

All dimensions must be checked on site and not scaled from this drawing.

Revisions

PITCHED ROOF COVERING COMPRISING:
NEW/RECLAIMED CLAY DOUBLE ROMAN PROFILE ROOF TILES TO MATCH PROFILE AND TONE WITH COLOUR OF ROOF TILES TO EXTG COACH HOUSE.
ALL TILES AT PERIMETER OF ROOF AND ALL TILES IN ALTERNATE COURSES TO BE TWICE NAILED USING ALUMINIUM ALLOY NAILS.
EAVES FORMED WITH STANDARD TILES PROJECTING MAXIMUM 50MM BEYOND FASCIAS TO DISCHARGE RAINWATER INTO EAVES GUTTERS.
RIDGES FORMED WITH NEW/RECLAIMED CLAY HALF-ROUND RIDGE TILES TO TONE WITH COLOUR OF ROOF TILES WITH RIDGE TILES EDGE BEDDED AND SOLID BEDDED AT JOINTS IN MORTAR MIX 1:3 ORDINARY PORTLAND CEMENT AND SAND WITH COLOUR ADDITIVE IF REQUIRED AND NEATLY POINTED.
VALLES FORMED WITH NEW/EXTS ROOF TILES EACH SIDE OF VALLES CUT TO LINE OF VALLES AND MECHANICALLY FIXED AS RECOMMENDED BY TILE MANUFACTURER. TILES EDGE BEDDED IN MORTAR MIX 1:3 BEFORE DESCRIBED, WITH ADHESIVE ADDITIVE IF REQUIRED, ONTO SANDED MORTAR ADHESION STRIPS EACH SIDE OF GRP VALLEY TROUGH AND NEATLY POINTED. LEAVE MINIMUM 100MM CLEAR VALLEY CHANNEL.
VERGES OVER TIMBER BARGE FASCIAS FORMED WITH NATURAL SLATE UNDERCLOAK PROJECTING MAXIMUM 50MM FROM FACE OF BARGE FASCIAS AND WITH SLATES DRILLED AND COPPER NAILED TO BARGE RAFTERS. VERGE TILES EDGE BEDDED IN MORTAR MIX 1:3 BEFORE DESCRIBED WITH COLOUR ADDITIVE IF REQUIRED AND NEATLY POINTED.
38 X 25MM TREATED SW TILE BATTENS AT REQUIRED GAUGE FIXED USING GALV WIRE NAILS. BUTT END JOINTS IN TILE BATTENS TO OCCUR OVER TOPS OF ROOF COUNTER BATTENS.
'TYVEK' OR EQUAL APPROVED, BREATHER MEMBRANE ROOF UNDERLAY LAID WITH MINIMUM 150MM SIDE AND END LAPS WITH MEMBRANE PULLED TIGHT OVER TOPS OF COUNTER BATTENS AND FIXED USING GALV CLOUT NAILS. MEMBRANE DRESSED OVER RIDGES AND AROUND VALLES WITH MINIMUM 450MM OVERLAPS. MEMBRANE LAPPED 150MM ONTO DRIP DPC AT EAVES. GENERALLY, 'TYVEK' UNDERLAY TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
75MM THICK CELOTEX LTD, OR EQUAL APPROVED, TUFF-R GA3075 INSULATION BOARD INSTALLED OVER TOPS OF ROOF RAFTERS WITH TRIMMER/TRIMMER AND TRIMMER/TRIMMER TEMPORARILY SECURED TO RAFTERS USING GALV CLOUT HEAD NAILS. INSULATION BOARDS TO BE CUT AND FITTED AT ABUTMENTS AND ALL JOINTS IN INSULATION BOARDS TO BE SEALED USING SELF-ADHESIVE ALUMINIUM FOIL TAPE.
50 X 38MM TREATED SW COUNTER BATTENS INSTALLED OVER LINE OF EACH ROOF RAFTER AND FIXED TO ROOF RAFTERS THROUGH INSULATION BOARD USING 'HELIFIX INSKEW', OR EQUAL APPROVED, STAINLESS STEEL HELICAL FASTENERS WITH LENGTH AND SPACING AS RECOMMENDED BY MANUFACTURERS.
25MM THICK CELOTEX LTD, OR EQUAL APPROVED, TUFF-R GA3025 INSULATION BOARD CUT AND FITTED BETWEEN COUNTER BATTENS AND BOARDS CUT AND FITTED AT ABUTMENTS.
THE ROOF INSULATION SYSTEM DESCRIBED ABOVE PROVIDES A 'WARM ROOF CONSTRUCTION' WHICH REQUIRES NO ROOF SPACE VENTILATION.

'U' VALUE OF ROOF CONSTRUCTION NOT EXCEEDING 0.20 W/sq m K.

PITCHED ROOF STRUCTURE COMPRISING:
360 X 33MM FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, KERTO-Q ENGINEERED TIMBER RIDGEBOARD.
200 X 38MM GRADE C16 TREATED SW BONNET HIP RAFTERS CUT AND FITTED TO GABLE FRAMING HEAD PLATES AND SPIKED.
125 X 50MM GRADE C16 TREATED SW COMMON RAFTERS/BONNET HIP JACK RAFTERS AT MAXIMUM 400MM CTS. RAFTERS CUT AND FITTED TO OUTER WALLPLATES AND RIDGEBOARD AND BIRDsmouthED OVER INNER WALLPLATES AND SPIKED AND BONNET HIP RAFTERS CUT AND FITTED TO GABLE FRAMING HEAD PLATES AND SPIKED.
DOUBLE 125 X 50MM GRADE C16 TREATED SW RAFTERS EACH SIDE OF DORMER WINDOW APERTURES BENEATH LINE OF DORMER WINDOW SIDE CHECKS. RAFTERS SPIKED TOGETHER AT 500MM CTS STAGGERED. DOUBLE RAFTERS CUT AND FITTED TO OUTER WALLPLATES AND RIDGEBOARD AND BIRDsmouthED OVER INNER WALLPLATES AND SPIKED AND SPIKED TO SIDEWALL FRAMING.
125 X 50MM GRADE C16 TREATED SW RAFTERS TRIMMERS TO DORMER WINDOW APERTURES WITH ALL TRIMMER/DOUBLE RAFTER AND TRIMMER/TRIMMER RAFTER CONNECTIONS FORMED USING GALV STEEL JOIST HANGERS FULLY NAILED.
125 X 50MM GRADE C16 TREATED SW CEILING COLLARS AT MAXIMUM 400MM CTS. CEILING COLLARS CUT AND FITTED TO SIDE OF EACH ROW OF RAFTER AND FORM CEILING COLLAR/RAFTER BOLTED CONNECTIONS USING 16MM M12 BOLT COMPLETE WITH NUTS AND WASHERS AS REQUIRED AND GALV STEEL DOUBLE SIDED DOG-TOOTH THIMBER TIMBERS.
BONNET HIP TRIMMED CEILING COLLARS/TRIMMER CONNECTIONS FORMED USING GALV STEEL JOIST HANGERS FULLY NAILED.
125 X 50MM GRADE C16 TREATED SW RAFTER TRIMMERS TO DORMER WINDOW APERTURES WITH ALL TRIMMER/TRIMMER AND TRIMMER/TRIMMER RAFTER CONNECTIONS FORMED USING GALV STEEL JOIST HANGERS FULLY NAILED.
ALL LOOSE ROOF STRUCTURE TIMBERS TO BE CUT, FITTED AND SPIKED/BOLTED TOGETHER AS DESCRIBED.

EAVES CONSTRUCTION COMPRISING:
100 X 50MM GRADE C16 TREATED SW FASCIA BACKING RAIL/INSULATION OVERLAP SPIKED DOWN TO OUTER WALLPLATE. RAFTER INSULATION OVERLAY CUT AND FITTED TO FASCIA BACKING RAIL. COUNTER BATTENS CUT AND FITTED OVER FASCIA BACKING RAIL AND SPIKED.
145 X 25MM FINISHED TREATED SW FASCIAS PINNED TO FASCIA BACKING RAIL.
50MM THICK SHAPED TREATED SW RAFTER SPROCKET PIECES CUT AND FITTED BEHIND FASCIA AND SPIKED.
UNDERLAY SUPPORT BEHIND FASCIA FORMED WITH 100MM WIDE X 6MM THICK EXTERIOR GRADE WBP PLYWOOD PINNED DOWN TO TREATED SW SPROCKET PIECES BEHIND FASCIA.
UNDERLAY DRIP FORMED WITH 300MM WIDE POLYETHYLENE DPC WITH TOP EDGE STAPLED TO PLYWOOD UNDERLAY SUPPORT AND DPC DRESSED OVER FASCIA TO FORM DRIP INTO EAVES GUTTER. ROOF MEMBRANE UNDERLAY LAPPED MIN. 150MM ONTO DRIP DPC.
UNDERLAY DRIP FORMED WITH 300MM WIDE POLYETHYLENE DPC WITH TOP EDGE STAPLED TO PLYWOOD UNDERLAY SUPPORT AND DPC DRESSED OVER FASCIA TO FORM DRIP INTO EAVES GUTTER. ROOF MEMBRANE UNDERLAY LAPPED MIN. 150MM ONTO DRIP DPC.
ALL LOOSE ROOF STRUCTURE TIMBERS TO BE CUT, FITTED AND SPIKED/BOLTED TOGETHER AS DESCRIBED.
TRADITIONAL HALF-ROUND POLYESTER POWERCOAT CAST-IRON RAINWATER GOODS WITH OROULAR DOWNPIPES, COLOUR 'BLACK'.

EXTERNAL CAVITY WALL CONSTRUCTION 425MM O/A THICKNESS COMPRISING:
100MM THICK SOLID FAIRFACED CONCRETE BLOCK INNER LEAF. 7.0N/sq mmm COMPRESSIVE STRENGTH, BEDDED IN MORTAR MIX 1:2:8-9 ORDINARY PORTLAND CEMENT, LIME AND SAND AND NEATLY POINTED. BLOCKWORK JOINTS TO WALLS OF GARDENERS WC AND HALL TO BE RAKED OUT TO FORM KEY FOR PLASTER WALL FINISH.
50MM THICK CELOTEX LTD, OR EQUAL, APPROVED, TUFF-R CW3050 PARTIAL FILL CAVITY INSULATION BOARD.
50MM MAINTAINED CAVITY.
75MM THICK SOLID CONCRETE BLOCK BACKING SKIN TO OUTER LEAF. 7.0N/sq mmm COMPRESSIVE STRENGTH, BEDDED IN MORTAR MIX 1:2:8-9 BEFORE DESCRIBED AND STRUCK POINTED.
150MM THICK DRESSED RANDOM NATURAL STONE FACING TO OUTER LEAF TO MATCH NATURAL STONEMWORK TO EXTG COACH HOUSE. STONEMWORK TO BE BEDDED IN MORTAR MIX 1:2:8-9 ORDINARY PORTLAND CEMENT, LIME AND SAND WITH GRIT SAND ADDED FOR TEXTURE AND WORKABILITY AND POINTED TO MATCH POINTING TO STONEMWORK OF EXTG COACH HOUSE. STONEMWORK POINTING STIFF BRUSHED ON COMPLETION TO REMOVE ANY MORTAR SMUDGING TO STONE IRREGULARITIES.
450/225MM LONG X THREE COURSE HIGH FACING BRICKWORK QUINS TO EXTERNAL CORNERS AND OPENING JAMBS USING BRICKWORK TO MATCH/TONE WITH BRICKWORK DETAILING TO EXTG COACH HOUSE. BRICKWORK TO BE BEDDED IN MORTAR MIX 1:2:8-9 BEFORE DESCRIBED AND POINTED TO MATCH BRICKWORK TO EXTG COACH HOUSE. MASONRY SKINS TIED TOGETHER USING 'HEMAX 95', OR EQUAL APPROVED, 250MM LONG STAINLESS STEEL VERTICAL TWIST TIES COMPLETE WITH INSULATION RETAINING DISCS. TIES SPACED 600MM INTERVALS HORIZONTALLY AND 450MM INTERVALS VERTICALLY WITH ROWS STAGGERED 150MM. ADDITIONAL TIES AT JAMBS OF EXTERNAL WALL OPENINGS WITH TIES LOCATED MAXIMUM 225MM FROM OPENING JAMBS AND IN EACH BLOCK COURSE VERTICALLY.
215 X 140MM DEEP 'COTSWOLD STONE' FACED PRECAST CONCRETE WEATHERED AND THROATED WINDOW SUB-CILLS WITH 50MM STOOLED ENDS AND REINFORCED FOR HANDLING. SUB-CILLS BEDDED ON POLYETHYLENE DPC WITH DPC DRESSED VERTICALLY TO BACK OF SUB-CILL.
140MM DEEP X 225MM WIDE SEASONED OAK LINTELS TO OUTER LEAF OVER HEADS OF EXTERNAL WALL OPENINGS TO SUIT OPENING WIDTHS AND WITH 225MM END BEARINGS. OAK TO BE TREATED WITH DANISH OIL FOR INITIAL PROTECTION.
PREPARE EXTERNAL WALL SURFACES INTERNALLY TO GARDENERS WC AND HALL AND INSTALL PLASTER ANGLE BEADS AT ALL EXTERNAL CORNERS AND OPENING REVEALS AND WALLS TO BE PLASTERED USING 15MM THICK BACKING COAT OF BRITISH GYPSUM 'THISTLE HARDWALL' PLASTER OVERLAD WITH 2MM THICK BRITISH GYPSUM 'THISTLE MULTI-FINISH' PLASTER. PLASTERS TO BE MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

'U' VALUE OF EXTERNAL WALL CONSTRUCTION NOT EXCEEDING 0.30W/sq m K.
BLOCKWORK COURSING TO INNER/OUTER LEAF 4 BLOCK COURSES TO 900MM (225MM COURSES).
AT JAMBS OF OPENINGS IN CAVITY EXTERNAL WALLS FORMED WITH IG LID, OR EQUAL APPROVED, TYPE LI/S 100 GALV STEEL INSULATED LINTELS TO SUIT CLEAR OPENING WIDTHS INDICATED AND WITH MIN. 150MM END BEARINGS.
LINTELS OVERHEAD OF OPENINGS IN CAVITY EXTERNAL WALLS FORMED WITH IG LID, OR EQUAL APPROVED, TYPE LI/S 100 GALV STEEL INSULATED LINTELS TO SUIT CLEAR OPENING WIDTHS INDICATED AND WITH MIN. 150MM END BEARINGS.
LINTELS OVERLAD WITH CAVITY TRAYS LTD, OR EQUAL APPROVED, PREFORMED TYPE 'C' CAVITRY TO PROFILE AS DETAILED AND WITH INNER VERTICAL LEG OF CAVITRY DRESSED AGAINST CAVITY FACE OF CAVITY INSULATION BOARD.
AT CILLS OF WINDOW OPENINGS IN CAVITY EXTERNAL WALLS CLOSE CAVITY WITH 140MM THICK SOLID FAIRFACED CONCRETE BLOCK COURSE CUT TO LENGTH AND BEDDED FLAT IN MORTAR MIX 1:2:8-9 AND NEATLY POINTED.

SECTION 4.2
SCALE 1/10

ROOF WINDOW COMPRISING:
620 X 470MM WIDE ROOF APERTURE FORMED WITH 125 X 50MM GRADE C16 TREATED SW RAFTER TRIMMERS WITH TRIMMER/TRIMMER AND TRIMMER/TRIMMER RAFTER CONNECTIONS FORMED USING GALV STEEL JOIST HANGERS FULLY NAILED.
75 X 50MM TREATED SW INSULATION STOP RAILS SPIKED TO APERTURE TRIMMERS.
ROOF WINDOW TO BE VELUX, OR EQUAL APPROVED, CONSERVATION EVA 610 X 460MM TOP-HUNG ROOF WINDOW WITH CENTRAL GLAZING BAR MULLION, EXTERNAL BLACK METALWORK AND RECESSED FLASHING UNIT TO SUIT PROFILED ROOF TILES TO MAXIMUM 60MM PROFILE DEPTH AND ROOF PITCH OF 45 DEG. ROOF WINDOW TO BE DOUBLE GLAZED WITH CLEAR SEALED DOUBLE GLASS UNIT USING LOW-E GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 1.8 W/sq m K. INSTALL ROOF WINDOW AND FLASHING UNIT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND FIXING INSTRUCTIONS.
FORM ROOF WINDOW APRON LINING WITH 12.5MM THICK GYPROC DUPLEX TAPERED EDGE WALLBOARD WITH VAPOUR RESISTANT FILM BACKING AS DESCRIBED FOR CEILING LINING. BOARD FIXED USING GALV PLASTERBOARD NAILS AT 150MM CTS.
THIN COAT PLASTER ANGLE BEADS TO APRON EXTERNAL CORNERS.
ALL BOARD JOINTS AND ANGLES TO BE FILLED AND TAPED USING GYPROC JOINT TAPE AND BOARDS FINISHED WITH 3MM THICK SKIM COAT OF THISTLE MULTI-FINISH PLASTER.

SIDEWALL FRAMING COMPRISING:
100 X 50MM GRADE C16 TREATED SW FRAMING WITH DOUBLE SOLE PLATES, HEAD PLATE AND VERTICAL STUDS AT MAXIMUM 400MM CTS. ALL FRAMING MEMBERS CUT, FITTED AND SPIKED TOGETHER.
FRAMING LINED EXTERNAL WITH 9.5MM THICK WBP SHEATHING QUALITY PLYWOOD FIXED TO ALL FRAMING MEMBERS USING RING-SHANK NAIL FIXINGS AT MAXIMUM 150MM CTS.
100 X 100MM X 45 DEG TREATED SW ARRIS SPIKED TO FRAMING HEAD PLATE TO PROVIDE SOLID SEATING FOR RAFTERS.
FRAMING LINED WITH 12.5MM THICK GYPROC DUPLEX TAPERED EDGE WALLBOARD LINING WITH VAPOUR RESISTANT FILM BACKING. BOARDS FIXED USING GALV PLASTERBOARD NAILS AT 150MM CTS TO ALL EDGES AND INTERMEDIATE SUPPORTS.
ALL BOARD JOINTS AND ANGLES TO BE FILLED AND TAPED USING GYPROC JOINT TAPE AND BOARDS FINISHED WITH 3MM THICK SKIM COAT OF THISTLE MULTI-FINISH PLASTER.

FIRST FLOOR STRUCTURE COMPRISING:
22MM THICK FLOORING GRADE MOISTURE RESISTANT TONGUED AND GROOVED CHIPBOARD FLOOR DECKING TO SHOWER ROOM WITH BOARD JOINTS GLUED, BOARDS CRAMPED TOGETHER AND BOARDS FIXED USING SCREW FIXINGS AT 300MM CTS TO ALL FLOOR JOISTS AND NOGGIN SUPPORTS.
50 X 38MM TREATED SW DECKING SUPPORT NOGGINs FIXED BETWEEN FLOOR JOISTS AT PERIMETER OF FLOORS CUT AND FITTED BETWEEN FINNJOIST TOP FLANGES AND FIXED USING EUROSPAN STRONG-TIE, OR EQUAL APPROVED, GALV STEEL 'Z' CLIPS TYPE 230M FULLY NAILED.
25MM THICK NOM. SEASONED EUROPEAN OAK TONGUED AND GROOVED UNFINISHED FLOORBOARDING TO HOME OFFICE IN 1800MM WIDTH BOARDS AND RANDOM LENGTHS. BOARDS CRAMPED TOGETHER AND SECRET NAILED TO JOISTS THROUGH BOARD GROOVES. FLOORBOARDING TO BE MECHANICALLY SANDED ON COMPLETION AND OILED.
FIRST FLOOR JOISTS TO EXTENSION ABOVE GARDEN STORE AND WC AREA COMPRISING:
FIRST FLOOR JOISTS TO BE FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, 220MM DEEP FINNJOIST (FJ) JOISTS DESIGNED BY MANUFACTURER TO FINNFRAME STANDARD 12 CLASS' AND INSTALLED AT MAXIMUM 400MM CTS. JOIST TYPES AND SPACINGS AS INDICATED ON FIRST FLOOR JOIST PLAN.
FIRST JOISTS TO BE POSITIONED 25MM FROM FACE OF EXTERNAL WALLS/GROUND FLOOR LOADBEARING PARTITION WALLS.
ALL FLOOR JOISTS TO BE LINED THROUGH AND LEVELLED USING PACKING SHIMS AS REQUIRED.
ENDS OF FLOOR JOISTS BUILT INTO EXTERNAL WALL MASONRY INNER LEAF TO BE FITTED WITH FINNFOREST FINISAL TREATED TIMBER END CAPS FIXED TO FINNJOIST FLANGES USING 3.35MM GALV NAIL FIXINGS.
TWO ROWS 140 X 50MM GRADE C16 TREATED SW SOLID STRUTTING AT THIRD SPAN OF JOISTS WITH STRUTTING CUT AND FITTED BETWEEN FINNJOIST WEBS AND SPIKED AND WITH TREATED SW BLOCKING BETWEEN FIRST JOIST AND WALL FACES.

GROUND FLOOR CEILING LINING COMPRISING:
50 X 38MM TREATED SW CEILING SUPPORT NOGGINs FIXED BETWEEN FIRST FLOOR JOISTS AT PERIMETERS OF CEILING AND ROWS AT 1200MM CTS.
12.5MM THICK GYPROC DUPLEX WALLBOARD CEILING LINING WITH VAPOUR RESISTANT FILM BACKING. BOARDS FIXED USING GALV PLASTERBOARD NAILS AT MAX. 150MM CTS TO ALL BOARD EDGES AND INTERMEDIATE SUPPORTS.
ALL BOARD JOINTS AND WALL/CEILING AND CEILING/CEILING ANGLES TO BE FILLED AND TAPED USING GYPROC JOINT TAPE AND BOARDS FINISHED WITH 3MM THICK SKIM COAT OF THISTLE MULTI-FINISH PLASTER.
FIRST FLOOR INSULATION FORMED WITH 125MM TOTAL THICKNESS (25MM THICK + 50MM THICK LAYERS) CELOTEX LTD, OR EQUAL APPROVED, TUFF-R GA3075 + GA3050 INSULATION BOARD CUT AND FITTED BETWEEN WEBS OF FLOOR JOISTS AND PINNED.

'U' VALUE OF FIRST FLOOR CONSTRUCTION NOT EXCEEDING 0.22 W/sq m K.
225 X 125MM GRADE C16 TREATED SW OUTER WALLPLATES WITH SCARFED JOINTS AS REQUIRED AND WALLPLATES BEDDED IN MORTAR MIX 1:2:8-9 ORDINARY PORTLAND CEMENT, LIME AND SAND AND FIXED DOWN TO EXTERNAL WALL MASONRY OUTER LEAF USING RESIN ANCHORS AT MAXIMUM 750MM CTS FORMED USING M12 STAINLESS STEEL THREADED BAR DRILLED AND EMBEDDED 150MM INTO MASONRY AND RESIN BONDED AND COMPLETE WITH STAINLESS STEEL NUTS AND WASHERS AS REQUIRED.
100 X 50MM TREATED SW WALLPLATES BEDDED IN MORTAR AND SPIKED TO MASONRY AND WITH CAIING LTD, OR EQUAL APPROVED, TYPE VL 1000/100MM 30 X 2.5MM GALV STEEL VERTICAL RESTRAINT STRAPS AT MAX. 2M INTERVALS. STRAPS SPIKED TO TOPS OF WALLPLATES AND VERTICAL LEG OF STRAPS 4 X DRILLED, PLUGGED AND SOREWED TO FACE OF MASONRY INNER LEAF.
150MM DEEP X 225MM WIDE SEASONED OAK LINTEL TO OUTER LEAF TO SUIT WIDTH OF EXTERNAL WALL OPENINGS AND WITH 225MM END BEARINGS.
225 X 125MM FINISHED SEASONED EUROPEAN OAK SKIRTINGS WITH 'FOGEE' MOULDING.
100 X 25MM FINISHED SEASONED EUROPEAN OAK WINDOW BOARDS
SUB-CILLS BEDDED ON POLYETHYLENE DPC WITH DPC DRESSED VERTICALLY TO BACK OF CILL.

SECTION 4.1
SCALE 1/10

CLAY HALF-ROUND RIDGE TILES TO MATCH/TONE WITH RIDGE TILES TO MAIN ROOF.
360 X 33MM FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, KERTO-Q ENGINEERED TIMBER RIDGEBOARD.
125 X 50MM GRADE C16 TREATED SW RAFTER TRIMMERS WITH 75 X 50MM TREATED SW INSULATION STOP RAILS SPIKED TO TRIMMERS
CEILING LININGS COMPRISING:
50 X 38MM TREATED SW CEILING SUPPORT NOGGINs FIXED BETWEEN COMMON RAFTERS/BONNET HIP JACK RAFTERS AND CEILING COLLARS AT ALL CEILING/CEILING ANGLES. ADJUSTMENTS WITH ROOF PURLINS AND ROWS AT 1200MM CTS.
12.5MM THICK GYPROC DUPLEX TAPERED EDGE WALLBOARD CEILING LINING WITH VAPOUR RESISTANT FILM BACKING. BOARDS INSTALLED WITH LONG EDGES AT RIGHT-ANGLES TO CEILING JOISTS AND WITH END JOINTS STAGGERED. BOARDS FIXED USING GALV PLASTERBOARD NAILS AT MAX. 150MM CTS TO ALL BOARD EDGES AND INTERMEDIATE SUPPORTS.
ALL BOARD JOINTS AND ANGLES TO BE FILLED AND TAPED USING GYPROC JOINT TAPE AND BOARDS FINISHED WITH 3MM THICK SKIM COAT OF THISTLE MULTI-FINISH PLASTER.

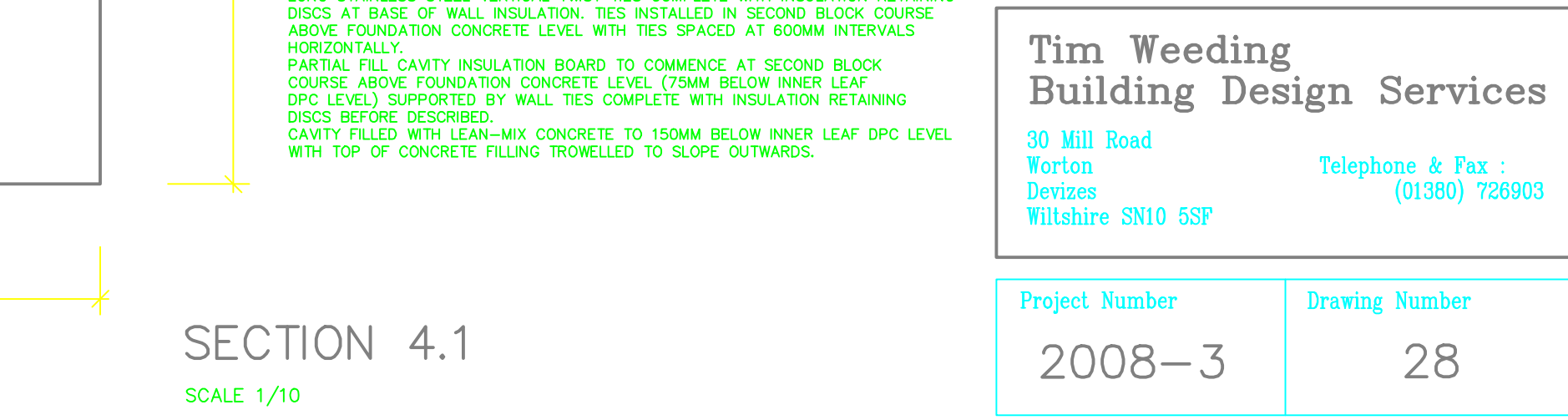
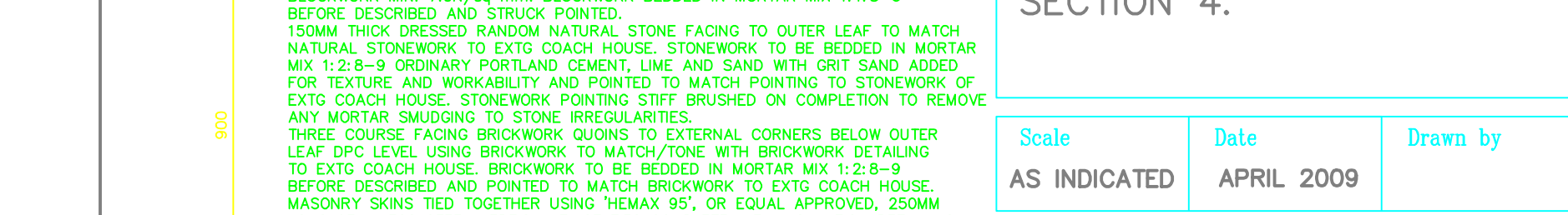
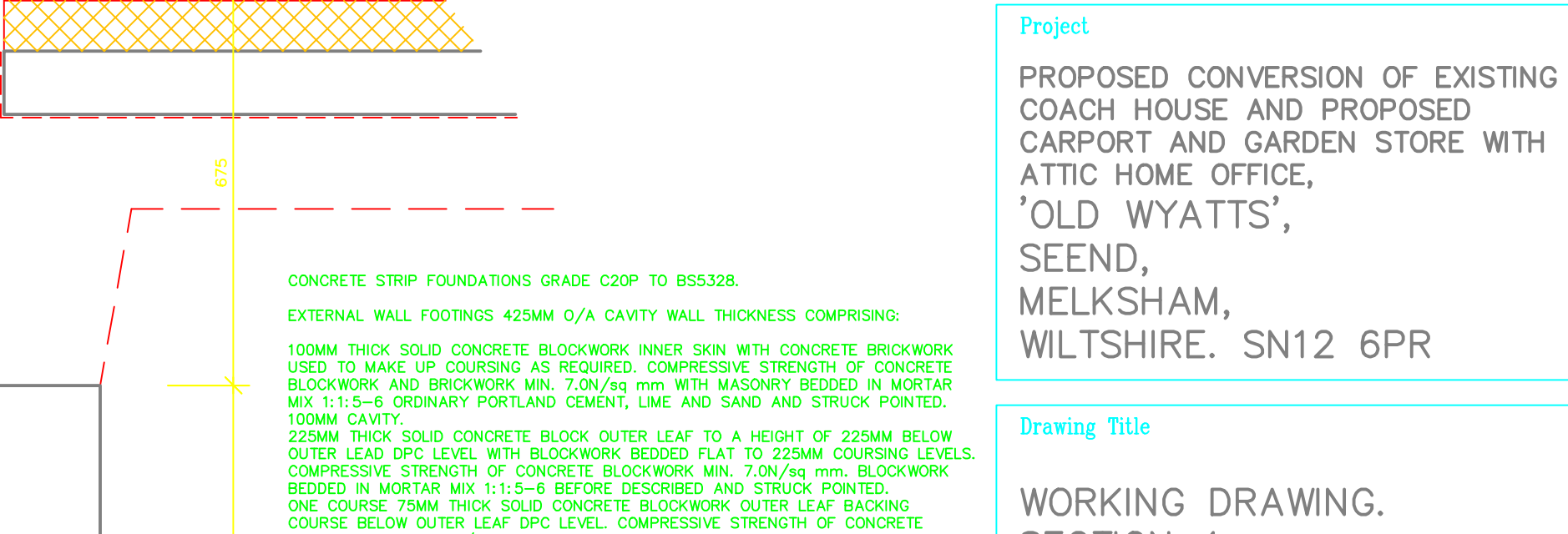
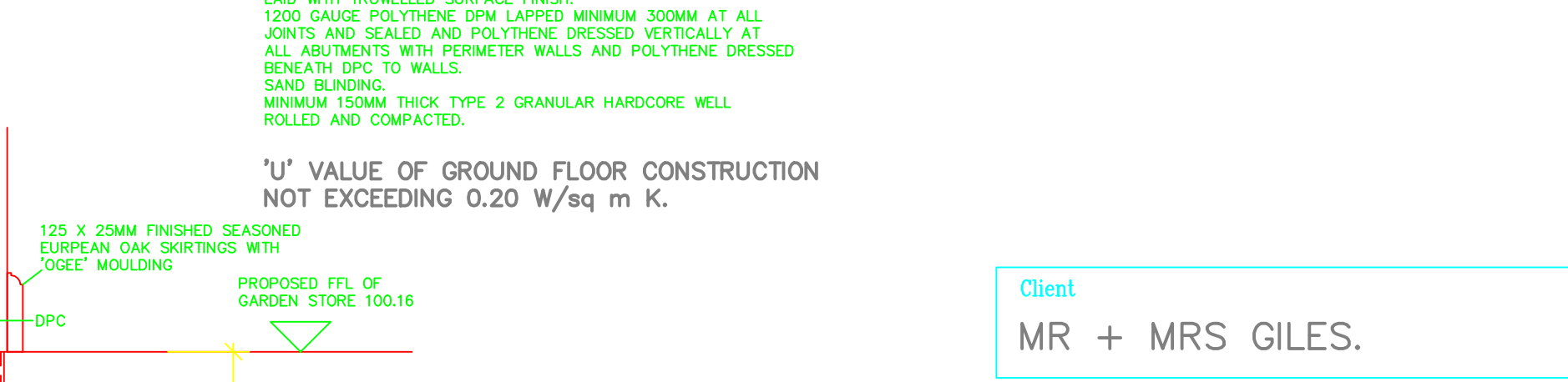
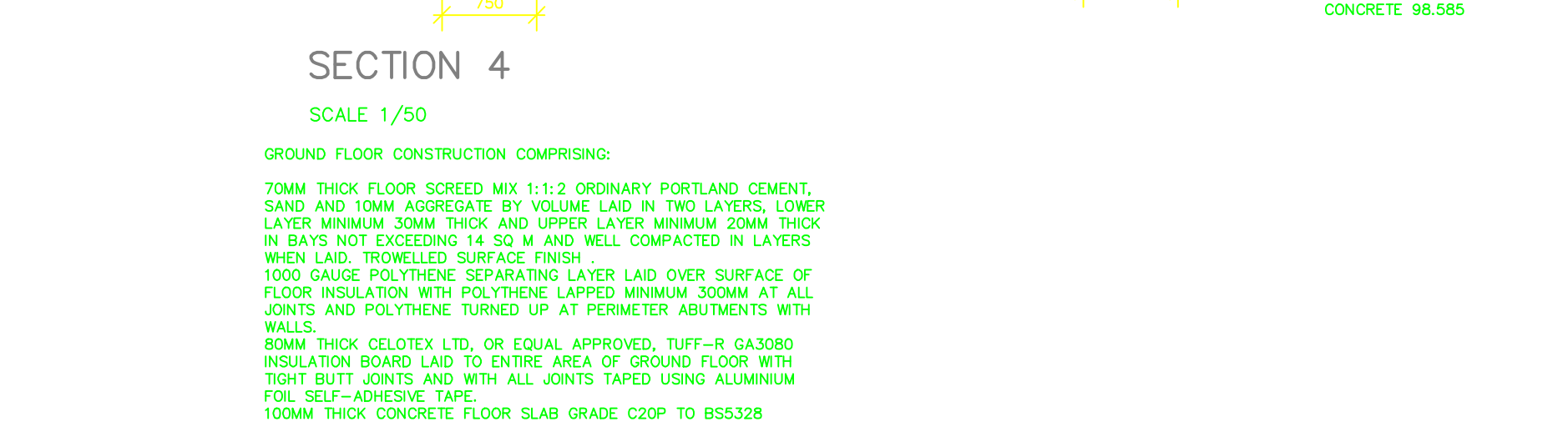
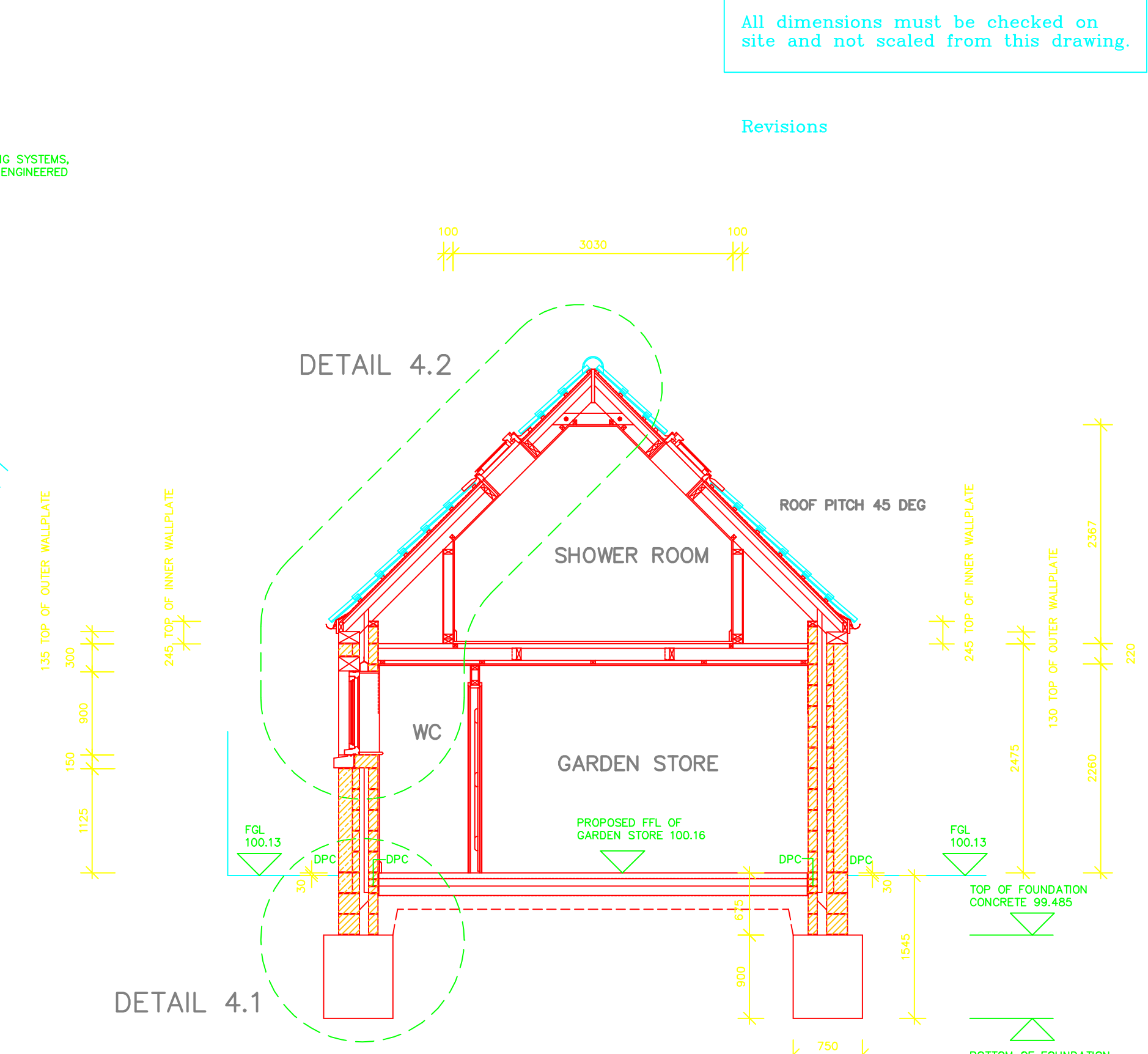
FIRST FLOOR STRUCTURE COMPRISING:
22MM THICK FLOORING GRADE MOISTURE RESISTANT TONGUED AND GROOVED CHIPBOARD FLOOR DECKING TO SHOWER ROOM WITH BOARD JOINTS GLUED, BOARDS CRAMPED TOGETHER AND BOARDS FIXED USING SCREW FIXINGS AT 300MM CTS TO ALL FLOOR JOISTS AND NOGGIN SUPPORTS.
50 X 38MM TREATED SW DECKING SUPPORT NOGGINs FIXED BETWEEN FLOOR JOISTS AT PERIMETER OF FLOORS CUT AND FITTED BETWEEN FINNJOIST TOP FLANGES AND FIXED USING EUROSPAN STRONG-TIE, OR EQUAL APPROVED, GALV STEEL 'Z' CLIPS TYPE 230M FULLY NAILED.
25MM THICK NOM. SEASONED EUROPEAN OAK TONGUED AND GROOVED UNFINISHED FLOORBOARDING TO HOME OFFICE IN 1800MM WIDTH BOARDS AND RANDOM LENGTHS. BOARDS CRAMPED TOGETHER AND SECRET NAILED TO JOISTS THROUGH BOARD GROOVES. FLOORBOARDING TO BE MECHANICALLY SANDED ON COMPLETION AND OILED.
FIRST FLOOR JOISTS TO EXTENSION ABOVE GARDEN STORE AND WC AREA COMPRISING:
FIRST FLOOR JOISTS TO BE FINNFOREST BUILDING SYSTEMS, OR EQUAL APPROVED, 220MM DEEP FINNJOIST (FJ) JOISTS DESIGNED BY MANUFACTURER TO FINNFRAME STANDARD 12 CLASS' AND INSTALLED AT MAXIMUM 400MM CTS. JOIST TYPES AND SPACINGS AS INDICATED ON FIRST FLOOR JOIST PLAN.
FIRST JOISTS TO BE POSITIONED 25MM FROM FACE OF EXTERNAL WALLS/GROUND FLOOR LOADBEARING PARTITION WALLS.
ALL FLOOR JOISTS TO BE LINED THROUGH AND LEVELLED USING PACKING SHIMS AS REQUIRED.
ENDS OF FLOOR JOISTS BUILT INTO EXTERNAL WALL MASONRY INNER LEAF TO BE FITTED WITH FINNFOREST FINISAL TREATED TIMBER END CAPS FIXED TO FINNJOIST FLANGES USING 3.35MM GALV NAIL FIXINGS.
TWO ROWS 140 X 50MM GRADE C16 TREATED SW SOLID STRUTTING AT THIRD SPAN OF JOISTS WITH STRUTTING CUT AND FITTED BETWEEN FINNJOIST WEBS AND SPIKED AND WITH TREATED SW BLOCKING BETWEEN FIRST JOIST AND WALL FACES.

'U' VALUE OF GROUND FLOOR CONSTRUCTION NOT EXCEEDING 0.20 W/sq m K.
125 X 25MM FINISHED SEASONED EUROPEAN OAK SKIRTINGS WITH 'FOGEE' MOULDING.
PROPOSED FFL OF GARDEN STORE 100.16
CONCRETE STRIP FOUNDATIONS GRADE C20P TO BS5328.
EXTERNAL WALL FOOTINGS 425MM O/A CAVITY WALL THICKNESS COMPRISING:
100MM THICK SOLID CONCRETE BLOCKWORK INNER SKIN WITH CONCRETE BRICKWORK USED TO MAKE UP COURSING AS REQUIRED. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK AND BRICKWORK MIN. 7.0N/sq mmm. BLOCKWORK BEDDED IN MORTAR MIX 1:1:5-6 ORDINARY PORTLAND CEMENT, LIME AND SAND WITH MASONRY BEDDED IN MORTAR MIX 1:1:5-6 ORDINARY PORTLAND CEMENT, LIME AND SAND AND STRUCK POINTED.
225MM THICK SOLID CONCRETE BLOCK OUTER LEAF TO A HEIGHT OF 225MM BELOW OUTER LEAF DPC LEVEL WITH BLOCKWORK BEDDED FLAT TO 225MM COURSING LEVELS. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK MIN. 7.0N/sq mmm. BLOCKWORK BEDDED IN MORTAR MIX 1:1:5-6 BEFORE DESCRIBED AND STRUCK POINTED.
ONE COURSE 75MM THICK SOLID CONCRETE BLOCKWORK OUTER LEAF BACKING COURSE BELOW OUTER LEAF DPC LEVEL. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK MIN. 7.0N/sq mmm. BLOCKWORK BEDDED IN MORTAR MIX 1:1:5-6 BEFORE DESCRIBED AND STRUCK POINTED.
150MM THICK DRESSED RANDOM NATURAL STONE FACING TO OUTER LEAF TO MATCH NATURAL STONEMWORK TO EXTG COACH HOUSE. STONEMWORK TO BE BEDDED IN MORTAR MIX 1:2:8-9 ORDINARY PORTLAND CEMENT, LIME AND SAND WITH GRIT SAND ADDED FOR TEXTURE AND WORKABILITY AND POINTED TO MATCH POINTING TO STONEMWORK OF EXTG COACH HOUSE. STONEMWORK POINTING STIFF BRUSHED ON COMPLETION TO REMOVE ANY MORTAR SMUDGING TO STONE IRREGULARITIES.
THREE COURSE FACING BRICKWORK QUINS TO EXTERNAL CORNERS BELOW OUTER LEAF DPC LEVEL USING BRICKWORK TO MATCH/TONE WITH BRICKWORK DETAILING TO EXTG COACH HOUSE. BRICKWORK TO BE BEDDED IN MORTAR MIX 1:2:8-9 BEFORE DESCRIBED AND POINTED TO MATCH BRICKWORK TO EXTG COACH HOUSE. MASONRY SKINS TIED TOGETHER USING 'HEMAX 95', OR EQUAL APPROVED, 250MM LONG STAINLESS STEEL VERTICAL TWIST TIES COMPLETE WITH INSULATION RETAINING DISCS AT BASE OF WALL. INSULATION TIES INSTALLED IN SECOND BLOCK COURSE ABOVE FOUNDATION CONCRETE LEVEL WITH TIES SPACED AT 600MM INTERVALS HORIZONTALLY.
PARTIAL FILL CAVITY INSULATION BOARD TO COMMENCE AT SECOND BLOCK COURSE ABOVE FOUNDATION CONCRETE LEVEL (25MM BELOW INNER LEAF DPC LEVEL) SUPPORTED BY WALL TIES COMPLETE WITH INSULATION RETAINING DISCS BEFORE DESCRIBED.
CAVITY FILLED WITH LEAN-MIX CONCRETE TO 150MM BELOW INNER LEAF DPC LEVEL WITH TOP OF CONCRETE FILLING TROWELLED TO SLOPE OUTWARDS.

CONCRETE STRIP FOUNDATIONS GRADE C20P TO BS5328.
EXTERNAL WALL FOOTINGS 425MM O/A CAVITY WALL THICKNESS COMPRISING:
100MM THICK SOLID CONCRETE BLOCKWORK INNER SKIN WITH CONCRETE BRICKWORK USED TO MAKE UP COURSING AS REQUIRED. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK AND BRICKWORK MIN. 7.0N/sq mmm. BLOCKWORK BEDDED IN MORTAR MIX 1:1:5-6 ORDINARY PORTLAND CEMENT, LIME AND SAND WITH MASONRY BEDDED IN MORTAR MIX 1:1:5-6 ORDINARY PORTLAND CEMENT, LIME AND SAND AND STRUCK POINTED.
225MM THICK SOLID CONCRETE BLOCK OUTER LEAF TO A HEIGHT OF 225MM BELOW OUTER LEAF DPC LEVEL WITH BLOCKWORK BEDDED FLAT TO 225MM COURSING LEVELS. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK MIN. 7.0N/sq mmm. BLOCKWORK BEDDED IN MORTAR MIX 1:1:5-6 BEFORE DESCRIBED AND STRUCK POINTED.
ONE COURSE 75MM THICK SOLID CONCRETE BLOCKWORK OUTER LEAF BACKING COURSE BELOW OUTER LEAF DPC LEVEL. COMPRESSIVE STRENGTH OF CONCRETE BLOCKWORK MIN. 7.0N/sq mmm. BLOCKWORK BEDDED IN MORTAR MIX 1:1:5-6 BEFORE DESCRIBED AND STRUCK POINTED.
150MM THICK DRESSED RANDOM NATURAL STONE FACING TO OUTER LEAF TO MATCH NATURAL STONEMWORK TO EXTG COACH HOUSE. STONEMWORK TO BE BEDDED IN MORTAR MIX 1:2:8-9 ORDINARY PORTLAND CEMENT, LIME AND SAND WITH GRIT SAND ADDED FOR TEXTURE AND WORKABILITY AND POINTED TO MATCH POINTING TO STONEMWORK OF EXTG COACH HOUSE. STONEMWORK POINTING STIFF BRUSHED ON COMPLETION TO REMOVE ANY MORTAR SMUDGING TO STONE IRREGULARITIES.
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SECTION 4.1
SCALE 1/10

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SCALE 1/10



Client
MR + MRS GILES.

Project
PROPOSED CONVERSION OF EXISTING COACH HOUSE AND PROPOSED CARPORT AND GARDEN STORE WITH ATTIC HOME OFFICE, 'OLD WYATTS', SEEND, MELKSHAM, WILTSHIRE. SN12 6PR

Drawing Title
WORKING DRAWING. SECTION 4.

Scale	Date	Drawn by
AS INDICATED	APRIL 2009	

Tim Weeding
Building Design Services
30 Mill Road
Worton
Devizes
Wiltshire SN10 5SP
Telephone & Fax :
(01380) 728903

Project Number	Drawing Number
2008-3	28