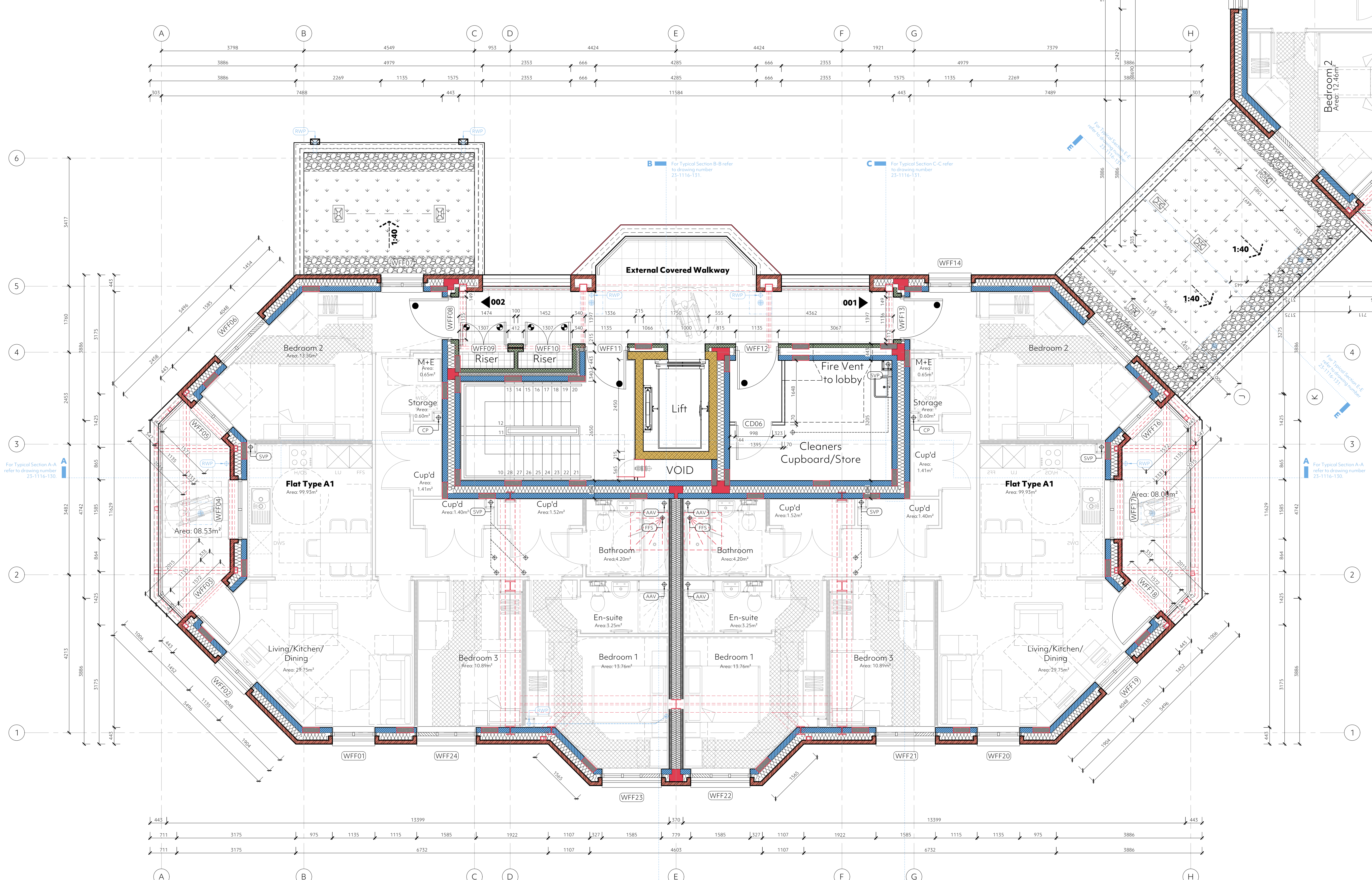




First Floor Plan Block A

Scale 1:50

- General Notes:**
- Kitchen layout shown indicative only. Refer to specialist kitchen manufacturers drawings for full confirmation.
 - Temporary works designer's must ensure that the temporary works design has been approved by the Structural Engineer.
 - Refer to Structural Engineer's details and specification for confirmation of all required steelwork, lintels & associated padstones.
 - Refer to Structural Engineer's drawings for full details of all concrete structure.
 - All movement joints have been positioned from information provided by the Structural Engineer.
 - Ensure 1no. layer of 12.5mm thick BG Gyptone (Rigitone), or similar approved class C absorbent material is installed in the communal area ceilings.
 - Dry lining contractor to make provisions for an access hatch in the communal ceiling for access to services, adjacent to each flat entrance door.

- Miscellaneous Legend:**
- (SVP) Soil and vent pipe.
 - (WC) WC direct connection.
 - (WHB) Wash hand basin direct connection.
 - (SHW) Shower waste direct connection.
 - (BW) Bath direct connection.
 - (SW) Sink waste direct connection.
 - (FFS) Future floor socket of M4(2)(3) accessible basin position.
 - (CP) Indicates condens drainage pipe.
 - (GUL) Floor gully for wash down purposes.

- Brick Special:**
- Denotes position of Rainwater Pipe.
 - Indicates position of Rainwater Outlet.
 - Indicates steelwork. All exposed steelwork not fully encased in masonry to be painted with intumescent paint to achieve a minimum of 60 minutes fire resistance.
 - Indicates structural column to Structural engineers design and details.
 - Denotes location of cavity fire sock. Socks within cavity masonry construction may be omitted, if agreed with LABC, where fully fill cavity insulation is installed.

- Masonry Specification Legend:**
- 100mm thick blockwork - Compressive strength to Structural engineers details. Density to be 1350-1660kg/m³ or 1850-2330kg/m³.
 - 140mm thick blockwork. paint grade blockwork - Compressive strength to Structural engineers details. Density to be 1350-1660kg/m³ or 1850-2330kg/m³.
 - 100mm thick block laid flat Compressive strength to Structural engineers details. Density to be 1350-1660kg/m³ or 1850-2330kg/m³.
 - 103mm thick approved facing brickwork
 - 01. Paint grade blockwork to be used to refuse and cycle store areas.

- Guarding to Rwp's & Svp's within refuse, cycle and plant stores.**
- (EMJ) Movement Joint (Positions taken from information provided by the Structural Engineer)
 - (A) Grid lines taken from Structural Engineers drawings.
 - Hatch indicates recommended mesh platform to be provided within service risers.
 - Indicated area for future shower. Area to be left unscreeded and infilled with timber floor panel.

- Lockable Union Bib Tap in refuse store and plant room for wash down purposes.**
- (CD01) Denotes internal communal door reference. Refer to relevant internal door schedules for information.
 - (WGF01) Denotes external window/ door reference. Refer to relevant external window & door schedules for information.
 - Location of FD30 smoke sealed service riser door, with keep locked shut capability and signage.
 - Location of communal FD30 smoke sealed, self closing fire door, communal doors to have vision panels.

T1	28.03.24	Tender Issue.
P9	01.03.24	Storage areas to flat type A2 updated.
Rev	Date	Amendment

Client:	Selsdon Building Contractors Ltd
Project:	Kerswell Close, N15
Drawing:	Block A First Floor
Date: April 2023	Scale: 1:50@A1

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Status: Tender Issue

Drawing No: 23-1116-102

T1

- External Wall Legend (Dwelling/Community Hub):**
- 445mm cavity external wall construction comprising:
 - 103mm approved facing brick outer skin laid in stretcher bond (except where elevations show otherwise) with bucket handle joints (mortar mix and brickwork to LABC Standards, sulphate resisting where required by Structural Engineer). For details of external finishes, see materials schedule and specification.
 - 200mm cavity, filled with mineral wool insulation (thermal conductivity 0.037W/mK), or similar approved, insulation batts.
 - 1no. leaf of 140mm thick blockwork. Strengths as specified by the Structural Engineer.
 - All blockwork is to be restrained at the junction with underside of structural slabs/vertical face of columns using a suitable Ancon restraint, in accordance with the detailed construction drawings. Continuous compressible backing material and flexible sealant to be applied to any resulting joints.
 - Internal wall finish is to be 1no. layer of 12.5mm British Gypsum Wallboard (nominal 8kg/m² mass per unit area), or similar approved, where required and applied using plaster dabs.
 - Wall ties to structural engineers specification, set at 450mm vertical and 900mm horizontal staggered centres.
 - Wall ties are to be provided at maximum 225mm centres around all window and door openings and no more than 225mm from either side of all masonry expansion joints.
 - All blockwork to be flush pointed and fair faced.

- External Wall Legend (Communal Cores):**
- 370mm cavity external wall construction comprising:
 - 103mm approved facing brick outer skin laid in stretcher bond (except where elevations show otherwise) with bucket handle joints (mortar mix and brickwork to LABC Standards, sulphate resisting where required by Structural Engineer). For details of external finishes, see materials schedule and specification.
 - 100mm cavity, filled with mineral wool insulation (thermal conductivity 0.037W/mK), or similar approved, insulation batts.
 - 1no. leaf of 140mm thick blockwork. Strengths as specified by the Structural Engineer.
 - All blockwork is to be restrained at the junction with underside of structural slabs/vertical face of columns using a suitable Ancon restraint, in accordance with the detailed construction drawings. Continuous compressible backing material and flexible sealant to be applied to any resulting joints.
 - Internal wall finish is to be 1no. layer of 12.5mm British Gypsum Wallboard (nominal 8kg/m² mass per unit area), or similar approved, where required and applied using plaster dabs.
 - Wall ties to structural engineers specification, set at 450mm vertical and 900mm horizontal staggered centres.
 - Wall ties are to be provided at maximum 225mm centres around all window and door openings and no more than 225mm from either side of all masonry expansion joints.
 - All blockwork to be flush pointed and fair faced.

- Separating Wall Legend (Blockwork Separating Walls Between Dwellings and Communal Area):**
- 480mm cavity separating wall construction (excluding finishes) comprising:
 - 2no. leaves of 140mm thick blockwork, Strengths as specified by the Structural Engineer.
 - 200mm cavity, filled with mineral wool insulation (thermal conductivity 0.037W/mK), or similar approved, insulation batts. Insulation to be built into the wall as works progress. If 2no. layers of insulation are to be used to achieve the overall thickness.
 - Walls to be finished with 1no. layer of 12.5mm British Gypsum Wallboard (nominal 8kg/m² mass per unit area), or similar approved, plasterboard to be applied to both sides. Mortar joints to cover the full thickness of the block, leave no voids.
 - Cavities between external and separating walls to be linked and fire stopped with a sleeved mineral wool continuous cavity barrier.

- Separating Wall Legend (Between Plots 1 & 2 ONLY - Block A):**
- 370mm cavity external wall construction comprising:
 - 2 No. leaves of 70mm thick metal studwork, by British Gypsum or similar approved, fitted in accordance with the manufacturer's instructions.
 - Ensure that dwelling side of respective studs are positioned exactly 270mm from one another.
 - 230mm cavity to be fully filled with lower mineral wool quilt (minimum density 18kg/m³), or similar approved. One layer of 60mm Acoustic Insulation Slab placed within the depth of each metal stud partition.
 - Walls to be finished with 2no. layers of 15mm British Gypsum SoundBloc plasterboard (minimum total nominal mass per unit area 22kg/m²) (joints to be staggered), applied to each side, to achieve minimum 60 minutes fire resisting construction.
 - Continuous 1000 gauge polythene sheet vapour control layer to be fitted to the face of the metal studs, each side of the party wall, taped and sealed in accordance with specialist manufacturer's guidance.
 - Cavities between external and separating walls to be linked and cavity insulation carried across separating walls to form continuous cavity barrier.
 - All sockets and switches etc. located on each side of the party wall are to be staggered, so that they are not positioned in opposite bays. Provide two or more layers of gypsum-based board (total nominal mass per unit area 22kg/m²), to enclose electrical boxes. Perimeter fire resistant seal to be provided around electrical boxes in accordance with Approved Doc. B.
 - Plasterboard finishes are to continue through to the top of the reinforced concrete slab. For sequencing purposes, at first floor level, on initial strip of each plasterboard layer (circa 150mm and 300mm wide respectively) are to be installed first. Remainder is to be installed at a later date. All joints in plasterboard are to be sealed with appropriate intumescent mastic. Please refer to detailed construction drawings for further details.
 - Partitions and associated finishes are to continue through the same to the underside of the structural floor, in all situations and are to be fixed utilising a standard British Gypsum 60minute fire rated deflection detail in accordance with specialist manufacturer's installation guidance and recommendations.
 - Specialist acoustic advice is to sort by the client in respect of this wall construction and all junctions.

- 215mm Overall Thickness Masonry Partition Comprising:**
- 115mm (or 2no. leaves of 100mm tied to together with collar (jointed ties) thick dense aggregate blockwork or 2no. leaves of 103mm facing brick tied to together with collar jointed ties. Refer to floor plan and masonry legend.
 - All exposed blockwork surfaces to be flush pointed and fair faced.
 - Blockwork surfaces within communal areas to be finished with 1no. layer of 12.5mm thick British Gypsum Wallboard (nominal density 8kg/m²) applied using plaster dabs.