



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 110mm Kingspan Kooltherm K5 insulation (50mm and 60mm machine bonded together) mechanically fastened and adhered to existing masonry walls. Insulation within existing cavity to be removed and kept clear. 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 timber cladding, 25x50mm SW treated battens and counter battens painted black, Tyvek UV Facade, on 110mm Kingspan Kooltherm K5 insulation (50mm and 60mm machine bonded together) mechanically fastened and adhered to existing masonry walls. Insulation within existing cavity to be removed and kept clear. 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 timber cladding, 25x50mm SW treated battens and counter battens painted black, Tyvek UV Facade, on 110mm Kingspan Kooltherm K5 insulation (50mm and 60mm machine bonded together) mechanically fastened and adhered to two leaves of medium dense blockwork with approx 50mm clear cavity (to match existing cavity wall below). 12.5mm Gyproc Wallboard on dabs with 2mm Thistle MultiFinish (finish coat) and paint finish.

EWL04: Cavity masonry wall with EWI and powdercoated aluminium finish above glazing, U-value 0.17 W/m²K
Powdercoated Aluminium pressing, 25x50mm SW treated battens and counter battens painted black, Tyvek UV Facade, on 110mm Kingspan Kooltherm K5 insulation (50mm and 60mm machine bonded together) mechanically fastened and adhered to two leaves of medium dense blockwork with approx 50mm clear cavity (to match existing cavity wall below). 12.5mm Gyproc Wallboard on dabs with 2mm Thistle MultiFinish (finish coat) and paint finish.

EWL05: Cavity masonry wall with EWI and render finish, U-value 0.17 W/m²K
Thin coat silicone render on mesh on 110mm Kingspan Kooltherm K5 insulation (50mm and 60mm machine bonded together) mechanically fastened and adhered to two leaves of medium dense blockwork with approx 50mm clear cavity (to match existing cavity wall below). 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 timber 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:
Brickwork plinth not applicable to project. Refer to 500 series of drawings for further detail.

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 plywood (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 AFLL.

FLOORS

FC01: UPGRADE - Solid Floor Upgrade
Roth QuickTemp Climacool System (Floor finish, 6mm ply, 17mm thick Roth QuickTemp board with screed over) 18mm ply deck, 75mm insulation, dam proof membrane, levelling compound, existing concrete slab.

FC01-1: ACOUSTIC UPGRADE - Suspended Floor Upgrade
Roth QuickTemp Climacool System, (Floor finish, 6mm ply, 17mm thick Roth QuickTemp board with screed over) 18mm deck over existing 175x50mm timber joists, Air tightness membrane installed over / between joists forming an air tight seal. Acoustic upgrade to area of floor over existing studio to feature British Gypsum Silent Floor System, consisting of Gyproc Planks installed within Gyframe SIF Channels to top of joists, with details to follow.

FC01-2: THERMAL UPGRADE - Suspended Floor Upgrade
Areas of suspended timber joists below to be fully insulated with insulation to the depth of the existing joist. The existing chipboard is to remain in place with the new finish installed over. Roth QuickTemp Climacool System, (Floor finish, 6mm ply, 17mm thick Roth QuickTemp board with screed over) 18mm ply deck over existing 175x50mm timber joists, Air tightness membrane installed over / between joists forming an air tight seal.

FC02: First Floor pozi-joist with carpet finish, U-value N/A
Carpet and underlay (To clients specification) on Roth QuickTemp Universal Chipboard System, 254mm Pozi-joists @ 400 ctrs (to SE specification) with 200mm ThermoFleece Cosywool 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 (to clients specification), Schluter Ditra mat, subfloor build up as per FC02

FC04: Ground floor balcony
Fire rated aluminium decking, over 75mm DS75 steel joists over 150 x 75 x 18 Galvanised PFC frame to S.Engs details.

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Revisions

A 23/01/25 Draft Issue
B 29/01/25 Revised layout at clients request
C 24/06/25 Add note to include L.G.F from works
D 27/06/25 Amendment to notes
E 04/09/25 Added missing external doors / added W-19 to existing opening / changes to construction notes
F 16/12/25 Balcony profile updated

Drawing Issued: 17/12/2025

Notes

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