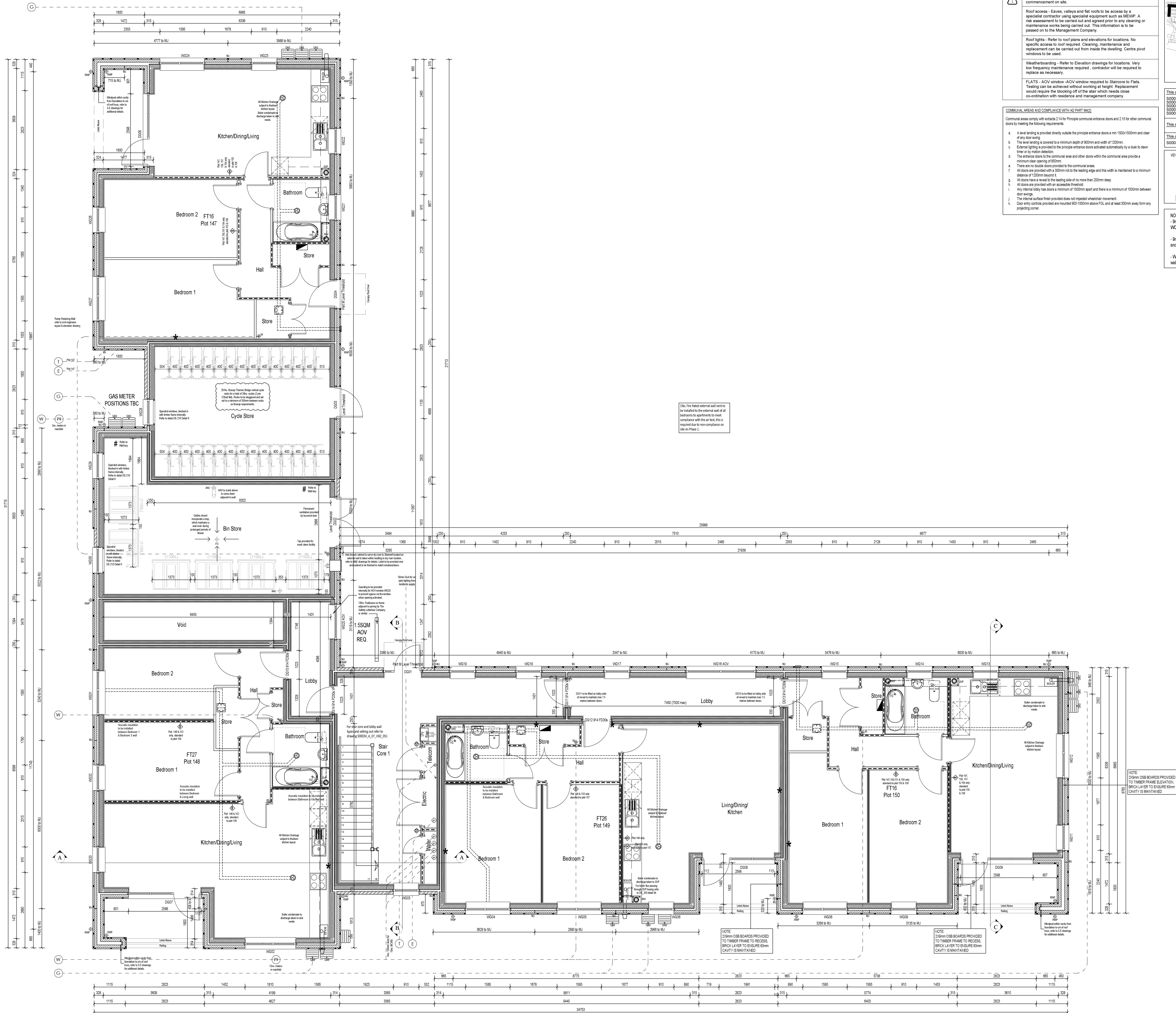




Ground Floor
Apartment Block 9
Scale 1:50

RISK SCHEDULE - FLATS

ITEM DESCRIPTION OF RISK & ACTION

- Roof access - Eaves, valleys and flat roofs to be accessed by a specialist contractor using specialist equipment such as MEWP. A risk assessment to be carried out and agreed prior to any clearing 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 - AGV window -AGV window required to Staircase to Flats. Treading 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 COMMON USE WITH ADJACENT MG

Communal areas comply with standards 2.14 for Private communal entrance doors and 2.15 for other communal doors by meeting the following requirements:

- A level landing is provided directly outside the principle entrance doors at min 1500x1500mm and clear of any door swings.
- The level landing is covered to a minimum depth of 600mm and width of 1200mm.
- External lighting is provided to the principle entrance door activated automatically by a dusk to dawn timer or motion detection.
- The entrance door to the communal area and other doors within the communal area provide a minimum clear opening of 850mm.
- There are no double doors provided to the communal areas.
- All doors are provided with a 200mm void to the landing edge and the width is maintained to a minimum distance of 1200mm beyond.
- All doors have a reveal to the landing edge of no more than 200mm deep.
- All doors are provided with an accessible threshold.
- Any internal entry has a door a maximum of 1000mm apart and there is a minimum of 1500mm between door swings.
- Door entry controls provided are mounted 900-1000mm above FFL and at least 300mm away from any projecting corner.

PLAN REFERENCE KEY
N.T.S



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

- 5000304_A_DE_HB2-200 onwards Superstructure details
- 5000304_A_DE_HB2-201 onwards Elevations
- 5000304_A_DE_HB2-202 onwards Sections
- 5000304_A_DE_HB2-203 General Construction
- 5000304_A_DE_HB2-204 External Window Schedule

This drawing is to be read in conjunction with SMIS Manufacturing Drawings.

This drawing is to be read in conjunction with M & E Engineers drawings.
5000304_U_S_HB2-400 Co-ordinated Utilities plans

VENTILATION

- CEMV Unit with Ceiling Vent. Substantially access points to be provided directly below in suspended ceiling
- Ceiling Mounted Room Ventilation Extract
- Dust Route and Vent Terminal

NOTE:

- 9mm Plywood to be installed behind wallboard/Moisture Wallboard to VC/Bathroom/En suite for fixing of grab rails to Part M4(2) & M4(3) plots only.
- 9mm Plywood pattern between studs to be installed for wall mounted kitchen units and to facilitate the fixing 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
1. For external frames, see Architects materials schedule A_S_HB2-201 and GA elevations A_S_HB2-201
2. 28mm framing necessary/minimum cavity wall construction comprising:

- 100mm framing bressole (bush) female board (concrete joist) m/s 50mm
- 100mm concrete joist
- Reflective weather membrane
- 9mm OSB
- 30-40mm timber 100mm solid insulation centrally fixed
- 30-20mm Vertical window zone before a max 600mm c/c
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to VC/Bathroom/En suite
- for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Wallboard Cavity to be based plasterboard
- 15mm Gyproc Wallboard with joints taped (black not permitted). Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls

28mm Timber wall construction with Vertical Weatherboard cladding comprising:

- 9mm 100x100mm weatherboard on 250mm treated soft battens
- 100mm Board - Refer to masonry specification (eg 100x100mm)
- 9mm Plywood
- 9mm OSB
- 30-40mm timber 100mm solid insulation centrally fixed
- 30-20mm Vertical window zone before a max 600mm c/c
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to VC/Bathroom/En suite
- for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Wallboard Cavity to be based plasterboard
- 15mm Gyproc Wallboard with joints taped (black not permitted). Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls

48mm Timber/ply wall construction with Horizontal Weatherboard cladding comprising:

- 9mm 100x100mm weatherboard on 250mm treated soft battens
- 100mm Board - Refer to masonry specification (eg 100x100mm)
- 9mm Plywood
- 9mm OSB
- 30-40mm timber 100mm solid insulation centrally fixed
- 30-20mm Vertical window zone before a max 600mm c/c
- 9mm Plywood behind Wallboard/Moisture Resistant Wallboard to VC/Bathroom/En suite
- for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Wallboard Cavity to be based plasterboard
- 15mm Gyproc Wallboard with joints taped (black not permitted). Wallboard replaced with 15mm Moisture Resistant Wallboard to bath & shower room walls

On Br/Cy/Cl/Br/Br external wall: 100mm Gyproc Wallboard Duglas for backed and 110mm 15mm Cavity board to outer face (for impact resistance) with joints paper taped to outer board

REFERENCE KEY
PARTY SEPARATING WALL LEGEND
1. 28mm framing necessary/minimum cavity 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 VC/Bathroom/En suite for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Soundbloc
- 30-40mm timber 100mm solid insulation (150kg/m³)
- 9mm OSB sheathing if required subject to structural timber frame design
- 15mm Plywood behind Wallboard/Moisture Resistant Wallboard to VC/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 normal installation:

- 30-20mm vertical window zone before a max 600mm c/c
- 12-5mm Gyproc Wallboard with joints taped with Gyproc Joint Tape

On Br/Cy/Cl/Br/Br side of party wall: 100mm Gyproc Soundbloc to inner face and 110mm 15mm Cavity board to outer face (for impact resistance) with joints paper taped to outer board

Party walls to be in accordance with Robust Detail E-HF-1 (uninsulated) or E-HF-2 (insulated)

REFERENCE KEY
INTERNAL LOAD BEARING WALL LEGEND
Single external wall (load bearing or buttress) - 120mm:

- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 9mm OSB to one side of partition
- 30-40mm C.S.B timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

Double external wall (load bearing or buttress) - 160mm:

- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 9mm OSB
- 30-40mm C.S.B timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

Load bearing wall (No Draining) - 140mm:

- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 30-40mm C.S.B timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

Service floor wall (load bearing) - 160mm:

- 15mm Gyproc wallboard with tape and joint finish
- 15mm Gyproc wallboard
- 9mm OSB to one side of partition
- 30-40mm C.S.B timber studs at 600mm centres max as appropriate
- 15mm Gyproc wallboard
- 15mm Gyproc wallboard with tape and joint finish
- Plasterboard moisture resistant where required

REFERENCE KEY
PARTY SEPARATING WALL LEGEND
1. 28mm framing necessary/minimum cavity 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 VC/Bathroom/En suite for fixing of grab rails to Part M4(2) & M4(3) plots only
- 15mm Gyproc Soundbloc
- 30-40mm timber 100mm solid insulation (150kg/m³)
- 9mm OSB sheathing if required subject to structural timber frame design
- 15mm Plywood behind Wallboard/Moisture Resistant Wallboard to VC/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

MASONRY SPECIFICATION LEGEND
Note: Blocks are to be fully bonded around corners.
Masonry Type 1:

- 15mm 120mm facing brickwork. For brickwork specification refer to material schedule.

Masonry Type 2:

- 15mm Engineering brick - Compressive strength: Min 30 N/mm²

Masonry Type 3:

- 15mm Brickwork - Compressive strength: 12.1 N/mm² (min) 40-45 N/mm² (max)

ITEM	DATE	DESCRIPTION	ITEM	DATE	DESCRIPTION
C15	10.07.25	CYCLE RACK NUMBER AMENDED TO 28 TO SUIT PLANNING OF 2 RACKS FOR V2 RED PLAT	C14	10.07.25	RAMP AND CYCLE STORE DOOR OMITTED, ROOM NOTED AS "NOT"
C13	13.02.25	BLOCKWORK OVER LEAF FOR CLADDING WORKED TO 2.5m W/ EXTERIOR	C12	07.01.25	INTERNAL CLADDING PARTITIONED AND POSTHOLES ADDED TO 2.5m EXTERIOR
C11	10.08.24	NOV. 2022 - INCREASED IN WIDTH TO SUIT EXTERIOR CLADDING WORK	C10	02.07.24	COMMUNAL ENTRANCE DOOR AMENDED TO OPEN OUT
C9	03.06.24	DOOR & GLASSING ADDED TO GROUND FLOOR TERRACES. GAS METERS MOVED TO SUIT	C8	28.05.23	NOTE ADDED FOR LOBBY DOORS. GAS RISER STORE OMITTED
C7	09.01.23	STAINLESS WALL TYPES AMENDED TO SUIT FIRE REQUIREMENTS	C6	11.08.22	NOTE ADDED REGARDING WALL VENT TO BEDROOMS
C5	30.05.22	BUILDING RESIST PART M4(2) NOTES ADDED. GAS METERS MOVED EXTERIORLY. GAS METERS ROOM CHANGED TO CYCLE STORE. RAMP LOCATION MODIFIED	C4	28.02.22	EXTERNAL PARTY WALL LEGEND KEY AMENDED FOR EXTERIOR PARTY WALL TO 100mm. INTERNAL WALLS AMENDED TO SUIT FINISHED TIMBER FRAME DESIGN
C3	10.11.21	WINDPOST TO BALCONY CORNER ADDED	C2	23.10.21	DOOR & DOOR DOOR DOOR AMENDED. RAMP STORE DOOR DOOR AMENDED. WALL TAPS ADDED TO PT 18. FOUNDATION TIME UPDATED. PLANS TO FIT WITH A & P
C1	30.08.21	CONSTRUCTION ISSUE			
TI	11.01.21	TENDER ISSUE			
Rev	Date	Revision History			

COUNTRYSIDE
People People Love

TRE
DESIGN

PROJECT: FRECKS FARM, BURGESS HILL
RESIDENTIAL PHASE 2

Drawn by	Name	Date	Checked by	Name	Date
Drawn by	RL	NOV 2019	Approved by	TM	NOV 2019

Scale: 1:50 @ A0 CONSTRUCTION

Drawing Title: SETTING OUT PLANS
PLOTS 145-168
GROUND FLOOR PLAN
Drawing No: S000304_A_PL_HB2_201
Rev: C15