

CONSTRUCTION NOTES

1. **FOUNDATIONS:-** 75 Sand cement screed on 1200g poly vapour barrier on 80 Kingspan Kooltherm K103 floorboard floor insulation on 200 concrete oversite with B1131 mesh to NHBC appendix 5.2B on min 200 sand blinded consolidated reject stones. 25mm perimeter insulation between screed and wall. Max 'U' value 0.18W/m²K. Insulation only in Gym area
2. **D.P.C:-** Polymer type of d.p.c's to all walls min 150 above ground level. Thermabate insulated d.p.c. or similar to all reveals in accordance with manufacturers specification .D.p.c. to lap with d.p.m. min 50mm and be continuous with existing. Window frame to overlap cavity closer by 30mm.
3. **EXTERNAL WALLS:-** Grey UPVC or timber cladding on battens on counter battens on Tyvek Supro breathable felt on 6mm Masterclad, where within 1m of boundary, on 25 WBP ply on both faces 100x50 studs @ 600ccs with void filled with 75 Celotex tuff-R GA 3075, finished internally with Celotex T-Break 3012 on double rafters. Finished with 12.5pl/bd & skim on 1200g poly vapour barrier. 100x100 posts @ corners, and 100 x 50 sole plate
4. **FLAT ROOF:-** Dark Grey VMZinc PLUS on VMZinc membrane on 130 Kingspan Thermarroof TR27 on 50 to 0 firings on 175 x 50 C24 flat roof joists @ 400 ccs to 0.15W/m²k
5. **S.W. DRAINAGE:-**100 diam ½ round pvc gutters to 69 diam RWP's to 100 diam UPVC drain surrounded in 150 pea shingle at 1 in 40 fall to soakaway min 5m from building. Soakaway to be filled with washed rejects to a level 150mm above the invert of the highest incoming pipe and cover with 1000 gauge poly sheet. Cast a 100mm concrete slab over and build up to adjacent levels with topsoil in accordance with BRE Digest 365.
6. **GLAZING:-**All doors & windows UPVC double glazed in Optifloat/argon/Pilkington 'k' glass, with low 'E' coating, EN = 0.1, 16mm air gap, argon filled to 'U' value 1.4 W/m²K, Class A safety glazing, with trickle vents, min 8000mm² equivalent area in all habitable rooms Provide bottom rolling bifold doors 'U' value 1.1 W/m²K.
7. **HEATING:-** Extg heating system extended to new rooms, rads fitted with thermostatic rad valves, all by a fitter on the Gas Safe Register.
8. **LOW ENERGY LIGHTING:-** Low energy light fittings to all new rooms.
9. **THERMAL:-** The building is to be constructed so there are no avoidable thermal bridges in insulation layers caused by gaps within elements, at joints between elements and at edges of elements such as those around window and door openings.
10. **PART P:-** All electrical work required to meet the requirements of Part P (electrical safety) will be designed, installed, inspected and tested by a person competent to do so, ie Part P certified. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a competent electrician registered with NAPIT, ELECSA, NICEIC or equivalent.
11. **GENERAL:-** Builder to check and verify all dimensions prior to works commencing on site. Builder to locate all drains in vicinity of proposal and ensure neither they nor building operations adversely affect each other. This plan is prepared for the sole purpose of seeking L.A. consents. All works to be in accordance with accredited construction details for Part L.