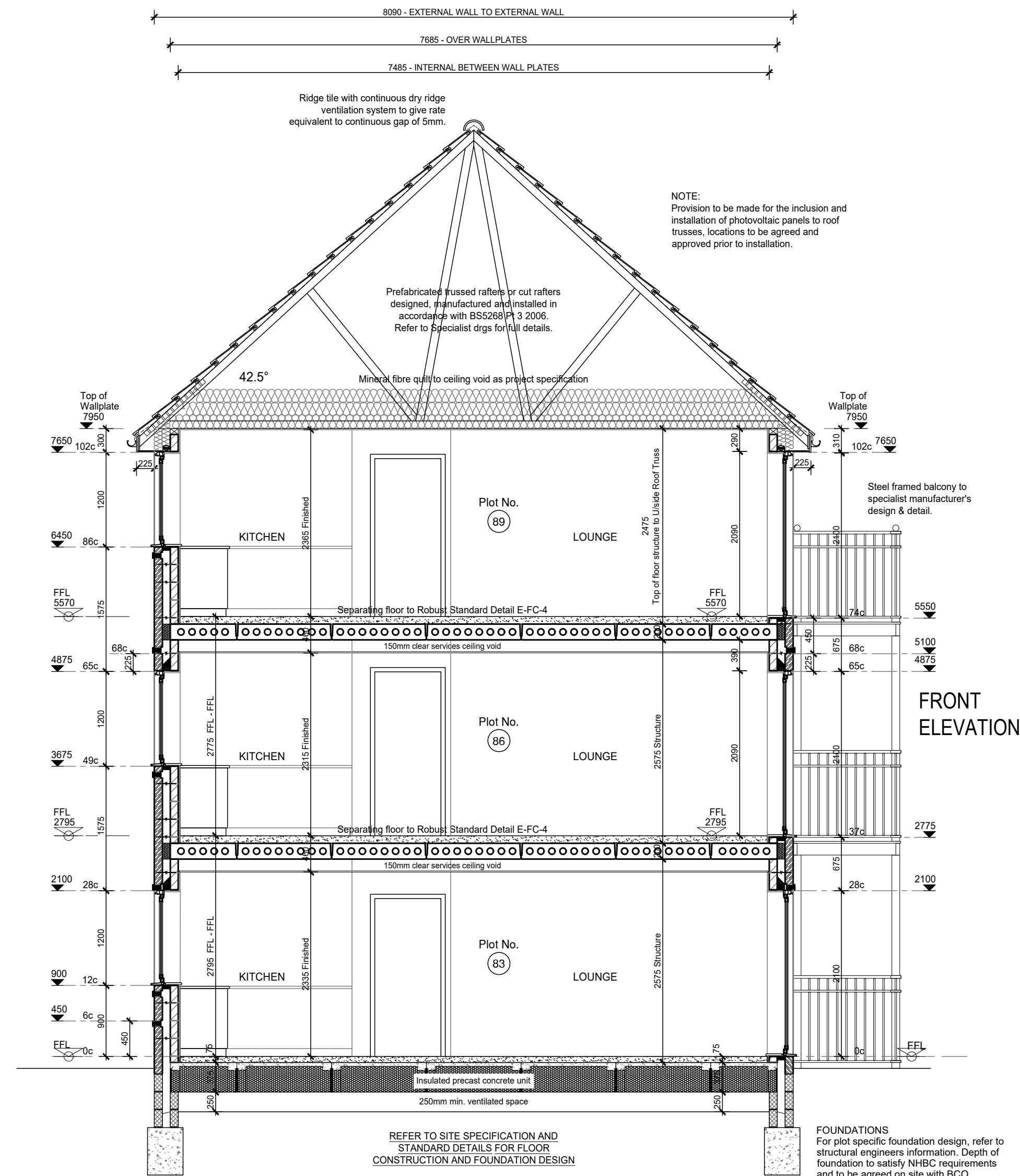




SECTION A-A

NOTES:

Level threshold to Approved Doc M as Standard Detail

Level approach to front entrance max gradient 1:20 min 900mm width to Approved Doc M

5mm continuous ridge ventilation

Where separating walls are built to u/s of roof finish perpendicular to roof pitch, vent tiles must be installed each side to maintain roof ventilation to achieve equivalent of 5mm continuous ventilation gap. (See standard details for junction)

Party wall to be taken up to underside of roof covering and fire stopped with layer of mineral wool

All upper floors must satisfy the requirements of Approved Document E in respect of airborne and impact sound insulation.

Cavity tray to be installed in external walls above all cavity stops as per Standard Details.

Cavity to be vented and drained at base of cavity. Rytons flyscreened silm vent minor or similar approved to be located at every other brick below the lowest timber.

Code 4 lead flashing with cavity tray at entrance hall roof abutment / raking abutment.

10mm Soffit ventilation and Manthorpe G502 (or similar approved) ventilation tray fixed between trusses to provide continuous ventilation of mono pitch roofs. Manthorpe flashvent system installed to entire length of mono pitch roof abutments (front and rear Elevations) to provide 5mm continuous roof ventilation.

SEPARATING FLOOR CONSTRUCTION

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

Refer to Specification for full details of construction.

Separating Floor Ceiling Treatment 3 shown consisting of 2No. layers of 15mm soundloc board fixed in accordance with Robust Details through 30mm deep resilient bars at 400mm c/c. Second ceiling below required for all service installation.

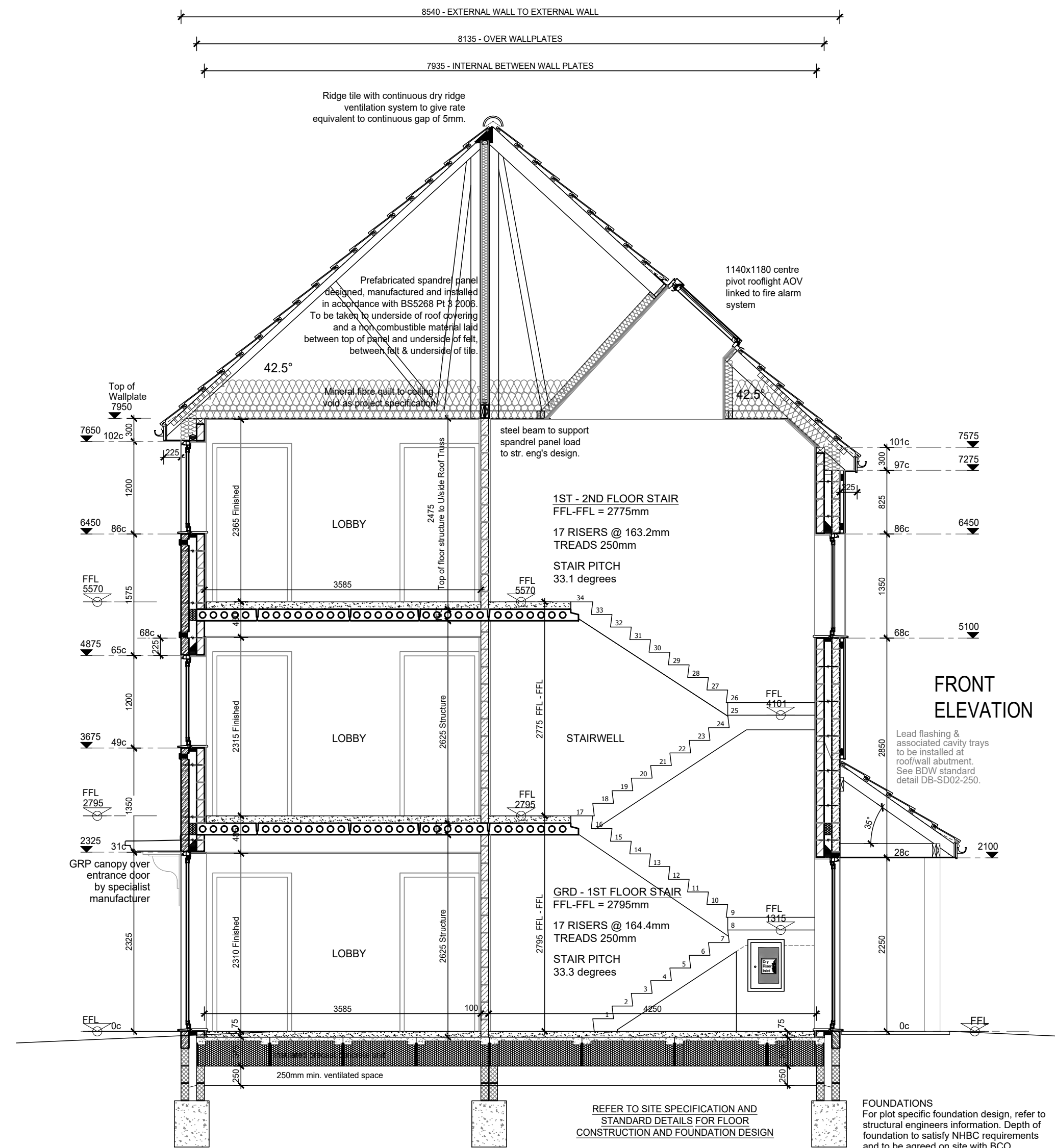
Refer to full specification for full details of construction.

All pipe and ducting service penetrations through floor treatment to be wrapped with 'isoedge'. Plastic pipes 50-160 mm diameter to be firestopped with HILTI CP 643N pipe collars or similarly third party approved. Reference standard detail Barratt-FS-2. For pipes less than 50 mm and single and bunched cables firestop with HILTI CP 611A or similarly third party approved. Group approved fire stopping sleeves to be fixed within wall cavities at all junctions of separating floors with external and party cavity walls. Cavity tray and perp vents to be provided above all cavity barriers.

For lean - to cold roofs ventilate at eaves to achieve equivalent of 10mm continuous ventilation gap and at high level to achieve equivalent of 5mm continuous ventilation gap.

NOTE:

Separating floor construction and horizontal cavity barrier in external wall does not apply within communal areas



SECTION B-B

COMMUNAL STAIRCASES

To be in accordance with Approved Document M Section 2. Maximum step rise 170mm. Minimum step going 250mm. Maximum pitch of flight 34°.

Min. width of staircase to be 1000mm clear between balustrade and finished wall surface.

Handrails to stairs to be located both sides of flights and to be fixed to balusters or wall 900mm vertically above pitch-line, maintaining min. 25mm clear between handrail and finished wall surface.

Handrails to extend continuously around half-landings and 300mm horizontally beyond first riser at each floor level on one side only and to be fixed 1000mm above finished floor level.

Timber painted balustrades and fixing system to be provided to all stair, landing and balcony edges not abutting walls with balusters at max. 100mm centres.

Where applicable, windows adjacent to staircases to be protected by additional balustrading fixed at the appropriate height to the wall within the window reveal.

All floors (including stairs) within Communal Areas, to be covered with sound absorbent material which meets or exceeds Class C as defined in BS EN ISO 11654:1997.

This can be achieved using 'BRITISH GYPSUM Artec' ceiling system comprising Gyptone Quattro 41 or 45 acoustic ceiling boards to 50% of calculated communal area. Boards secured using Gypliner Universal or Casoline MF ceiling lining system. Ceiling to communal areas to be finished with screwed 15mm thick plasterboard with joint and tape finish for fire proofing prior to fixing of Gyptone ceiling system.

Stair nosings need to be provided with a material that will contrast visually, 50mm to 65mm wide on the tread and 30mm to 50mm on the riser.

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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	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
WEST SUSSEX

APARTMENT BLOCK 1
PLOTS 83 - 91
SECTIONS
(Sheet 1 of 2)

1:50 @ A1

MAY 2025

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C03