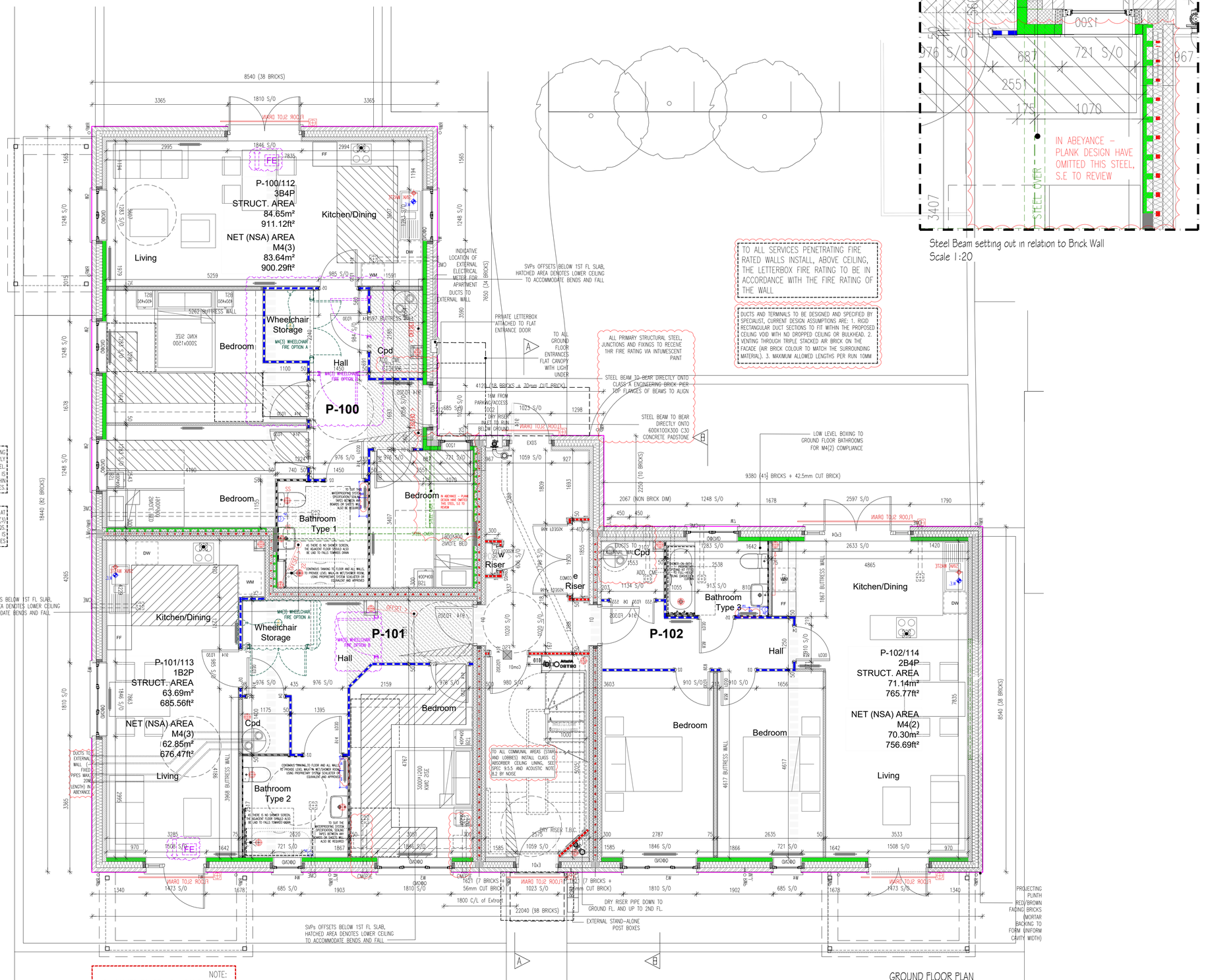

GROUND FLOOR PLAN
MRA-N2 OPP

Steel Beam setting out in relation to Brick Wall
Scale 1:20

TO ALL SERVICES PENETRATING FIRE RATED WALLS INSTALL, ABOVE CEILING, THE LETTERBOX FIRE RATING TO BE IN ACCORDANCE WITH THE FIRE RATING OF THE WALL

DUCTS AND TERMINALS TO BE DESIGNED AND SPECIFIED BY SPECIALIST, CURRENT DESIGN ASSUMPTIONS ARE: 1. RIGID RECTANGULAR DUCT SECTIONS TO FIT WITHIN THE PROPOSED CEILING VOID WITH NO DROPPED CEILING OR BULKHEAD. 2. VENTING THROUGH TRIPLE STACKED AIR BRICK ON THE FACADE (AIR BRICK COLOUR TO MATCH THE SURROUNDING MATERIAL). 3. MAXIMUM ALLOWED LENGTHS PER RUN 10MM

M4(3) WHEELCHAIR FIRE OPTION A
M4(3) WHEELCHAIR FIRE OPTION B
WHEELCHAIR FIRE OPTIONS IN ABEYANCE

HANDLE TO AT LEAST ONE WINDOW IN THE PRINCIPAL LIVING AREA IS 700–1000MM ABOVE FLOOR LEVEL. TO COMPLY WITH M4(2) REQS. UNLESS THE WINDOW IS FITTED WITH A REMOTE OPENING DEVICE THAT IS WITHIN THESE HEIGHT RANGES.

TO ALL OTHER WINDOWS, HANDLES TO BE LOCATED AT 450–1200MM ABOVE FLOOR LEVEL TO COMPLY WITH M4(3) REQS. AND 450–1400MM TO COMPLY WITH M4(2) REQS UNLESS FITTED WITH A REMOTE OPENING DEVICE THAT IS WITHIN THESE HEIGHT RANGES

'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

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

RISER SIZES TO BE REVIEWED BY SERVICE ENGINEER

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.

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.

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 – ARCRETE (600–800kg/m³) – STRENGHT AS SE DESIGN MIN.7.3N/MM²
- 102.5mm CLASS A 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
- 102.5mm CLASS B ENGINEERING BRICKWORK –

INTERNAL WALLS

- 140mm BLOCKWORK – ARCRETE (600–800kg/m³)

PARTY WALLS (E–WM–30)

- ARCRETE (600–800kg/m³, 0.15M/mk), FOR E–WM–30 REFER TO ROBUST DETAILS FOR SPEC.

SUB–STRUCTURE

- SLEEPER WALL TO INTERNAL AND PARTY WALLS, ARCRETE, 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 (14kg/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 (14kg/m³).
- ACOUSTIC STUD PARTITION – (40 Rw dB MIN.) AS ABOVE DETAILS, WITH KNAUF EARTHWOOL ACOUSTIC ROLL INSULATION (14kg/m³) BETWEEN STUDS, THICKNESS AT METAL STUD 25MM / THICKNESS AT TIMBER STUD 50MM
- EAVES STUD PARTITION – FIRE RESISTANCE IN ABEYANCE – 42MM 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 ABSORBTE), 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.

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 7th NATIONAL CONSTRUCTION SPECIFICATION.
4. DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE BY THE RELEVANT CONTRACTOR PRIOR TO FABRICATION.
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 MRAN2 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.

REV	DATE	DESCRIPTION OF REVISION	DRAWN	CHECKED
C02	02.06.26	Purge ventilation at plot 101 updated;CME reviewed and updated as per ventilation designs; Cylinder duct note added; Radiators above toilets moved as per client request	SN	LE
C01	04.02.26	Handed plans & elevations for Apartment Type N2 created; Steel beam position amended & note concerning beam alignment added.	CK/MG	LE

Status: CONSTRUCTION
NDSS Compliance: COMPLIANT
ADM Compliance Level: M4(1)

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Project No: 23/1024
Dwg No: MRAN2–OPP– 21P2 –21 - C02
Project: Grange Farm, WD (Phase 2)
Drwg Title: BLOCK OF FL. - TYPE N2
GA GROUND FLOOR PLAN
AS PLOT/S:

OPP PLOT/S: 100–107

Scale: 1:50 @ A1 Date: Feb 2025
Drawn By: CK Checked By: LE

Client: Taylor Wimpey

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