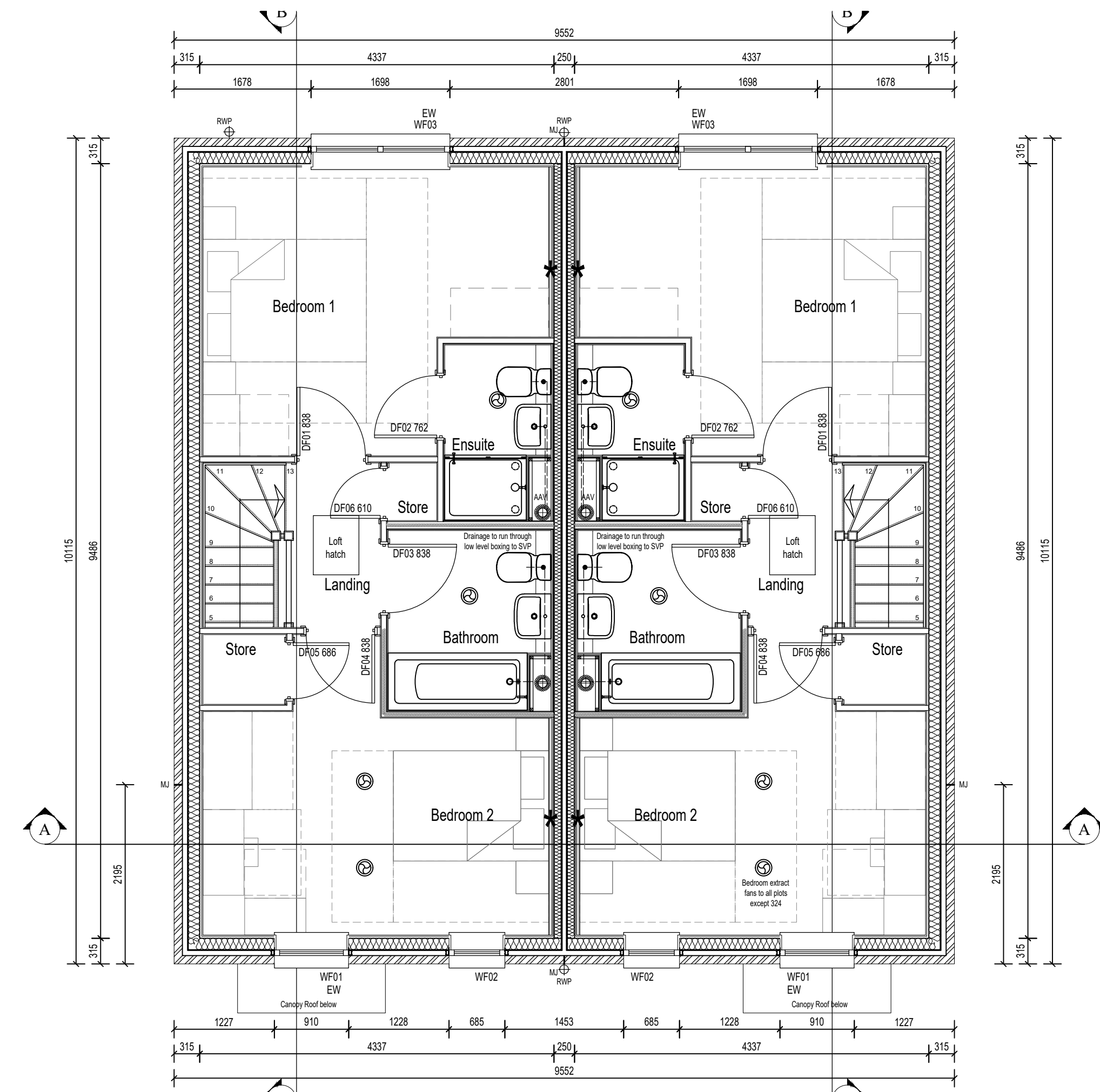
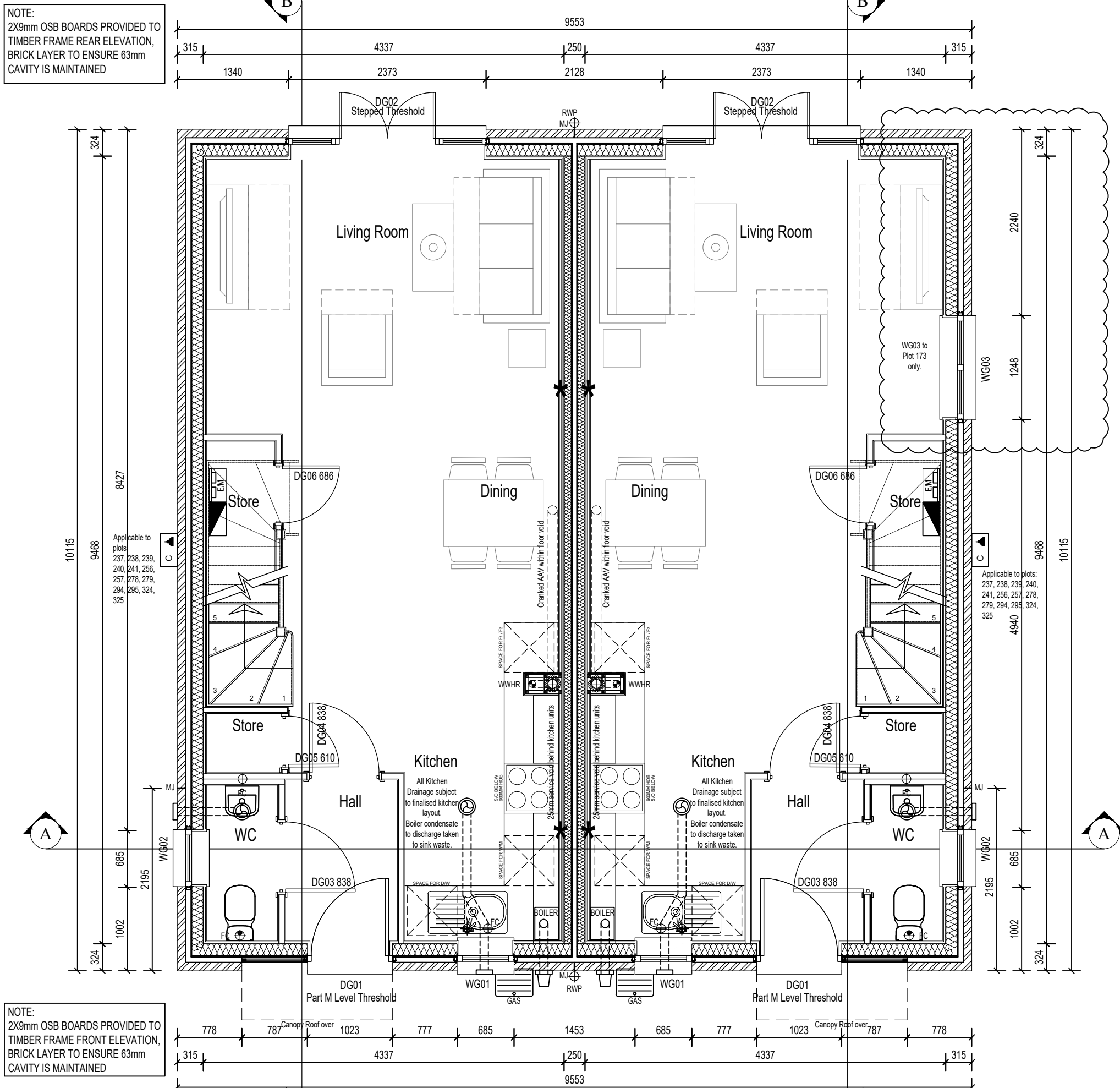
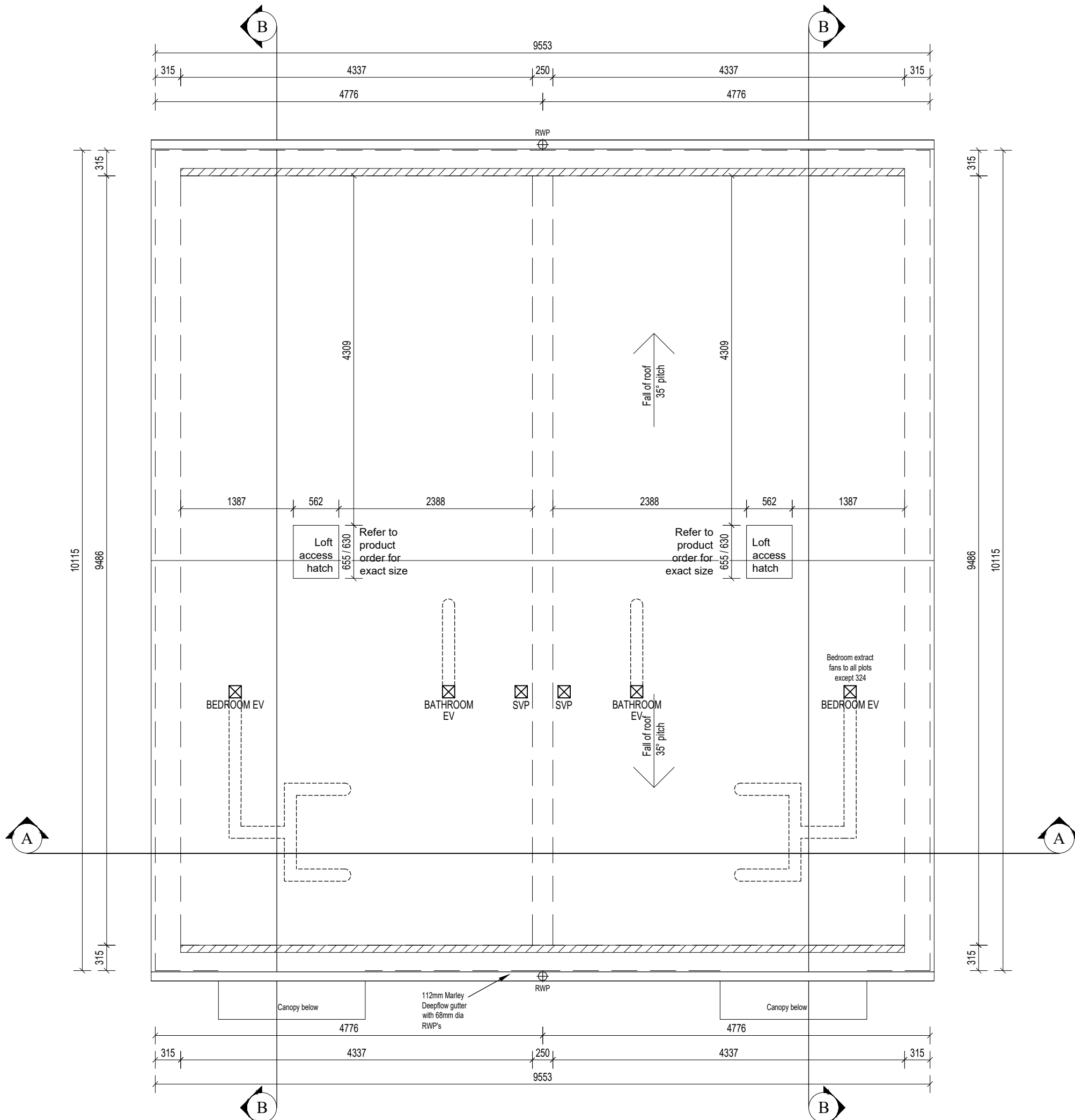




First Floor Plan



Ground Floor Plan



Roof Plan

RISK SCHEDULE - FLATS

ITEM	DESCRIPTION OF RISK & ACTION
⚠	Heavy duty Steels / Lintels - Refer to plans for locations. A method statement to be provided by the installer and approved prior to commencement on site.
	Roof access - Eaves, valleys and flat roofs to be access by a specialist contractor using specialist equipment such as MEWP. A risk assessment to be carried out and agreed prior to any cleaning or maintenance works being carried out. This information is to be passed on to the Management Company.
	Roof lights - Refer to roof plans and elevations for locations. No specific access to roof required. Cleaning, maintenance and replacement can be carried out from inside the dwelling. Centre pivot windows to be used.
	Weatherboarding - Refer to Elevation drawings for locations. Very low frequency maintenance required, contractor will be required to replace as necessary.
	FLATS - AOV window -AOV window required to Staircore to Flats. Testing can be achieved without working at height. Replacement would require the blocking off of the stair which needs close co-ordination with residence and management company.

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DO NOT SCALE. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS WHICH ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
MASONRY SPECIFICATION LEGEND Note: 1. All block strengths and locations on this drawing have been provided by the Structural Engineer 2. Refer to Structural Engineer's masonry specification table on drawing S00035_S_GA_HB3_001 for confirmation of Block Specifications (type, density, strength and thermal conductivity). 3. Blocks are to be fully bonded around corners.
////// Masonry Type 1: 103mm / 215mm facing brickwork. For brickwork specification refer to material schedule.
xxxxxx Masonry Type 2: 100mm Blockwork - Compressive strength: 3.6 N/mm ² aircrete block.

REFERENCE KEY EXTERNAL CAVITY WALL - ALL STOREYS - ALL FLOORS Notes: 1. For external finishes, see Materials Schedule and GA Elevations.	354.5mm Facing masonry/timber cavity wall construction comprising: 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm² 63mm Clear cavity - Reflective breather membrane 9mm OSB (Double sheathing may be required, refer to Timber Frame drawings) 38x140mm timbers, 140mm mineral wool insulation - Vapour Control Layer on inner face of 140 timbers 38x25mm Vertical service zone battens at max 600mm c/c 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only 15mm Gyproc Wallboard with joints taped (Mesh not permitted), Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.
	258mm Timber wall construction with Weatherboard cladding comprising: 8mm thick Hardiplank weatherboard on 25x50mm treated sw battens & 25x50mm counter battens with ventilated cavity 12mm Promat Supalux - Reflective breather membrane 9mm OSB 38x140mm timbers, 140mm mineral wool insulation - Vapour Control Layer on inner face of 140 timbers 38x25mm Vertical service zone battens at max 600mm c/c 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only 15mm Gyproc Wallboard with joints taped (Mesh not permitted), Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.
	354.5mm Facing masonry/timber cavity wall construction comprising: 8mm thick Hardiplank weatherboard on 25x50mm treated sw battens & 25x50mm counter battens with ventilated cavity. 100mm blockwork (bucket handle tooled concave joints) 3.6 N/mm² aircrete block. 63mm Clear cavity - Reflective breather membrane 9mm OSB (Double sheathing may be required, refer to Timber Frame drawings) 38x140mm timbers, 140mm mineral wool insulation - Vapour Control Layer on inner face of 140 timbers 38x25mm Vertical service zone battens at max 600mm c/c 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only 15mm Gyproc Wallboard with joints taped (Mesh not permitted), Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

PLOT REFERENCE KEY N.T.S
This drawing is to be read in conjunction with Architects drawings.
S0035_HB3_HT *_0200 onwards - Superstructures S0035_HB3_HT *_0300 onwards - Sections/Stairs S0035_HB3_HT *_0400 onwards - Elevations S0035_HB3_HT *_0500 onwards - Services S0035_HB3_HT *_0700 onwards - Schedules
This drawing is to be read in conjunction with Timber Frame Suppliers drawings
This drawing is to be read in conjunction with M & E Engineers drawings

REFERENCE KEY:	External tap
RWP	Rainwater downpipe
SVP	Soil Vent Pipe (requires 200x200 hole in slab), lagged with 25mm Isover APR1200 (unfaced with a min. density of 10Kg/m ³). Clad with 2 layers of 12.5mm Gyproc wallboard (2 layers of 12.5mm moisture resistant plasterboard to Bathrooms and Ensuites).
AAV	Soil pipe Air Admittance Valve if required (requires 200x200 hole in slab) lagged with 25mm Isover APR1200 (unfaced with a min. density of 10Kg/m ³). Clad with 2 layers of 12.5mm Gyproc wallboard (2 layers of 12.5mm moisture resistant plasterboard to Bathrooms and Ensuites).
SS	Stub Stack Pipes lagged with 25mm Isover APR1200 (unfaced with a min. density of 10Kg/m ³). Clad with 2 layers of 12.5mm Gyproc wallboard (2 layers of 12.5mm moisture resistant plasterboard to Bathrooms and Ensuites).
FG	Floor gully
FC	Floor connection drainage
WHR	Waste water heat recovery
M	Movement joint
EW	Indicates Emergency Egress Windows

VENTILATION	CMEV Unit within Ceiling Void. Suitably sized access panel to be provided directly below in suspended ceiling.
	Ceiling Mounted Room Ventilation Extract
	Duct Route and Vent Terminal

NOTE:	- 9mm Plywood to be installed behind wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) plots only.
	- 9mm Plywood patress between studs to be installed for wall mounted kitchen units and to facilitate the fixings of radiators.
	- Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

REFERENCE KEY PARTY / SEPARATING WALL LEGEND:	310mm Timber Party wall construction comprising: 15mm Gyproc SoundBloc with joints taped with Gyproc Joint Tape (mesh not permitted), SoundBloc replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls. 15mm Gyproc SoundBloc 9mm Plywood behind SoundBloc/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only 38x89mm timber stud, with 90mm full fill mineral wool insulation (10-60kg/m³) 9mm OSB sheathing, if required subject to structural timber frame design. 54mm cavity (72mm where no sheathing) with 60mm full fill Superglass 1F Party Wall Roll (10-60kg/m³) 9mm OSB sheathing, if required subject to structural timber frame design. 38x89mm timber stud, with 90mm full fill mineral wool insulation (10-60kg/m³) 9mm Plywood behind SoundBloc/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only 15mm Gyproc SoundBloc with joints taped with Gyproc Joint Tape (mesh not permitted), SoundBloc replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.
	Denotes service zone full length of wall in rooms indicated: 38x25mm vertical service zone battens at max 600mm c/c 12.5mm Gyproc Wallboard with joints taped with Gyproc Joint Tape (mesh not permitted).
	Party walls to be in accordance with Robust Detail E-WT-1 (Unsheathed) or E-WT-2 (Sheathed)

C3	11.11.25	LIVING SIDE WINDOW WG03 ADDED TO PLOT 173 ONLY
C2	05.08.25	DRAWING AMENDED TO SUIT VENTILATION DESIGN
C1	18.07.25	CONSTRUCTION ISSUE
T1	16.08.24	TENDER ISSUE
Rev:	Date:	Revision History:

Countryside
Places People Love

TRE
DESIGN

Project:	FREES FARM, BURGESS HILL RESIDENTIAL PHASE 3
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Designed by:	Name:	Date:	Checked:	Name:	Date:
Drawn by:	RH	JUN 2024	Approved:	TM	JUN 2024

Scale:	Status:
1:50 @ A1	CONSTRUCTION

Drawing Title:	SETTING OUT PLANS GROUND, FIRST & ROOF PLAN HOUSE TYPE D (PRIVATE)
AS:	174, 176, 238, 241, 257, 279, 295, 325
OPP:	173, 175, 237, 240, 256, 278, 294, 324
Drawing No:	S0035_HB3_BLOCK_0214
Rev:	C3