

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 Media plate

- Light switch
+FP Light switch with fire rated back box liner
Light switch - 2 way
Extract fan boost switch
+B+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

Window & Patio Door Schedule (Ground)

Window Ref	External Width (mm)	Struct Op Height (mm)	Internal Width (mm)	Location	Fire Escape
W01	1585	2100	1625	Plot 139 - Lounge	No
W02	1023	1350	1063	Plot 139 - Bed 1	No
W03	1023	1350	1063	Plot 139 - Bed 2	No
W04	1023	1350	1063	Plot 138 - Bed	No
W05	1585	2100	1625	Plot 138 - Lounge	No
W06	1023	1350	1063	Plot 138 - Kitchen	No
W07	1023	1350	1063	Plot 138 - Bed	No
W08	1585	2100	1625	Plot 137 - Bed	No
W09	1023	1350	1063	Plot 137 - Bathroom (Obscure)	No
W10	1023	1350	1063	Plot 137 - Lounge	No
W11	1023	1350	1063	Plot 137 - Lounge	No
W12	1023	1200	1063	Plot 139 - Kitchen	No
W13	1023	1200	1063	Plot 139 - Dining	No

External Door Schedule (Ground)

Door Ref	Width (mm)	Height (mm)	Internal Ref	Location
D1	916	2013	1071	Street Communal Entrance
D2	916	2013	1071	Car Park Communal Entrance
D3	916	2013	1071	Plot 137 - Entrance
D4	-	-	-	Refer to manufacturer's detailed schedule
D5	-	-	-	-

Internal Door Schedule (Ground)

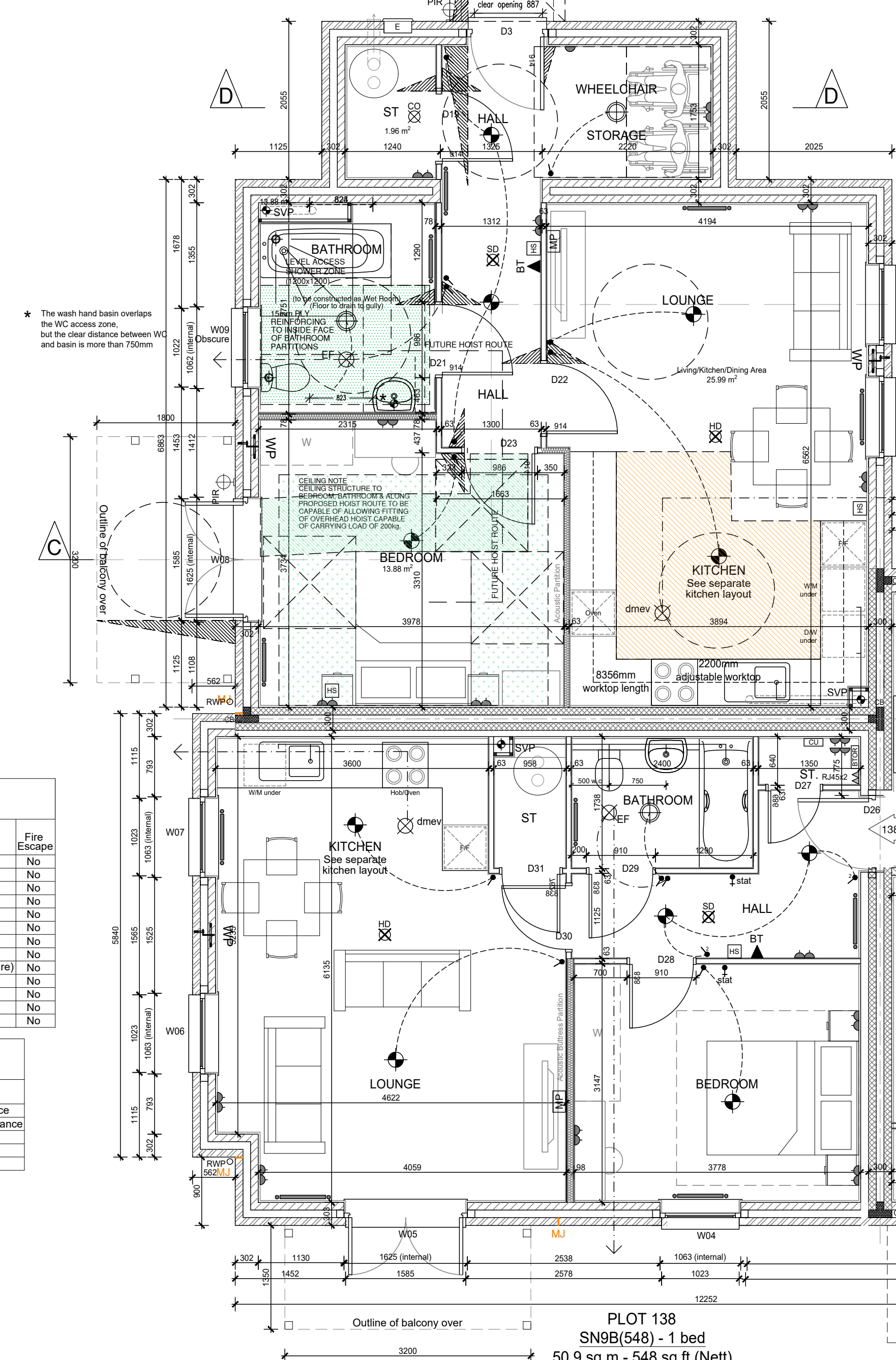
Door Ref	Width (mm)	Height (mm)	Location/ Internal Ref (kg)	Fire Designation
D6	838	1981	Lobby	FD30S + SC + VP
D7	810 x2	1981	Meter Cupd	FD30S + KL
D8	610	1981	Meter Cupd	FD30S + KL
D9	-	-	-	-
D10	944	1981	Plot 139 - Entrance	FD30S + SC
D11	686	1981	Plot 139 - Store	FD30
D12	-	-	-	-
D13	838	1981	Plot 139 - Bathroom	N/A
D14	838	1981	Plot 139 - Bed 2	FD30
D15	838	1981	Plot 139 - Bed 1	FD30
D16	838	1981	Plot 139 - Lounge	FD30
D17	886	1981	Plot 139 - Store	FD30
D18	-	-	-	-
D19	838	1981	Plot 137 - Store	FD30
D20	-	-	-	-
D21	838	1981	Plot 137 - Bathroom	N/A
D22	838	1981	Plot 137 - Lounge	FD30
D23	838	1981	Plot 137 - Bedroom	FD30
D24	-	-	-	-
D25	-	-	-	-
D26	944	1981	Plot 138 - Entrance	FD30S + SC
D27	686	1981	Plot 138 - Store	FD30
D28	838	1981	Plot 138 - Bedroom	N/A
D29	838	1981	Plot 138 - Bathroom	FD30
D30	886	1981	Plot 138 - Lounge	FD30
D31	838	1981	Plot 138 - Store	FD30
D32	-	-	-	-

SC - Self closing device
KL - Keep locked signage to doors
KS - Keep Shut signage to doors
VP - with Vision panel

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'-6" x 10'-6"
KITCHEN/ DINING	3657 x 3300mm	12'-0" x 10'-10"
BED 1	3841 x 3700mm	12'-11" x 12'-2"
BATH	2263 x 2700mm	7'-5" x 8'-10"

(Approximate dimensions)

PLOT 138
SN9B(548) - 1 bed
50.9 sq.m - 548 sq.ft (Nett)
51.6 sq.m - 555 sq.ft (Gross)

LOUNGE/ DINING	4584 x 4297mm	15'-0" x 13'-2"
KITCHEN	3563 x 1788mm	11'-8" x 5'-10"
BED 1	3741 x 3100mm	12'-3" x 10'-2"
BATH	2375 x 1700mm	7'-10" x 5'-7"

(Approximate dimensions)

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
Celcon concrete block (3.2N/m² unless specified otherwise)
Internal concrete blockwork
1350-1600 kg/m³ blockwork to separating wall
7.3N medium or dense blockwork suitable for receiving render finish.
Two courses of stainless steel bed-joint reinforcement provided above & below any openings and extending beyond as standard details DB-SD02-203 & 205.

MJ Movement joint. See standard detail DB-SD02-209.

CB 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.
Partitions/boxings to wet rooms (ie. bathrooms/ensuites/WC) to be finished with moisture resistant plasterboard.
18mm OSB battening required behind plasterboard finish for fitting of radiators, handrails, sanitaryware, boilers and kitchen units.

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:5498

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

Kitchen to be ventilated by cooker hood extract vent providing intermittent ventilation of 30/s minimum.

Bathrooms & ensuites to be ventilated by ceiling mounted extract vent ducted through ceiling void to external wall providing intermittent ventilation of 15/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 FRI 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.

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, BS4665: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.

C03	15/05/25	Drawing changed to WADP Title Block	SD	CB
C02	31/01/24	CONSTRUCTION ISSUE Movement joints added as str. engineers markup	GR	DJG
C01	24/12/24	Tender Issue	GR	DJG
REV	DATE	DETAILS	BY	CHKD

WADP

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DAVID WILSON HOMES
WHERE QUALITY LIVES

PHASE 2
CRAWLEY DOWN ROAD
FELBRIDGE
WEST SUSSEX

BLOCK 3
PLOTS 137-145
GROUND FLOOR PLAN

1:50 @ A1

MAY 2025

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C03