

Window & Patio Door Schedule (Second Floor)						
Window Ref	External Struct Op Width (mm)	Struct Op Height (mm)	Internal Struct Op Width (mm)	Location	Fire Escape	
W40	1585	2100	1625	Plot 98 - Lounge	No	
W41	1023	1350	1063	Plot 98 - Bed 2	No	
W42	1023	1350	1063	Plot 98 - Bed 1	No	
W43	1023	1350	1063	Stairwell(AOV)	No	
W44	1585	2100	1625	Plot 100 - Lounge	No	
W45	1023	1350	1063	Plot 100 - Lounge	No	
W46	1023	1350	1063	Plot 100 - Bed 2	No	
W47	1023	1350	1063	Plot 100 - Bed 1	No	
W48	1023	1350	1063	Plot 99 - Lounge	No	
W49	1585	2100	1625	Plot 99 - Dining	No	
W50	1023	1350	1063	Plot 99 - Dining	No	
W51	685	1050	725	Plot 99 - Bathroom(Obscure)	No	
W52	1023	1350	1063	Plot 99 - Bed 1	No	
W53	685	1200	725	Plot 99 - Bed 1	No	
W54	780(w) x 1180 (h)	centre pivot rooflight		Lobby	No	
W55	1023	1200	1063	Plot 98 - Bathroom(Obscure)	No	
W56	1023	1200	1063	Plot 98 - Kitchen	No	

Internal Door Schedule (Second Floor)						
Door Ref (mm)	Width (mm)	Height (mm)	Location/ Lintel Ref (kg)	Fire Designation		
D68	838	1981	Lobby	FD30S + SC + VP		
D69	457 x2	1981	Meter Cupd	FD30S + KL		
D70	944	1981	Plot 98 - Entrance	FD30S + SC		
D71	686	1981	Plot 98 - Store	FD30		
D72	610	1981	Plot 98 - Store	FD30		
D73	686	1981	Plot 98 - Store	FD30		
D74	838	1981	Plot 98 - Bathroom	N/A		
D75	838	1981	Plot 98 - Lounge	FD30		
D76	838	1981	Plot 98 - Bed 2	FD30		
D77	838	1981	Plot 98 - Bed 1	FD30		
D78	686	1981	Plot 98 - Ensuite	N/A		
D79	-	-	-	-		
D80	944	1981	Plot 99 - Entrance	FD30S + SC		
D81	457 x2	1981	Plot 99 - Store	FD30		
D82	457 x2	1981	Plot 99 - Store	FD30		
D83	838	1981	Plot 99 - Bedroom	FD30		
D84	838	1981	Plot 99 - Bathroom	N/A		
D85	457 x2	1981	Plot 99 - Store	N/A		
D86	838	1981	Plot 99 - Lounge	FD30		
D87	-	-	-	-		
D88	944	1981	Plot 100 - Entrance	FD30S + SC		
D89	686	1981	Plot 100 - Store	FD30		
D90	610	1981	Plot 100 - Store	FD30		
D91	762	1981	Plot 100 - Store	FD30		
D92	686	1981	Plot 100 - Ensuite	N/A		
D93	838	1981	Plot 100 - Bed 1	FD30		
D94	838	1981	Plot 100 - Bed 2	FD30		
D95	838	1981	Plot 100 - Bathroom	N/A		
D96	838	1981	Plot 100 - Lounge	FD30		
D97	-	-	-	-		

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

ELECTRICAL SYMBOLS KEY

- ▲ Immersion switch
- ⬮ Gas point
- ⬮ Shaver socket outlet
- ⬮ Double socket outlet
- ⬮ 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
- ⬮ Media plate
- Light switch
- ⬮ Light switch with fire rated back box liner
- Light switch - 2 way
- Extract fan boost switch
- ⬮ Extract fan boost switch with fire rated back box liner
- ⬮ Thermostat
- ⬮ 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 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.

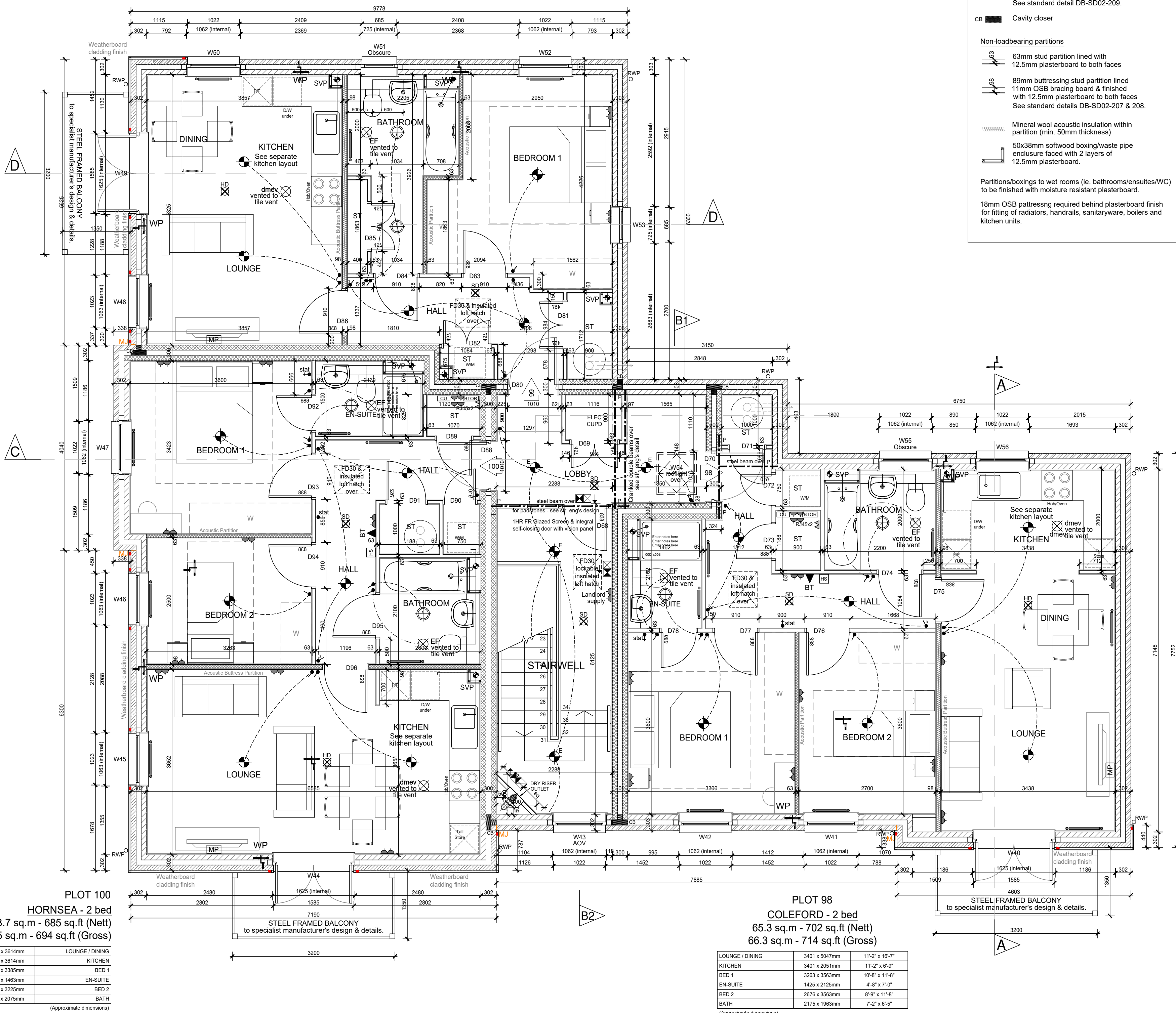
Sockets & switches must not be located back to back each side of separating walls

Batten lights in communal areas to be 28W 2D combined mains emergency fittings controlled by time delay switches

PLOT 99
LOUGHTON - 1 bed
50.4 sq.m - 543 sq.ft (Nett)
51.1 sq.m - 550 sq.ft (Gross)

12'-6" x 17'-4"	3820 x 5275mm	LOUNGE / KITCHEN / DINING
11'-10" x 13'-9"	3550 x 4188mm	BED 1
7'-2" x 12'-9"	2175 x 3888mm	BATH

(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/mm² 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-S002-203 & 205.

- MJ Movement joint. See standard detail DB-S002-209.
- 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-S002-207 & 208.
- Mineral wool acoustic insulation within partition (min. 50mm thickness)
- 50x38mm softwood boxing/waste pipe enclosure faced with 2 layers of 12.5mm plasterboard.
- 18mm OSB pattering 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 (Timlocthr 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 in accordance with 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 11854

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.

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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.

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. Glazed screen stair	GR	DJG
C01	24/12/24	Tender Issue	GR	DJG
REV	DATE	DETAILS	BY	CHKD

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WHERE QUALITY LIVES

PHASE 2
CRAWLEY DOWN ROAD
FELBRIDGE
WEST SUSSEX

BLOCK 2
PLOTS 92-100
SECOND FLOOR PLAN

1:50 @ A1
MAY 2025

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