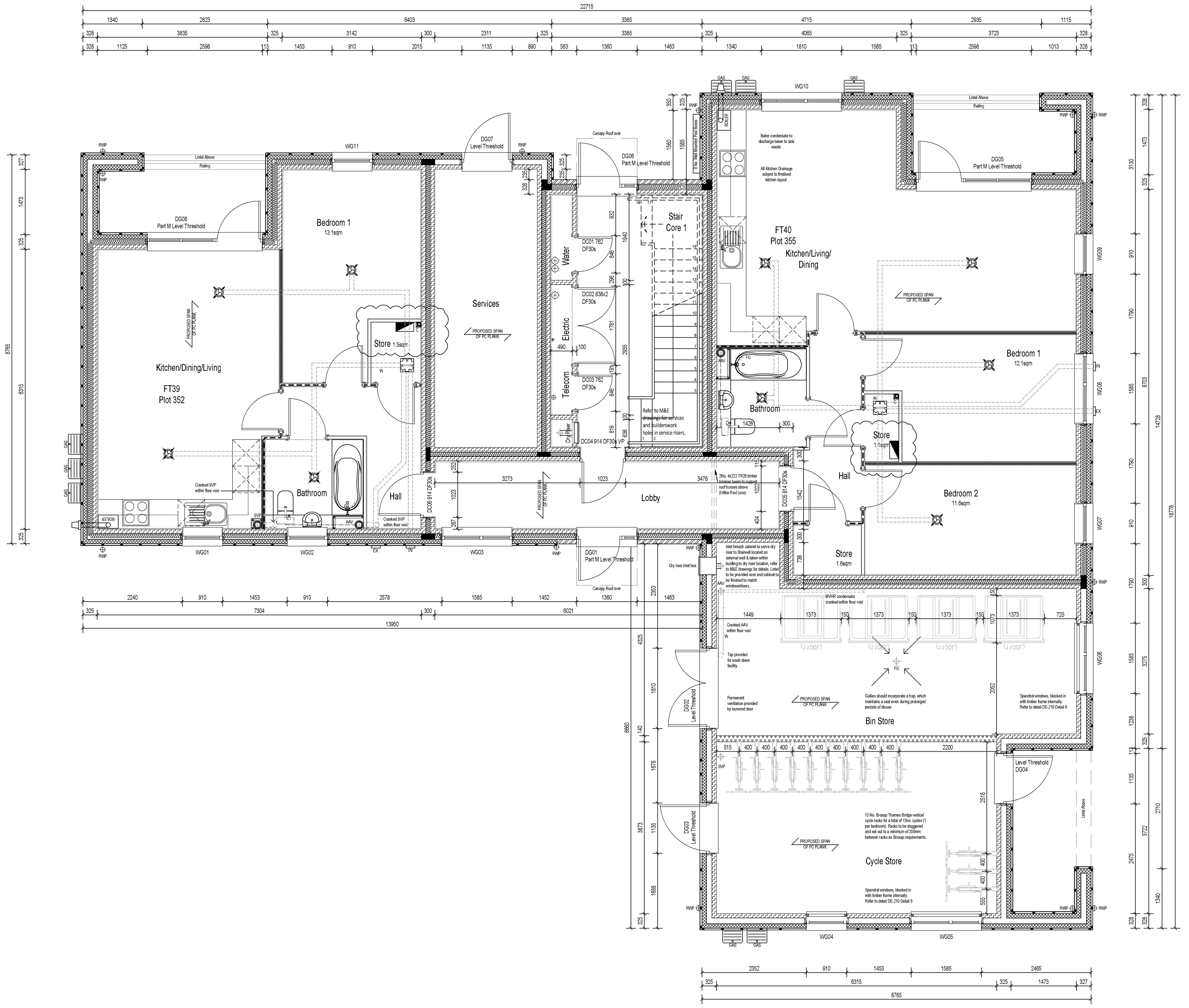
22715
FT39
Plot 352
Kitchen/Dining/Living
Bedroom 1
13.1sqm
Store 1.5sqm
Bathroom
Hall
Services
Water
Electric
Telecom
Dry Riser
DC01 762 DF30s
DC02 838x2 DF30s
DC03 762 DF30s
DC04 914 DF30s VP
DC05 914 DF30s
DC06 914 DF30s
DG01 Part M Level Threshold
DG05 Part M Level Threshold
DG06 Part M Level Threshold
DG07 Level Threshold
DG08 Part M Level Threshold
DG02 Level Threshold
DG03 Level Threshold
Level Threshold DG04
Canopy Roof over
Lintel Above
Railing
RWP
SVP
AAV
BOILER
GAS
Cranked SVP within floor void
PROPOSED SPAN OF PC PLANK
Stair Core 1
Lobby
8 No. Wall Mounted Post Boxes
Refer to M&E drawings for services and builderswork holes in service risers.
2No. 4x222 TR26 timber trimmer beam to support roof trusses above (Within Roof zone)
FT40
Plot 355
Kitchen/Living/Dining
Boiler condensate to discharge taken to sink waste.
All Kitchen Drainage subject to finalised kitchen layout.
Bedroom 1
12.1sqm
Bedroom 2
11.6sqm
Store
1.1sqm
Store
1.6sqm
Dry riser inlet box
Inlet breach cabinet to serve dry riser to Stairwell located on external wall & taken within buidling to dry riser location, refer to M&E drawings for details. Lintel to be provided over and cabinet to be finished to match windows/doors.
MVHR condensate cranked within floor void
Cranked AAV within floor void
Tap provided for wash down facility.
Permanent ventilation provided by louvered door
Gullies should incorporate a trap, which maintains a seal even during prolonged periods of disuse
Spandrel windows, blocked in with timber frame internally. Refer to detail DE-210 Detail 6
Bin Store
(1100L)
FG
13 No. Broxap Thames Bridge vertical cycle racks for a total of 13no. cycles (1 per bedroom). Racks to be staggered and set out to a minimum of 350mm between racks as Broxap requirements.
Cycle Store
WG01
WG02
WG03
WG04
WG05
WG06
WG07
WG08
WG09
WG10
WG11
EX
IN
13950
8765
14728

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

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.

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.

PLOT
REFERENCE KEY
N.T.S

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

S0035_HB3_BLK 13_0301 onwards Sections
S0035_HB3_BLK 13_0401 onwards Elevations
S0035_A_DE_HB3_205 onwards Superstructure details
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

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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 external materials schedule/plan and elevations S0035_HB3_BLK 13_400 Series

350mm Facing masonry cavity wall construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm²
- 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/m²)

327.5mm Facing masonry cavity wall construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm²
- 125mm Clear Cavity Space
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

394mm Facing Weatherboard (Horizontal) cavity wall construction comprising:
- 8mm thick Hardieplank weatherboard on 50x38mm treated sw battens
- 100mm Medium Density 7.3N/mm² 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/m²)

394mm Facing Weatherboard (Horizontal) cavity wall construction comprising:
- 8mm thick Hardieplank weatherboard on 50x38mm treated sw battens
- 100mm Medium Density 7.3N/mm² Aggregate Blockwork
- 125mm Clear Cavity SPace
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

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/mm² 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/m²)

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/mm² Aggregate Blockwork
- 125mm Clear Cavity Space
- 100mm Blockwork inner leaf - see Masonry Specification Legend/Plans for strength

327.5mm Facing Brickwork cavity Pier construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm²
- 122.5mm Clear Cavity Space
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm²

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:

345mm Party Cavity wall construction comprising:
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m²)
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength
- 100mm Knauf Supafil Party wall wool (25kg/m³) or equal
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m²)

322.5mm Party Cavity wall construction comprising:
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m²)
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength
- 100mm Knauf Supafil Party wall wool (25kg/m³) or equal
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength

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:

122.5mm Single Leaf Load Bearing wall construction comprising:
- 12.5mm Gypsum Gyproc Wallboard on 10mm adhesive dabs (8kg/m²)
- 100mm Blockwork - see Masonry Specification Legend/Plans for strength

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

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

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/m³). 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/m³). 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

MJ Movement joint

EW Indicates Emergency Egress Windows

Indicates Cavity Barrier

PROPOSED SPAN OF PC PLANK Indicates Precast Floor Beam Span Above

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/mm² Aircrete 450-800kg/m³

Masonry Type 3:
100mm Blockwork - Compressive strength: 7.3 N/mm² Aircrete 450-800kg/m³

Masonry Type 4:
100mm Blockwork - Compressive strength: 7.3 N/mm² Medium density aggregate

Masonry Type 5:
140mm Blockwork - Compressive strength: 7.3 N/mm² Medium density aggregate

Rev:	Date:	Revision History:
T2	04.10.24	LOCATION OF CONSUMER UNITS INDICATED.
T1	16.08.24	TENDER ISSUE

COUNTRYSIDE
Places People Love
Countryside House
The Drive, Brentwood
Essex, CM13 3AT
01277 260000
countryside-properties.com

TREME DESIGN
Unit S13, Business & Technology Ctr,
Bessemer Drive, Stevenage, Herts, SG1 2DX.
Tel.No. 01438 310185
www.tremedesign.co.uk

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 13
GROUND FLOOR PLAN
PLOTS 352-359

Drawing No: S0035_HB3_BLK 13_0201
Rev: T2