



NOTE:
All sizes to be taken and checked on site by the contractor prior to preparation of shop drawings or fabrication of parts.
This drawing should not be scaled. Any discrepancies to be brought to the immediate attention of the architectural designer.
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NOTES

WALL CONSTRUCTION
Extension clad in 20mm vertical larch, on 50mm timber battens, on 25mm counter battens.
Internal leaf to consist of Breather Membrane, on 9mm thick exterior grade treated plywood sheathing (WBP to BS 6566), on ex 150 x 50mm s.w. C16 stud framing at 600mm c/c, with 150mm Frametherm insulation quilt inset between studs, on 1 layer G66 MU polythene vapour barrier, on 25mm Celotex PR5000, on 38 x 50mm battens to provide service void, on 12.5mm T & F plasterboard finish internally.
Specified extension wall construction to achieve U-value 0. 15 W/m² K.
See U-value calculations for details.
Existing walls 600mm solid stone with new timber frame lining leaving 25mm void.
Internal leaf to consist of Breather Membrane, on 100 x 50mm s.w. C16 stud framing at 600mm c/c, with 150mm Frametherm insulation quilt inset between studs, on 1 layer G66 MU polythene vapour barrier, on 25mm Celotex PL4000 insulated plasterboard finish internally.
Specified existing stone wall with timber frame to achieve U-value 0. 18 W/m² K.
See U-value calculations for details.
Existing stone walls to original cottage re-pointed and painted white with lime mortar skim to internal side.
All existing lintels to be checked on site and replaced if required.

ROOF CONSTRUCTION
Anthracite Grey/Black standing seam steel roof to existing building, on 50 x 50 fixing battens, on 25 x 32 counter battens providing ventilated cavity, on 1 layer Breather Membrane, on 150 x 22mm joist boarding, on 25mm insulation, on partially exposed roof rafters to BS 5268 part C at max 600mm c/c, with 100mm insulation between and plasterboard lining finish.
Glulam ridge beams to vaulted ceilings and rafters partially exposed within vaulted ceilings, as shown in drawings.
Specified roof construction to achieve U-value 0. 17 W/m² K.
See U-value calculations for details.

GROUND FLOOR CONSTRUCTION
150mm compacted hardcore blinded with sand, Cordec Radon Membrane, 50mm blinding concrete, 150mm ventilated cavity, 150x50mm C16 suspended timber floor joists at 400mm centres with 150mm insulation between, 22mm chipboard, floor finish etc.
Specified floor construction to achieve U-value 0. 18 W/m² K.
See U-value calculations for details.

MEZZANINE FLOOR CONSTRUCTION
Floor finish etc, on 22mm chipboard on double 100 x 50mm solid timber joists at 400mm c/c, with 150mm insulation between, on 2 layers of 12.5mm plasterboard to GF ceiling.

NEW INTERNAL PARTITION
One layer of 12.5mm gyproc wallboard each side of 75 x 50mm timber studs at 600mm centres to provide 30 minutes fire resistance.
Bathroom walls to have robust wall construction of 75mm studs at 600mm centres with 18mm plywood to bathroom side of stud and 12.5mm gyproc wallboard to each side, to provide 30 minutes fire resistance.
Moisture resistant wallboard to all wet area side of partitions, ie. en-suites, toilets, kitchen etc.
All partitions to be constructed in accordance with manufacturers written instructions and recommendations including junction details to avoid flanking, gyproc sealant and gyproc firestrips as indicated. Any alternative partition specification to be confirmed by the contractor as equal to the above and to meet with required fire resistance.

NEW SHED CONSTRUCTION
Shed clad in 20mm vertical larch on 50mm timber battens on 25mm counter battens. Internal leaf to consist of Breather Membrane by 195 Insulation on 9mm thick exterior grade treated plywood sheathing (WBP to BS 6566) on ex 100 x 50mm s.w. C16 stud framing at 600mm c/c, with 150mm Frametherm insulation quilt inset between studs, on 1 layer G66 MU polythene vapour barrier, on 19mm plywood finish internally.

DRAINAGE
All existing drainage provisions to be checked fit for purpose and retained.
Contractor to investigate existing drainage system and complete design for connection of new foul drainage in accordance with BS EN 12056-1: 2000 and BS EN 12056-2: 2000 and wastewater drainage to be in accordance with BS EN 12056-2: 2000.
Below ground drainage and sewer system to be designed and installed in accordance with BS EN 752: 2008 and comply with all Local Authority Bylaws.
All new drainage to comprise of the following:
WC's - 110mm dia. drainage pipework
WHB's - 12/40mm dia. drainage pipework
Sinks - 32/40mm dia. drainage pipework
Anti-siphon traps to sinks, WHB's as necessary and air admittance valve at end of new drainage run.
All S/W's to have roddable access / cleaning eye at all bends in main runs.
Stub stacks to be provided where necessary with air admittance valve above the highest water level of the appliances it serves.
All pipework to be concealed and installed to allow adequate access for testing / maintenance.
Fire collar to be installed where pipe goes through the rated wall or floor to maintain fire integrity. Slow bends to be installed where required.

HEATING/HOT WATER SYSTEM
Electric radiators to ground floor.
Air source heat pump - Mitsubishi Ecodan Ultraquiet (or equivalent) with unit outside - feeding into hwc in mezzanine.

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| Project | REFURBISHMENT OF EXISTING COTTAGE | Scale | 1:200/50@A1 |
| | THE OLD CROFT, FREE CHURCH ROAD, BUNOICH, P32 4DQ | Date | 06/10/20 |
| Client | MR MARK ROSS | Job No. | 202005 |
| File | CROFT HOUSE AS ROPOSED SITE PLAN, ELEVATIONS AND SECTIONS | Dwg No. | BW02 |
| Drawn | | Drawn | KH |
| Issue Purpose | BUILDING WARRANT | Rev. | B |