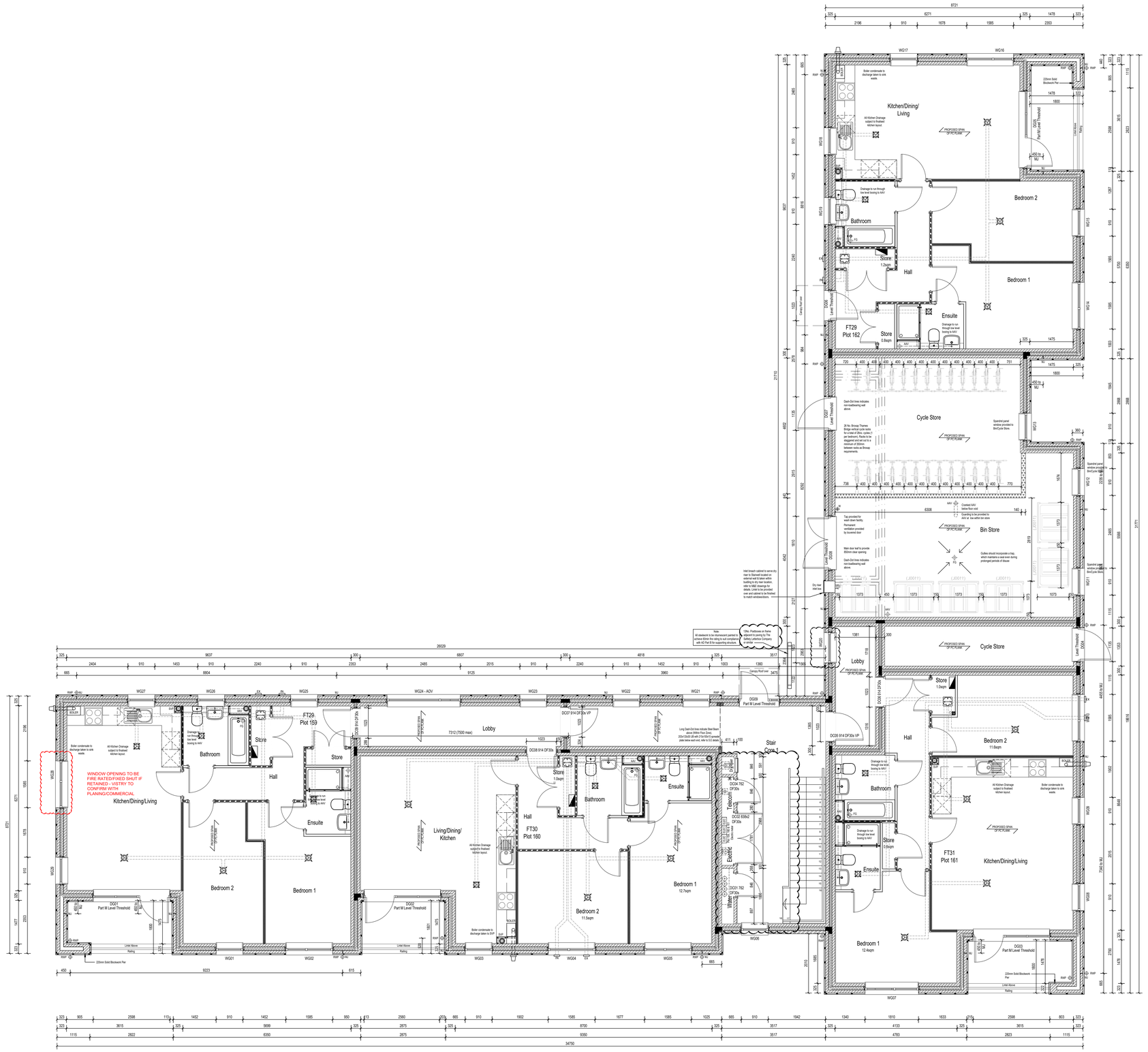


MVHR Unit	MVHR Unit within Ceiling Void. Suitably sized access panel to be provided directly below in suspended ceiling.
	Ceiling Mounted Extract Vent
	Ceiling Mounted Supply Vent
	Duct Route and Extract Vent Terminal
	Duct Route and Supply Vent Terminal

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

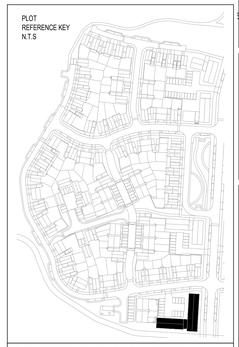
ITEM	DESCRIPTION OF RISK & ACTION
⚠	Heavy duty Steels / Lintels - Refer to plans for locations. A method statement to be provided by the installer and approved prior to commencement on site.
	Roof access - Eaves, valleys and flat roofs to be access by a specialist contractor using specialist equipment 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 08_0301 onwards Sections
S0035_HB3_BLK 08_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 8_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 K108 (0.022)
- 100mm Blockwork inner leaf - see Masonry Specification LegendPlans 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 LegendPlans for strength

394mm Facing Weatherboard (Horizontal) cavity wall construction comprising:
- 8mm thick Hardieplank weatherboard on 50x38mm treated sw battens
- 100mm - 3.2N/mm² Aicrete Blockwork
- 125mm with 115mm Kooltherm K108 (0.022)
- 100mm Blockwork inner leaf - see Masonry Specification LegendPlans 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 - 3.2N/mm² Aicrete Blockwork
- 125mm Clear Cavity SPace
- 100mm Blockwork inner leaf - see Masonry Specification LegendPlans 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 - 3.2N/mm² Aicrete Blockwork
- 125mm with 115mm Kooltherm K108 (0.022)
- 100mm Blockwork inner leaf - see Masonry Specification LegendPlans 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 - 3.2N/mm² Aicrete Blockwork
- 125mm Clear Cavity Space
- 100mm Blockwork inner leaf - see Masonry Specification LegendPlans for strength

327.5mm Facing Brickwork cavity Pier construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm²
- 102.5mm 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 LegendPlans for strength
- 122.5mm Clear Cavity Space
- 100mm Blockwork - see Masonry Specification LegendPlans 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)
- 102mm Blockwork - see Masonry Specification LegendPlans for strength
- 100mm Knauf Supafi Party wall wool (25kg/m³) or equal
- 100mm Blockwork - see Masonry Specification LegendPlans 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 LegendPlans for strength
- 100mm Knauf Supafi Party wall wool (25kg/m³) or equal
- 100mm Blockwork - see Masonry Specification LegendPlans for strength

140mm Store wall construction comprising:
- 140mm Blockwork - see Masonry Specification LegendPlans for strength

Party walls to be in accordance with Robust Detail E-WM-30 (aircrete block) on ground, first & 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 LegendPlans for strength

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

88mm Non-Load Bearing Partition wall construction comprising:
- 12.5mm Gyproc wallboard with tape and joint finish (mesh not permitted)
- 63x38mm C2.5 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 gully
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	05.02.25	INTERNAL LOBBY OMITTED AND FOSTBOXES MOVED TO EXTERNAL WG20 AOV REMOVED AS AGREED WITH FIRE ENGINEER
T1	16.08.24	TENDER ISSUE

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Bessemer Park, Milton Keynes, MK1 1DX.
Tel No. 01908 274183.
www.treedesign.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:
AP-ARTMENT BLOCK 8
GROUND FLOOR PLAN
PLOTS 159-172

Drawing No: S0035_HB3_BLK 8_0201
Rev: T2