

GENERAL ARRANGEMENT PLANS - WALL LEGEND	
	Frost resistant quality facing brickwork 20N Brickwork
	Cation High Strength concrete blockwork (compressive strength 7.2N/mm² in 1:1.6 mortar (unless noted otherwise) forming 100mm wide partitions. Unit weight = 8kg Density = 700Kg/m³. Block dimension = L440 x H215 x W100
	Forterra Fenite Background Aggregate blockwork (compressive strength 7.2N/mm²) Dry block weight = 12.8kg. Density = 1350kg/m³. Block dimension = L440 x H215 x W100
	Perimeter Timber Studs
	140x38mm Timber Studs Panels with 40mm mineral wool insulation quilt between studs, 1 or 2 layers of 9mm OSB-3 sheathing to one side. To be finished internally with 2 layers of 15mm Fireline board and unintegrated vcl.
	89x38mm Timber Studs Panels with Acoustic insulation quilt between studs 9mm OSB-3 sheathing (to cavity side) 54mm cavity between OSB-3 sheathing (ensure minimum 50mm cavity is maintained) full filled with Mineral Wool to achieve 0.00 W/m²K U-Value 9mm OSB-3 sheathing (to cavity side) 89x38mm Timber Studs Panels with Acoustic insulation quilt between studs
	Internal Loadbearing and Buttriss Walls
	89x38mm Timber Studs Panels with 50mm Acoustic insulation quilt between studs 1 or 2 layers of 9mm OSB-3 sheathing to one side
	Internal Non-Loadbearing Walls
	63x38mm Timber Studs Panels with 50mm Acoustic insulation quilt between studs
	MJ Movement Joint
	Fire Stop
	Cavity Closer
<b>IMPORTANT NOTE:</b> All external dimensions provided are to brickwork openings. PLEASE REFER TO STRUCTURAL ENGINEERING PLANS AND TIMBER FRAME MANUFACTURERS DETAILS FOR EXACT TIMBER SPACING AND DIMENSION/ SIZING, NOGGIN POSITIONING AND OSB QUANTITY	

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'.
	FD30S. Half hour fire door with self closing device, intumescent strip, smoke seal and vision panel.
	Communal entrance door to apartment block fitted with self closing device.
All doors to service riser ducts are to be fitted with a sign annotated with 'keep locked shut'	

PURGE VENTILATION:	
All windows to habitable rooms to open more than 30 deg/s, each habitable room to be provided with an operable window(s) with an opening area equal to 1/20th of the rooms floor area.	
VENTILATION SYSTEM 3:	
Ventilation system 3 Controlled Continuous Mechanical Extract, for details and Interim/term Extract rates, refer to Manufacturer's design.	

ELECTRICAL KEY	
This electrical legend is to be read in conjunction with the internal specification & M&E consultants details. It is applicable with any discrepancies being reported to the site manager. Doorbells, light switches, earthphones, etc. should be fixed no higher than 1200mm above FFL. TV, BT & power sockets should be fixed no lower than 450mm above FFL. All wall lights to be fitted at 2100mm above FFL.	
Symbol	Description
	Flash rocker light switch. 1, 2 or 3 way switched.
	Ceiling rose light point.
	Surface mounted light fitting.
	External wall light.
	External soffit light.
	Flush double switch socket. L= Lockable.
	Passive Infrared Sensor.
	Flush double switched socket 200mm above kitchen work top with 2 USB ports.
	13A flush unswitched spur.
	Fluorescent tube light with diffuser.
Symbol	Description
	Flush double switch socket. L= Lockable.
	Passive Infrared Sensor.
	Flush double switched socket 200mm above kitchen work top with 2 USB ports.
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	Fluorescent tube light with diffuser.
Symbol	Description
	Dual TV FM point 1xCT100 cabling (diplexer).
	Single slave phone socket 1xCAT 6 cabling.
	Smoke Detector - L02 to private spaces, L05 to communal areas.
	Heat Detector.
	Rad.
	Sounder beacon/alarm on balconies.
	Heating control programming switch.
	Grid switch.
	Thermostat.
Symbol	Description
	Green break glass override facility for electronic fob.
	Fire Control Panel for AOV.
	For sites with FTTP refer to SD/1002. For sites with FTTC refer to SD/1003.
	Wall Light.
	2 = Denotes emergency fitting with battery back up.

NOTES:

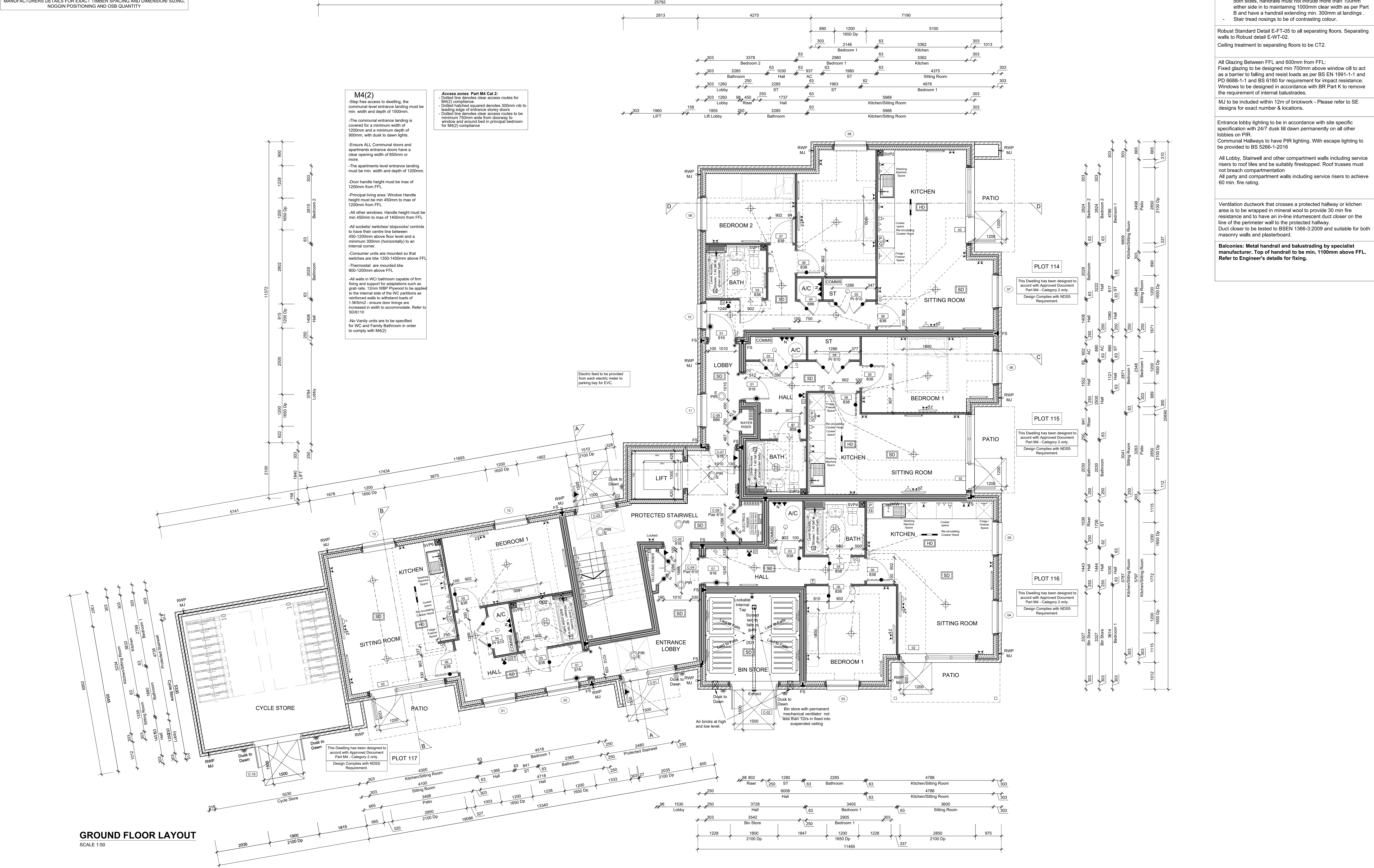
All dimensions to be checked on site prior to the commencement of construction and any discrepancy should be reported to the Site Manager.

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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.



SPEC & TENURE T.B.C.

Timber 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 string with handrails fixed to side of strings.  - 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-FT-05 to all separating floors. Separating walls to Robust detail E-WT-02. 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.
Entrance lobby lighting to be in accordance with site specific specification with 247 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 roof files and be suitably firestopped. Roof ruseses 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.
Balconies: Metal handrail and balustrading by specialist manufacturer. Top of handrail to be min. 1100mm above FFL. Refer to Engineer's details for fixing.

Rev	Date	Description	Int.
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JOB TITLE  
Netherhall Gardens

DRAWING TITLE  
Apartment Block H  
Ground Floor Layout

Timber Frame Construction

SCALE	DATE	DRAWN
1@50 @ A0	Feb 2024	KB
DWG NO.	REV.	
00256-281-NETHERHALL	/	