

CONSTRUCTION NOTES

GENERAL

All work to be carried out in full accordance with current Building Regulations and 'robust details' as applicable. All on site operations to be carried out in full accordance with current Health & Safety Regulations and CDM Regulations 1994 as applicable.

SITE CLEARANCE

Site to be cleared of all vegetable matter, turf, concrete etc to a minimum depth of 200mm below existing ground level.

FOUNDATIONS AND FOOTINGS

New ground floor external walls to be taken down to concrete strip or trench fill foundations 600 wide Internal walls to be taken down to strip foundations 440 x 200 thick. Depths to suit site conditions and to Local Authority approval prior to pouring concrete but not less than 1000mm deep.

Foundations to be grade C.20P to BS.5328:1981 (min. mix 1:3:6) concrete incorporating 2 No. 16mm diameter m/s continuation reinforcing bars set centrally under each wall leaf and on the neutral axis, lapped min 200mm and bent neatly around corners.

Build up external walls in two skins of 7N solid dense concrete trench blocks using mortar mix 1:3 up to one brick depth below finished ground level. Fill cavity with sand cement mix.

DAMP PROOF COURSE

To be Andersons XTRA-LOAD ELITE or equal approved polymeric DPC. To be installed to inner and outer skins of cavity walls and to all internal blockwork walls, to be located minimum 150mm above finished ground levels. All joints to be lapped min. 150mm (basic Radon measure).

VERTICAL DPC; at abutments of external cavity wall to solid 215 wall.

Cavity Trays And Weepholes

Cavity trays and weepholes to be provided above structural openings and base of cavity to provide basic radon protection.

Allow for suitable cavity tray and lead flashing to roof abutment as required

GROUND FLOOR

If Ground conditions permit Ground bearing floor slab to be used to specification as follows:

GROUND FLOOR SLABS AND INFILLS:

Excavated site area to be treated with weed killer.

75mm reinforced cement/sand screed on 500-1000 gauge separation layer on 150mm Kingspan Kooltherm K103 overslab insulation (25mm edge insulation) on 100mm 100C 20P mix concrete slab, 1200gauge polythene DPM carried up at edges and lapped with dpc. If joints are required in dpm they are to be welded and tape sealed. New to existing dpm also to be welded and tape sealed.

50mm sand blinding on 150mm min crushed stone well watered and rolled hardcore.

25mm insulation to perimeter of all floors.

Construction to achieve U value of better than 0.11.

If Ground conditions don't permit using ground bearing slab then use the following suspended floor specification:

GROUND FLOOR Minimum of 150mm void under, Dense concrete block and precast concrete beam system to structural engineers and specialist suppliers design. Joints to grouted and trowelled off smooth to receive 1200g PIFA polythene dpm with 150mm min laps & to be carried up walls to lap with dpc.

All joints in dpm to be welded, taped and sealed. 100mm Kingspan Thermafloor TF70 with 500g polythene separating layer laid over.

75mm sand cement screed to include underfloor heating system.

25mm insulation to perimeter of all floors.

Suspended concrete floor to be designed, manufactured and installed in strict accordance with the manufacturers & suppliers details and instructions.

Kingspan or similar approved insulation to be fitted in accordance with the manufacturers details and instructions.

Ventilation to underfloor void - periscopic vents at max 1.8m centres in external walls.

The openings to be large enough to give an actual open area of at least the equivalent to 1500sq.mm per horizontal metre run of wall.

All periscopic vents to have pcc lintel over in inner leaf.

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