

GROUND FLOOR CONSTRUCTION

150mm thick reinforced concrete slab on 25mm sand blinding on 150mm well consolidated Type 1 hardcore, 2000 gauge polythene DPM laid over concrete slab and lapped 150mm at all joints. DPM lapped 300mm min. with adjacent DPC, 150mm thick CELOTEX XR4000 insulation board laid break-bonded with joints lightly butted, a 20mm strip of insulation to be laid vertically around perimeter of the floor screed in order to prevent cold bridging, insulation overlaid with separating layer of building paper to BS1521:1972, underfloor heating pipes laid to specialist design and layout within 75mm sand/cement screed with reinforcement fibres.

Floor construction to achieve **U value of 0.12W/m2K.**

EXTERNAL WALL CONSTRUCTION (GROUND FLOOR)

brick slips (TBC) on 15mm cement board on 38mm batten on breather membrane on 140mm SIPS (Structural Insulated Panel System). lined internally with 25mm celotex XR4000, vapour barrier, 25mm vertical battens (to create service zone) 11mm OSB and 12.5mm Plasterboard and skim finish.

Achieves **0.14 W/m2K U value.**

EXTERNAL WALL CONSTRUCTION (FIRST FLOOR)

through coloured grey render on 15mm cement board on 47mm batten on breather membrane on 140mm SIPS (Structural Insulated Panel System). lined internally with 25mm celotex XR4000, vapour barrier, 25mm vertical battens (to create service zone) 11mm OSB and 12.5mm Plasterboard and skim finish.

Achieves **0.14 W/m2K U value.**

FLAT ROOF CONSTRUCTION

EPDM membrane to flat roof structure. See drawings and details for more information.

22mm OSB3 (sterling board) deck on furring strips to falls on 220mm deep Posi-Joists installed as per manufacturers recommendations into joist hangers. 15mm fireline plasterboard to underside of flat roof joists throughout.

5 x 30mm galv. MS lateral restraint straps at 2m max. crs. to first 3 No.flat roof joists. Straps to be provided at ceiling level and verge with noggins between members for straps min. 1/2 depth of rafter member.

Warm roof Insulation to flat roofs fabricated with 150mm Celotex XR4000 sandwiched between 22mm ply roof deck and 18mm OSB3 board to upper surface..

Construction achieves **U value of 0.15W/m2K.**

DOORS & WINDOWS

Powder coated aluminium windows. Factory glazed with 24mm argon filled Low E glazing. Weatherstrip to all sides as standard. with a **U Value of 1.4 W/m2K.**

Trickle vents set into window heads to provide 8000mm2 free air space venting for each habitable room & 4000mm2 elsewhere. Pattern, finish, security locks and ironmongery to be agreed.

Habitable rooms to have min. 5% of room area as opening light.

VENTILATION & HEATING GENERAL NOTES

Heat Recovery Ventilation (MVHR) system to be designed and installed by specialist supplier.

All appliances to be minimum A-rated

ELECTRICAL INSTALLATION

All electrical work to comply with the requirements of Part P of the Building Regulations and the installation at completion to be certified to BS 7671 (Electrical Safety). Low energy LED lighting throughout.

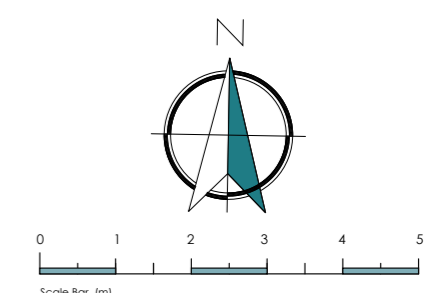
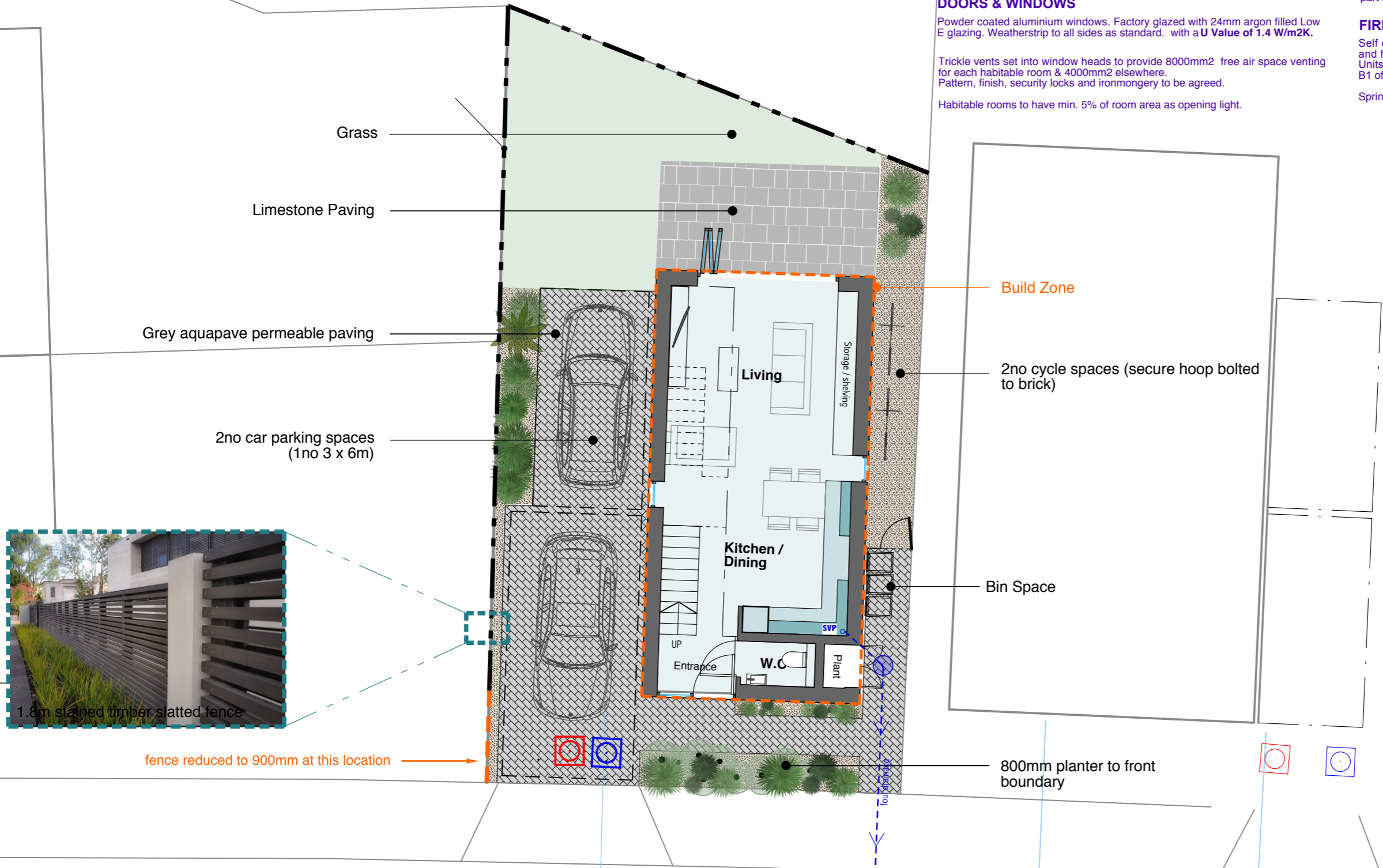
HEATING AND DOMESTIC HOT WATER

Central heating and domestic hot water - To be provided by simple combi boiler. Full details to be designed by the Mechanical and Electrical sub-contractor as part of the 'Contractors Design Portion'.

FIRE SAFETY

Self contained and interconnected mains operated smoke detectors marked 'SD' and heat detectors marked 'HD' to be incorporated where indicated on drawings. Units to have a battery backup. Location of units to be fully in accordance with Part B1 of the Building Regulations.

Sprinkler system to be installed and commissioned by specialist.



PLANNING

REV	DESCRIPTION	DATE
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Dimensions to be checked on site before work commences and any discrepancies reported to the Architect.

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PLOT 95 ,GRAVEN HILL [044]

Project

Site Plan & Brief Specification

Drawing Title	
Drawing no.	P04A
Date	April 2018
Scale	1:100@A3
Drawn	DB

Site Plan & Brief Specification Scale 1:100 @ A3