Beam and block floor

1) Excavate ground ensuring the removal of all vegetable matter and treating remaining ground with proprietary weed killer.
2) Polythene DPC should be provided continuously under all concrete beam ends and blocks built into the inner skin, with a minimum 150mm clear void under beams or as dictated by the Structural Engineer.
3) Voids under beam and block floors to be ventilated via Cavitray, or similar air bricks (to suit the floor depth) 225 x 150mm CS at maximum 2m centres to the full perimeter of the dwelling, with Glidevale, or similar telescopic air ducts.
4) Cavity trays to be provided locally over every air-brick. Internal/party walls to have similar air bricks/voids 225 x 75 at 2m centres.
5) To prevent freezing, any cold water supply pipes must be insulated to 750mm below ground level.
6) All service pipes passing through the floor construction are to be sealed with expanding foam or other suitable sealant.
7) P.C. concrete beam and block floor of 150mm depth tbc by floor manufacturer laid in strict accordance with the suppliers approved layout. Between beams lay 100mm standard dense 3.5N blocks.
8) Over the top of the beam and block floor provide 80mm Celotex floor grade insulation and finish floor with 70mm deep cement sand screed (1:4) placed over insulation screed to include stainless steel mesh reinforcement.
9) NB 1000 gauge polythene vapour barrier to be provided over insulation surfaces.
10) A 1200 gauge polythene DPM is to be provided over the beam and block floor being fully lapped and bonded to the DPC.
11) Where ground levels are raised to front elevations with principle level entrances for disabled access provide secondary DPC's to be provided to maintain 150mm distance between finished external ground level and DPC. Furthermore where this occurs provide preformed plastic cavity trays by the cavity tray company or similar approved.

NOTES:

THESE PLANS & DETAILS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS FOUNDATION DESIGN DETAILS

GROUNDWORKER TO NOTE THAT PCC LINTELS ARE TO BE PROVIDED IN SUBSTRUCTURE WALLS WHERE EVER A DRAINAGE PIPE OR SERVICE ENTRY OCCURS (LINTELS HAVE NOT BEEN SHOWN FOR CLARITY) ALL HOLES ARE TO BE MADE GOOD TO ELIMINATE FUTURE RODENT INTRUSION.

(EXTERNAL CAVITY WALLS) 215X100X140MM AIR BRICKS LINKED TO UNDERFLOOR VOID BY CRANKED TELESCOPIC VENT.

(INTERNAL LOADBEARING WALLS) 215X100X65MM AIR BRICKS.

(PARTY WALLS) 215X100X65MM AIR BRICKS IN EACH LEAF WITH LINER TO LINK

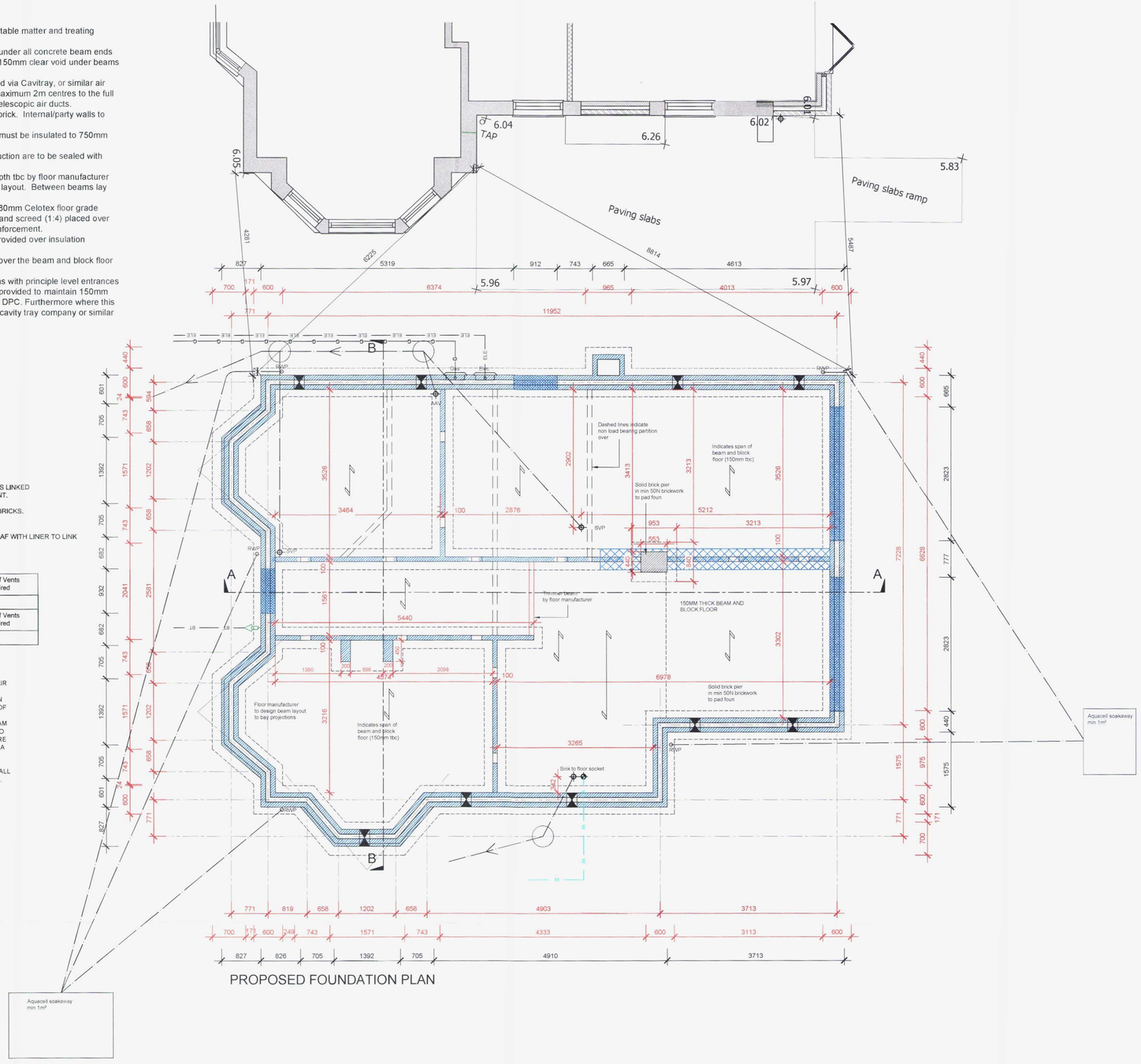
SUBSTRUCTURE VENTILATION:

Area (m²)	Required ventilation (500mm²)	Air brick open area (1x 215 x 140mm)	No. of Vents Required
112.61	56305	7500	8
Perimeter (m)	Required ventilation (1500mm²)	Air brick open area (1x 215 x 140mm)	No. of Vents Required
45.76	68640	7500	9

TELESCOPIC VENTS AND AIR BRICK POSITIONS ARE SHOWN INDICATIVELY, DESIGN BASED ON ASSUMED 7500MM² FREE AIR OPENING PER 1NO. 215X65 AIRBRICKS (I.E. CAVITY TRAYS CAVIBRICK). VENTS SHOULD PROVIDE MIN. 1500MM² OF OPEN AREA PER 1M RUN OF EXTERNAL WALL OR 500MM² PER 1M² OF FLOOR AREA, WHICHEVER IS GREATER. THEY ARE TO BE POSITIONED SO AS NOT TO SIT DIRECTLY UNDER FLOOR BEAM BEARINGS OR ANY EXTERNAL DOOR OPENING ABOVE AND TO BE A MINIMUM 450MM AWAY FROM ANY WALL RETURN. WHERE IT IS UNAVOIDABLE TO HAVE A VENT UNDER A FLOOR BEAM, A LINTOL MUST BE LOCATED OVER THE VENT.

SVP'S AND FLOOR SOCKETS ARE 110MM FROM ADJACENT WALL FACES TO PIPE CENTRE, UNLESS DIMENSIONED OTHERWISE.

SERVICE RUNS SHOWN INDICATIVE.



PROPOSED FOUNDATION PLAN

1) WHEN CONSIDERED BY A PLANNING DEPARTMENT; IT IS SATISFACTORY TO SCALE FROM THIS DRAWING.

2) WHENEVER POSSIBLE USE FIGURED DIMENSIONS. ALL ARE MILLIMETERS.

3) THIRD PARTIES ARE TO CHECK YOU HAVE THE LATEST DRAWING BY CONTACTING THE CLIENT

4) NOTIFY HSE BEFORE COMMENCING ON SITE.

5 WHERE BUILDING CLOSE TO ADJACENT BUILDINGS CLIENT TO SER NOTICE TO OWNER UNDER PARTY WALL ACT 1996

6) SWITCHES AND SOCKET OUTLETS POSITIONS TO COMPLY WITH PA M (TO BE SET BETWEEN450MM AND 1200MM ABOVE FINISHED FLOOR LEVEL. DOOR HANDLES, SWITCHES, THERMOSTATS, DOOR BELLS (I WINDOW IRONMONGERY) TO BE SET AT A COMMON HEIGHT OF BETWEEN 900 AND 1200MM ABOVE FINISHED FLOOR LEVEL SOCKET OUTLETS, TV AND BT POINTS, RADIATOR CONTROLS TO BE SET AT A COMMON HEIGHT OF BETWEEN 450 AND 600MM ABOVE FINISHED FLOOR LEVEL.

7) ALL WATER SUPPLIES TO BE INSTALLED AND INSULATED IN ACCORDANCE WITH THE WATER INDUSTRY ACT 1999 AND THE WATE SUPPLY (WATER FITTINGS) REGULATIONS 1999. FLATS TO HAVE INDIVIDUAL STOP COCK WHERE IT ENTERS THE FLAT AT EACH FLOO LEVEL IN ACCORDANCE WITH THE ABOVE.

8) WHERE SVP's ARE NOTED TO TERMINATE AT A TILE VENT, THIS IS ONLY REQUIRED AT THE HEAD OF THE DRAIN RUN OTHERWISE DUR VALVES CAN BE USED.

9) FOR REQUIREMENTS OF HEATING SYSTEM AND COLD WATER STORAGE REFER TO SERVICES CONSULTANT DESIGN AND DETAILS.

10) FOR MOVEMENT JOINTS DETAILS REFER TO STRUCTURAL ENGINEERS DRAWINGS.

11) ALL STRUCTURAL OPENINGS PLEASE REFER TO STRUCTURAL ENGINEERS DESIGN DETAILS AND CALCULATIONS.

Thermalite shield 4n/mm²
Foundation to 2 courses below dpc -strength 7N/mm²
Ground & first floor walls -strength 4N/mm²

Lightweight blockwork

Non-load bearing stud partiti
100mm approx with 25mm British Gypsum APR 1200 be

Beam by Engineer

Drainage

Centreline of construction

Area to be demolished

GEORGE MILLS

Building regulations

Four Seasons (builders) Ltd.

Land south of 2 Madeira Avenue, Worthing. W. Sussex. BN11 2AU

Proposed substructure plan.

1/50	H10-096-2a1	29/08
	MNEC	