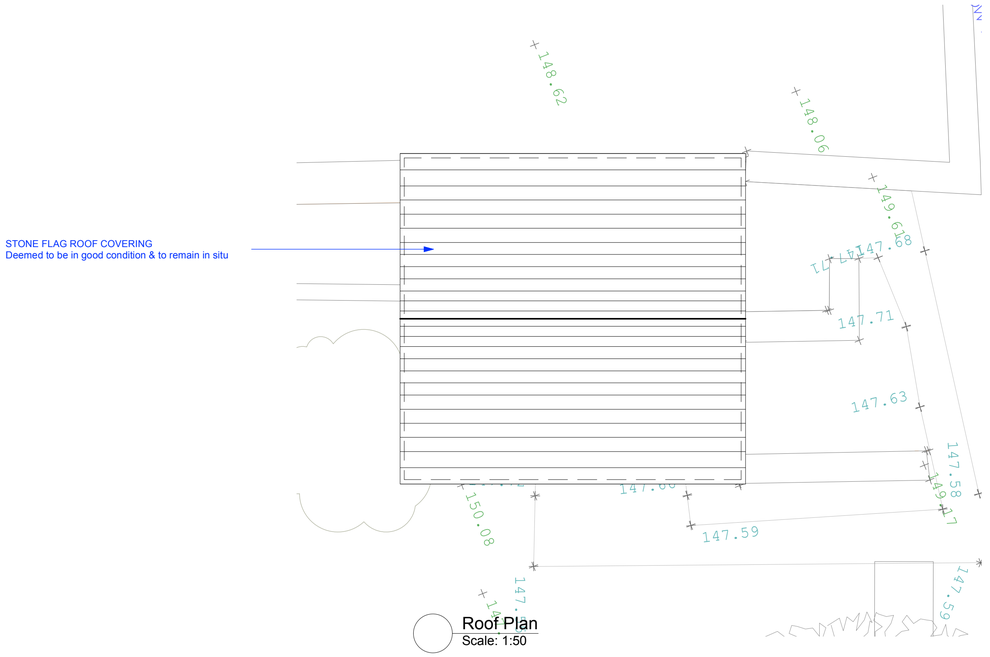


Roof Plan
Scale: 1:50

DRAFT CONSTRUCTION NOTES

A - STRUCTURE

UNDERPINNING
Extent to be determined on site - underpinning to the structural engineers design

TANKING
To be designed, supplied, installed & guaranteed by specialist

NEW GROUND FLOOR CONSTRUCTION
New stone flags to match existing (see floor finishes drawing) on 15mm continuous lime mortar bed (no voids) on 75mm cement / sand screed on dimple tanking layer on approx. 150mm thick structural slab to the structural engineers specification on separating layer on 180mm Kingspan Greenguard insulation in 2 layers
-Include for 12mm compressible strip to the perimeter of the screed.
Target U value 0.18

LINING TO EXISTING WALLS
72.5mm Celotex PL4060 insulated plasterboard & skim finish on 50x50 sw battens at max. 600mm ccs. Min 12mm airgap between the framing & the existing wall. Fit 50mm Celotex GA4000 between the framing.
Target U value - 0.18
Note:
-Fit extra noggins where fixing points are required.
-Reduce the thickness of insulated plasterboard to window & door reveals to 32.5mm

STEEL BEAMS
Fit new padstones and steel beams (where shown),all in accordance with the structural engineers spec. Ensure min. 150mm end bearing to beams.

NEW STUD WALLS
To be constructed from 100x50mm studs at max. 400mm ccs (fit extra studs at fixing points) Fit 75mm Isowool between the studs & line both sides with 12.5mm plasterboard & skim finish.

NEW CONCRETE LINTELS
Lintels to be specified by the structural engineer. Lintels to have a minimum end bearing of 150mm. Lintels to internal blockwork walls to have bed joint reinforcement.

EXISTING ROOF STRUCTURE
Purlins & rafters are deemed to be in good condition - engineer to inspect & confirm.

STONE FLAG ROOF COVERING
Deemed to be in good condition & to remain in situ

INSULATION TO SLOPING CEILINGS
Fit 110mm Celotex XR4000 insulation between the rafters and underdraw with 72.5mm Celotex PL4060 insulated plasterboard & skim finish. Insulation achieves a U value of 0.13W/m2K. Target U value 0.15
Note:
-Between rafter insulation to be foil taped to form continuous vapour barrier in accordance with the suppliers recommendations.
-It may be necessary to fit softwood rails under the rafters to allow for the insulation thickness - contractor to determine on site

FLAT CEILINGS
50x100mm C16 rafters at max. 600mm ccs and underdraw with 72.5mm Celotex PL4060 insulated plasterboard & skim finish.

TIMBER FRAMED INFILL ADJACENT TO THE NEW GLAZED SCREEN
22mm Scotch Larch cladding on tanalised battens on tanalised counter battens on Proctor Roofshield membrane on 12mm WBP ply on 100x50mm stud framing with 100mm PIR board between the studs. Larch cladding to the R.H side of the screen to be replaced with 2mm ppc aluminium

FOR NOTES ON THE BUILDING REGULATIONS PARTS B, C, F, G, H, L, J, M, N, P, Q, R - SEE DRAWING 5923-D-A- XX

KEY:

- Infill to old stair opening-see main notes
- New floor build up-see main notes
- Existing walls
- New concrete slab
- New blockwork
- New stud partitions
- Dry lining set min. 10mm off the existing wall - see main notes
- Lining to internal walls at first floor level - see main notes
- Lining to internal walls at ground floor level - see main notes
- New steel beams
- New concrete lintels
- foul drains
- surface water drains
- land drains
- Underfloor drainage system
- SD Smoke detector
- HD Heat detector
- CO Carbon Monoxide detector
- Extractor Vent Through Wall
- Extractor Vent Through Wall and Ceiling
- Extractor Vent Through Roof
- B.S approved radiator - sized by specialist
- T Towel radiator - sized by specialist

M.C TO ALLOW FOR THE SUPPLY & INSTALL OF ALL OF THE ABOVE AT THE LOCATIONS SHOWN

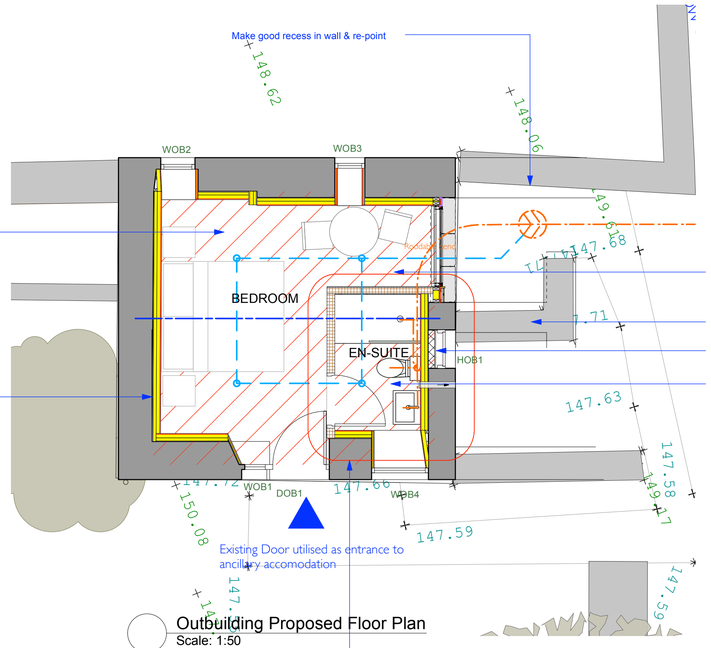
NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE & MAY NEED TO BE ADJUSTED DUE TO THE ACTUAL LOCATION OF WINDOW / DOOR OPENINGS ON SITE

NOTE: THIS DRAWING SHOWS NOTIONAL TANKING LINES ONLY - PLEASE REFER TO THE RTC DRAWINGS FOR THE TANKING INSTALLATION

INCLUDE FOR THE SUPPLY & INSTALL OF NEW 25MM BULL NOSED MDF WINDOW BOARDS TO ALL WINDOWS FITTED ON TOP OF EXISTING WINDOW BOARDS.

NEW GROUND FLOOR CONSTRUCTION
New stone flags to match existing (see floor finishes drawing) on 15mm continuous lime mortar bed (no voids) on 75mm cement / sand screed on dimple tanking layer on approx. 150mm thick structural slab to the structural engineers specification on separating layer on 180mm Kingspan Greenguard insulation in 2 layers
-Include for 12mm compressible strip to the perimeter of the screed.
Target U value 0.18

NEW DRY LINING TO EXISTING EXTERNAL WALLS
12.5mm plasterboard & skim on vcl on 100mm Kingspan K112 insulation board on 50x25mm treated battens at max. 600mm centres. Target U value - 0.18



Outbuilding Proposed Floor Plan
Scale: 1:50

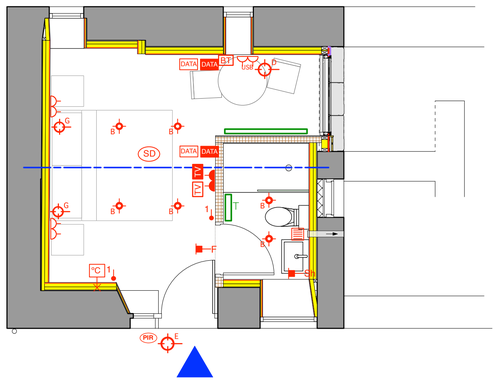
See room elevation drawing 5923-d-f-XX

NEW STUD WALLS
To be constructed from 100x50mm studs at max. 400mm ccs (fit extra studs at fixing points) Fit 75mm Isowool between the studs & line both sides with 12.5mm plasterboard & skim finish.

Re-point wall & make good coping stones

Supply & install new 100mm dense block infill behind the hatch door with 19mm render finish

Form new en-suite as shown.
Supply & install the following:
-New stud partitions as per main notes
-New frame & door as per door schedule
-New foul drainage pipework
-New finishes as per drawing 5923-d-f-xx
-New sanitaryware as per drawing 5923-d-f-xx



Existing Door utilised as entrance to ancillary accomodation

Outbuilding Services Layout
Scale: 1:50

Rev. Initial Date Note

TENDER ISSUE

project Knotts Gate Farmhouse

drawing title Outbuilding-
Proposed Plans

drwg. no. 5923/d/a/10 | date Sep-21 | rev -

scale 1:50 @ A1 | drawn by SG | checked by-

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Drawings are based on survey data and may not accurately represent what is physically present. Do not scale from this drawing. All dimensions are to be verified on site before processing with works. All dimensions are in millimetres unless stated otherwise. Mason Gillibrand Architects are to be notified in writing of any discrepancies immediately.
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