

## ELECTRICAL SYMBOLS KEY

- IM Immersion switch  
G Gas point  
S Shaver socket outlet  
+FP Double socket outlet  
+FP Double socket outlet with fire rated back box liner  
+USB Double socket outlet + USB ports  
DATA WFH data point (RJ45 port)  
TV TV point  
Consumer unit (1350-1450mm from FFL)

BTOR BT Open Reach location

- M.P Media plate  
Light switch  
+FP Light switch with fire rated back box liner  
Light switch - 2 way  
Extract fan boost switch  
+FP Extract fan boost switch with fire rated back box liner

- Thermostat  
+FP Thermostat with fire rated back box liner  
Extract Fan isolator switch with 'FAN' label/symbol  
@ HL centred above floor. Where Kitchen extract fan is through wall, isolator switch to be located adjacent

- PV Isolator switch  
Pendant light fitting with Low Energy Bulb  
Batten light fitting with Low Energy Bulb  
IPX4 Batten light fitting with Low Energy Bulb

- Wall mounted light fitting with motion sensor and photocell to ensure lighting extinguishes when sufficient daylight and when not required at night (External grade where appropriate)  
Smoke Detector  
Heat Detector

- Carbon Monoxide Detector:  
To wall - located above any door or window min. 150mm from ceiling  
To ceiling - located min 300mm from any wall Detector to be within 1-3m of appliance  
Ceiling mounted extract fan

- Recirculating fan to hob hood  
Wall mounted extract fan

- Min. 1mm steel sheet fixed to wall behind electric meters connected to main earth terminal by the electrical contractor.

- Sockets & switches must not be located back to back each side of separating walls  
Batten lights in communal areas to be 28W 2D combined mains emergency fittings controlled by time delay switches

- Fused spur  
Electric access handset

- Window & Patio Door Schedule (Ground)

- External Door Schedule (Ground)

- Internal Door Schedule (Ground)

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PLOT 137  
SN9B-WCH - 1 bed  
59.8 sq.m - 644 sq.ft (Nett)  
61.9 sq.m - 666 sq.ft (Gross)

LOUNGE 4157 x 3213mm 13'-8" x 10'-6"  
KITCHEN / DINING 3657 x 3300mm 12'-0" x 10'-10"  
BED 1 3941 x 3450mm 12'-11" x 11'-3"  
BATH 2263 x 2700mm 7'-5" x 8'-10"

WHEELCHAIR ACCESSIBLE UNIT

REINFORCED STUD WALLS TO SUPPORT GRAN MALL SEATS AND OTHER ADAPTATIONS. THIS COULD IMPOSE A LOAD OF UP TO 1.5kN/m². INSTALL 18mm THICK PLYWOOD BOARDS, BETWEEN STUDS.

CEILING STRUCTURE TO BEDROOM, BATHROOM & LOUNGE CAPABLE OF ALLOWING FITTING OF OVERHEAD HOST ROUTE TO BE CAPABLE OF CARRYING LOAD OF 300kg.

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## GROUND FLOOR PLAN APARTMENT BLOCK 3 PLOTS 137-145

## ROBUST DETAILS :

All PARTY WALLS to be constructed in strict accordance with ROBUST DETAILS E-WM-22

SEPARATING FLOORS to be constructed in strict accordance with ROBUST DETAILS E-FC-4

IMPORTANT : PARTY WALLS OVER GROUND FLOOR LOBBY ARE BUILT OFF STEELWORK AND IS NOT A STANDARD ROBUST DETAIL. IT MAY BE POSSIBLE TO HAVE CONTINUOUS SLAB AND OMIT STEEL ALL TOGETHER IF SLAB CAN SUPPORT LOAD FROM ABOVE. EMPLOY ICOPAL MONARFLOOR BRIDGE STOP SYSTEM, WHICH ROBUST DETAILS SHOULD ALLOW. (STANDARD DETAIL FOR CONTINUOUS SLABS ACROSS PARTY WALLS). THE ALTERNATIVE IS TO SOUND TEST ON SITE

## WALL LEGEND

- Facing Brick as project materials schedule  
Loadbearing concrete block min. strengths 7.3N/mm², medium dense (to be confirmed by Str. Eng.)  
Loadbearing concrete block min. strengths 3.6N/mm² medium dense (to be confirmed by Str. Eng.)  
1350-1600 kg/m³ blockwork to separating wall, min. strengths 7.3N/mm² (to be confirmed by Str. Eng.)  
7.3N/mm² medium or dense blockwork suitable for weatherboard cladding finish  
Two courses of stainless steel bed-joint reinforcement provided above & below any openings and extending beyond as standard details DB-SD02-203 & 205.

- Movement joint. See standard detail DB-SD02-209.  
Cavity closer

- Non-loadbearing partitions  
63mm stud partition lined with 12.5mm plasterboard to both faces  
89mm buttressing stud partition lined 11mm OSB bracing board & finished with 12.5mm plasterboard to both faces  
See standard details DB-SD02-207 & 208.  
Mineral wool acoustic insulation within partition (min. 50mm thickness)  
50x38mm softwood boxing/waste pipe enclosure faced with 2 layers of 12.5mm plasterboard.  
Reinforced stud walls, to support grab rails, seats and other adaptations that could impose a load of up to 1.5kN/m². Install 18mm thick plywood boards, between studs.  
18mm OSB battressing required behind plasterboard finish for fitting of radiators, handrails, sanitaryware, boilers and kitchen units.

- Partitions/boxings to wet rooms (ie. bathrooms/ensuites/WC) to be finished with moisture resistant plasterboard.  
All fire escape signage to BS:5499

- Fire detection and alarm system to be installed min Grade 'D' category LD3 as per BS:5839 Part 6. 2013 (mains powered smoke alarms with battery back up.)

- Wall mounted handrails positioned 900mm vertically above stair pitch line to extend 300mm horizontally beyond top and bottom nosings and turned into wall or downwards to prevent snagging with clothing

- Sound reverberation within communal areas to be controlled by application as per spec. All floors within communal areas to be carpeted to meet or exceed Class C as defined in BS EN ISO 11654

- Bathrooms & ensuites to be ventilated by ceiling mounted extract vent ducted through ceiling void to external wall providing intermittent ventilation of 15l/s minimum. Extract to be operated by light switch with 15mins on run.

- Bathroom Waste pipes to run above FFL in low level boxing to SVP.

- MAIL BOX SYSTEM  
Letter boxes to fire rated FR1 mailbox from the Safety Letterbox Company (or equal) to meet fire rating standards BS EN 1363-1: 2012 and EN13724 guidelines.  
Letter box to be surface mounted (380H x 275W x 120D) with fire cover to lock and comprising inward sprung hinge with intumescent seal.

## NOTES:

Junction of external cavity wall with separating party walls to be closed with proprietary fire barrier or 100mm thk. mineral wool with 300mm wide vertical dpc behind.

Fire integrity of all external and internal load bearing wall to be maintained at all electrical and plumbing penetrations using Rockwool Fire Pro putty pads or similar approved.

SVP boxed with 2x12.5mm plasterboard. Void to be packed with Fibreglass quilt insulation. SVP have roddable access point located above spillover level of appliances on each floor and have a fire rated access panel fitted for maintenance (Timloc1hr fire rated access panel or similar).

Intumescent collars to be fitted to SVP when passing through separating floors or equal approved fire stopping.

Acoustic insulation provided within timber stud partitions between wet rooms and living areas, and between bedrooms.

M.J indicates movement joint filled with cellular polyethylene of foam - rubber sealed with two part polysulphide to match colour of facing brickwork

Safety glazing to be installed in all critical locations as noted in BS6206:1981, within 800mm above floor level in walls and partitions; within 1500mm above floor level in doors and side screens.

Mains emergency lighting controlled by time delay switches in accordance with BS:5266. All fire escape signage to BS:5499

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WADP Limited Registered in England No. 4564928  
Registered office: Wey Court West, Union Road, Farnham, GU9 7PT

RIBA CHARTERED PRACTICE  
NUMBER 20000159

Drawings not to be scaled.  
Work to figured dimensions only.  
All dimensions to be checked on site, and any discrepancies reported to the Architect immediately

All drawings are to be read in conjunction the Barratt Company Specification and Project Specifications, Company Standard Details and with the current Building Regulations and Codes of Practice.

It is the Contractor's responsibility to ensure that all works are carried out in accordance with the same.

All concrete work to be carried out in accordance with BS EN 1992-1-1:2004.

All brickwork and blockwork to be carried out in accordance with BS EN 1996-1-2:2005.

All structural steelwork to be carried out in accordance with BS EN 1993-1-1:2005 Steelwork to be Grade S275.

All structural timber to be used in accordance with BS EN 1995-1-1:2004 and is to be preservative treated in accordance with BS4072.

All plumbing to be in accordance with BS6700, BS EN 12056, BS6465:Part 1 and BS6367.

All glass falling within critical zones as defined by Part N of the Building Regulations is to be toughened or safety glass in accordance with BS EN 12600

All building works to be undertaken in accordance with Robust Enhanced Accredited Details.

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