

foundations concrete trench full min 1m deep as to suit site and soil conditions and comply with NBS appendix 4.2# - sizes of founds - see Structural Engineers calculations
friction concrete to 200x450mm under foot walls

floors ground - 100mm well consolidated, sand blined approved fill 1200 gauge polythene vapour barrier - 100mm oversite concrete - A128 mesh laid in oversite over drain and first + second - wide beam concrete by specialist manufacturer with slurry finish.
all floors - 75mm Celotex Zote 2 - 500 gauge polythene and 25mm interlocking moisture treated chipboard.

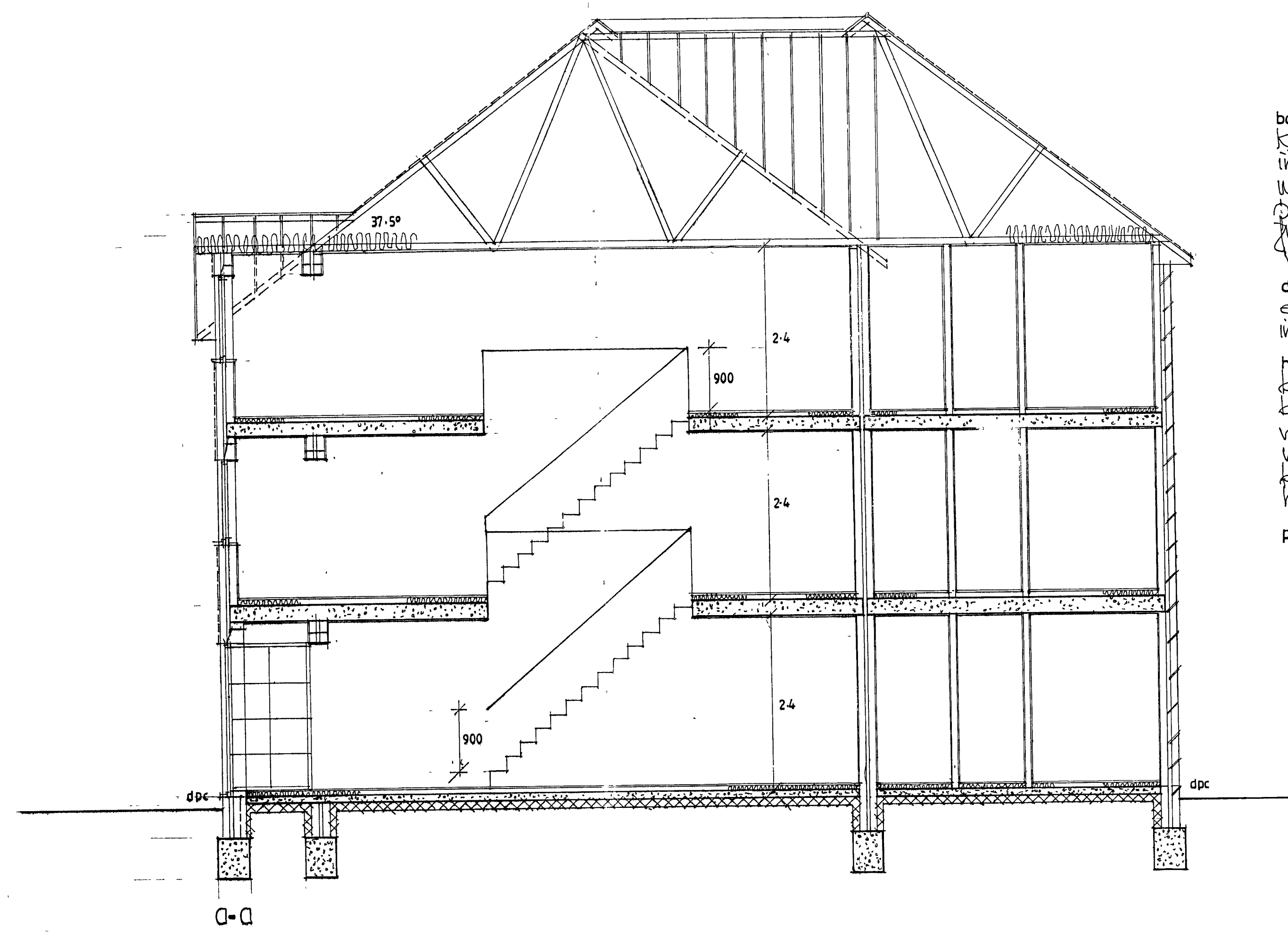
walls external cavity - 100mm facing brick, 50mm cavity and 100mm tp to ground and first floor above internal cavity - loading as above two skins top course 100mm block with design cavity of 2000 kg/m² - 50mm cavity and plaster both sides
tile hanging on 25x38mm battens roofing felt and two skins top lite blocks plastered externally.
cavity surrounding lift shaft filled with wall 'c' - 30x63 studs at 600mm c, lined both sides with Gutter Soundbloc to give 40db rating and 30 min fire resistance - wall 'd' 50x75mm studwork at 600mm c + 125mm p board and skim both sides.
all partition walls taken up to underside of roof and capped with mineral wool to provide a satisfactory fire check - where walls are interrupted by roof trusses provide separate timber frame lined both sides with staggered 15mm turn kings both sides
walls below ground level - quads A concrete
general - wall ties placed 900mm horizontally, 450mm vertically and at 225mm at openings.
vered and corners - all terminations, protrusions and cavity breaks sealed
pvc pipe in all walls min 150mm above finished adjoining ground level

airbourne sound provide Rockwool T.C.B cavity clover which denoted in
have all stps ducts with 25mm unfaced mineral wool.

roof plan concrete tiles on 25x38mm battens type I.F roofing felt lapped 150mm on trusses by specialist manufacturer - flat roof covered with paving slabs 25mm ty boarding and tiles
layers roofing felt and 25mm aggregate slippings drained through lead lined outlets to adjoining roof slope.
50x100mm wall plates strapped at 1.5m c to inner skin with 5x30g.i. straps - 25x150mm fascias and external quality ply soffits - insect proof vents in all soffits equal to 10mm continuous strip with apex venting in roof equal to 5mm continuous strip.

ceiling second floor, plasterboard and plastic compound finish. ceiling with 100mm glass fibre quilt
between ceiling joists and 150mm placed at right angles.
ground and just for - leaving cant to u/s of beams and plastic compound finish

insulation has all walls containing flats with 50mm thermaline Super on plastered dabs.



stairway purpose made timber 220mm going 186 views with handrail to stairs and landings 900mm above pitch as floor line - balusters to have opening not greater than 100mm - unbrake stairs with two layers of boards skin provide separate protected electricity supply to stairway with cable to comply with BS 6387

elec instal all switches and sockets to be sited not lower than 450mm and not higher than 1.2m above floor level

part L all fitting for lighting to be suitable for low energy products
all lighting to be carried in accordance with document L(1) provide 3 points for lamp having luminous efficacy of over 70 lumens per circuit watt - external lights provided with night control and automatic extinguishers

alarms provide smoke alarms connected to main supply with battery back-up and installed to comply with BS 5772

part P work to be carried out to satisfy BS 7671 with certificate provided on completion

disabled access provide 1.2m level access to entrance as with gradient not less than 1:20 and min 800mm wide - threshold detail in accordance with guidance note example no 1 - door width to comply with A.D.M

windows upvc double glazed with min air gap 16mm and treated with Pilkington K.
50% opening to adjoining room area

glazing any glazing in any doors adjacent within 300mm and less than 15m above floor level and any windows within 800mm of floor to be safety glazed to comply with BS 6206

doors all doors to be min 800 wide in open position
all doors marked 'X' to be 12 hour fire resisting.

ventilation habitable rooms + kitchens provide 8000mm² trickle vents
kitchens provide mechanical extractor 60 ltr per sec capacity.
bath/wc provide mechanical extractor 15 ltr per sec capacity and humidistat.
provide min 10mm air gap under bathroom door

bay window cavity wall as above to sill level
keystone lintel purpose made frame to carry floor as above in all panels - 50x150mm timber frame lined externally with exterior ply, roofing felt and battens, covered with plain tiles - inner soffits 100mm Celotex with stud frame and top backed plasterboard and skim roof as before.

dormers twin trusses either side of dormer lined with external ply and 2x lead on 50x100mm timber frame inner face and insulation as bay window

heating gas fired water and space heating
balanced flue protected if below 1.8 to ground level boilers controlled by thermostat and interlock with SEDUC rating of 90% - thermostat placed centrally to control room temperatures with thermostatic valves to radiators
radiators installed by accredited Corgi operatives.
hot water tank 30mm pu foam coating with min density of 30kg/m³

plumbing installation to comply with BS 6872.

drainage foul and single stack drainage to comply with BS 5 second series
100mm pvc stps encased in 1 hour fire ducts with sealed access at floor level for cleaning purposes
encase stps with intumescent collar where passing through floors to adjacent flat
75mm deep seal trap to bath and basins
resedding traps to kitchen sinks
4mm wastes to bath - 38mm wastes to brown and sinks
103mm pvc pipes on 150 granular bed and surround inspection chambers above 800mm invert - 450mm pvc with lean-mix surround
below 900mm 750x500mm chambers in 2nd quality
eliminating leaks vented externally
connection to public sewer approx 2m deep in E of Princess Avenue.
surface water - 100mm pvc enters to 75mm pvc downpipes to 75mm pvc pipes on 150mm granular fill and surround to soakaway with min 100mm capacity below invert.
sited not less than 4.5m from any building.
provide warning eyes at any change of direction.

ARUN DISTRICT COUNCIL				
No.	AW	202	06	
RECEIVED 8.9.06				

proposed flats
Princess Avenue
ALDWICK
for
B5 Limited

section & notes

PLAN NO	606/4
SCALE	1:50
DATE	08/06

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