

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

Revisions

PITCHED ROOF COVERING COMPRISING:
CLAY PLAIN TILES TO BE SELECTED WITH TILES LAID BROKEN BOND USING TILE-AND-A-HALF WIDTH TILES IN EVERY COURSE BOTH SIDES OF HIPS AND AT ABUTMENTS.

EACH TILE IN EVERY COURSE TO BE TWICE NAILED USING 40MM X 12 GAUGE ALUMINIUM ALLOY NAILS.

EAVES FORMED WITH DOUBLE COURSE OF TILES COMPRISING EAVES/TOP TILE UNDERCOURSE OVERLAP WITH COURSE OF STANDARD TILES.

HIPS FORMED WITH ROOF TILES NEATLY CUT TO LINE OF EACH HIP USING TILE-AND-A-HALF WIDTH TILES TO EACH TILE COURSE TO AVOID NARROW WIDTH TILE CUTS AND TILES MECHANICALLY FIXED AS RECOMMENDED BY THE MANUFACTURER. HIP COVERING FORMED WITH CLAY THIRD-ROUND HIP TILES TO MATCH COLOUR OF ROOF TILES WITH HIP 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. GALV STEEL HIP IRONS AT BASE OF EACH HIP WITH HIP IRONS SCREWED TO HIP RAFTERS USING GALV SCREWS. ENDS OF HIP TILES FILLED WITH MORTAR BEFORE DESCRIBED AND NEATLY POINTED.

LAST COURSE OF TILING AT RIDGES FORMED USING EAVES/TOP COURSE TILES OVERLAYING BROKEN BOND THE PENULTIMATE COURSE OF STANDARD TILES AND FIXED USING TILE CURPS AS RECOMMENDED BY THE MANUFACTURER.

RIDGES FORMED WITH CLAY HALF-ROUND RIDGE TILES TO MATCH COLOUR OF ROOF TILES WITH RIDGE TILES EDGE BEDDED AND SOLID BEDDED AT JOINTS IN MORTAR MIX 1:3 BEFORE DESCRIBED WITH COLOUR ADDITIVE IF REQUIRED AND NEATLY POINTED.

38 X 25MM TREATED SW TILE BATTENS AT MAXIMUM 100MM GAUGE WITH BATTENS FIXED USING GALV WIRE NAILS. BUTT END JOINTS IN TILE BATTENS TO OCCUR OVER TOPS OF COUNTER BATTENS.

ROOF UNDERLAY TO BE 'TYVEK', OR EQUAL APPROVED, BREATHER MEMBRANE WITH MIN. 150MM SIDE AND END LAPS WITH MEMBRANE PULLED TAUGHT OVER TOPS OF COUNTER BATTENS AND FIXED USING GALV CLOUT NAILS. UNDERLAY LAPPED MIN. 150MM OVER EAVES UNDERLAY DRIP DPC AS DETAILED.

75MM THICK CELOTEX LTD, OR EQUAL APPROVED, GA407S INSULATION BOARD INSTALLED OVER TOPS OF ROOF RAFTERS WITH CLOSE BUTT JOINTS AND BOARDS TEMPORARILY SECURED TO RAFTERS USING GALV CLOUT NAILS. 75 X 38MM TREATED SW INSULATION STOP BATTEN AT EAVES SPIKED TO TOPS OF RAFTERS AND EAVES SOFFIT BEARERS. INSULATION BOARD TO BE SEALED USING SELF-ADHESIVE ALUMINIUM FOIL TAPE.

50 X 25MM TREATED SW COUNTER BATTENS INSTALLED OVER LINE OF EACH ROOF RAFTER AND FIXED TO ROOF RAFTERS THROUGH INSULATION BOARD USING 'HELIX INSEKW', OR EQUAL APPROVED, STAINLESS STEEL HELICAL FASTENERS WITH LENGTH AND SPACING AS RECOMMENDED BY MANUFACTURER.

40MM THICK CELOTEX LTD, OR EQUAL APPROVED, GA4040 INSULATION BOARD CUT AND FITTED BETWEEN RAFTERS AND PUSHED UP TO ABUTT U/S OF OVER RAFTER INSULATION BOARD.

THE ROOF INSULATION SYSTEM DESCRIBED ABOVE PROVIDES A 'WARM ROOF CONSTRUCTION' WHICH REQUIRES NO ROOF SPACE VENTILATION.

'U' VALUE OF ROOF CONSTRUCTION NOT EXCEEDING 0.18 W/sq m K.

ROOF EAVES CONSTRUCTION COMPRISING:

RAFTER FEET LINED THROUGH AND PLUMB CUT FOR FASCIA AND FOOT CUT FOR SOFFIT LINING.

EX 225 X 50MM GRADE C16 TREATED SW SHAPED EAVES SOFFIT BEARERS TO DETAIL OUT AND FITTED TO SIDE OF EACH RAFTER, CUT AND FITTED INTO WEB OF STEEL UB EAVES BEAM AND FORM RAFTER/SOFFIT BEARER BOLTED CONNECTIONS AND SOFFIT BEARER/STEEL UB CONNECTIONS USING GALV STEEL TIES AS BEFORE DESCRIBED.

75 X 38MM TREATED SW ROOF INSULATION STOP BATTEN SPIKED TO TOPS OF RAFTERS AND SPIKED TO TOPS OF EAVES SOFFIT BEARERS.

200MM DEEP X 20MM THICK SWISH BUILDING PRODUCTS LTD, OR EQUAL APPROVED, STANDARD 'SIBMS' WHITE CELLULAR PVC FASCIA FIXED TO RAFTERS/EAVES SOFFIT BEARERS USING S/S NAIL FIXINGS WITH WHITE PLASTIC CAPS AND COMPLETE WITH CORNER AND JOINTING TRIMS AS REQUIRED.

50 X 38MM TREATED SW SOFFIT NOGGINS CUT AND FITTED BETWEEN EAVES SOFFIT BEARERS AND SPIKED.

9MM THICK SWISH BUILDING PRODUCTS LTD, OR EQUAL APPROVED, 'GEE PEE' WHITE CELLULAR PVC SOFFIT LINING SET INTO GROOVE IN FASCIA AND PINNED UP TO SOFFIT BEARERS AND SOFFIT NOGGINS USING S/S NAIL FIXINGS WITH WHITE PLASTIC CAPS AND COMPLETE WITH JOINTING TRIMS AS REQUIRED.

EAVES UNDERLAY SUPPORT BEHIND FASCIA FORMED WITH 75MM WIDE X 8MM THICK EXTERIOR GRADE WBP PLYWOOD PINNED DOWN TO EAVES SOFFIT BEARERS.

EAVES UNDERLAY DRIP FORMED WITH 300MM WIDE POLYETHYLENE DPC WITH TOP EDGE PINNED TO TOP OF UNDERLAY SUPPORT AND DPC DRESSED OVER FASCIA TO FORM DRIP INTO GUTTER. ROOF UNDERLAY LAPPED MIN. 150MM OVER UNDERLAY DRIP.

UPVC RAINWATER GOODS.

DETAIL 1.2

SCALE 1/10

EXTERNAL DOORS TO GARDEN ROOM TO BE METAL CORED WHITE PVCU OR WHITE POLYESTER POWDER COATED ALUMINIUM COMPONENTS TO PATTERN AS INDICATED COMPRISING SLIDING/FOLDING DOORS COMPLETE WITH FRAME HEAD WITH SLIDING DOOR HANGERS, FRAME CILL COMPLETE WITH SLIDING DOOR GUIDES, SECURITY LOCKING SYSTEM WITH LOCKING HANDLES, RECESSED BOLTS AND WHITE PVCU OR WHITE POLYESTER POWDER COATED ALUMINIUM CLADDING TRIMS TO ROOF SUPPORT CORNER POSTS. DOOR COMPONENTS TO BE INSTALLED INTO PREFORMED MASONRY OPENINGS COMPLETE WITH SEALANT POINTING EXTERNALLY.

EXTERNAL DOOR COMPONENT SPECIFICATION TO BE AGREED WITH EMPLOYER AND COMPONENTS TO BE MANUFACTURED AND INSTALLED BY AN APPROVED SPECIALIST.

EXTERNAL DOORS TO BE FACTORY GLAZED WITH CLEAR SEALED DOUBLE GLASS UNITS AS REQUIRED USING LOW-E TOUGHENED GLASS TO PROVIDE A COMPONENT 'U' VALUE NOT EXCEEDING 1.8W/sq m K AND TO COMPLY WITH THE BUILDING REGULATIONS PART 'M'.

MOBILITY WEATHERBAR WITH DOOR SEAL AS REQUIRED.
PAVING THRESHOLD BENEATH EXTERNAL DOORS TO MATCH TERRACE PAVING.

TERRACE PAVING

CHANNEL DRAINAGE

INNER LEAF OF EXTERNAL WALL FOOTINGS OMITTED ACROSS EXTERNAL DOOR OPENINGS. AT JAMBS OF DOOR OPENINGS RETURN INNER LEAF MASONRY TO OUTER LEAF TO CLOSE CAVITY.
MASONRY LEAF TO EXTERNAL WALL PLINTH STRUCTURES TO BE CONTINUOUS ACROSS EXTERNAL DOOR OPENINGS.

DETAIL 1.1

SCALE 1/10

RAINWATER CHUTES COMPRISING:

50 X 40MM TREATED SW ARRIS PINNED DOWN TO ROOF COUNTER BATTENS.

CODE 4 LEAD CHUTE LEADWORK BEDDED IN HOT BITUMEN AND COPPER NAILED TO FLAT ROOF TEMPPEKX DECK AND LEADWORK DRESSED THROUGH GAP IN RIDGE TILES AND LAPPED ONTO SURFACE OF ROOF TILES COMPLETE WITH 50MM WIDE CODE 4 LEAD TACKS COPPER NAILED TO ARRIS AND DRESSED WITH SINGLE WELT OVER BOTTOM EDGE OF LEAD CHUTE TO AVOID WIND UPLIFT. LEADWORK CHUTE DRESSED TO FORM END CAPS TO ENDS OF RIDGE TILES WITH SEALANT POINTING AS REQUIRED.

ALL LEADWORK TO BE TREATED WITH PATINATION OIL AS IT IS FIXED TO AVOID LEAD STAINING.

FLAT ROOF UNDERLAY AND CAP SHEET TO OVERLAP LEADWORK CHUTE BEDDED IN HOT BITUMEN AND OVERLAP WITH CAP SHEET FLASHING FIXED BY TORCHING.

MINIMUM 4no RAINWATER CHUTES REQUIRED.

FLAT ROOF COVERING COMPRISING:

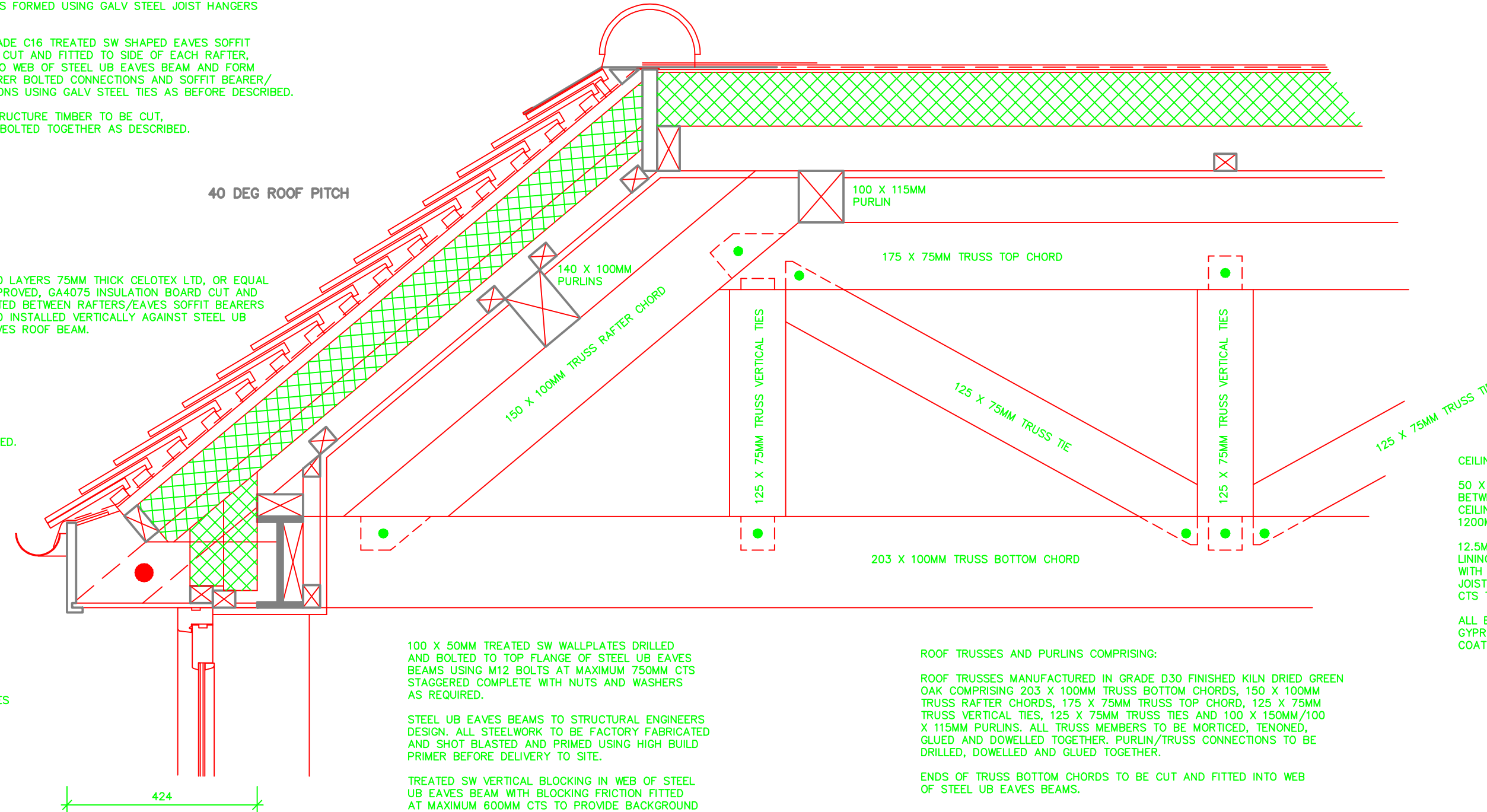
STONE CHIPPING FINISH BEDDED IN HOT BITUMEN ON TWO LAYER HIGH PERFORMANCE MEMBRANE ROOFING COMPRISING UNDERLAY, CAP SHEET AND CAP SHEET FLASHINGS AT PERIMETERS WITH EACH LAYER FULLY BONDED IN HOT BITUMEN ON PRESSURE DIFFUSION LAYER FORMED WITH PARTIAL BOND FELT TO BS747 TYPE 3G LAID OVER SURFACE OF ROOF DECKING.

FLAT ROOF DECKING FORMED WITH 126MM THICK CELOTEX LTD, OR EQUAL APPROVED, TEMPPEKX DECK T2412S COMPRISING INSULATION BOARD FACTORY BONDED TO 6MM WBP EXTERIOR GRADE PLYWOOD. INSTALL 50 X 38MM TREATED SW NOGGINS BETWEEN ROOF JOISTS TO PERIMETER OF ROOF AND AT ALL JOINTS IN TEMPPEKX DECK AS REQUIRED. TEMPPEKX DECK TO BE INSTALLED PLYWOOD UPPERMOST, MASTIC BEAD BEDDING APPLIED TO TOPS OF ALL ROOF JOISTS AND SUPPORT NOGGINS AND DECK FIXED USING RUST PROOF 'SURETIGHT' COMPOSITE PANEL HELICAL FASTENERS AT A FREQUENCY TO SUIT DESIGN WIND LOAD OR MINIMUM OF 16no FASTENERS PER BOARD. FIXINGS NOT LESS THAN 10MM FROM BOARD EDGES OR 50MM FROM BOARD CORNERS AND LENGTH OF FRINGS TO PENETRATE MINIMUM 38MM INTO SUPPORTING TIMBER.

100 X 50MM GRADE C16 TREATED SW FLAT ROOF JOISTS AT MAXIMUM 400MM CTS CUT AND FITTED TO RIDGEBOARDS AND FITTED OVER TOPS OF PURLINS AND SPIKED.

FLAT ROOF CONSTRUCTION FORMS A 'WARM ROOF' WHICH REQUIRES NO ROOF VOID VENTILATION.

'U' VALUE OF FLAT ROOF CONSTRUCTION NOT EXCEEDING 0.18W/sq m K.



CEILING LINING COMPRISING:

50 X 38MM TREATED SW CEILING SUPPORT NOGGINS CUT AND FITTED BETWEEN RAFTER/FLAT ROOF JOISTS AT WALL/CEILING AND CEILING/CEILING ANGLES, BOTH SIDE OF ROOF PURLINS AND ROWS AT MAXIMUM 1200MM CTS AND SPIKED.

12.5MM THICK GYPROC DUPLEX TAPERED EDGE WALLBOARD CEILING LINING WITH VAPOUR RESISTANT FILM BACKING. BOARDS INSTALLED WITH LONG EDGES AT RIGHT-ANGLES TO RAFTERS AND FLAT ROOF JOISTS. BOARDS FIXED USING GALV PLASTERBOARD NAILS AT 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.

ROOF TRUSSES AND PURLINS COMPRISING:

ROOF TRUSSES MANUFACTURED IN GRADE D30 FINISHED KILN DRIED GREEN OAK COMPRISING 203 X 100MM TRUSS BOTTOM CHORDS, 150 X 100MM TRUSS RAFTER CHORDS, 175 X 75MM TRUSS TOP CHORD, 125 X 75MM TRUSS VERTICAL TIES, 125 X 75MM TRUSS TIES AND 100 X 150MM/100 X 115MM PURLINS. ALL TRUSS MEMBERS TO BE MORTICED, TENONED, DRILLED AND DOWELED TOGETHER. PURLIN/TRUSS CONNECTIONS TO BE DOWELED, DOWELED AND GLUED TOGETHER.

ENDS OF TRUSS BOTTOM CHORDS TO BE CUT AND FITTED INTO WEB OF STEEL UB EAVES BEAMS.

EAVES BEAM CASINGS COMPRISING:

50 X 38MM TREATED SW SOFFIT NOGGINS CUT AND FITTED BETWEEN EAVES SOFFIT BEARERS AND SPIKED.

INNER FRAMING TO STEEL UB EAVES BEAM COMPRISING 50 X 38MM TREATED SW WITH BOTTOM RAIL SPIKED TO UB BLOCKING, VERTICAL FRAMING STUDS AT 600MM CTS SPIKED TO UB BLOCKING AND SHARPED HEAD RAIL SPIKED TO U/S OF RAFTERS.

STEEL UB LINING FORMED WITH 12.5MM THICK GYPROC DUPLEX TAPERED EDGED WALLBOARD WITH VAPOUR RESISTANT FILM BACKING AND BOARDINGS FIXED TO TIMBER BACKGROUNDS USING GALV PLASTERBOARD NAILS AT 150MM CTS TO ALL BOARD EDGES AND INTERMEDIATE SUPPORTS.

ALL BOARD JOINTS AND WALL/CEILING ANGLES TO BE FILLED AND TAPED USING GYPROC JOINT TAPE. THIN COAT PLASTER ANGLE BEADS TO EXTERNAL CORNERS AND BOARDS FINISHED WITH 3MM THICK SKIM COAT OF THISTLE MULTI-FINISH PLASTER.

GROUND FLOOR CONSTRUCTION COMPRISING:

75MM THICK FLOOR SCREED MIX 1:1:2 ORDINARY PORTLAND CEMENT, SAND AND 10MM AGGREGATE BY VOLUME LAID IN TWO LAYERS, LOWER LAYER MINIMUM 30MM THICK AND UPPER LAYER MINIMUM 20MM THICK IN BAYS NOT EXCEEDING 14 SQ M AND WELL COMPACTED IN LAYERS WHEN LAID. TROWELLED SURFACE FINISH.

1000 GAUGE POLYTHENE SEPARATING LAYER LAID OVER SURFACE OF FLOOR INSULATION WITH POLYTHENE LAPPED MINIMUM 300MM AT ALL JOINTS AND POLYTHENE TURNED UP AT PERIMETER ABUTMENTS WITH INSULATION.

UNDERFLOOR HEATING PIPEWORK DESIGNED, SUPPLIED AND INSTALLED BY APPROVED HEATING ENGINEER WITH PIPEWORK CLIPPED TO FLOOR INSULATION.

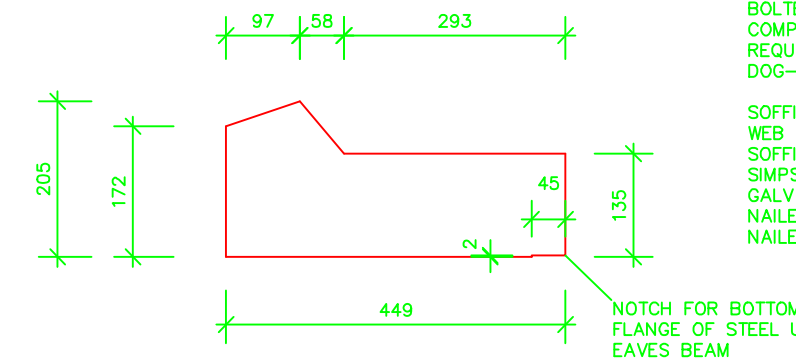
100MM THICK CELOTEX LTD, OR EQUAL APPROVED, GA4100 INSULATION BOARD LAD TO ENTIRE AREA OF GROUND FLOOR WITH TIGHT BUTT JOINTS AND WITH ALL JOINTS TAPED USING SELF-ADHESIVE ALUMINIUM FOIL TAPE.

100MM THICK CONCRETE FLOOR SLAB GRADE C20P TO BS5328 LAID WITH TROWELLED SURFACE FINISH.

1000 GAUGE POLYTHENE DPC LAPPED MINIMUM 300MM AT ALL JOINTS AND SEALED AND POLYTHENE DRESSED VERTICALLY AT ALL ABUTMENTS WITH PERIMETER WALLS AND POLYTHENE DRESSED BENEATH DPC TO WALLS.

SAND BLINDING MINIMUM 150MM THICK TYPE 2 GRANULAR HARDCORE WELL LAID AND COMPACTED.

'U' VALUE OF GROUND FLOOR CONSTRUCTION NOT EXCEEDING 0.17 W/sq m K.



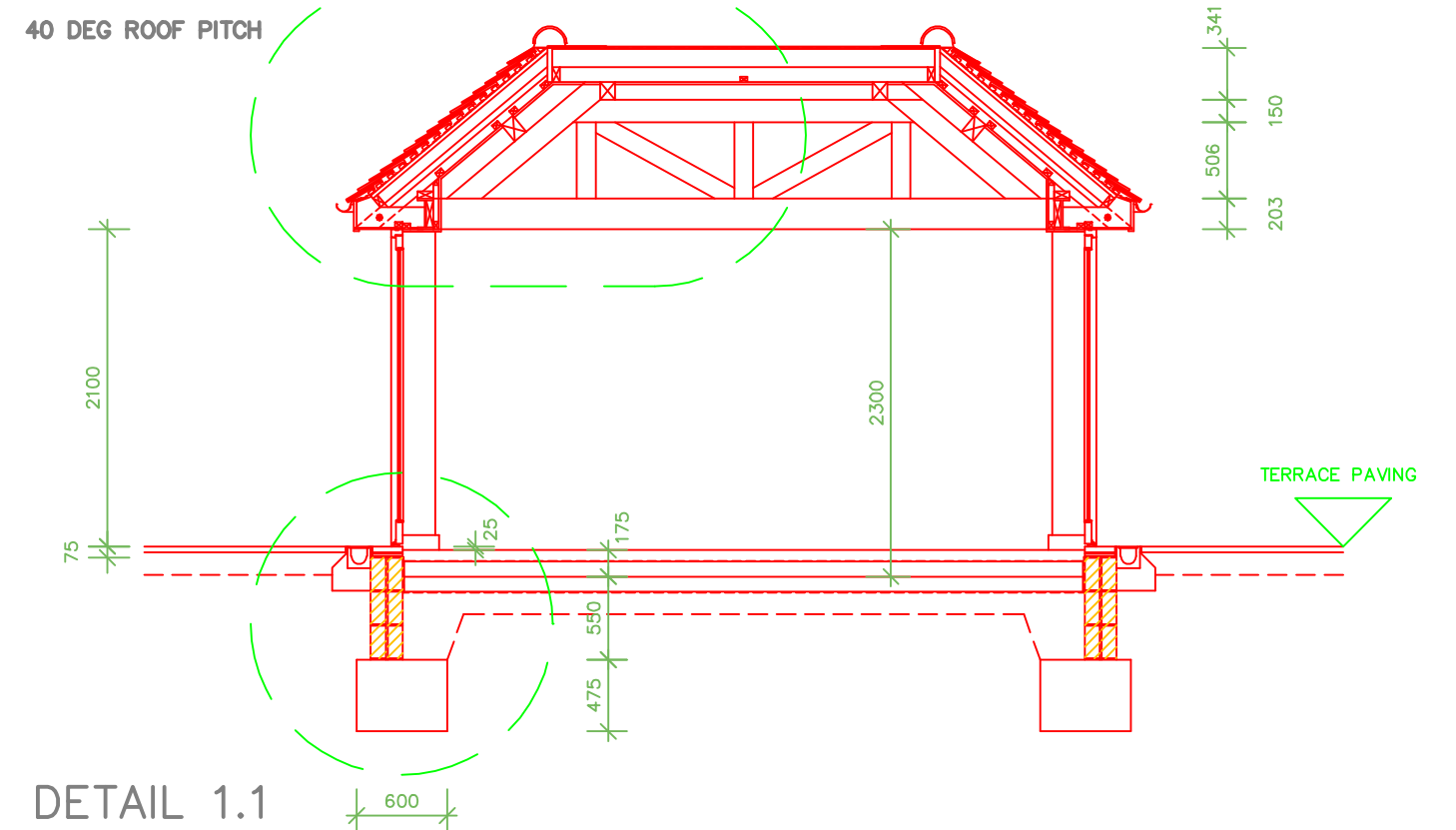
EX 225 X 50MM GRADE C16 TREATED SW EAVES SOFFIT BEARERS CUT TO SHAPE AS DETAILED AND POSITIONED TO SIDE OF EACH RAFTER AND FORM RAFTER/SOFFIT BEARER BOLTED CONNECTIONS USING 1no M12 BOLT COMPLETE WITH NUTS AND WASHERS AS REQUIRED AND GALV STEEL DOUBLE SEED DOG-TOOTH CONNECTORS BETWEEN TIMBERS.

SOFFIT BEARERS NOTCHED AND FITTED INTO WEB OF STEEL UB EAVES BEAMS AND FORM SOFFIT BEARER/UB WEB CONNECTIONS USING SIMPSON STRONG-TIE OR EQUAL APPROVED. GALV STEEL TYPE H2.5 HIGH WIND TIES FULLY NAILED TO SOFFIT BEARERS AND SHOT-FIRE NAILED TO UB WEB.

DETAIL OF EAVES SOFFIT BEARERS

SCALE 1/10

DETAIL 1.2



DETAIL 1.1

SECTION 1

SCALE 1/50

Client

CLENCH PROPERTIES.

Project

PROPOSED NEW DWELLING adjacent HOME CLOSE, POULSHOT, DEVIZES WILTSHIRE.

Drawing Title

WORKING DRAWING. GARDEN ROOM PLANS. SECTION 1.

Scale

AS INDICATED

Date

FEB 2013

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Project Number

2013-6

Drawing Number

02