

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/render 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.

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

blockwork

16mm finished thickness proprietary
render to specification

cavity tray min 225mm high

weepholes at max. 450mm centres

weepholes at max. 450mm centres for
soleplate ventilation

Proprietary render stop

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 abut 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 spots 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.

min. 225