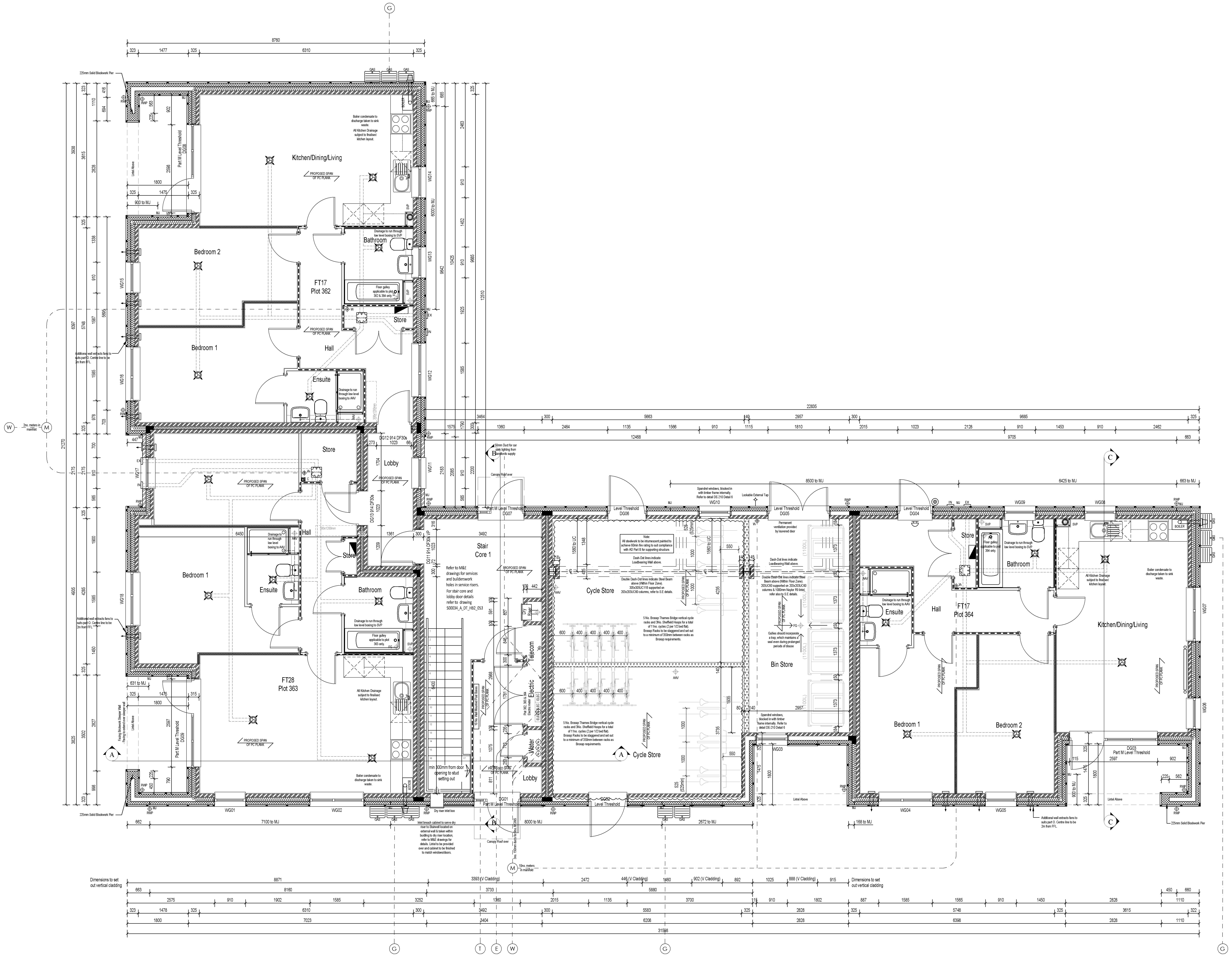
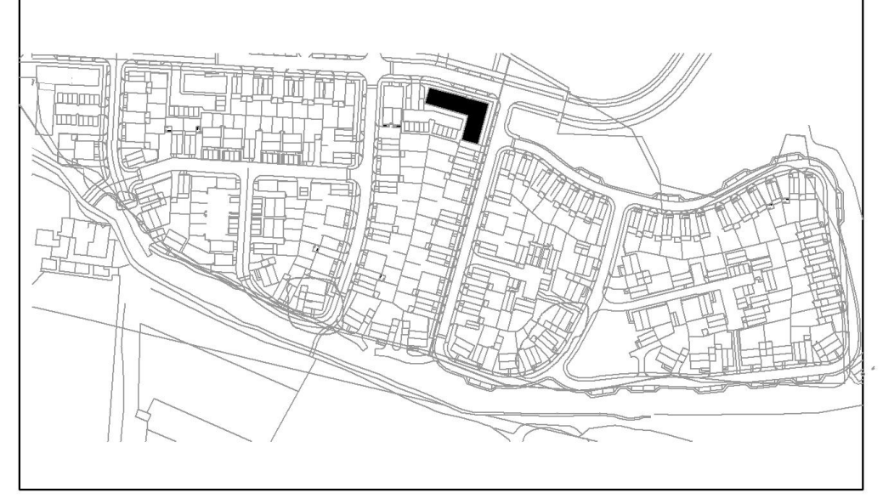


Ground Floor
Apartment Block 14
Scale 1:50

PLOT REFERENCE KEY
N.T.S



This drawing is to be read in conjunction with architects drawings:

S00034_A_DE_HB2_200 onwards Superstructure details
S00034_A_EL_HB2_001 onwards Elevations
S00034_A_SE_HB2_001 onwards Sections
S00034_A_SC_HB2_003 External Door Schedule
S00034_A_SC_HB2_005 External Window Schedule

This drawing is to be read in conjunction with M & E Engineers drawings:

S00034_U_S_HB2_4000 Co-coordinated Utilities plans

This drawing is to be read in conjunction with Structural Engineers drawings as this block is now a masonry building.

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.

COMMUNAL AREAS AND COMPLIANCE WITH AD PART M4(2)

Communal areas comply with extracts 2.14 for Principle communal entrance doors and 2.15 for other communal doors by meeting the following requirements:

a. A level landing is provided directly outside the principle entrance doors a min 1500x1500mm and clear of any door swing.
b. The level landing is covered to a minimum depth of 900mm and width of 1200mm.
c. External lighting is provided to the principle entrance doors activated automatically by a dusk to dawn timer or by motion detection.
d. The entrance doors to the communal area and other doors within the communal area provide a minimum clear opening of 850mm.
e. There are no double doors provided to the communal areas.
f. All doors are provided with a 300mm nib to the leading edge and this width is maintained to a minimum distance of 1200mm beyond it.
g. All doors have a reveal to the leading side of no more than 200mm deep.
h. All doors are provided with an accessible threshold.
i. Any internal lobby has doors a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.
j. The internal surface finish provided does not impeded wheelchair movement.
k. Door entry controls provided are mounted 900-1000mm above FGL and at least 300mm away form any projecting corner.

MVHR	MVHR Unit within Ceiling Void. Suitably sized access panel to be provided directly below in suspended seiling.
	Ceiling Mounted Extract Vent
	Ceiling Mounted Supply Vent
EX	Duct Route and Extract Vent Terminal
IN	Duct Route and Supply Vent Terminal
←	Wall Mounted Extract Vent (Located 2m from FFL)

NOTE:
- 9mm Plywood to be installed behind wallboard/Moisture Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only.

- 9mm Plywood patress between timber studs to be installed for wall mounted kitchen units and to facilitate the fixings of radiators on stud walls.

- Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

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DO NOT SCALE. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS WHICH ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

REFERENCE KEY
APARTMENT EXTERNAL CAVITY WALL - ALL STOREYS - ALL FLOORS
Notes:
1. For external finishes, see Architects materials schedule 'A_SC_HB2_001' and GA elevations 'A_EL_HB2_001' Series

External / 350 / Block - See Plan/Wall Legend / Internal

350mm Facing masonry cavity wall construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm^2
- 125mm with 115mm Kooltherm K106 (0.022)
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m^2)

External / 328 / Block - See Plan/Wall Legend / Internal

327.5mm Facing masonry cavity wall construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm^2
- 125mm Clear Cavity Space
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

External / 394 / Block - See Plan/Wall Legend / Internal

394mm Facing Weatherboard (Horizontal) cavity wall construction comprising:
- 8mm thick Hardieplank weatherboard on 50x38mm treated sw battens
- 100mm Medium Density 7.3N/mm^2 Aggregate Blockwork
- 125mm with 115mm Kooltherm K106 (0.022)
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m^2)

External / 371 / Block - See Plan/Wall Legend / Internal

394mm Facing Weatherboard (Horizontal) cavity wall construction comprising:
- 8mm thick Hardieplank weatherboard on 50x38mm treated sw battens
- 100mm Medium Density 7.3N/mm^2 Aggregate Blockwork
- 125mm Clear Cavity SPace
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

External / 417 / Block - See Plan/Wall Legend / Internal

417mm Facing Weatherboard (Vertical) cavity wall construction comprising:
- 8mm thick Hardieplank weatherboard on 25x50mm treated sw battens & 25x50mm counter battens with ventilated cavity
- 100mm Medium Density 7.3N/mm^2 Aggregate Blockwork
- 125mm with 115mm Kooltherm K106 (0.022)
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m^2)

External / 395 / Block - See Plan/Wall Legend / Internal

417mm Facing Weatherboard (Vertical) cavity wall construction comprising:
- 8mm thick Hardieplank weatherboard on 25x50mm treated sw battens & 25x50mm counter battens with ventilated cavity
- 100mm Medium Density 7.3N/mm^2 Aggregate Blockwork
- 125mm Clear Cavity Space
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

External / 328 / External

327.5mm Facing Brickwork cavity Pier construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm^2
- 122.5mm Clear Cavity Space
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm^2

External / 415 / Block - See Plan/Wall Legend / Block - See Plan/Wall Legend / External

415mm Facing Brickwork cavity Pier construction comprising:
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength
- 122.5mm Clear Cavity Space
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength

REFERENCE KEY
PARTY / SEPARATING WALL LEGEND:

Habitable / 345 / Block - See Plan/Wall Legend / Block - See Plan/Wall Legend / Habitable/Stairwell

345mm Party Cavity wall construction comprising:
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m^2)
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength
- 100mm Knauf Supafil Party wall wool (25kg/m^3) or equal
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m^2)

Habitable / 323 / Block - See Plan/Wall Legend / Block - See Plan/Wall Legend / Non-Habitable

322.5mm Party Cavity wall construction comprising:
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m^2)
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength
- 100mm Knauf Supafil Party wall wool (25kg/m^3) or equal
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength

Store / 140 / Block - See Plan/Wall Legend / Store

140mm Store wall construction comprising:
- 140mm Blockwork - see Masonry Specification Legend/Plans for strength

Party walls to be in accordance with Robust Detail E-WM-28 (aggegate block) on ground floor and E-WM-30 (aircrete block) on frist & second floors.

REFERENCE KEY
INTERNAL LOAD BEARING & NON LOAD BEARING WALL LEGEND:

Communal / Block - See Plan/Wall Legend / Riser

122.5mm Single Leaf Load Bearing wall construction comprising:
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m^2)
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength

Riser / Block - See Plan/Wall Legend / Riser

100mm Single Leaf Load Bearing wall construction comprising:
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength

Communal

88mm Non-Load Bearing Partition wall construction comprising:
- 12.5mm Gyproc wallboard with tape and joint finish (mesh not permitted)
- 63x38mm CLS timber studs at 600mm centres max as appropriate
- 12.5mm Gyproc wallboard with tape and joint finish (mesh not permitted)

Fire resisting partitions
FIRE STRATEGY PLANS MUST BE REFFERED TO FOR FIRE RESISTANCE REQ'D

MASONRY WALL SPECIFICATION LEGEND
Note: Blocks are to be fully bonded around corners.

Masonry Type 1:
103mm / 215mm facing brickwork. For brickwork specification refer to material schedule.

Masonry Type 2:
100mm Blockwork - Compressive strength: 3.6 N/mm^2 Aircrete 600-800kg/m^3

Masonry Type 3:
100mm Blockwork - Compressive strength: 7.3 N/mm^2 Aircrete 600-800kg/m^3

Masonry Type 4:
100mm Blockwork - Compressive strength: 10.4 N/mm^2 Medium density aggregate 1350-1600kg/m^3

Masonry Type 5:
100mm Blockwork - Compressive strength: 3.2 N/mm^2 Aircrete 450-800kg/m^3 - Block for external cladding

Masonry Type 5:
140mm Blockwork - Compressive strength: 7.3 N/mm^2 Medium density aggregate

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 Stub Stack with 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).
FG	Floor gullly
FC	Floor connection drainage
C	MVHR Condensate
MJ	Movement joint
EW	Indicates Emergency Egress Windows
■	Indicates Cavity Barrier
PROPOSED SPAN OF PC PLANK	Indicates Precast Floor Beam Span Above

Rev:	Date:	Revision History:
C12	10.07.25	CYCLE RACK NUMBER AMENDED TO 22 TO SUIT PLANNING OF 2 RACKS PER 1/2 BED FLAT. RACKS SPLIT BETWEEN VERTICAL AHD HOOPS
C11	10.03.25	WINDPOST OMITTED AND 215MM SOLID PIER INDICATED TO BALCONY PIERS AS S.R DESIGN. ADDITIONAL WALL VENTS ADDED.
C10	13.02.25	BLOCKWORK OUTER LEAF FOR CLADDING CHANGED TO 3.2N AS VISTRY INSTRUCTION
C9	14.10.24	STEELS AND MJ UPDATED TO SUIT S.E. DESIGN.
C8	11.07.24	CONDENSATE FOR MVHR UNIT ADDED. WATER INTAKE MOVED.
C7	26.05.23	BLOCK REDRAWN AS MASONRY AND INTERNALS REVISED TO SUIT LINDEN SPEC
C6	09.01.23	STAIRWELL WALL TYPES AMENDED TO SUIT FIRE REQUIREMENTS
C5	11.08.22	NOTE ADDED REGARDING WALL VENT TO BEDROOMS
C4	13.07.22	UPDATED TO SUIT PINEWOOD DESIGN.
C3	27.05.22	EXTERNAL/PARTY WALL LEGEND KEY AMENDED FOR MOISTURE BOARD TO WET ROOMS. WINDPOST TO BALCONY INDICATED AS S.E REVISED DRAWINGS BUILDING REGS PART M4(2) NOTES ADDED.
C2	27.10.21	DG02 & DG06 DOOR SIZES AMENDED. BIN STORE DOUBLE DOOR AMENDED. WALL TAGS ADDED TO FT 17 CMEV ROAUTES UPDATED. INTERNAL WALL LEGEND KEY AMENDED
C1	30.09.21	AMENDMENTS TO SERVICE ZONES.CONSTRUCTION ISSUE.
T1	11.01.21	TENDER ISSUE

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Project:
FREEKS FARM, BURGESS HILL
RESIDENTIAL PHASE 2

	Name:	Date:		Name:	Date:
Designed by:	-	-	Checked:	TM	NOV 2019
Drawn By:	RL	NOV 2019	Approved:	TM	NOV 2019

Scale: 1:50 @ A0
Status: CONSTRUCTION

Drawing Title:
SETTING OUT PLANS
PLOTS 360-370
GROUND FLOOR PLAN

Drawing No: S00034_A_PL_HB2_245
Rev: C12