

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

- B 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

- Note: All smoke & heat detectors to be interlinked.

- See separate kitchen layout

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

- See separate kitchen layout

- See separate kitchen layout

- See separate kitchen layout

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 MONAFLOOR 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 (Timolcitr 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 by light switch with battery back up.)

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 over 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.

Window & Patio Door Schedule (First)					
Window Ref	External Struct Op Width (mm)	Internal Struct Op Height (mm)	Internal Struct Op Width (mm)	Location	Fire Escape
W15	1585	2100	1625	Plot 142 - Lounge	No
W16	1023	1350	1063	Plot 142 - Bed 1	No
W17	1023	1350	1063	Plot 142 - Bed 2	No
W18	1023	1350	1063	Plot 141 - Bed	No
W19	1585	2100	1625	Plot 141 - Lounge	No
W20	1023	1350	1063	Plot 141 - Lounge	No
W21	1023	1350	1063	Plot 141 - Kitchen	No
W22	1585	2100	1625	Plot 140 - Lounge	No
W23	1023	1350	1063	Plot 140 - Kitchen	No
W24	1023	1350	1063	Plot 140 - Bed	No
W25	1023	1200	1063	Lobby	No
W26	1023	1200	1063	Plot 142 - Kitchen	No
W27	1023	1200	1063	Plot 142 - Dining	No

Internal Door Schedule (First)				
Door Ref	Width (mm)	Height (mm)	Location/ Lintel Ref (kg)	Fire Designation
D33	838	1981	Lobby	FD30S + SC + VP
D34	610 x2	1981	Meter Cupd	FD30S + KL
D35	610	1981	Meter Cupd	FD30S + KL
D36	-	-	-	-
D37	944	1981	Plot 142 - Entrance	FD30S + SC
D38	686	1981	Plot 142 - Store	FD30
D39	-	-	-	-
D40	838	1981	Plot 142 - Bathroom	N/A
D41	838	1981	Plot 142 - Bed 2	FD30
D42	838	1981	Plot 142 - Bed 1	FD30
D43	838	1981	Plot 142 - Lounge	FD30
D44	686	1981	Plot 142 - Store	FD30
D45	944	1981	Plot 140 - Entrance	FD30S + SC
D46	457 x2	1981	Plot 140 - Store	FD30
D47	838	1981	Plot 140 - Bedroom	FD30
D48	838	1981	Plot 140 - Bathroom	N/A
D49	686	1981	Plot 140 - Store	FD30
D50	838	1981	Plot 140 - Lounge	FD30
D51	686	1981	Plot 140 - Store	FD30
D52	-	-	-	-
D53	944	1981	Plot 141 - Entrance	FD30S + SC
D54	686	1981	Plot 141 - Store	FD30
D55	838	1981	Plot 141 - Bedroom	N/A
D56	838	1981	Plot 141 - Bathroom	FD30
D57	686	1981	Plot 141 - Store	FD30
D58	838	1981	Plot 141 - Lounge	FD30
D59	-	-	-	-

FIRST FLOOR PLAN
APARTMENT BLOCK 3
PLOTS 137-145

PLOT 140 SN9B(552) - 1 bed 51.3 sq.m - 552 sq.ft (Nett) 52.1 sq.m - 561 sq.ft (Gross)		
12'-10" x 12'-4"	3922 x 3813mm	LOUNGE
12'-10" x 8'-10"	3922 x 2700mm	KITCHEN / DINING
12'-8" x 10'-10"	3876 x 3313mm	BED 1
7'-2" x 5'-7"	2175 x 1700mm	BATH

PLOT 142 SN9B(755) - 2 bed 70.1 sq.m - 755 sq.ft (Nett) 71.0 sq.m - 764 sq.ft (Gross)		
LOUNGE	3163 x 5200mm	10'-6" x 17'-3"
KITCHEN / DINING	5189 x 2176mm	17'-4" x 7'-2"
BED 1	3002 x 3921mm	9'-10" x 12'-10"
BED 2	3053 x 3921mm	10'-1" x 12'-10"
BATH	1963 x 2175mm	6'-5" x 7'-2"

PLOT 141 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	3411 x 3109mm	12'-3" x 10'-2"		
BATH	2375 x 1700mm	7'-10" x 5'-7"		