

Notes:

Read in conjunction with AV23 Core House Type Portfolio Construction Specification Document for Section references.

- Foundations:** 2.0 - Substructure
- Floors:** 3.3 - Beam & Block (EPS)
- Walls:** 5.0 - Cavity Walls
- Doors:** 11.1 - Doors
- Glazing:** 11.3 - Glazing

Blockwork Strength Note:
Blockwork strengths to match requirements of 2 and 2.5 storey dwellings

Above DPC (2 / 2.5 storey)
2.9 N/mm² throughout.

Below DPC / Party Walls
3.6 N/mm² minimum.

Damp Proof Course: _____
To be located as shown, installed in accordance with manufacturers literature. Preformed units to be used at all complicated junctions.

Damp Proof Membrane: - - - - -
To be located as shown, installed in accordance with manufacturers literature. DPM to be continuous and linked with the DPC.

Vapour Control Layer: - . - . - . -
To be located as shown, installed in accordance with manufacturers literature.

External Doors (Exc. French Doors) to achieve overall U-Value - 0.30 W/m²K.

External wall construction to achieve overall U-Value - 0.24 W/m²K.

Ground floor construction to achieve overall U-Value - 0.10 - 0.11 W/m²K.

5.2.7 - DPC to be Min. 150mm above external ground level.

0.00 - DPC/Ground Floor Level

-0.150 - Ext Ground Level

Precast concrete flags (450x450mm or 600x600mm) (50-32mm thick) laid on min 25mm 1:4 cement/sharp sand mortar with 100mm sub-base comprising clean, non-frost susceptible well consolidated granular fill (maximum size 50mm)

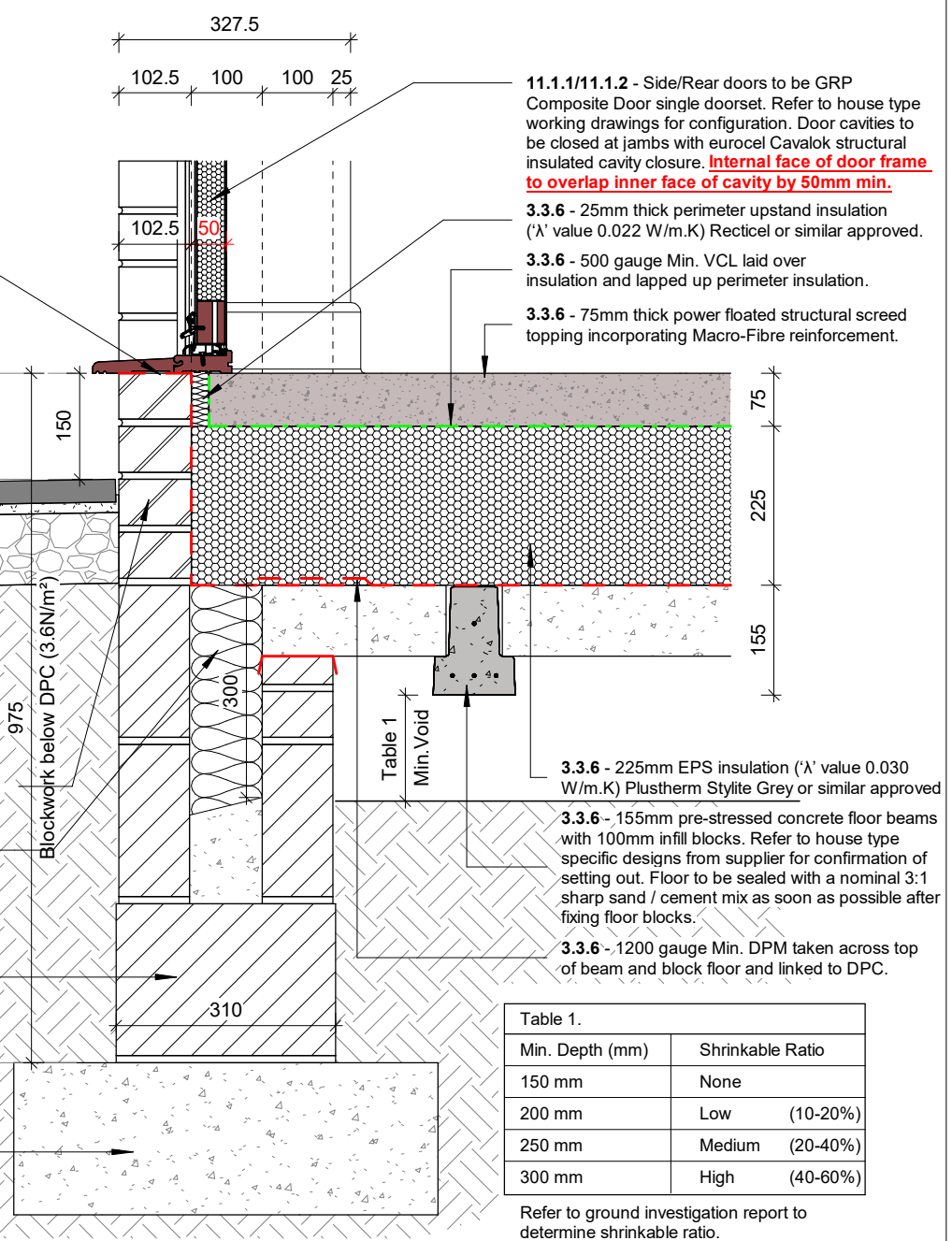
5.1.1/5.1.3 - Commons/facing bricks below DPC to be F2,S2 or F2,S1 with M6 Mortar mix cement:lime:sand with plasticizer as a minimum. sulphate resisting cement to be used where sulphate present.

215mm below top of Beam. Weak mix concrete fill (C7/8 / Gen0 / ST1) to base of cavity and sloped towards the exterior.

5.1.1/5.1.3 - 310 x 350 x 215mm 3.6N/mm² Foundation blocks with M6 Mortar mix cement:lime:sand with plasticizer as a minimum. sulphate resisting cement to be used where sulphate present.

-0.975 - Top of Foundation Level

2.0 - Foundations to Structural Engineers drawings and specification.



11.1.1/11.1.2 - Side/Rear doors to be GRP Composite Door single doorset. Refer to house type working drawings for configuration. Door cavities to be closed at jambs with eurocel Cavalok structural insulated cavity closure. **Internal face of door frame to overlap inner face of cavity by 50mm min.**

3.3.6 - 25mm thick perimeter upstand insulation ('λ' value 0.022 W/m.K) Recticel or similar approved.

3.3.6 - 500 gauge Min. VCL laid over insulation and lapped up perimeter insulation.

3.3.6 - 75mm thick power floated structural screed topping incorporating Macro-Fibre reinforcement.

3.3.6 - 225mm EPS insulation ('λ' value 0.030 W/m.K) Plustherm Stylite Grey or similar approved

3.3.6 - 155mm pre-stressed concrete floor beams with 100mm infill blocks. Refer to house type specific designs from supplier for confirmation of setting out. Floor to be sealed with a nominal 3:1 sharp sand / cement mix as soon as possible after fixing floor blocks.

3.3.6 - 1200 gauge Min. DPM taken across top of beam and block floor and linked to DPC.

Min. Depth (mm)	Shrinkable Ratio
150 mm	None
200 mm	Low (10-20%)
250 mm	Medium (20-40%)
300 mm	High (40-60%)

Refer to ground investigation report to determine shrinkable ratio.

A	16/05/2025	BLK	DRWG No. amended.
-	13/04/2025	BLK	First Issue
REV	DATE	BY	AMENDMENTS

AV23 Standard Construction Details

Masonry

DWG TITLE:
Side/Rear Door - Threshold - Beam & Block - 225 EPS - All Brick

DRWG No: **AV23/SD/M/04.2/401/AB**

DATE: 11/04/2025 DRAWN BY: BLK

SCALE @ A4: 1 : 10 REV: **A**