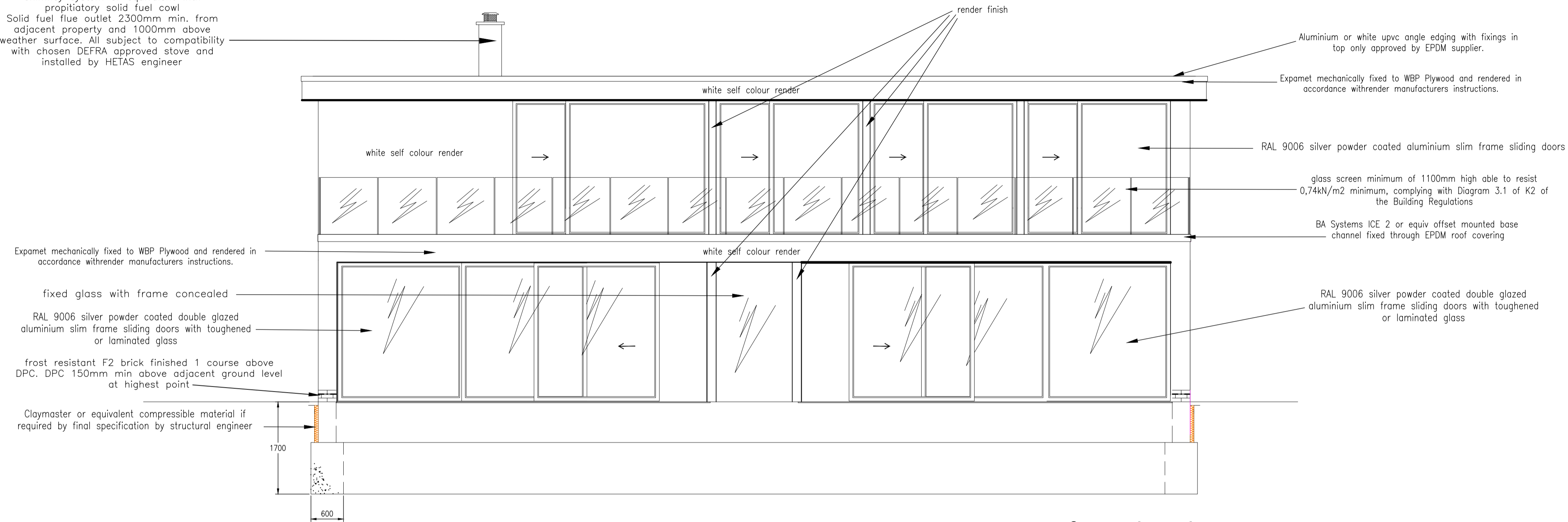


Rendered Isokern DM 36 or DM44 modular chimney system or equivalent with propitiatory solid fuel cowl
Solid fuel flue outlet 2300mm min. from adjacent property and 1000mm above weather surface. All subject to compatibility with chosen DEFRA approved stove and installed by HETAS engineer



front elevation

General Notes

Do not scale from drawing for dimensions. If in doubt contact PSK before proceeding.

The contractor is responsible for checking all information before any orders are placed or construction work commenced.

See main contractors report for method statement and health and safety assessment. Contractors and tradesmen are responsible for site safety and health and safety and should be able to provide COSH certificates where required.

Site Preparation

Isolate services and locate, mark and protect gas, electric and water mains.

Secure site to prevent unauthorized access and demolish property down to ground level in accordance with a health and safety, phase plan and asbestos demolition report.

Remove any organic material within construction area and back fill voids with approved granular fill, compacted in layers to the approval of the building inspector on site. Ensure site is secured at the end of the day and when not working on site.

Foundations

600mm wide trench fill, minimum depth and specification to structural engineers details or deeper subject to final inspection and approval of trenches by Building Control before concrete pour.

Ground Floor

Beam and block floor - 150mm x 125mm Forterra (or equiv) beams at 300crs (Bison Ref. IJ3) unfilled with standard concrete blocks off inner skin of cavity walls with 100mm bearings, lay continuous D.P.C under beams. Void depth under floor minimum of 225mm cross ventilated on two opposing sides using Cavity Trays Type TAV telescopic adjustable ventilator (cranked cavisleeve) with cavity tray over installed in accordance with manufactures instructions to give a minimum of 1500mm² ventilation per metre length of external wall. Grout upper surface of beam and block with 4:1 sharp sand/cement mixture and install 1200 gauge (300mm) polythene dpm over tied down into dpc and lapped with existing dpm. Insulate with 100mm Kingspan Kooltherm K103 over dpm and perimeter insulation before installing Nu-Heat Fastflow underfloor (wet) heating or equiv (except under fixed units) and finish with 75mm concrete screed . Allow for floor finishes.

All to manufactures specification. Beam and block supplier to confirm final specification and provide calculations.

External Walls

Cavity wall construction consisting of 2 leaves of 100mm Celcon concrete block 3.6N/mm² or equiv. ($\lambda=0.15W/mK$ with 10mm joints) with 100mm cavity full filled with 100mm Drytherm 32 ($\lambda=0.032W/mK$ insulation).

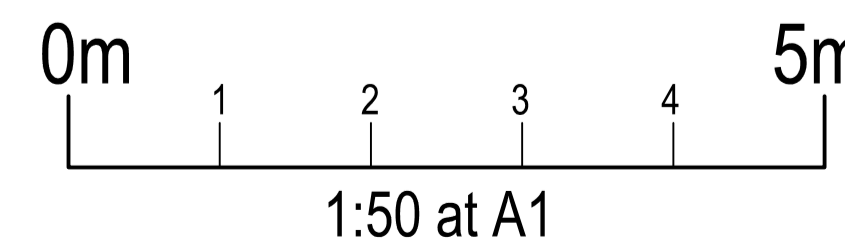
Shot fire tied into steel uprights in accordance with structural engineers details to take inner brick face inserting stainless steel double drip type wall ties to BS 1243, 1978, before constructing external brick face in conventional manner. Dpc's and dpms to be lapped by 150mm. DPC 150 above ground level with approx frost resistant F2 brick below though colour silicone K Render (or equiv.) installed in accordance with manufactures specification. DPC to all cavity closer's, sills and jabs.

75mm x 100 wall plate bedded to line and level tied down with straps at maximum 2 meter centres fixed to wall with at least 3 off 12 x50 wood screws.

Lateral support to walls not tied by joists to be 38 x 5 m.s. galv. straps fixed over 3 joists and turned down walls at 1200crs.

All to o BS EN 1996-1-1 and BS EN 1996-2 a

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Internal Stud Walls

Internal stud walls to be constructed as shown on plan with minimum 45 x 120mm timbers, 600mm part, with linings (both sides) of 12.5 pl/bd with all joints taped and filled. Sound insulate walls with Rockwool Flexi / RW45 or equiv slab between studs ensuring it does not foul pocket doors.

Use moisture resistant pl/bd in bathrooms which can be tiled onto directly subject to tile and adhesive manufacturers specification. Ensure are wetroom areas are tanked adequately using a proprietor tanking system with all corners taped and sealed either with liquid tanking, tile backer board or combination of both.

First Floors

253*mm metal web joists (Posi Joists or similar), design and calculations to be supplied by manufacturer supported off mild steel joist hangers manufactured to BS EN 10327 : 2004 fixed to timbers bolted between webs of steel as shown by structural engineer/floor supplier design. Design to allow for internal stud walls and position of baths etc. with 100 Rockwool RW45 sound insulation between floors. Finish with 22mm t&g boarding over. (screwed and glued) Securely fix 12.5* standard plasterboard to the underside of joists except in bathroom where moisture resistant board should be used to give 30min. minimum fire resistance, All with 3mm skim plaster finish.

* counter batten below ceiling or increase metal web joists to 373mm in consultation with joist manufacturers subject to blocking detail below steels.

Install wet underfloor heating sing Polypipe Overlay or equivalent in accordance with manufacturers instructions.

Note: any down lighters in ground floor to be sound and 30minute min fire rated and 60 minute if used in garage ceiling and installed in accordance with manufacturers instructions. Electronic transformers to have thermal and short circuit protection.

* *spec of plasterboard and fire rating of floor to be confirmed by joist manufacturer in combination with their joists .*

REV	DATE
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TITLE

DESCRIPTION
Building Regulations Sheet 1

DATE 22/05/2021 SCALE 1/50 @A1

DRAWN A. Davis CHECKED -----

DRAWING NO. ~~CF20-BAF-01~~