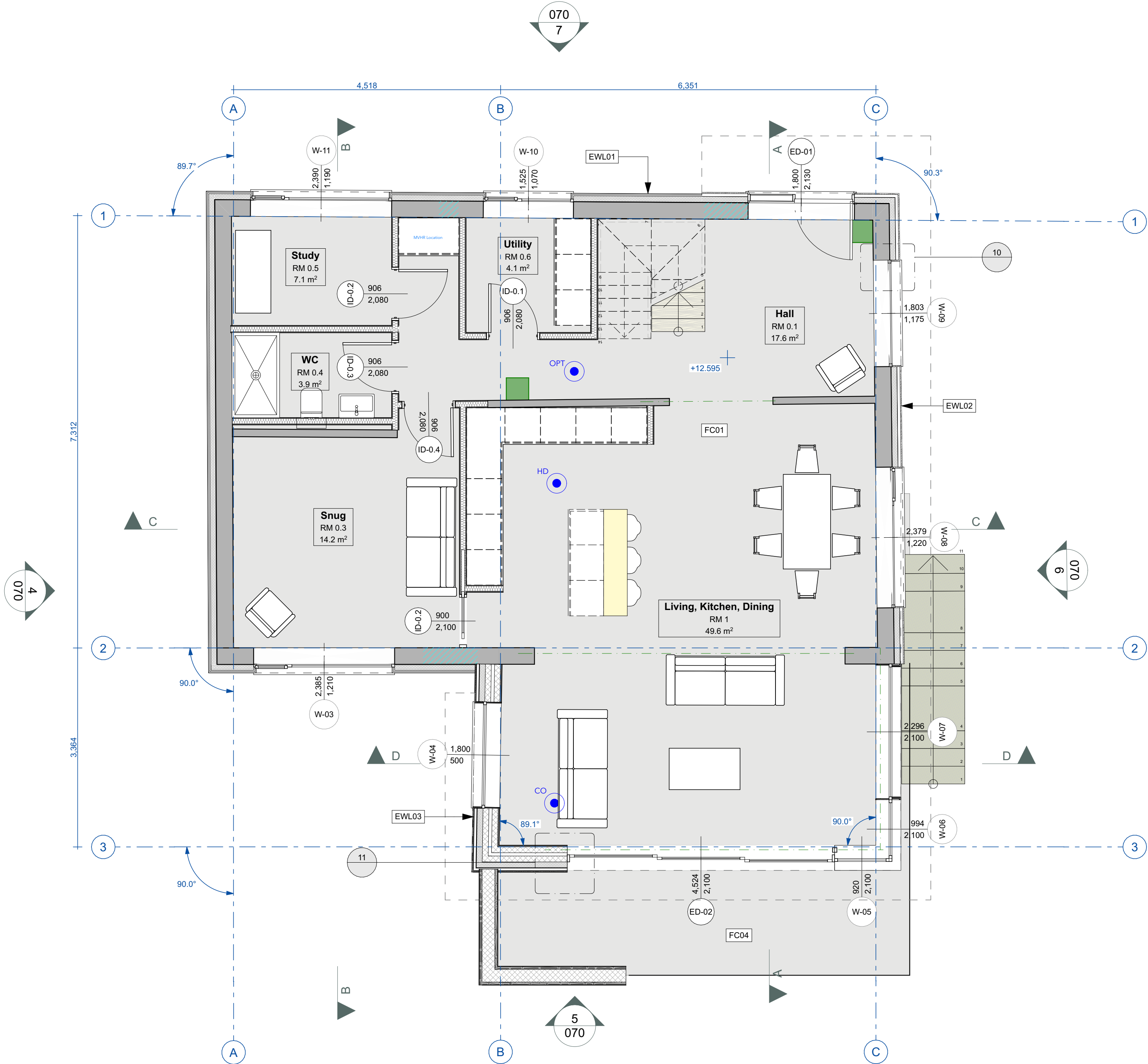


This drawing is not complete until full Building Regulation approval has been granted. Any work carried out before this shall be at the contractor's/client's risk.

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By Tom.Anderton at 2:00 pm, May 19, 2025



CONSTRUCTION NOTES

For General Requirements and Specification notes please refer to drawings 1221-101 / 111 / 121

EXTERNAL WALLS

EWL01: UPGRADE - EWI with render finish to existing walls, U-value 0.17 W/m²K

Thin coat silicone render on mesh on 100mm Kingspan Kooltherm K5 insulation mechanically fastened and adhered to existing masonry walls. *Insulation within existing cavity to be removed and replaced according to specialist recommendation.* 12.5mm Gyproc Wallboard on dabs with 2mm Thistle MultiFinish (finish coat) and paint finish.

EWL02: UPGRADE - EWI with timber clad finish to existing walls, U-value 0.17 W/m²K

Vertical rain-screen cedar cladding, 25x50mm SW treated battens and counter battens painted black, Tyvek UV Facade,, on 100mm Kingspan Kooltherm K5 insulation mechanically fastened and adhered to existing masonry walls. *Insulation within existing cavity to be removed and replaced according to specialist recommendation.* 12.5mm Gyproc Wallboard on dabs with 2mm Thistle MultiFinish (finish coat) and paint finish.

EWL03: Cavity masonry wall with EWI and timber clad finish, U-value 0.17 W/m²K

Vertical rain-screen cedar cladding, 25x50mm SW treated battens and counter battens painted black, Tyvek UV Facade, on 100mm Kingspan Kooltherm K5 insulation mechanically fastened and adhered to two leaves of medium dense blockwork with approx 50mm cavity (to match existing cavity wall below) *filled with insulation according to specialist recommendation.* 12.5mm Gyproc Wallboard on dabs with 2mm Thistle MultiFinish (finish coat) and paint finish.

EWL04: Powdercoated aluminium finish above glazing, U-value TBC

TBC

EWL05: Cavity masonry wall with EWI and render finish, U-value 0.17 W/m²K

Thin coat silicone render on mesh on 100mm Kingspan Kooltherm K5 insulation mechanically fastened and adhered to two leaves of medium dense blockwork with approx 50mm cavity (to match existing cavity wall below) *filled with insulation according to specialist recommendation.* 12.5mm Gyproc Wallboard on dabs with 2mm Thistle MultiFinish (finish coat) and paint finish.

EWL06: 140mm Timber frame wall to dormer with zinc clad finish, U-value 0.17 W/m²K

VM-Zinc Plus Quartz-Zinc Strat cladding on VM-Zinc slip membrane, on 18mm WBP Plywood, on 38x38 SW treated Battens, on Tyvek UV Facade breather membrane on 9mm OSB3 sheathing board (TBC by SE) on 140x50mm C24 Timber studwork with 100mm Kingspan Kooltherm K112 between studs, with 37.5mm Kooltherm K118 Insulated plasterboard internally with 2mm Thistle MultiFinish (finish coat) and paint finish.

EWL07: 140mm Timber frame wall to dormer with timber clad finish, U-value 0.17 W/m²K

Vertical open rain-screen cedar cladding, T25x50mm SW treated battens and counter battens painted black, Tyvek UV Facade, on 9mm OSB3 sheathing board (TBC by SE) on 140x50mm C24 Timber studwork with 100mm Kingspan Kooltherm K112 between studs, with 37.5mm Kooltherm K118 Insulated plasterboard internally with 2mm Thistle MultiFinish (finish coat) and paint finish.

NB:

Allow brickwork plinth (specification TBC) to 150mm AFGL and as shown on elevation drawings.
Internal skin to have Marmox Thermoblock thermal coursing block at junction with floor insulation.
Ground floor external DPC detail in accordance with Visqueen Typical Detail GB02.
Ground floor internal DPC detail along floor level change in accordance with Visqueen Typical Detail GB07.

INTERNAL WALLS

IWL01 - 100mm Stud Partition

12.5mm Gyproc SoundBloc with skim and paint finish on 50 x 100mm C24 timber stud walls** with 75mm acoustic mineral wool between studs.

*New linings to wet or tiled areas to be 12.5mm Wedi board (or equal equivalent).

**Allow for plywoods (to EN 636-3) grounds where required to support hung toilets, wash hand basins, etc. Provide edge/ corner beads to all outside corners and stop beads to all window and roof light surrounds.

Skirting boards are to be 100-125mm x 15mm thick square edged painted MDF to finish 100mm AFFL.

FLOORS

FC01: UPGRADE - Ground floor UFH, U-value TBC

Insulated wet UFH system (8mm LowBoard 2 Insulate Plus Cover Panel on LowBoard 2 Insulate EPS Deck Panel with AL HEX Foil Diffuser with integrated Omniflo 12mm pipe). *Areas of suspended timber joists below to be fully insulated with insulation according to specialist recommendation.*

FC02: First Floor pozi-joist with carpet finish, U-value N/A

Carpet and underlay (specification TBC) on 9mm WBP plywood on 22mm Omnie Torfloor 2 with wet UFH glued and screwed to floor joists, 254mm Pozi-joists @ 400 ctrs (to SE specification) with 200mm acoustic mineral wool between joists, 12.5mm British Gypsum Soundbloc on resilient bars with Thistle MultiFinish (finish coat) and paint finish.

FC03: First Floor pozi-joist with porcelain tile finish, U-value N/A

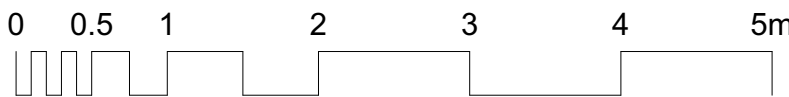
Porcelain floor tile (specification TBC), Schluter Ditra mat, subfloor build up as per FC02

FC04: First Floor terrace

Allow for 'Signature Composite Decking Boards' on 'Terra Smart Aluminium' decking system by Ryno Group, on Sarnafil G 410-18EL (1.8mm) single ply roofing membrane fully bonded, on 18mm WBP Plywood, on firings to min. 1in80 falls. Structural joists beneath to consist of steel joists 203x102x 23 UB joists @600 ctrs with Tyvek UV facade to underside followed by 25x50mm sw treated battens painted black and larch cladding to match facade.

Notes

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Drawing Status
Building Control
AM

Drawing Scale
1:50 @A1 (50%@A3)
Checked by
CW

Drawing Title
Ground Floor GA
1:50 @ A1 / 50% @ A3
Drawing Number
1221- 100

Revision
C

Drawing Issued: 10/04/2025