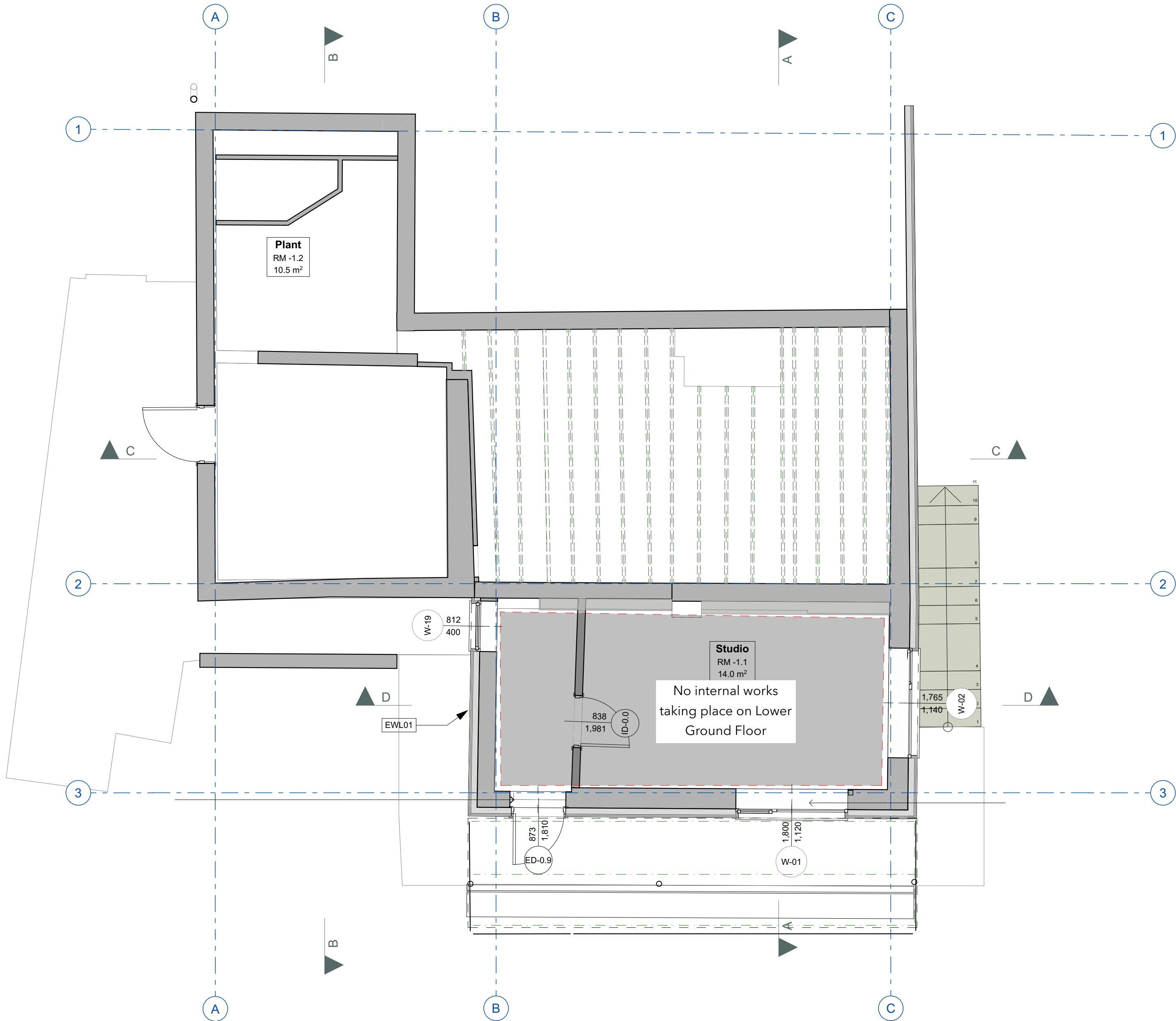


This drawing is not complete until full Building Regulation approval has been granted. Any work carried out before this shall be at the contractor's/client's risk.



## 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 AFFL.

### FLOORS

FC01: UPGRADE - Solid Floor Upgrade  
Roth QuickTemp Climacomfort 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 Climacomfort 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. Acoustic upgrade to area of floor over existing studio to feature British Gypsum Silent Floor System, consisting of Gyproc Planks installed within Gypframe 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 Climacomfort 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-joints @ 400 ctrs (to SE specification) with 200mm Thermafleece 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

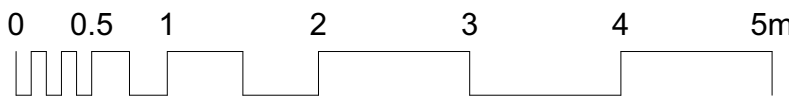
FC04: Ground floor balcony  
Fire rated aluminium decking, over 75mm DS75 steel joists over 150 x 75 x 18 Galvanised PFC frame to S.Engs details.

**RECEIVED**  
By Lisa Walton at 11:02 am, Dec 17, 2025

Revisions		
A	23/01/25	Draft Issue
B	29/01/25	Revised layout at clients request
C	24/06/25	Added note to exclude LGF 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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Drawing Title  
**Coastguard's Retreat**  
Coastguard's Retreat, St Mary's, Isles of Scilly, TR21 0JQ  
John and Nicola Heneghan  
Drawing Status  
**Planning**  
Drawn By  
AM  
Drawing Scale  
**1:50 @A1** (50%@A3)  
Checked By  
CW

Drawing Title  
**Lower Ground Floor GA**  
1:50 @ A1 / 50% @ A3  
Drawing Number  
**1221- 120**  
Revision  
**F**