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 or 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:

S00034_A_DE_HB2_200 onwards Superstructure details
S00034_A_EL_HB2_001 onwards Elevations
S00034_A_SE_HB2_001 onwards Sections
S00034_A_SC_HB2_003 External Door Schedule
S00034_A_SC_HB2_005 External Window Schedule

This drawing is to be read in conjunction with SMTS Manufacting Drawings.

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

S00034_U_S_HB2_4000 Co-coordinated Utilities plans

VENTILATION

CMEV Unit within Ceiling Void. Suitably sized access panel to be provided directly below in suspended ceiling.

Ceiling Mounted Room Ventilation Extract

Duct Route and 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 studs to be installed for wall mounted kitchen units and to facilitate the fixings of radiators.

- Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

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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 Architects materials schedule 'A_SC_HB2_001' and GA elevations 'A_EL_HB2_001' Series

368.5mm Facing masonry/timber cavity wall construction comprising:
- 102.5mm facing brickwork (bucket handle tooled concave joints) min 5N/mm²
- 62mm Clear cavity
- Reflective breather membrane
- 9mm OSB,
- 38x140mm timbers,100mm solid insulation centrally fitted
- 38x25mm Vertical service zone battens at max 600mm c/c
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Wallboard Duplex foil backed plasterboard
- 15mm Gyproc Wallboard with joints taped (Mesh not permitted), Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

274mm Timber wall construction with Vertical Weatherboard cladding comprising:
- 9mm thick Hardieplank weatherboard on 25x50mm treated sw battens & 25x50mm counter battens with ventilated cavity
- 12mm Promat Supalux
- Reflective breather membrane
- 9mm OSB,
- 38x140mm timbers,100mm solid insulation centrally fitted
- 38x25mm Vertical service zone battens at max 600mm c/c
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Wallboard Duplex foil backed plasterboard
- 15mm Gyproc Wallboard with joints taped (Mesh not permitted), Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

413mm Timber/Masonry wall construction with Horizontal Weatherboard cladding comprising:
- 8mm thick Hardieplank weatherboard on 50x38mm treated sw battens
- 100mm Block - (Refer to masonry specification legend for block strengths)
- 63mm Clear cavity
- 9mm OSB,
- 38x140mm timbers,100mm solid insulation centrally fitted
- 38x25mm Vertical service zone battens at max 600mm c/c
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Wallboard Duplex foil backed plasterboard
- 15mm Gyproc Wallboard with joints taped (Mesh not permitted), Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

On Bin/Cycle/Stores external wall: 1no. 15mm Gyproc Wallboard Duplex foil backed and 1 No. 15mm Duraline board to outer face (for impact resistance) with joists paper taped to outer board

REFERENCE KEY
PARTY / SEPARATING WALL LEGEND:

310mm Timber Party wall construction comprising:
- 15mm Gyproc Soundbloc with joints taped with Gyproc Joint Tape, Soundbloc replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.
- 15mm Gyproc Soundbloc
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only.
- 38x89mm timber stud, with 90mm full fill mineral wool insulation (10-60kg/m³)
- 9mm OSB sheathing, if required subject to structural timber frame design.
- 54mm cavity (72mm where no sheathing) with 60mm full fill Superglass TF Party Wall Roll (10-60kg/m³).
- 9mm OSB sheathing, if required subject to structural timber frame design.
- 38x89mm timber stud, with 90mm full fill mineral wool insulation (10-60kg/m³)
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to WC/Bathroom/En-suite for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Soundbloc
- 15mm Gyproc Soundbloc with joints taped with Gyproc Joint Tape,Soundbloc replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls.

* Denotes service zone full length of wall in rooms indicated;
- 38x25mm vertical service zone battens at max 600mm c/c
- 12.5mm Gyproc Wallboard with joints taped with Gyproc Joint Tape.

On Bin/Cycle/Stores side of party wall: 1no. 15mm Gyproc SoundBloc to inner face and 1No. 15mm Duraline board to outer face (for impact resistance) with joists paper taped to outer board.

Party walls to be in accordance with Robust Detail E-WT-1 (Unsheathed) or E-WT-2 (Sheathed)

REFERENCE KEY
INTERNAL LOAD BEARING WALL LEGEND:

Single sheathed wall (load bearer or buttress) - 123mm
- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 9mm OSB to one side of partition
- 89x38mm CLS timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

Double sheathed wall (load bearer or buttress) - 167mm
- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 9mm OSB
- 9mm OSB
- 89x38mm CLS timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

Load Bearing wall (No Sheathing) - 149mm
- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 89x38mm CLS timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

Service Riser wall (load bearer) - 158mm
- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 9mm OSB to one side of partition
- 89x38mm CLS timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

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
- Movement joint
- EW — Indicates Emergency Egress Windows

MASONRY SPECIFICATION LEGEND
Note: Blocks are to be fully bonded around corners.

Masonry Type 1:
102mm / 215mm facing brickwork. For brickwork specification refer to material schedule.

Masonry Type 2:
102mm Engineering brick - Compressive strength: Min 30 N/mm²

Masonry Type 4:
100mm Blockwork - Compressive strength: 3.2 N/mm² Aircrete 450-800kg/m³ .
Block for external cladding

C13	13.02.25	BLOCKWORK OUTER LEAF FOR CLADDING CHANGED TO 3.2N AS VERIFY INSTRUCTION
C12	07.01.25	INTERNAL LOBBY OMITTED AND POSITIONERS MOVED TO BE EXTERNAL
C11	10.09.24	AOV WG20 INCREASED IN WIDTH TO SUIT MUNSTER WINDOW DESIGN
C10	02.07.24	COMMUNAL ENTRANCE DOOR HANDED TO OPEN OUT
C9	03.06.24	DOOR & GUARDING ADDED TO GROUND FLOOR TERRACES. GAS METERS MOVED TO SUIT.
C8	26.05.23	NOTE ADDED FOR LOBBY DOORS. GAS RISER STONE OMITTED.
C7	09.01.23	STAIRWELL WALL TYPES AMENDED TO SUIT FIRE REQUIREMENTS
C6	11.08.22	NOTE ADDED REGARDING WALL VENT TO BEDROOMS
C5	30.05.22	BUILDING REGS PART M4(2) NOTES ADDED. GAS METERS MOVED EXTERNALLY. GAS METER ROOM CHANGED TO CYCLE STORE. RAMP LOCATION INDICATED.
C4	28.02.22	EXTERNAL/PARTY WALL LEGEND KEY AMENDED FOR MOISTURE BOARD TO WET ROOMS. INTERNAL WALLS AMENDED TO SUIT PINEWOOD TIMBER FRAME DESIGN.
C3	10.11.21	WINDPOST TO BALCONY CORNER ADDED
C2	27.10.21	DG03 & DG05 DOOR SIZES AMENDED. BIN STORE DOUBLE DOOR AMENDED. WALL TAGS ADDED TO FT 16 VENTILATION TYPE UPDATED TO CMEV TO FT16,26 & 27. INTERNAL WALL LEGEND KEY AMENDED
C1	30.09.21	CONSTRUCTION ISSUE.
T1	11.01.21	TENDER ISSUE
Rev:	Date:	Revision History:

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Project:
FREEKS FARM, BURGESS HILL
RESIDENTIAL PHASE 2

	Name:	Date:		Name:	Date:
Designed by:	--		Checked:	TM	NOV 2019
Drawn By:	RL	NOV 2019	Approved:	TM	NOV 2019

Scale: 1:50 @ A0
Status: CONSTRUCTION

Drawing Title:
SETTING OUT PLANS
PLOTS 145-158
GROUND FLOOR PLAN

Drawing No: S00034_A_PL_HB2_201
Rev: C13

Ground Floor
Apartment Block 9
Scale 1:50