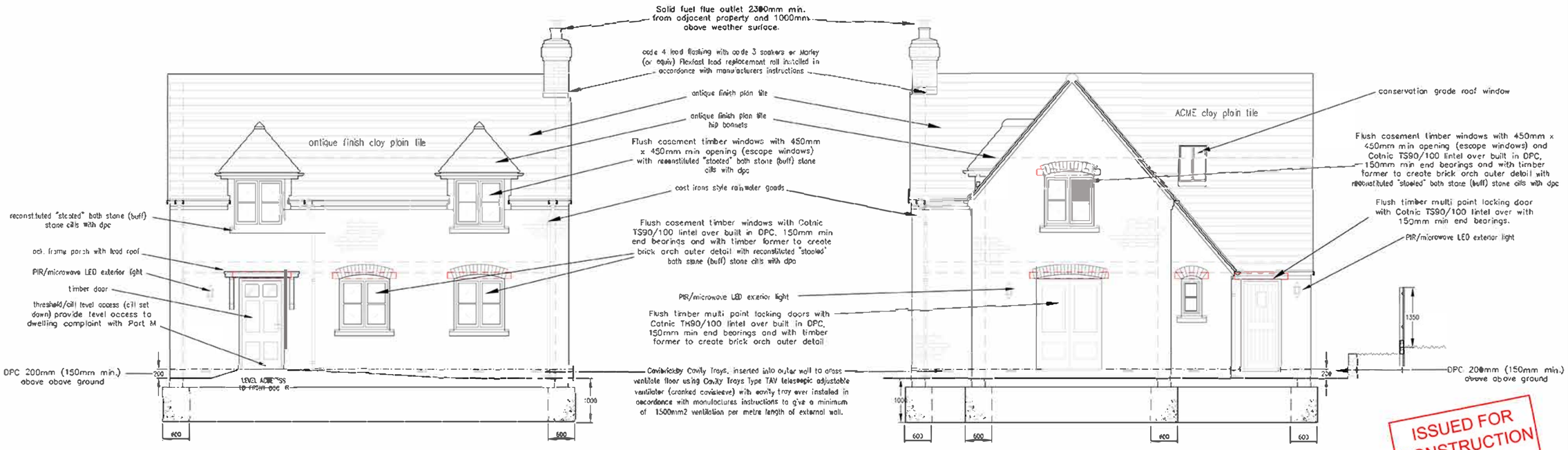

General Notes

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

The contractor is responsible for checking all infonnation 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

Secure site to prevent unauthorized access and in accordance with a health and safety plan.
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.
Special Note: Mark and ensure main sewer is not damaged during construction.

Foundations

Mass concrete strip / trench fill foundations with an allowable bearing capacity of 100 kN/m2 to be a minimum of 1.0m into the clays in accordance with NHBC Chapter 4.2 guidelines.

All formation levels should be free of tree roots and inspected by Building Control prior to pouring of concrete and taken down to 1 meter or 200mm below acceptable formation whichever is the greater. A design sulphate class of DS-2 is considered appropriate for the site: however it is recommended foundations are oversized to allow for a sacrificial concrete layer should a more aggressive environment occur. All in accordance with structural engineers design.

Ground Floor

Beam and block floor - 150mm Forterra (or equiv) beams at 526crs infilled 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. Install underfloor heating (except under kitchen 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 outer leaf of 102mm brick to approval of L.A. Planning and inner leaf of Celcon Standard concrete block 3.6N/mm2 (λ=0.51W/mK with 10mm joints) and 100mm cavity full filled with 100mm Diytherm 32 λ=0.32W/mK insulation.

Stainless steel double drip type wall ties with retaining clip to BS 1243, 1978, dpcs and dpms to be lapped by 150mm. DPC 150 above ground level with frost resistant engineering brick below dpc. DPC to all cavity closer's, sills and jabs.

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.

Insert Catnic TS90/100* (or equiv) thermally broken lintels over openings as indicated on drawings with built in DPC, 150mm min end bearings and weep vents at 450mm intervals (minimum two per opening). Use timber arch unit as permanent former for arch over on external leaf.
*TH90/100 (or equiv) thermally broken lintel over double door

Internal block Ground Floor

100mm Celcon standard or equiv.concrete block. 3.6N/mm2 with 10mm joints constructed off slab

Insert 65 x 100 rc lintels overdoors with 100mm min end bearings.

Finished both sides with dot and dab plaster board with 3mm skim finish throughout with standard wall board except in bathrooms where moisture resistant board should be used which can be tiled onto directly. All fitted in accordance with manufacturers specification.

Internal Stud Walls

Internal stud walls to be constructed of minimum 38 x 75mm timbers, 600mm part. with linings (both sides) of 12.5 p/bd with all joints taped and filled. Sound insulate walls with mineral slab between studs.

First Floor

195 x 47 floor joists C16 at 450crs, supported on Expamet Standard Type 'S' BAT S.P.H. galv. mild steel joist hanger manufactured to BS EN 10327 : 2004, DX51D + Z600. Double joist under stud walls and bath and insert strutting on center line to prevent twisting and fill void between floor joists with 100 Rockwool RW45 finish with 22mm min t&g boarding over. Securely fix 12.5* standard plasterboard to the underside of joists throughout except in bathroom where moisture resistant board should be used. All with 3mm skim plaster finish.

N.B. any down lighters to be 30min min fire rated and installed in accordance with manufacturers instructions. Electronic transformers to have thermal and short circuit protection.

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Stairs

Closed tread construction with 2000mm min head clearance measured in accordance with Part K

R= 200*mm
G= 220
2R+ G = 620

* subject to final measure on site

Guarding minimum of 900mm high able to resist 1.5kM/m2 minimum, with a handrail between 900mm and 1100mm high measured from the pitch line of the stairs ensuring that a 100mm sphere cannot pass through any opening with a hand rail complying with Diagram 1.13 of K1 of the Building Regulations

Pitch Roof

Pre engineered trusses @ 600 crs supplied with manufacturers design and calculations. Upper surface smooth antique clay plain tile to approval of L/A. Planning.

Upper surface antique finish clay plain tile with clay ridge, fitted with Marley Ridgefast or equivalent universal mechanical dry ride system. Valleys code 5 lead (min). to BSEN12588 , max 1500mm lengths or Marley (or equiv) universal GRP valleys installed in accordance with manufactures instructions.

Fix breathable Kingspan nilvent sarking membrane over rafters. Fit an eaves strip of UV-resistant material to overhang eves by 50-60mm, lap the nilvent togo-up over the eves strip.

Kingspan nilvent should be laid taut, temporarily tack with clout nails and cut to length with sharp knife. Lap nilvent a minimum of 75mm horizontally and vertically not less than 100mm (position vertical laps to coincide with rafters), lap over ridge not less than 150mm (total overlap 300mm). Tape horizontel joints with 75mm double sided acrylic tape. Install 38 x 38 mm counter-battens as shown in Kingspan's detail before fixing 38mm x 25mm tile battens at 450mm crs.

Insulate pitched ceilings between rafters with 100mm Kingspan Kooltherm K7 (full Fill) and under rafters with 52.5mm Kooltherm 18 insulated dry-lining board with 3mm skim plaster finish.

U = 0.15 W/m²K* (Kingspan Figures based on 600 crs)

* based on 100mm rafter depth. 125 rafters full fill with 52.5mm Kooltherm 18 insulated dry-lining board with 3mm skim plaster finish.

U = 0.14 W/m²K (Kingspan Figures based on 600crs)
(both must be full fill otherwise condensation becomes a consideration)

Alternative

100mm Celotex GA400 between rafter with 50mm cavity above and 70 GA400 beneath rafters

U = 0.14 W/m²K* (Celotex Figures based on 600 crs)

Loft Hatch

Proprietary insulated Part L compliant loft hatch by Polypipe (or equiv) with 600 x 523mm clear. opening

CD38 YEW 02e	22/10/2019	floors and blocks floor
CD38 YEW 02d	15/10/2019	add thermally broken lintels
CD38 YEW 02c	03/10/2019	amend side door
CD38 YEW 02b	03/10/2019	amend retained wall detail
CD38 YEW 02a	25/09/2019	note left hand maybe both sheet 2
REV	DATE	

PSK ARCHITECT

DESCRIPTION

1

DATE 22/09/2019	SCALE 1/50@A1
DRAWN A. Davis	CHECKED -------

DRAWING NO.

CD38 YEW 02e