

window frame to sub-contractor profile.
window to have an overall (glass and frame)
'U' value of 1.2W/m²K

External and internal perimeters of window unit to be sealed against adjacent structure with polysulphide pointing (applied over polyethylene backing strips where joint width exceeds 4mm and joint depth exceeds 10mm)

External window/cladding junction to be re-mastic sealed in 12-24 months following building settlement

Settlement gap as per timber frame manufacturers settlement figures. Allow Compressible material beneath cill and on top of brick. Cill to cover compressible material and overlap by a minimum of 10mm where possible. Settlement gap required will vary from floor to floor.

140mm deep art stone cill

stainless steel wall ties to s.e details to comply with current building regulations

Planning approved facing brickwork

cavity tray min 225mm high

weepholes at max. 450mm centres

weepholes at max. 450mm centres for soleplate ventilation

Install DPC min. 150mm above ground level with joints lapped minimum 150mm.

FL quality bricks to three courses below ground level

Underfloor Vent Pack comprising Airbrick and periscope. Colour of airbrick to match brickwork. Openings should not be less than either 1500mm²/m run of external wall or 500mm²/m² of floor area. Void behind ventilator to be packed with insulation to reduce cold bridging as required.

FOUNDATION/THRESHOLD/CILL DETAIL NOTES

THERMAL PERFORMANCE OF JUNCTION

Perimeter insulation to have minimum R-value of 0.75m²K/W.
Wall insulation to be installed at least 150mm below the top of the floor Insulation.
Floor insulation must tightly about the inner leaf of the external cavity wall.
Ensure that the wall insulation is secured firmly against the inner leaf of the external cavity wall.
Frame to overlap cavity face of brickwork by 30mm.
Install flexible sealant to junction between wall finish and cill board and between the cill board and window frame member.
Proprietary cavity closer to cill to have a minimum thermal resistance of 0.45m²K/W.

AIR BARRIER CONTINUITY

Seal between the wall and floor with a flexible sealant OR seal the gap between the skirting board and the floor with a flexible sealant. Seal all penetrations through the air barrier using a flexible sealant. Ensure air barrier continuity between the window and the wall plasterboard.

AIR BARRIER OPTIONS

Plasterboard with continuous ribbon of adhesive round all openings, along the top and bottom of the wall, and at internal and external corners elsewhere.

GENERAL NOTES

Ensure cavities are kept clean of mortar snots and other debris during construction.
The wall Insulation Installed below the wall DPC must be fit for purpose with regards to water absorption.
Ensure service penetrations through DPM are sealed to prevent Ingress of gas.

cill board

Gyproc Sealant or similar approved to be applied in accordance with manufacturers details.

packing to same depth as settlement gap

9mm OSB sheathing

reflective breather membrane

50mm low emissivity cavity

140mm studs to timberframe manufacturer's details

120mm Celotex XR4000 insulation board between studs or similar approved

20mm Celotex TB4000 (joints taped, creating VCL and air leakage barrier)

low emissivity cavity (service void) 25x47mm battens @ 600mm centres

2 layers 12.5mm plasterboard and skim

140mm foil faced rigid flooring grade insulation (eg.Celotex XR4000) with a thermal conductivity of 0.022W/mK. or similar

500mm gauge separating layer

sole plate

20mm min perimeter upstand and slab edge insulation to minimize cold bridge

75mm sand/cement screed, 65mm min. at mid span. Crack control reinforcement at mid depth of Steel mesh fabric as Structural Engineer's design and details.

PUDLO GP2 DPM installed between insulation and beam and block floor fully lapped, taped and sealed to manufacturers details

DPM tapped to DPC

Concrete beam and block floor construction to be confirmed by Structural Engineer and beam and block floor supplier. Top surface to be made smooth for dpm by cement sand slurry.

Ground under void to be free from topsoil and vegetable matter and treated with suitable herbicide as required. Ground local to foundations to be treated in accordance with Structural Engineer's recommendations.