

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 seperation 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 welted and tape sealed. New to existing dpm also to be welted 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 recieve 1200g PIFA polythene dpm with 150mm min laps & to be carried up walls to lap with DPC.  
All joints in dpm to be welted, 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.  
At least one periscopic vent within 450 of each corner/ return.

EXTERNAL WALLS

Construction to comprise:100mm blockwork outer lining to be 12.5mm plasterboard on dabs and skim finish, 100mm cavity filled with 100mm Drytherm32 and 100mm blockwork inner lining to be 12.5mm plasterboard on dabs and skim finish. achieving U–val 0.23 W/m²K  
At the back of the extension, cavity to be 100mm.  
Both leaves of wall construction to be tied together using stainless steel vertical twist ties at 900mm horizontal, 450mm vertical centres and no greater than 300mm at reveals.  
Cavities to be closed at reveals with proprietary fire proof closer such as Thermabate.  
Brickwork and blockwork attached to existing with Simpson Strong tie masonry connectors or similar ties

WALL TIES

Two and a half wall ties per square metre of masonry with a maximum horizontal spacing is 900mm and a maximum vertical spacing is 450mm. Each wall tie to be set a minimum of 50mm into both masonry leaves. Cavity wall ties to be stainless steel and 225mm in length. Three courses of blue engineering bricks in 1:3 mortar to all 215mm external walls.

BONDING OF NEW AND EXISTING WALLS

New walls to be secured to existing walls by use of stainless steel Firfix or Crocodile (or S.A.). Fixings in accordance with manufacturers instructions complete with weather strip and mastic pointing. 100mm Dpc behind all wall end ties.

CAVITY

To be cleared of all mortar droppings and closed at all openings at top of wall cavity closers . Lean mix concrete cavity fill to 225mm min. below DPC.

MORTAR

Shall be at least in strength 1:1:6 Portland cement/lime/fine aggregate mortar measured by volume of dry materials up to the proportions given in BS.5628. mix to be 1:1/2:4 below dpc.

RENDERED EXTERNAL WALLS

As above but outer leaf is 100mm Thermalite Shield block with 10mm Polymer render on render carrier board mechanically fixed through 20mm insulation (Kingspan Optim–R external wall system or similar approved),

Received By Ashfield District Council  
21.10.2022

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