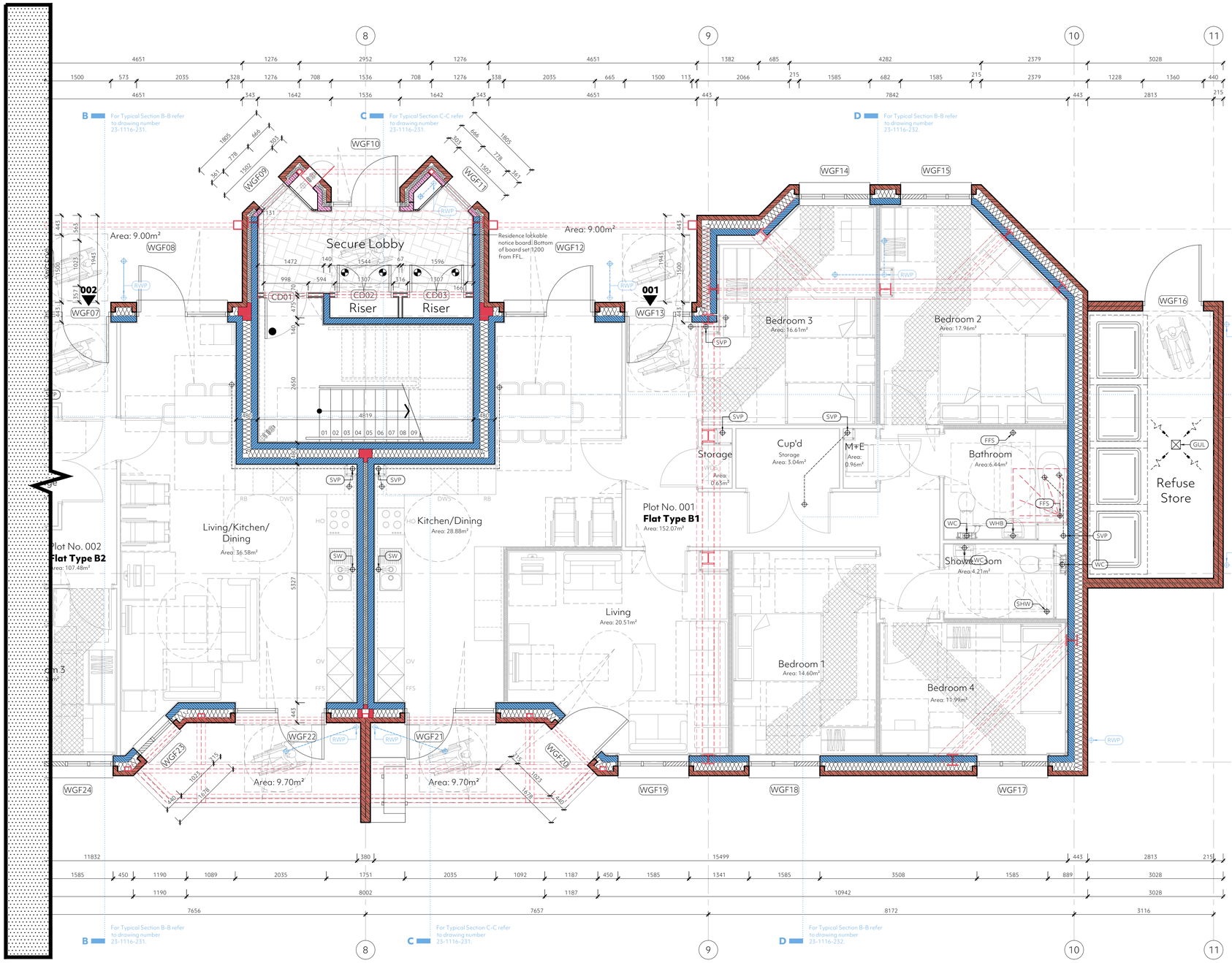
See Drawing Number 23-1116-201.0 For Continuation of Ground Floor Plan



Separating Wall Legend (Adult Hub and Ancillary Area):

400mm cavity separating wall construction (excluding finishes) comprising:
- 2no. leaves of 100mm 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 insultaion are to be used to achieve the overall thickness, ensure that the joints are staggeredAll 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.
- Provide 200mm long Ancan HRT4, or similar approved, wall ties as described in BS EN 10088 and DD140 and spaced at 450mm vertical and 900mm horizontal centers (not staggered) to all party walls.
- Wall to be finished with 1no. layer 12.5mm British Gypsum Wallboard (nominal 8kg/m² gypsum based), or similar approved. Plasterboard to be on plaster dabs to adult care hub. Mortar joints to cover the full thickness of the blocks, 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 (Blockwork Separating Walls Between Dwellings and Common 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 insultaion are to be used to achieve the overall thickness.
- Walls to be finished with 1na. layer 12.5mm British Gypsum Wallboard (nominal 8kg/m² gypsum based), or similar approved. Plasterboard to be on plaster dabs and applied to both sides. Mortar joints to cover the full thickness of the blocks, leave no voids.
- Cavities between external and separating walls to be linked and fire stopped with a sleeved mineral wool continuous cavity barrier.

Metal Stud Partitions forming Service Risers comprising:
- 70mm thick metal studwork, fitted in accordance with the manufacturer's instructions.
- Walls to be finished with 2no. layers of 15mm British Gypsum Fire Line plasterboard, applied to both sides, to achieve minimum 60 minutes fire resisting construction.
- Partition construction is to continue through the suspended ceiling system to the underside of the structural floor. Services and ducting passing through 60-minute fire resistant partitions are to be sealed/ fitted with fire collars, accordingly.

100/140mm Overall Thickness Masonry Partition Comprising:
- 100/140mm thick dense aggregate blockwork.
- All exposed blockwork surfaces to be flush pointed and fair faced.
- Blockwork surfaces within communal areas to be finished with 1na. layer of 12.5mm thick British Gypsum Wallboard (nominal density 8kg/m²) applied using plaster dabs.

215mm Overall Thickness Masonry Partition Comprising:
- 215mm (or 2no. leaves of 100mm tied to together with collar jointed hes) thick dense aggregate blockwork or 2no. leaves of 103mm facing brick tied to together with collar jointed hes. 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 1na. layer of 12.5mm thick British Gypsum Wallboard (nominal density 8kg/m²) applied using plaster dabs.

External Wall Legend (Dwelling/Community Hub):

443mm 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. Insulation to be built into the wall as works progress. If 2no. layers of insultaion are to be used to achieve the overall thickness, ensure that the joints are staggered. Note. Insulation to be provided where indicated on floor plans.
- 1na. 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 1na. layers 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.

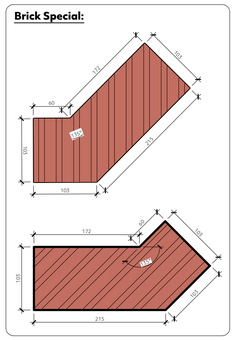
External Wall Legend (Communal Core Block B):

343mm 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. layers 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):

303mm 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.
- 1na. leaf of 100mm 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 1na. layers 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.

Brick Special:



General Notes:

1. Kitchen layout shown indicative only. Refer to specialist kitchen manufacturers drawings for full confirmation.
2. Temporary works designer's must ensure that the temporary works design has been approved by the Structural Engineer.
3. Refer to Structural Engineer's details and specification for confirmation of all required steelwork, lintels & associated padstones.
4. Refer to Structural Engineer's drawings for full details of all concrete structure.
5. All movement joints have been positioned from information provided by the Structural Engineer.
6. Ensure 1no. layer of 12.5mm thick BG Gyptone (Rigitone), or similar approved class C absorbent material is installed in the communal area ceilings.
7. 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 condense drainage pipe.
GUL	Floor gully for wash down purposes.

RWP	Denotes position of Rainwater Pipe.
	Indicates position of Rainwater Outlet.
	Indicates steelwork. All exposed steelwork not fully encased in masonry to be painted with intumscent 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 maybe omitted, if agreed with LABC, where fully fill cavity insulation is installed.

	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 un-screeded 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.

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

Note:
01. Paint grade blockwork to be used to refuse and cycle store areas.

Rev	Date	Amendment
T1	28.03.24	Tender Issue.
P8	12.03.24	Building Footprint updated as clouded.
P7	13.12.23	Building footprint and internal arrangment updated to Haringey design team.
P6	16.06.23	North point added, internal post boxes noted, Note regarding intumescent paint added to key.
P5	02.06.23	Stage 3 Issue.
P4	23.05.23	Structural Steels added.
P3	22.05.23	Substation size amended.
P2	09.05.23	Section lines added.

Client: Selsdon Building Contractors Ltd

Project: Kerswell Close, N15

Drawing: Block B Ground Floor - Sheet 2 of 2

Date: April 2023 **Scale:** 1:50@A1

Status: Tender Issue **Drawing No:** 23-1116-201.1 **T1**

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