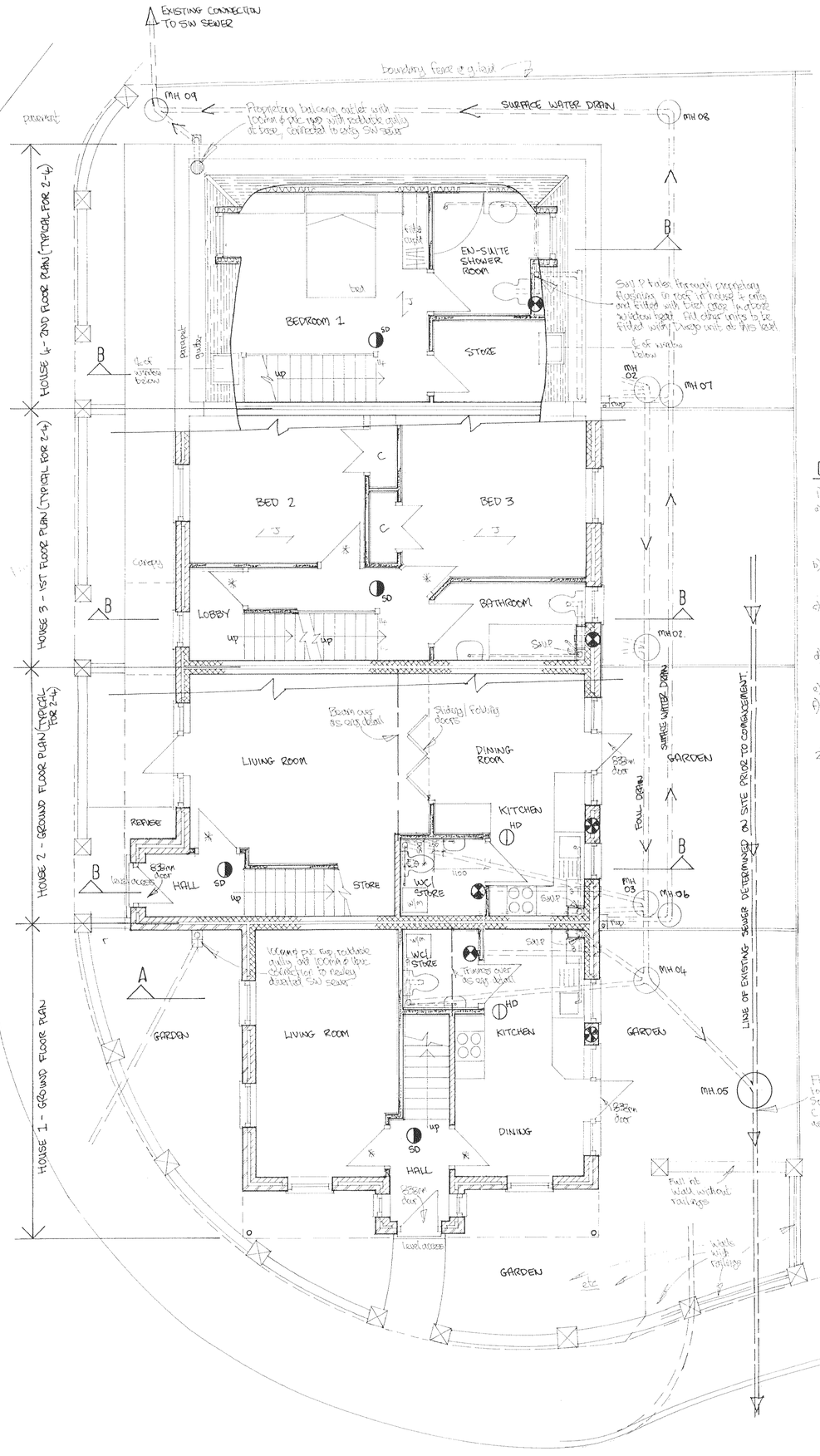
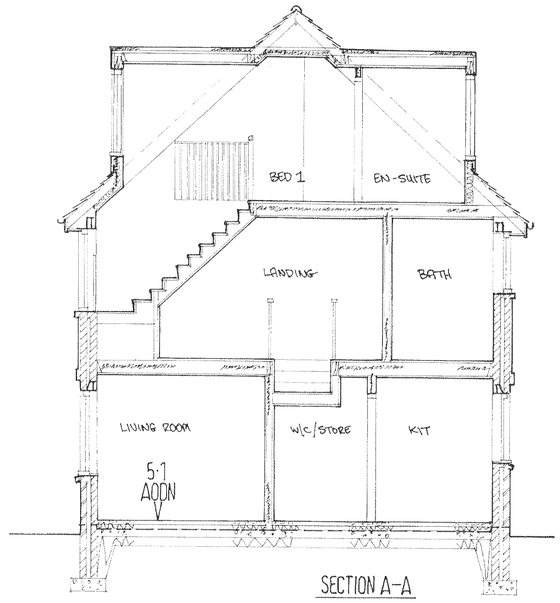
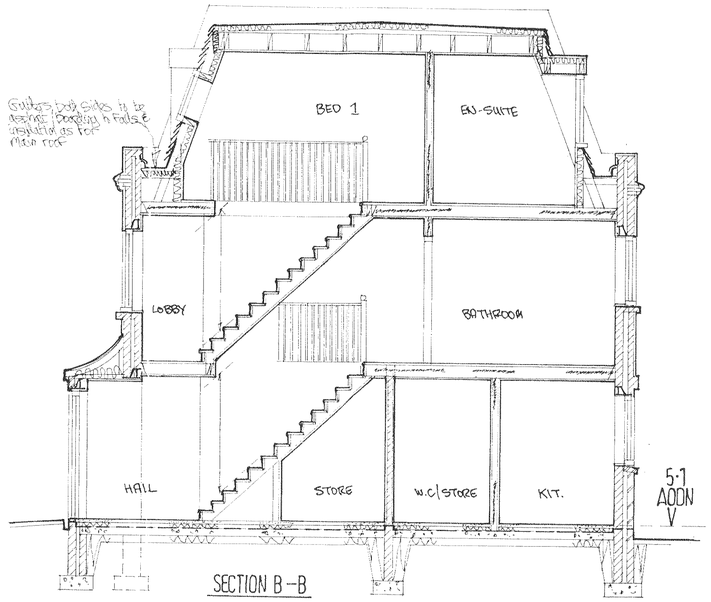




SECTION A-A



SECTION B-B

GENERAL NOTES

1) Walls

a) (0·28 w/m²K) 16mm 2 coat sand/cement stucco render on 100mm Thistle standard blocks with 100mm fully filled Rockwall cavity with Stainless steel wall ties (type A) at 450mm vertical crs and 750mm staggered horizontal crs in corresponding dpc's & min 150mm above g.l.
All blocks, unless shown B, be Class A with cavities laser mortar core filled, all inner leaf Conc Foundations at a level to suit site conditions & BCO. Additional wall ties provided at 225mm vertical crs at jn. Parapets, jd accompanying Proprietary shared closures to suit, and 13mm lightweight plaster finish (10kg/m²)
Ground Floor section as a) above except outer skin 102mm facing brick

b) (0·28 w/m²K) External walls as a) above with internal blanking blockwork adjacent to separating walls and intermediate floors as Robust details E-WM-1 (New pre-completion sound tested)

c) (0·28 w/m²K) Separating wall to Robust detail E-WM-1 in corporating wall ties, dpc's cavity fully and 13mm plaster finish (10 kg/m² both sides). Cavity to be 75mm

d) 100mm Thistle standard backs as a) above

e) Non load bearing 100x50mm sw studs @ 600ccs fixed both sides with 13mm g/board and incorporating mineral fibre quilt Sound insulation 20kg/m³. All partitions built off solid conc slab, conc beam/block floor or double joist/noggins.

All junctions of Party Walls to have Fully Filled Mortar Wall cavities as laid out in Robust detail 1 & E-WM-1.

2) Floors

a) Solid lower ground floor to have 63mm (reinforced with chicken wire) sand/cement screed, 1000 gauge polythene vapour barrier on Celotex TB 3080 insulation boards having (0·22 w/m²K) 120mm total insulation, 100mm concrete slab, 1200gauge polythene dpm lapped into adjacent wall dpc's, all on 100mm sand blinded hardcore bed.

Intermediate timber floors to all storeys to 4 houses to have 22mm tong flooring grade chipboard with glued joints, laid on sw joists as req centrally supported on steel/easy metal joist hangers, with lateral strapping at roof & 1·2m ccs. Solid strutting provided at 1.5m ø flat positions and all voids filled with 100mm glass fibre quilt insulation and 13mm p'b ø set on u/s.

All lateral strappings to be 1200mm long and provided at roof & each floor @ 1·2m ccs

3) Roofs (0·15 w/m²K)

a) Pitched/Mansard roofs to be Eagle Brecet slates with matching Fittings on 38x25mm sw treated battens/counterbattens with Tyvek breathable underlay, all supported on Timber frame as S.W details. Incorporate lateral ties at roof @ 1·2m ccs. Rafters to have depths set out & sized by S.E. All sarkings/linings, finished with 12.5mm p'b & set. All abutments to have cavity trays and code 5 lead soakers (or flashings). All slates fixed as manufacturers details to suit exposure rating.

b) Mansard roof to be 2 coat/ 14mm plastic-asphalt finish on 6mm mas felt underlay all on Celotex TD 3125 Tapered/Insulation board laid to falls on 18·60 mm sheathing timber firrings as req. details finished on u/s with 12.5mm g/board upon timber @ 12·5p/m set. Lateral strapping all round e/1·2m ccs Code 5 lead flashings, soakers and cavity trays.

c) Dormer roofs to be as b) above except asphalt changed to Specialist Code 5 lead finish.

4) Doors/windows (1·8 w/m²K)

Double glazed timber preservery units with 16mm spacers and thermal break cavity cleats. Doors all round to be low E and toughened glass provided to 35 & 25% of all "critical positions" (within 800mm of FFL level & all doors). Each habitable room to have 8000mm² trickle unit in one window or 4000mm² one to bathroom/shower rooms & w/c's.
Windows to be max 22.5% of total floor area and all upper floor habitable rooms to have min 0·35m² (735x450mm) minimum escape openings without obstacle fittings.

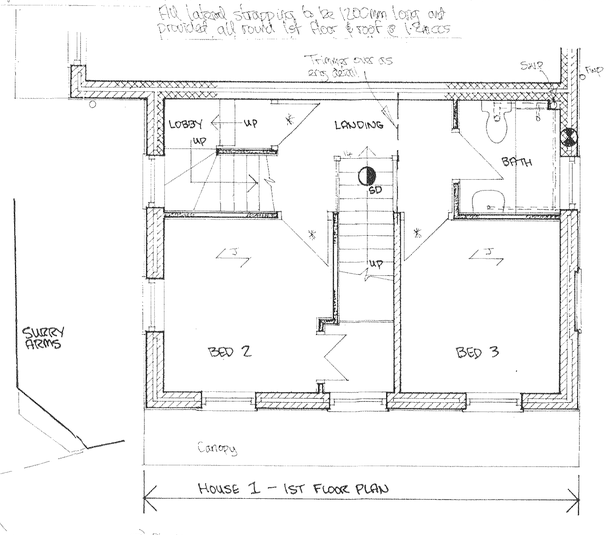
All openings to have 15 insulated lintels or steel beams/sw trimmers, all as eng. details

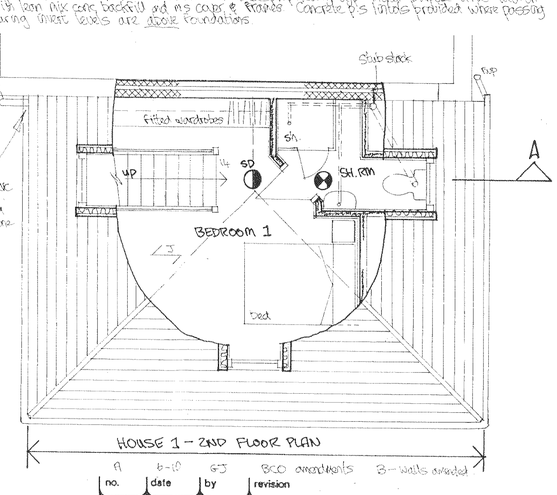
5) Rainwater

Pitched roofs to have 75mm ø half round pvc gutters laid to falls to 63mm ø pvc nvp's
Parapet gutters to have expressory balcony outlets with 100mm ø pvc turret, all roofs to discharge through roddable gullies and connected to site sw sewers as per drawings, ie trapped & double roddable and grouped in 150mm ø pvc stacks.

6) Drainage

All drains to be 100mm uPVC connections laid and encased in 15N/mm² strength (15mm cube) vibrated concrete with m.h.01 at minimum of 150mm below ff. m.h.s 1-4 to be constructed of 215mm thick quality bricks in 1:3 cement mortar (1 part cement to 3 parts sand) on 150mm conc. slab with lean mix conc backfill and m.s cover & frames. Complete p's traps provided where passing through walls ensuring invert levels are above foundations





7) Plumbing

a) All lower ground floor WC's to have connections as for Drawings above
b) All upper floor WC's to have 100mm ø pvc connections to S.V.P's
c) All 100mm ø pvc Soil & Ventilating stub stacks to have S/w bend connections to drains
d) All bore complete with all necessary rodding access, and fitted with F.A.I. at m.h.01
All sinks, baths & showers to have 32mm ø (basins 32mm ø) deep trapped anti-use trapped (to excess of 1·1m) connections to S.V.P, stub stacks, B.I.R. with all necessary rodding access.
e) All stub stacks fitted with Durgo units above highest water plank
f) Work of system to be pressure tested to satisfaction of BCO

All connections according, 50mm ø and passing through supporting structure, to be fitted with frameless Quietfire collars and all ducts fire stopped and encased in 12·5mm Fireline on 50x50 sw framing @ 600ccs

NOTES CONTINUED ON 30772/6

no.	date	by	revision
A	6-10	GJ	BCO amendments
B	—	—	Walls amended

project	LAND TO THE WEST OF SURRY ARMS, BRIGHTON RD, SHOREHAM-BY-SEA.
title	PROPOSED 4 HOUSES CONSTRUCTION DETAIL
date	4-10
scale	1-50
drawn	G.J.
drawing number	30772/4 B

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