

Internal Door Schedule (Second Floor)					
Door Ref	Width (mm)	Height (mm)	Location/ Lintel Ref (kg)	Fire Designation	
D60	838	1981	Lobby	FD30S + SC + VP	
D61	610 x 22	1981	Meter Cupd	FD30S + KL	
D62	686	1981	Meter Cupd	FD30S + KL	
D63	-	-	-	-	
D64	944	1981	Plot 86 - Entrance	FD30S + SC	
D65	686	1981	Plot 86 - Store	FD30	
D66	-	-	-	-	
D67	838	1981	Plot 86 - Bathroom	N/A	
D68	838	1981	Plot 86 - Bed 2	FD30	
D69	838	1981	Plot 86 - Bed 1	FD30	
D70	838	1981	Plot 86 - Lounge	FD30	
D71	686	1981	Plot 86 - Store	FD30	
D72	944	1981	Plot 87 - Entrance	FD30S + SC	
D73	457 x 22	1981	Plot 87 - Store	FD30	
D74	838	1981	Plot 87 - Bedroom	FD30	
D75	838	1981	Plot 87 - Bathroom	N/A	
D76	686	1981	Plot 87 - Store	FD30	
D77	838	1981	Plot 87 - Lounge	FD30	
D78	686	1981	Plot 87 - Store	FD30	
D79	-	-	-	-	
D80	944	1981	Plot 88 - Entrance	FD30S + SC	
D81	686	1981	Plot 88 - Store	FD30	
D82	838	1981	Plot 88 - Bedroom	N/A	
D83	838	1981	Plot 88 - Bathroom	FD30	
D84	686	1981	Plot 88 - Lounge	FD30	
D85	838	1981	Plot 88 - Store	FD30	
D86	-	-	-	-	

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

Window Schedule (Second Floor)					
Window Ref	External Struct Op Width (mm)	Struct Op Height (mm)	Internal Struct Op Width (mm)	Location/ Lintel Ref (kg)	Fire Escape
W30	1585	2100	1625	Plot 89 - Lounge	No
W31	1023	1350	1063	Plot 89 - Bed 1	No
W32	1023	1350	1063	Plot 89 - Bed 2	No
W33	1023	1350	1063	Plot 89 - Bed 2	No
W34	1023	1350	1063	Plot 91 - Bed	No
W35	1585	2100	1625	Plot 91 - Lounge	No
W36	1023	1350	1063	Plot 91 - Lounge	No
W37	1023	1350	1063	Plot 91 - Kitchen	No
W38	1585	2100	1625	Plot 90 - Lounge	No
W39	1023	1350	1063	Plot 90 - Kitchen	No
W40	1023	1350	1063	Plot 90 - Bed	No
W41	1023	1200	1063	Stairwell Lobby	No
W42	1023	1200	1063	Plot 89 - Kitchen	No
W43	1023	1200	1063	Plot 89 - Dining	No
W48	1140(w) x 1180 (h)	centre pivot rooflight	Stairwell AOV		

- ELECTRICAL SYMBOLS KEY**
- Im 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 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

- 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.
 - Movement joint. See standard detail DB-S002-209.
 - Cavity closer

- Non-loadbearing partitions**
- 63mm stud partition lined with 12.5mm plasterboard to both faces
 - 89mm buttressing stud partition lined 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.
 - Partitions/boxings to wet rooms (ie. bathrooms/ensuites/WC) to be finished with moisture resistant plasterboard.
 - 18mm OSB pattressing required behind plasterboard finish for fitting of radiators, handrails, sanitaryware, boilers and kitchen units.

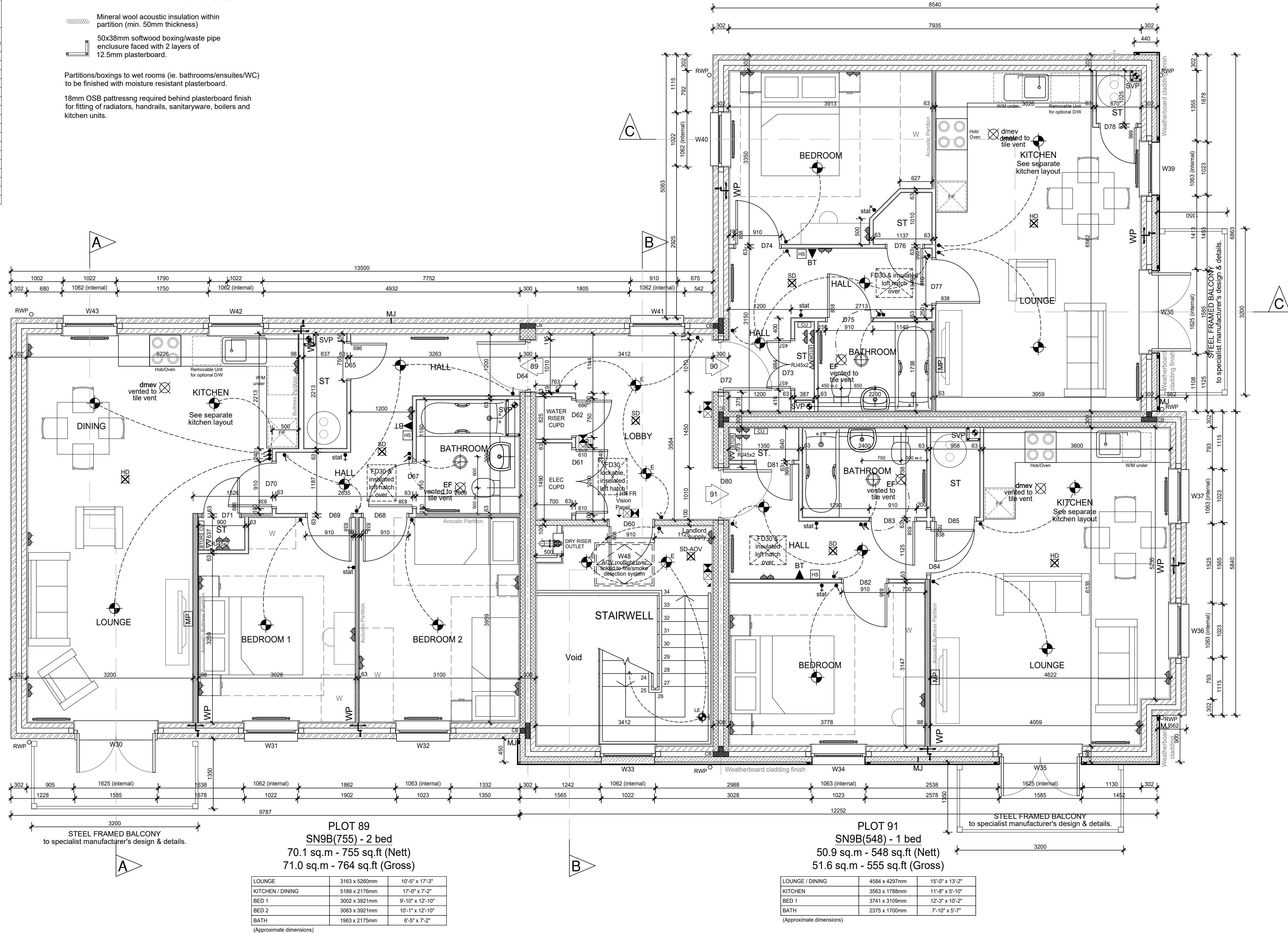
ROBUST DETAILS :

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

PLOT 90 SN9B(552) - 1 bed 51.3 sq.m - 552 sq.ft (Nett) 52.1 sq.m - 561 sq.ft (Gross)			
LOUNGE	3622 x 3813mm	12'-10" x 12'-6"	
KITCHEN / DINING	3622 x 2700mm	12'-10" x 8'-10"	
BED 1	3676 x 3313mm	12'-0" x 10'-10"	
BATH	2175 x 1700mm	7'-2" x 5'-7"	
(Approximate dimensions)			



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

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 30l/s minimum.

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 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. WP added, MJ revised	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

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PHASE 2
CRAWLEY DOWN ROAD
FELBRIDGE
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APARTMENT BLOCK 1
PLOTS 83 - 91
SECOND FLOOR PLAN

1:50 @ A1
MAY 2025

H4790-WAD-ZZ-02-DR-AR-000402 C03