FLOOD RISK ZONE 2/3
CONSTRUCTION NOTES
259 BRIGHTON ROADLANCING
WEST SUSSEX BN15 8JP
15 SEPTEMBER 2021

GROUND FLOOR

Floor to be finished with 75mm sand cement screed on 80mm Celotex GA3080 insulation board on 1200mm gauge polythene membrane and to have all joints lapped 150mm and sealed on minimum 100mm over-site concrete on 1200mm gauge polythene membrane and to have all joints lapped 150mm and sealed, and turned up 100mm at all abutments, to link with new and existing damp proof course throughout, on minimum 100mm well consolidated and sand blinded hardcore.

Provide minimum 25mm Celotex insulation to edge of screed to perimeter of all external walls.

Top of over-site concrete is not to be below finished ground level.

New finished floor level as existing.

WALLS

300mm cavity wall - 100mm brick/block outer skin, 100mm cavity partially insulated with 50mm Celotex CW3050 insulation board with Manufacturer's clips and stainless steel wall ties at maximum 750mm centres horizontally and 450mm centres vertically staggered and 225mm centres at all reveals. The vertical spacing is to be reduced to not less than 300mm centres within 225mm of the unbonded jambs.

Inner skin 100mm Celcon Standard 3.6N block with 13mm lightweight plaster finish internally or 9.5mm gypsum plasterboard and set finish.

Wall ties to be vertical twist type or of similar performance to comply with BSEN: 845-1:2003. Wall ties are to be bedded into each masonry leaf by not less than 50mm.

Damp proof course is to be provided to all walls at minimum 150mm above adjoining ground level and lapped on inner skin with damp proof membrane. Girth of damp proof course is to be width of wall plus 50mm to facilitate lap with damp proof membrane.

Walls below damp proof course level and ground level to be constructed with facing brickwork outer skin and Class B Engineering brickwork inner skin, with lean mix concrete cavity fill minimum 225mm below damp proof course level.

Cavity to be closed with insulating closers - Thermabate or similar and window/door frames to be positioned relative to cavity so there is a min.30mm overlap of the closer by the back of the frame.

Provide horizontal and vertical flashings to all bridgings of cavity which is to be continuous with existing and sealed at head. Cavity is to be closed at eaves level with non-combustible material.

All new work is to be toothed and bonded to existing walls.

WINDOWS AND DOORS

Windows and doors to be sealed pvc-u double glazed.
Windows and door frames and internal and external cills to be sealed to surround with silicone mastic.

ELECTRICS

Heights of switches and socket outlets for lighting and other equipment in habitable rooms to be set between 450mm and 1200mm from finished floor level in accordance with diagram 29, Section 8 of The Building Regulations 2000 Approved Document Part M.