NOTES:

1. THIS DRAWING MUST NOT BE SCALED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS BY CLIENT, OTHER CONSULTANTS AND SPECIALISTS.
3. ALL DETAILS AND DRAWINGS MUST BE READ IN CONJUNCTION WITH THE TW NATIONAL CONSTRUCTION SPECIFICATION.
4. DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE BY THE RELEVANT CONTRACTOR PRIOR TO PROCEEDING.
5. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METERS, U. N. O.
6. DIMENSIONS ARE TO STRUCTURAL FACES OR CENTRES, NOT FINISHES, U.N.O.
7. STANDARD INDUSTRY SOLUTIONS AND MANUFACTURER'S GUIDELINES APPLY, U. N. O.
8. THE COPYRIGHT OF THE DRAWINGS AND DESIGNS CONTAINED THEREIN REMAINS WITH TAYLOR WIMPEY AND MARK REEVES ARCHITECTS.

Taylor Wimpey
Health, Safety & Environmental Information

Extracted from the Significant Risk Register of the Taylor Wimpey MRAN Product Risk Assessment Document

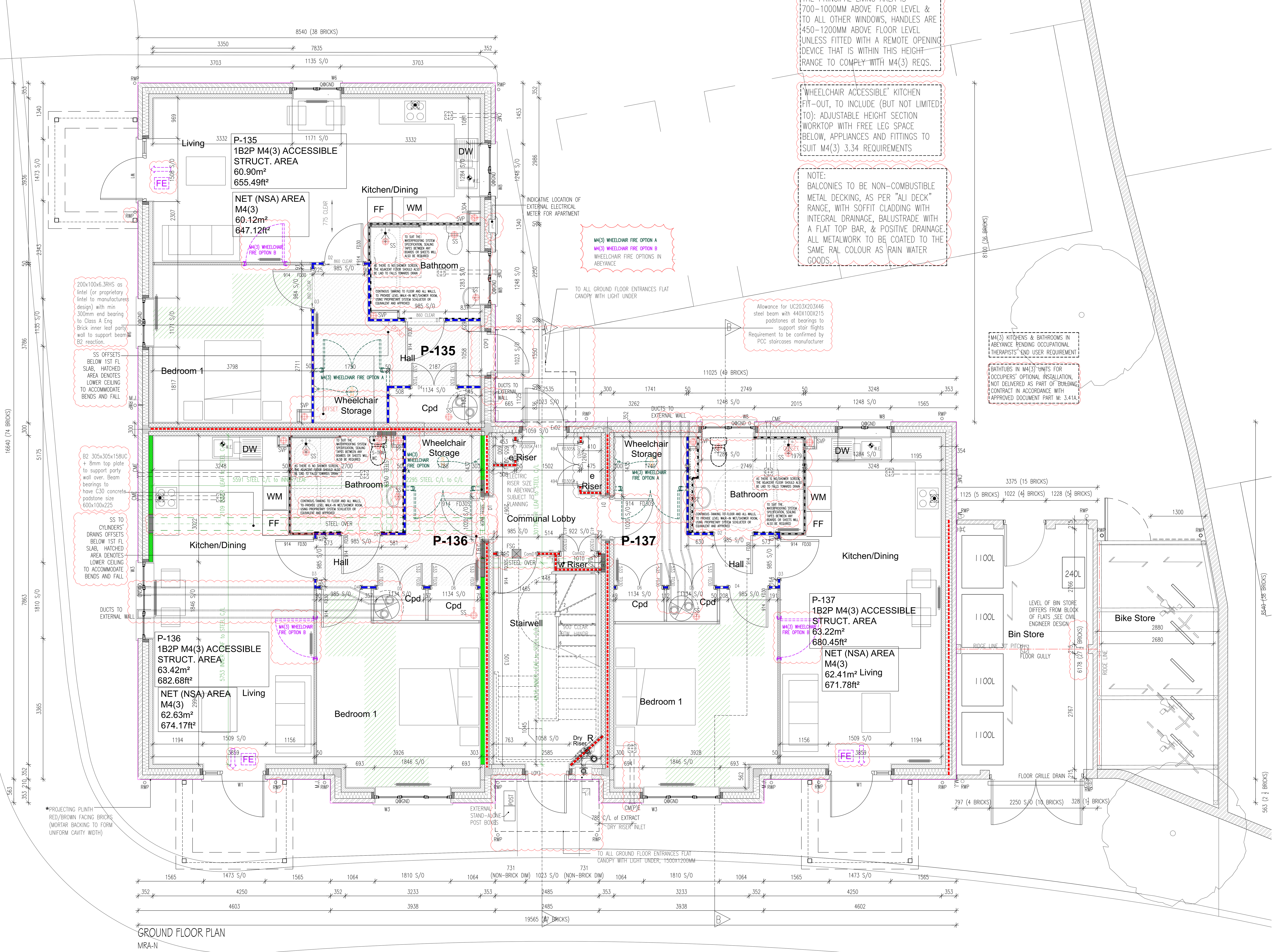
All works must be carried out by a competent contractor working to an agreed safe system of work which reflects the controls highlighted below.

3. Safe system of work identified in the TWUK Site HSE Manual. Control risk of fall and manual handling operation when transferring plasterboard from one storey to another by using a plasterboard slot formed in the floor or other similar approved control measures.

6. Safe system of work identified in the TWUK Site HSE Manual. Where external core drilling for flues/ducting/extraction units is required. Scaffolding access tower must be used and dust control measures included.

8. Due to the risk of customers falling during routine light bulb replacement, consideration must be taken to the positioning/placing of light fittings and stairwells. The entire point of the assessment of risk is to eliminate the risk by design.

9. Steel Installer to consider windpost, steel beam and column sizes. Ensure weight is clearly marked on all steelwork. Ensure mechanical lifting and fixing processes are used in accordance with manufacturer's details and instructions during installation.



GROUND FLOOR PLAN
MRA-N

RADIATOR CONTROLS ARE MOUNTED 450-1000MM ABOVE FLOOR LEVEL TO COMPLY WITH M4(3) REQS.

HANDLE TO AT LEAST ONE WINDOW IN THE PRINCIPAL LIVING AREA IS 700-1000MM ABOVE FLOOR LEVEL & TO ALL OTHER WINDOWS, HANDLES ARE 450-1200MM ABOVE FLOOR LEVEL UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS WITHIN THIS HEIGHT RANGE TO COMPLY WITH M4(3) REQS.

'WHEELCHAIR ACCESSIBLE' KITCHEN FIT-OUT, TO INCLUDE (BUT NOT LIMITED TO): ADJUSTABLE HEIGHT SECTION WORKTOP WITH FREE LEG SPACE BELOW, APPLIANCES AND FITTINGS TO SUIT M4(3) 3.34 REQUIREMENTS

NOTE:
BALCONIES TO BE NON-COMBUSTIBLE METAL DECKING, AS PER "ALI DECK" RANGE, WITH SOFFIT CLADDING WITH INTEGRAL DRAINAGE, BALUSTRADE WITH A FLAT TOP BAR, & POSITIVE DRAINAGE. ALL METALWORK TO BE COATED TO THE SAME RAL COLOUR AS RAIN WATER GOODS.

M4(3) KITCHENS & BATHROOMS IN ABEYANCE PENDING OCCUPATIONAL THERAPISTS' END USER REQUIREMENT

BATHTUBS IN M4(3) UNITS FOR OCCUPIERS' OPTIONAL INSTALLATION, NOT DELIVERED AS PART OF BUILDING CONTRACT IN ACCORDANCE WITH APPROVED DOCUMENT PART M: 3.41A.

BRICK/BLOCKWORK LEGEND GROUND & FIRST FLOOR (2.5 STOREY HOUSES)

EXTERNAL WALLS
- PLOT/CHARACTER-SPECIFIC MATERIAL, SEE ELEV. & SITE LAYOUT'S MATERIALS (E.G. 102.5mm FACING BRICK/OR WEATHERBOARDING ON 100MM SOLID AGGREGATE BLOCKWORK, MIN. DENS. 1500KG/m³ & 7.3N/MM² COMPR. STRENGTH)
- 100mm BLOCKWORK – AIRCRETE (600–800kg/m³) – STRENGHT AS SE DESIGN MIN.7.3N/MM²
- 102.5mm CLASS A ENGINEERING BRICKWORK – / 102.5mm CLASS B ENGINEERING BRICKWORK – TO ENG. BRICKW.: INSULATED PLASTERBOARD TO INTERNAL FACE AS 27MM (17+9.5) GYPROC THERMAL LINE OR EQUIVALENT – FOR ACOUSTIC TREATMENT SPEC REFER TO ACOUSTICIAN DESIGN

INTERNAL WALLS
- 140mm BLOCKWORK – AIRCRETE (600–800kg/m³)

PARTY WALLS (E-WM-30)
- AIRCRETE (600–800kg/m³, 0.15W/mk), FOR E-WM-30 REFER TO ROBUST DETAILS FOR SPEC.

SUB-STRUCTURE
- SLEEPER WALL TO INTERNAL AND PARTY WALLS, AIRCRETE, TO GROUND FLOOR SUPPLIER'S SPECIFICATION AND DESIGN

STUDWORK LEGEND
- STUD PARTITION – 80MM OVERALL THICKNESS COMPRISING 50x38MM METAL STUD WITH 15MM PLASTERBOARD, AS GYPROCK WALLBOARD EITHER SIDE.
- BUTTRESS STUD PARTITION – 125MM OVERALL THICKNESS X 1200MM OVERALL LENGTH COMPRISING 75x50MM TIMBER STUD WITH 12MM PLYWOOD EITHER SIDE & FINISHED WITH 12.5MM PLASTERBOARD.
- 30mins FIRE RESISTANCE STUD PARTITION – 80MM OVERALL THICKNESS COMPRISING 50x38MM METAL STUD WITH 15MM WALLBOARD EITHER SIDE. FILL CAVITY WITH 50mm KNAUF EARTHWOOL ACOUSTIC ROLL (16kq/m³).
- 60mins FIRE RESISTANCE STUD PARTITION – 110MM OVERALL THICKNESS COMPRISING 50x38MM METAL STUD WITH TWO LAYERS OF 15MM WALLBOARD EITHER SIDE. FILL CAVITY WITH 50mm KNAUF EARTHWOOL ACOUSTIC ROLL (16kq/m³).
- ACOUSTIC STUD PARTITION – (40 Rw dB MIN.) AS ABOVE DETAILS, WITH KNAUF EARTHWOOL ACOUSTIC ROLL INSULATION (16kq/m³) BETWEEN STUDS, THICKNESS AT METAL STUD 25MM / THICKNESS AT TIMBER STUD 50MM
- EAVES STUD PARTITION – FIRE RESISTANCE IN ABEYANCE – 63MM OVERALL THICKNESS COMPRISING 50x38MM METAL STUD WITH 1 LAYER OF 15MM WALLBOARD ON ROOM SIDE
- REINFORCED STUD WALLS, TO SUPPORT GRAB RAILS, SEATS AND OTHER ADAPTATIONS THAT COULD IMPOSE A LOAD OF UP TO 1.5N/m². INSTALL 18mm THICK PLYWOOD BOARDS, BETWEEN STUDS.
- INTERNAL INSULATION TO INNER LEAF OF EXTERNAL WALL (WHERE INNER LEAF IS NOT AIRCRETE), AS GYPROC THERMALINE PLUS 27 ON 15MM DOTS&DABS CAVITY.

NOTE: FOR ALL OF THE ABOVE BUILD-UP, AT WC / SHOWER / BATHROOM SIDE USE MOISTURE RESISTANT MR PLASTERBOARDS

DOORS KEY:

FD FIRE DOOR
S COLD SMOKE&ACOUSTIC SEAL/KEEP SHUT
K KEEP LOCKED/COLD SMOKE SEAL
VP VISION PANEL
XXX LEAF WIDTH (IMPERIAL DIMS ONLY)

ALL ELEMENTS RELATED TO FIRE DESIGN TO BE READ IN CONJUNCTION WITH FIRE PRINCIPLES, CONSULTANT'S FIRE STRATEGY AND SPECIFICATIONS. FIRE SMOKE GRILLE (FSG) PROPOSED TO EASE ACTION OF SELF-CLOSING FIRE DOORS AND TO BE CONNECTED WITH ALARM.

REV	DATE	DESCRIPTION OF REVISION	DRAWN	CHECKED
C01	17.11.25	STATUS TO CONSTRUCTION; Services dimensioned and coordinated with Serv Eng and sanitary specs; Showers' recesses in screed added; Dimensions to walls & windows added; Plinth detail added; Sleeper wall under stair added; Flat entrance door amended	SC	LE
T03	24.09.25	Drainage, balconies amended, plinth and boxing at bathrooms added, lowered ceiling for offset	LE	SN
T02	28.05.25	Bathroom layout, ASHP vents updated; Bathroom notes, Exterior electric meter added	CC/OP	LE
T01	23.04.25	Ceiling Mounted Purge ventilation extractor added to P-137; M4(3) notes added; Roof Ridge to Bike & Bin store added; Back Entrance canopies amended & new RWP added Status to TENDER	SN/OP	LE
P05	11.04.25	Balcony RWP added	OP	LE
P04	31.03.25	Apartment numbers, Plot spec. wall, , FSG, Purge ventilation note, Accessible kitchen note, Canopy added; Dry riser inlet note, Buttress wall updated; Showers to M4(3) Bathrooms	OP/SN	LE
P03	20.03.25	Windows and Doors ref no. to match schedule	CK	LE

Status:
CONSTRUCTION

NDSS Compliance: COMPLIANT
ADM Compliance Level: M4(3)

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Project No: 23/1024

Drg No: MRAN-21P2-21-C01

Project: Grange Farm, WD

Drwg Title: BLOCK OF FLATS TYPE N GA GROUND FLOOR PLAN

Bu no:	Site no:	House type no:	Drg no:	Ver:
?? /	?? /	?? /	21	/V?

PLOT/S:

Scale: 1:50 @ A1
Date: FEB 2025
Drawn By: OP
Checked By: RB

Client:

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