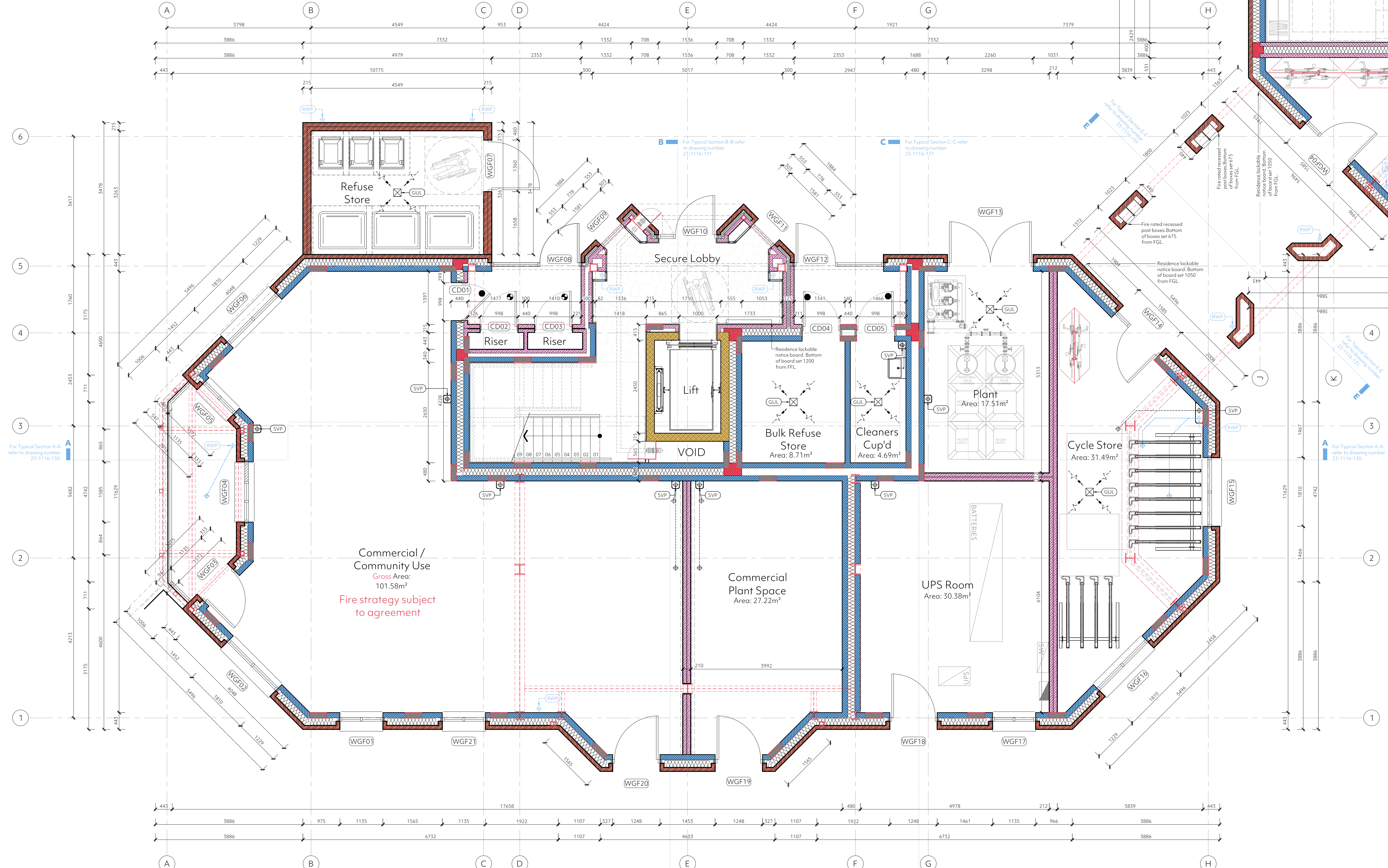
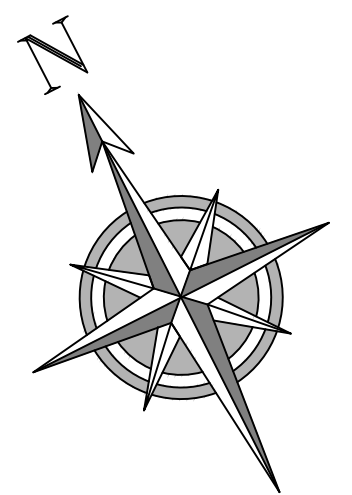
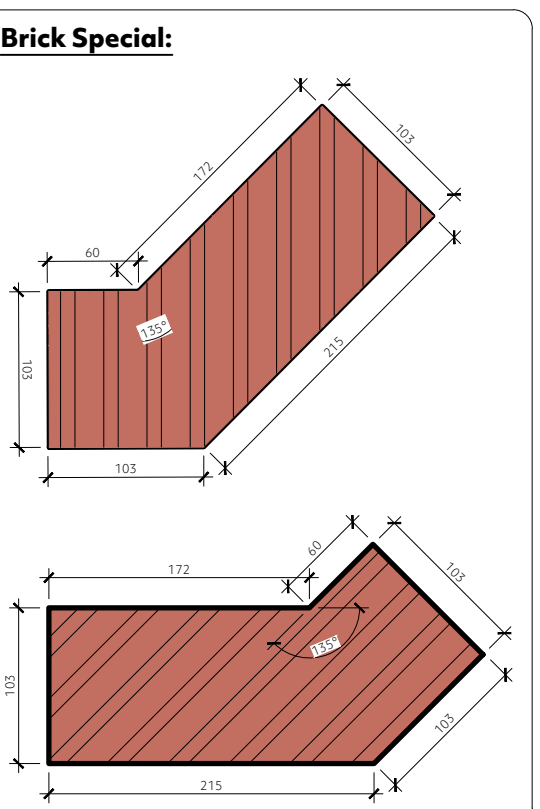




Ground Floor Plan Block A

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 designed by 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 condense drainage pipe.
 - GUL Floor gully for wash down purposes.

- Fire Strategy:**
- Indicates 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.

- Guarding to Rwp's & Svp's**
- Guarding to Rwp's & Svp's within refuse, cycle and plant stores.
 - Movement Joint (Positions taken from information provided by the Structural Engineer)
 - 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.
 - WG01 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 blackwork - Compressive strength to Structural engineers details. Density to be 1350-1660kg/m³ or 1850-2330kg/m³.
 - 140mm thick blackwork. paint grade blackwork - Compressive strength to Structural engineers details. Density to be 1350-1660kg/m³ or 1850-2330kg/m³.
 - 100mm thick black 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 blackwork to be used to refuse and cycle store areas.

T1	28.03.24	Tender Issue.
P9	13.12.23	Building footprint and internal arrangement updated to Haringey design team.
P8	16.06.23	North point added, internal post boxes noted, Note regarding intumescent paint added to key, steel work within plant room encased in blackwork.
Rev	Date	Amendment

Client: Selsdon Building Contractors Ltd

Project: Kerswell Close, N15

Drawing: Block A Ground Floor

Date: April 2023

Scale: 1:50@A1

Status: Tender Issue

Drawing No: 23-1116-101

hello@projectarch.co.uk

+44 (0) 1245 922 160

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. Insulation to be built into the wall as works progress. If 2no. layers of insulation 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.
 - 1no. leaf of 140mm thick blackwork. Strengths as specified by the Structural Engineer.
 - All blackwork is to be restrained at the junction with underside of structural slabs/vertical face of columns using a suitable Ancor 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 Bkg/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 blackwork to be flush pointed and fair faced.
- External Wall Legend (Communal Cores):**
- 305mm 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 100mm thick blackwork. Strengths as specified by the Structural Engineer.
 - All blackwork is to be restrained at the junction with underside of structural slabs/vertical face of columns using a suitable Ancor 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 Bkg/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 blackwork to be flush pointed and fair faced.
- Separating Wall Legend (Adult Hub and Ancillary Area):**
- 400mm cavity separating wall construction (excluding finishes) comprising:
 - 2no. leaves of 100mm thick blackwork, 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, ensure that the joints are staggered. All blackwork is to be restrained at the junction with underside of structural slabs/vertical face of columns using a suitable Ancor 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 Ancor HRT4, or similar approved, wall ties as described in BS EN 10088 and D0140 and spaced at 450mm vertical and 900mm horizontal centres (not staggered) to all party walls.
 - Wall to be finished with 1no. layer 12.5mm British Gypsum Wallboard (nominal Bkg/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 blackwork, 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, ensure that the joints are staggered.
 - Walls to be finished with 1no. layer 12.5mm British Gypsum Wallboard (nominal Bkg/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.
- 100/140mm Overall Thickness Masonry Partition**
- Comprising:**
- 100/140mm thick dense aggregate blackwork.
 - All exposed blackwork surfaces to be flush pointed and fair faced.
 - Blackwork surfaces within communal areas to be finished with 1no. layer of 12.5mm thick British Gypsum Wallboard (nominal density Bkg/m²) applied using plaster dabs.
- 215mm Overall Thickness Masonry Partition**
- Comprising:**
- 115mm (or 2no. leaves of 100mm tied together with collar jointed ties) thick dense aggregate blackwork or 2no. leaves of 103mm facing brick tied together with collar jointed ties. Refer to floor plan and masonry legend.
 - All exposed blackwork surfaces to be flush pointed and fair faced.
 - Blackwork surfaces within communal areas to be finished with 1no. layer of 12.5mm thick British Gypsum Wallboard (nominal density Bkg/m²) applied using plaster dabs.