

Super-Structure Wall Legend

External:	Internal:
<p>Planning Approved Facing Bricks (refer to Elevations):</p> <ul style="list-style-type: none"> 102.5mm External Facing Brickwork 150mm Cavity, fully-filled with Insulation 100mm Approved Concrete Blockwork Inner Leaf 12.5mm Approved Plasterboard on Dabs <p>All blockwork to Structural Engineer's Details</p>	<p>Internal Blockwork Wall (Loadbearing Only):</p> <ul style="list-style-type: none"> 12.5mm Approved Plasterboard on Dabs 100mm Approved Concrete Blockwork 12.5mm Approved Plasterboard on Dabs <p>All blockwork to Structural Engineer's Details</p>
<p>Planning Approved Cladding - (refer to Elevations):</p> <ul style="list-style-type: none"> Cladding on Battens 100mm Approved Concrete Blockwork Outer Leaf 152.5mm Cavity, fully-filled with Insulation 100mm Approved Concrete Blockwork Inner Leaf 12.5mm Approved Plasterboard on Dabs <p>All blockwork to Structural Engineer's Details</p>	<p>Internal Blockwork Wall (Loadbearing Only):</p> <ul style="list-style-type: none"> 12.5mm Approved Plasterboard on Dabs 140mm Approved Concrete Blockwork 12.5mm Approved Plasterboard on Dabs <p>All blockwork to Structural Engineer's Details</p>
<p>Planning Approved Render - (refer to Elevations):</p> <ul style="list-style-type: none"> 18mm Through-Colour Render 100mm Approved Concrete Blockwork Outer Leaf 152.5mm Cavity, fully-filled with Insulation 100mm Approved Concrete Blockwork Inner Leaf 12.5mm Approved Plasterboard on Dabs <p>All blockwork to Structural Engineer's Details</p>	<p>70mm (95mm incl. Plasterboard) Internal Metal Stud Wall (Non-Loadbearing Only):</p> <ul style="list-style-type: none"> 12.5mm Approved Plasterboard 70mm Metal Studs at max. 600mm centres (min. 25mm of approved Acoustic Insulation inbetween studs, only where required/shown on Plans) 70mm Approved Plasterboard <p>Refer to Architectural Specification for Details</p>

<p>70mm (107mm incl. Sheathing) Internal Single Lined Metal Stud Wall (Non-Loadbearing Only):</p> <ul style="list-style-type: none"> 12.5mm Approved Plasterboard 70mm Metal Studs at max. 600mm centres (min. 25mm of approved Acoustic Insulation inbetween studs only where required/shown on Plans) 12mm Plywood Sheathing - Fixed across face of studs for fixing reinforcement to one side as required 12.5mm Approved Plasterboard <p>Refer to Architectural Specification for Details</p>	<p>70mm (119mm incl. Sheathing) Internal Double Lined Metal Stud Wall (Non-Loadbearing Only):</p> <ul style="list-style-type: none"> 12.5mm Approved Plasterboard 12mm Plywood Sheathing - Fixed across face of studs for fixing reinforcement 70mm Metal Studs at max. 600mm centres (min. 25mm of approved Acoustic Insulation inbetween studs only where required/shown on Plans) 12mm Plywood Sheathing - Fixed across face of studs for fixing reinforcement 12.5mm Approved Plasterboard <p>Refer to Architectural Specification for Details</p>
<p>70mm (123.5mm incl. Sheathing) Internal Racking Metal Stud Wall (Non-Loadbearing Only):</p> <ul style="list-style-type: none"> 12.5mm Approved Plasterboard 89mm Metal Studs at max. 600mm centres (min. 25mm of approved Acoustic Insulation inbetween studs only where required/shown on Plans) 9.5mm O.S.B. Sheathing - installed in a staggered pattern across face of studs to one side as indicated 12.5mm Approved Plasterboard <p>Refer to Structural Engineer's Design and Specification, and Architectural Specification for Details</p>	<p>Movement Joints</p> <p>Brickwork: As indicated on the GA Plans at 12m max. centres. Typically 12mm wide joint filled with 'Compriband' or equal approved exterior grade compressible material - Colour: To match material finishes.</p> <p>Blockwork: As indicated on the GA Plans at 6m max. centres. Typically 12mm wide joint filled with approved interior grade flexible mastic.</p> <p>For full Specification Details, please refer to the Structural Engineer's Design & Specification.</p>

Movement Joints

Brickwork:
As indicated on the GA Plans at 12m max. centres.
Typically 12mm wide joint filled with 'Compriband' or equal approved exterior grade compressible material - Colour: To match material finishes.

Blockwork:
As indicated on the GA Plans at 6m max. centres.
Typically 12mm wide joint filled with approved interior grade flexible mastic.

For full Specification Details, please refer to the Structural Engineer's Design & Specification.

Text References

CD	Carbon Monoxide Detector
CU	Consumer Unit
DDP	Direct Drain Pipe
E	Electric Meter
EXT	Extractor Fan
FF	Fridge/Freezer Space
FG	Floor Gully
G	Gas Meter
HD	Heat Detector
LT	Level Threshold
MJ	Movement Joint
NPT	Network Termination Point
OL	Outside Light
RWP	Rainwater Downpipe
SD	Smoke Detector
SP	Soil Vent Pipe
SW	Standing-Stub Waste
TD	Tumble Dryer Space
TS	Thermostat
W	Incoming Water Main
WM	Washing Machine Space

Fire Safety

BS 5839 Part 6 = Individual Dwellings/Plots

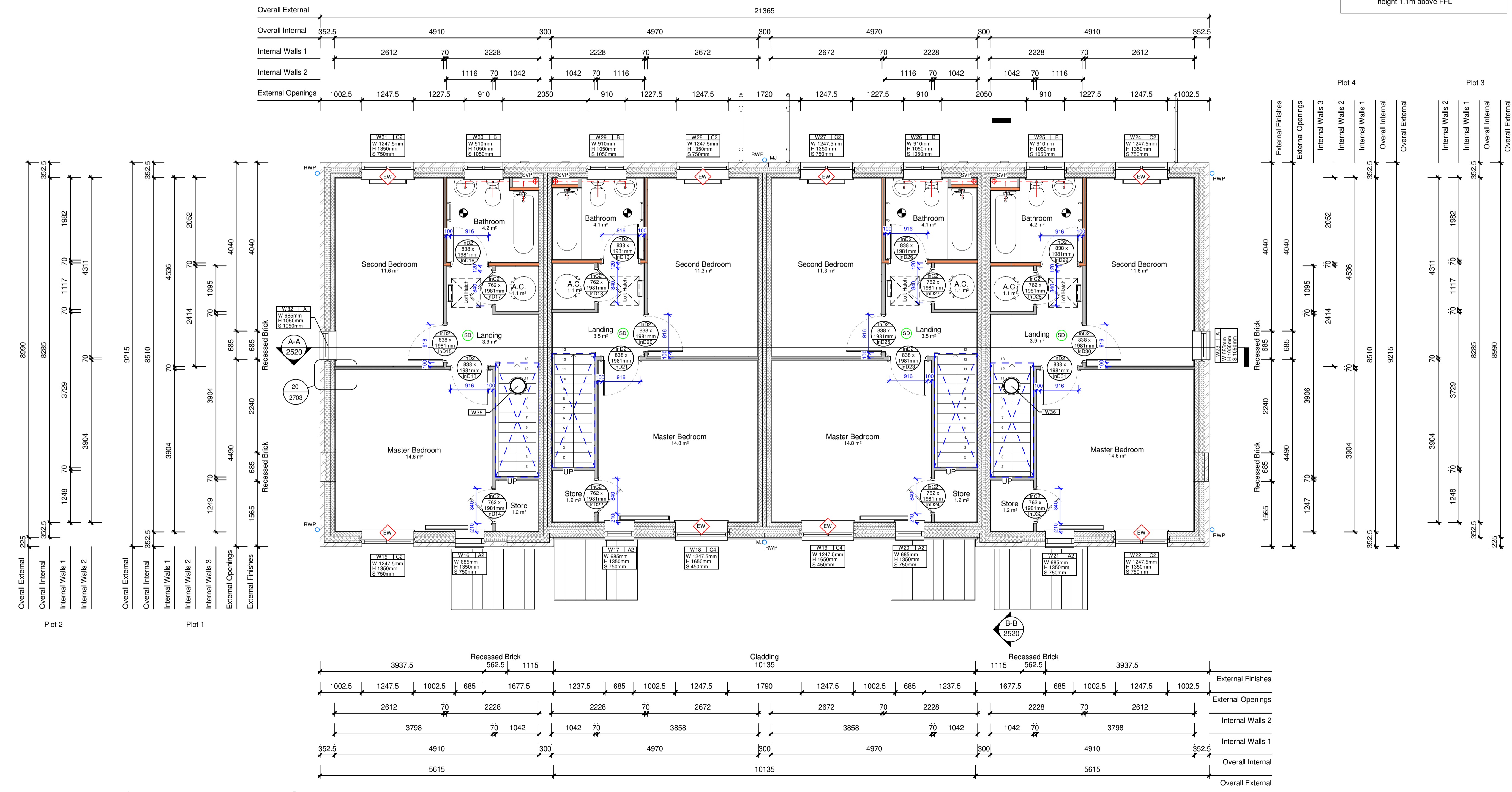
Emergency Egress/Escapes Window
Fully compliant with Building Regulations A.D. Part B: Max. cill height 1.1m above FFL

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All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.
This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do Not Scale © Ingleton Wood LLP

General Legend

SW	50mmØ pUPVC Standing-Stub
+	Waste/100mmØ Stub-Stack/100mmØ
SS	Soil & Vent Pipe, with rodding point
+	110mmØ easy bend outlet to drain
SVP	All SVP's on the end (Head) of drain runs to vent to air via Tile or Ridge
+	Vents - min. 900mm above opening lights
DDP	100mmØ un-vented pipe with direct connection into drain below floor via 110mmØ easy bend, with rodding point
+	For vented option, either a Stub-Stack with Air Admittance Valve or full height stack to fresh air should be used
FG	Floor Gully installed in floor or capped-off drainage for future shower provision (where required)
+	Above Ground Internal Pipework (indicative positions/routes)
RWP	Rainwater Downpipe (indicative position)
W	Incoming Water Main
SD	Self-Contained Inter-Connected Smoke Detector Alarm on separate fused circuit, as required by Building Regs.
HD	Self-Contained Inter-Connected Heat Detector Alarm on separate fused circuit, as required by Building Regs.
IEF	Intermittent Extract Fans (System 1) - Extract locations and ductwork routes shown indicatively
E	Electricity Meter Box To be sited 450-1050mm above Finished Ground Level Isolator required where Consumer Unit is not within 2m of Electricity Meter Box Colour to match facing external joinery
CU	Consumer Unit (max. 2m from Electricity Meter Box) Installed in location/height as per Building Regs. Apprv. Doc. M
BT	Incoming Master Telephone Point
NTP	Incoming Network Termination Point (if Master Telephone Point is less than 30MBps)
+	Security Light Fitting (indicative position)
LT	Level Threshold - Max. 15mm Upstand To be fully compliant with current Building Regs. Apprv. Doc. Part M Provide suitable drainage directly outside the Threshold if required for Site Levels/Falls



First Floor GA Plan

Plot 1 - 2 Bed 4 Person Dwelling Affordable Rent	Plot 2 - 2 Bed 4 Person Dwelling Affordable Rent	Plot 3 - 2 Bed 4 Person Dwelling Affordable Rent	Plot 4 - 2 Bed 4 Person Dwelling Affordable Rent
First Floor Area - 41.18m ²	First Floor Area - 40.58m ²	First Floor Area - 40.58m ²	First Floor Area - 41.18m ²
Total Floor Area - 82.36m ²	Total Floor Area - 81.16m ²	Total Floor Area - 81.16m ²	Total Floor Area - 82.36m ²

P5	Revised front ramps & rear steps & foundation level	05/05/22	JD	AC
P4	Tender Issue	04/03/22	JD	RF
P3	Detail callouts added	04/03/22	JD	RF
P2	Draft B.Reg.s - Emergency windows noted	04/02/22	JD	RF
P1	First Issue - Draft Building Regs	31/01/22	JD	RF
Rev/Comment	Date	Crk	Apr	
Project No:	Scale @ A1:	Date:	Crk	Apr
501570	As indicated			
Drawn By:				
JD				



Vision, form and function

Project:
Redevelopment of 54-60 Linden Way Canvey Island Essex

Client:
Castle Point Borough Council

Title:	First Floor GA Plan - Plots 1-4 (Block 01)	
Drawing Number:	LINWAY-IWD-01-01-DR-A-2501	
Status:	Purpose of Issue:	Revision:
D2	Tender	P5