

ITEM	DESCRIPTION OF RISK & ACTION
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 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 competent contractor using suitable 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 access to roof lights for cleaning, maintenance and replacement can be carried out from inside the dwelling. Clean 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 Staircase to Flats. Testing can be achieved without working at height. Requirement will 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)

- a. A level landing is provided directly outside the principle entrance doors a min 1500x1500mm and clear of any door swing.

c. Essential lighting is provided to the timer or by motion detection.

- e. minimum clear opening of 850mm.
- f. There are no double doors provided to the communal areas.
- g. All doors are provided with a 300mm rib to the leading edge and this width is maintained to a minimum distance of 1200mm beyond it.
- h. All doors have a reveal to the leading edge of no more than 200mm deep.
- i. All doors are provided with an accessible threshold.
- j. Any internal lobby has doors a minimum of 1500mm apart and there is a minimum of 1500mm between door swings.
- k. The internal surface finish provided does not impeded wheelchair movement.
- l. Door entry controls provided are mounted 800-1000mm above FGL and at least 300mm away from a projecting corner.

PLOT

REFERENCE KEY
N.T.S

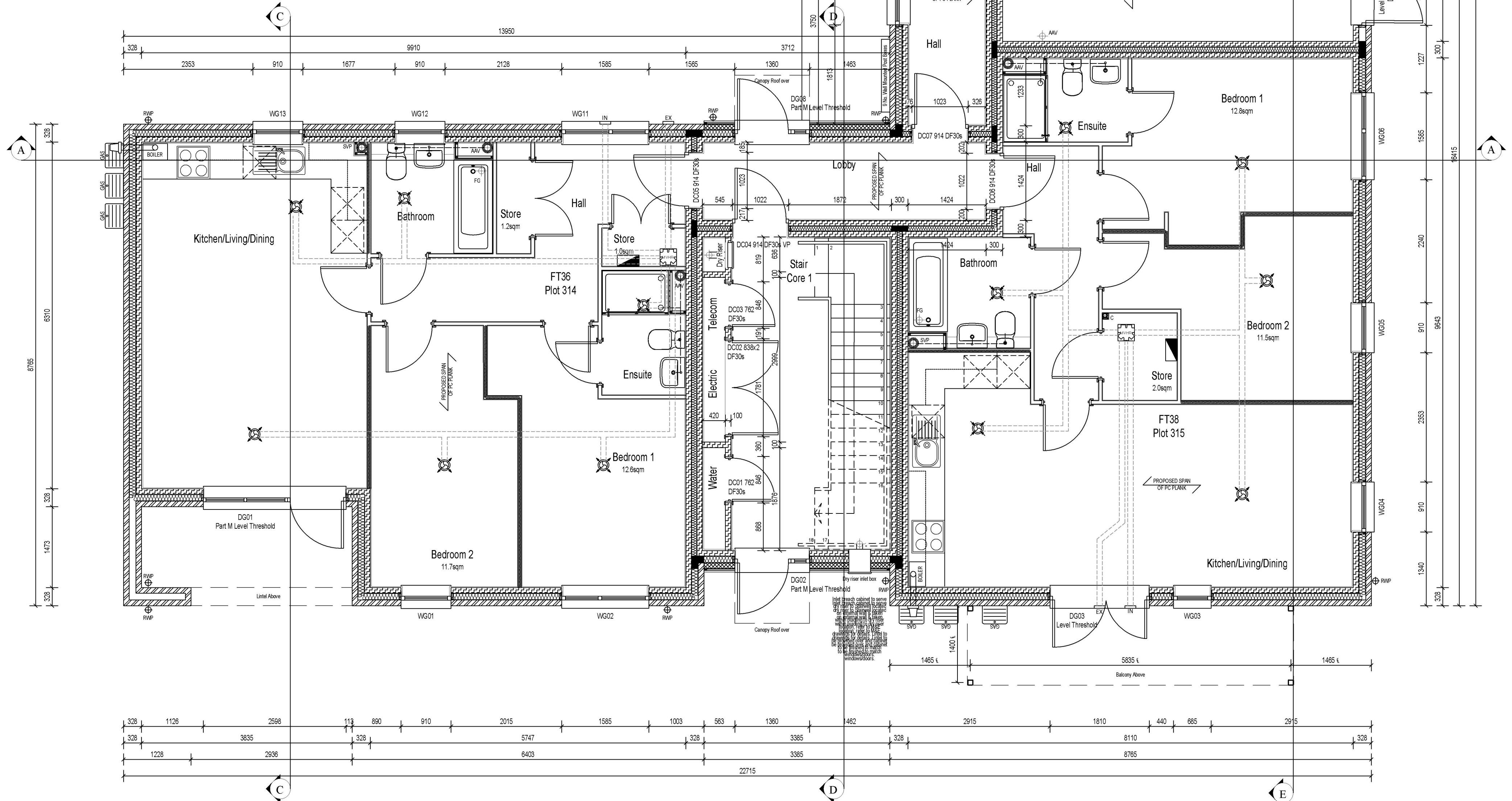


This drawing is to be read in conjunction with architects drawings:

S0035_HBS_BLK_12_0301 onwards Sections
S0035_HBS_BLK_12_0301 onwards Building Plans

S0035_A_SC_HB3_003 External Door Schedule
S0035_A_SC_HB3_005 External Window Schedule

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



E. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING WHICH ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

REFERENCE KEY
PART/ITEM EXTERNAL CAVITY WALL - ALL STOREYS - ALL FLOORS
Notes

360mm Facing masonry cavity wall construction comprising:

- 102.5mm facing brickwork (bucket handle tooled concave joints) min 54kN/m²
- 125mm with 115mm Kooltherm K106 (D.022)
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength
- 12.5mm Gypsum Gyproc Wellbond on 10mm adhesive dabs (8kg/m²)

- 102.5mm facing brickwork (bucket handle tooled concave joints) min 50mm³
- 125mm Clear Cavity Space
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

3649m Facing Hardispank (Horizontal) wall by construction comprising:

- 6mm thick Hardispank weatherboard on 50x100m treated sub battens
- 100mm Medium Density 7.5V/mm² Aggregate Blockwork
- 125mm with 1.5mm Knauflex (M6 0.02)
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength
- 12.5mm Gyproc Gyproc Villoboard on 10mm adhesive dabs (Siglfix)

3649m Facing Hardispank (Horizontal) wall by construction comprising:

- 6mm thick Hardispank weatherboard on 50x100m treated sub battens
- 100mm Medium Density 7.5V/mm² Aggregate Blockwork
- 125mm Clear Vinyl Scape
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

417mm Facing Weatherboard (Vertical) cavity wall construction comprising:

- 6mm thick Hardiplank weatherboard on 25x50mm treated wet batens & 25x50mm counter battens with ventilated cavity
- 100mm Medium Density 7.5Mpa/m² Aggregate Blockwork
- 125mm with 115mm Kooltherm K106 (D022)
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (80g/m²)

41/ mm Facing Weatherboard (vertical cavity wall construction comprising:

- 8mm thick Hardiplank weatherboard on 25x50mm treated sw battens & 25x50mm counter battens with ventilated cavity
- 100mm Medium Density 7.3N/m² Aggregate Blockwork
- 125mm Clear Cavity Space
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Piers for strength

327.6mm Facing Brickwork cavity Pier construction comprising:

- 122.5mm facing brickwork (bucket handle tooled concave joints) min 50mm/m²
- 122.5mm Clear Cavity Space
- 122.5mm facing brickwork (bucket handle tooled concave joints) min 50mm/m²

4) **4" (103mm) Facing Brickwork cavity Pier construction comprising:**

- 103mm Blockwork - see Masonry Specification Legend/Plans for strength
- 12.5mm Clear Cavity Space
- 103mm Blockwork - see Masonry Specification Legend/Plans for strength

REFERENCE KEY

- 12.5mm Gypsum G

100mm Blockwork - see Masonry Specification Legend/Plans for strength 100mm Knauf Supelli Party wall wool (25kg/m ³) or equal 100mm Blockwork - see Masonry Specification Legend/Plans for strength 12.5mm Gyproc Gyproc Wallboard on 10mm adhesive dabs (8kg/m ²)	322.6m Party Cavity wall construction comprising: 12.5mm Gyproc Gyproc Wallboard on 10mm adhesive dabs (8kg/m ²) 100mm Blockwork - see Masonry Specification Legend/Plans for strength 100mm Knauf Supelli Party wall wool (25kg/m ³) or equal 100mm Blockwork - see Masonry Specification Legend/Plans for strength
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140mm Store wall construction comprising:

- 140mm Blockwork - see Masonry Specification Legend/Plans for strength

Early walls to be in accordance with Robust Detail E-WM-28 (aggregate block) on ground floor and E-WM-30 (jaconite block) on first & second floors.

INTERNAL LOAD BEARING & NON LOAD BEARING WALL LEGEND:

100mm Single Leaf Load Bearing wall construction comprising:

68mm Non-Lead Bearing Partition wall construction comprising:

- 12.5mm Gyp board wallboard with tape and joint finish (fresh not permitted)
- 65x38mm G.L.S timber studs at 600mm centres max as appropriate
- 12.5mm Gyp board wallboard with tape and joint finish (fresh not permitted)

Fire resisting partitions

FIRE STRATEGY PLANS MUST BE REFERRED TO FOR FIRE RESISTANCE REQD

REFERENCE KEY:

	External tap
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Rainwater downpipe
Soil Vent Pipe (requires 200x200 hole in slab), lagged with 25mm Isover APR1200 (unfaced with a min. density of 10kg/m³). Cled with 2 layers of 12.5mm Gyproc wallboard (2 layers of 12.5mm moisture resistant plasterboard to Bathrooms and Ensuites).

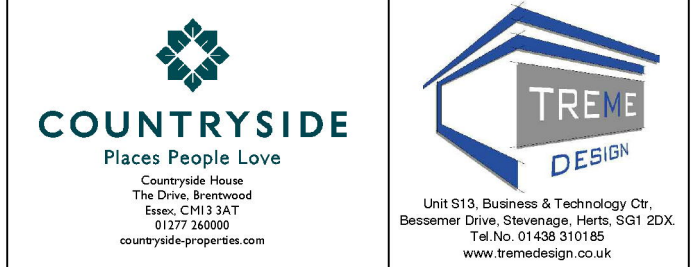
Soil pipe Stub Stack with Air Admittance Valve (if required (requires 200x200 hole in slab) lagged with 25mm Isover APR1200 (unfaced with a min. density of 10kg/m³). Cled with 2 layers of 12.5mm Gyproc wallboard (2 layers of 12.5mm moisture resistant

	Floor gully
	Floor connection drainage
	Movement joint
	Indicates Emergency Egress Windows
	Indicates Cavity Barrier
	Indicates Precast Floor Beam Span Above

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 450-600kg/m ³
	Masonry Type 3: 100mm Blockwork - Compressive strength: 7.3 N/mm ² Aircrete 450-600kg/m ³
	Masonry Type 4: 100mm Blockwork - Compressive strength: 7.3 N/mm ² Medium density aggregate
	Masonry Type 5: 103mm Blockwork - Compressive strength: 7.3 N/mm ² Medium density aggregate

T1	16.08.24	TPXDRR ISSUE
Rev:	Date:	Revision History:



Project:
FREEKS FARM, BURGESS HILL
RESIDENTIAL PHASE 3

	Name:	Date:		Name:	Date:
Designed by	-	-	Checked:	JB	JUNE 2024
Drawn By:	KJ	JUNE 2024	Approved:	JB	JUNE 2024

Scale: 1:50 @ A0 Status: TENDER

Drawing Title:
APARTMENT BLOCK 12
GROUND FLOOR PLAN
PLOTS 314-322

Drawing No:	Rev:
S0035 HB3 BLK 12 0201	T1