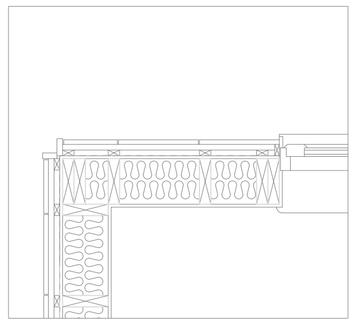
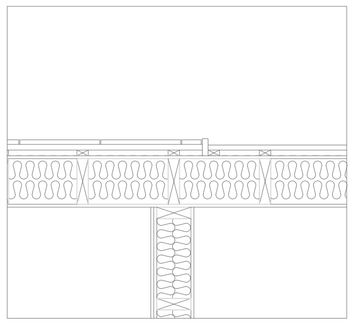


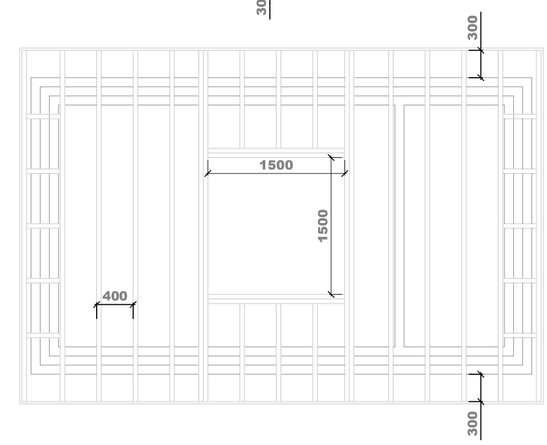
1:20 DETAIL...

SIP's OR SITE FABRICATED. 200mm WIDTH FRAMING. SIP's PANELS TO MANUFACTURERS DETAILS. WINDOW FRAMES SET ON OUTER SECTION OF REVEALS WITH SKIMMED PLASTERBOARD ON INTERNAL RETURNS. STAINED TIMBER EDGING SET OVER SILL AND TO FACE OF FRAME RETAINED WITH GALVANIZED PINS TO FACE OF VERTICAL EDGE BATTON SCREWED TO SHEER PLY. FILL GAP BETWEEN BATTON AND FRAME WITH PROPRIETARY BLACK SILICON SEALANT. BED EDGING OVER PRIOR TO PINNING. NOTE 'BIRDSBEAK' CORNER DETAIL.



1:20 DETAIL...

JUNCTION BETWEEN VERTICAL AND HORRIZONTAL CLADDING WITH VERTICAL EDGE TIMBER 75X25 SCREWED TO BATTON. ENSURE SATISFACTORY NOGGINS AT INNER PARTITION ABUTMENT AND MAY BE FIXED OVER PLASTERBOARD LINING. 150 WIDTH PARTITIONS TO RECEIVE 5.5mm SHEER PLY AND 12.5mm FIRELINE OVER ON OFFICE SIDE.



TIMBER FRAME...

STRUCTURAL INSULATED PANELS (SIP's) MAY BE USED TO FORM THE STRUCTURAL FRAMING. PERFORMANCE MUST MATCH THIS SPECIFICATION FOR SITE FORMED FRAMING.

FRAMING TO EXTERNAL LEAF 200mm X 50mm SAWN AND TANNALISED STUDS AT NOTIONAL 400 CENTRES AND FOR CONVENIENCE OF CONSTRUCTION MODULED AS SUITED. PROVIDE DOUBLE SOLE AND HEAD PLATES. SHEER PLY TO BE 9.5mm WBP MEDIUM GRADE THROUGHOUT.

A PERFORMANCE GUARANTEE MUST BE PROVIDED FOR THE BUILDING MANUAL ON COMPLETION OF THE INSTALLATION.

QUALIFICATION OF TIMBER MEMBERS, BOLTED AND PLATE JOINTS, BEARERS AND LINTOLS MUST BE PROVIDED FOR EMPLOYER AND BUILDING CONTROL RECORD PRIOR TO CONSTRUCTION.

EXTERNAL FACE OF SHEER PLY TO EXTERNAL WALLS TO RECEIVE BREATHABLE MEMBRANE, TYVEC.

INSULATION TO ALL VOIDS, FULL FILL TO BE KNAUF EARTHROLL 40. 380mm WIDE ROLL TO TIGHT FIT 350 WIDE CAVITIES BETWEEN STUDS. AT THERMAL CONDUCTIVITY OF 0.040W/mK. SATISFIES FIRE AND ACOUSTIC PERFORMANCE AND MEETS REQUIREMENTS OF 2013 REVISION PART L.

VAPOUR BARRIER PROVIDED TO INNER FACE OF STUDS PRIOR TO BOARD FACING 12.5mm FIRELINE. SEALED JOINTS AND SKIM FINISH.

SOLE PLATES TO BE BOLTED THROUGH TO MASONRY PLINTH WITH M12 BOLTS AT 600 CENTRES (200mm). EPOXY BED BOLTS TO NEATLY DRILLED HOLES IN CENTRE OF MASONRY PLINTH. HIGH LOAD DPC WILL BE PENETRATED. PROVIDE SILICON SEAL AT EACH LOCATION. DO NOT DRILL MASONRY UNTIL SUITABLY CURED.

EXTERNAL RAINSCREEN...

APPLY VERTICAL BATTONS AT NOTIONAL 400 CENTRES TO ALIGN WITH STUDS IN STRUCTURE SECURING BREATHABLE MEMBRANE TO SHEER PLY, SCREW FIX AT 200 CENTRES. IN AREA OF VERTICAL CLADDING PROVIDE COUNTER BATTON OVER, BASE RAIL, CENTRE RAIL AND HEAD FIXING. FULLY SCREW THROUGH HORRIZONTAL BATTONS. CLEAR VENTING PROVIDED AS SECTIONS AT HEAD AND BASE.

COAT BATTONS WITH SIKKENS EBONY CETOL HLS PLUS TO STAIN BLACK WHERE VERTICAL BOARDING IS TO BE PLACED, BOTH HORRIZONTAL AND COUNTER BATTENS. AVOID COVERING BREATHABLE MEMBRANE SO USE BLACK FINISH FABRIC.

STAIN ALL VERTICAL CLADDING MATERIALS BEFORE INSTALLING. FIT BIRDSMOUTH CORNER DETAILS, VERTICAL END STOPS AND WINDOW CHEEKS FIRST.

FIT VERTICAL CLADDING TO HORRIZONTAL BATTONS. CLADDING TO BE 300 X 25 LARCH PLANKS PLAIN SAWN AND FITTED WITH CONSISTANT 5mm GAP BETWEEN EACH. USE 40mm COUNTERSUNK POI-DRIVE SCREWS, 3no AT EACH FIXING POINT ALL TO NEATLY ALIGN. APPLY FINISHING COAT OF SIKKENS EBONY CETOL HLS PLUS ON COMPLETION.

HORRIZONTAL CLADDING TO BE 150 X 20 (NOMINAL) FEATHER EDGE LARCH. FIT DIRECTLY TO VERTICAL BATTONS WITH 30mm COPPER CLOUT NAILS AT EACH BATTON. INSTAL CORNERS AND EDGES FIRST. FINISH STAIN COAT CETOL HLS PLUS COLOUR CODE RO.10.60 T. (LIGHT GREEN GREY)

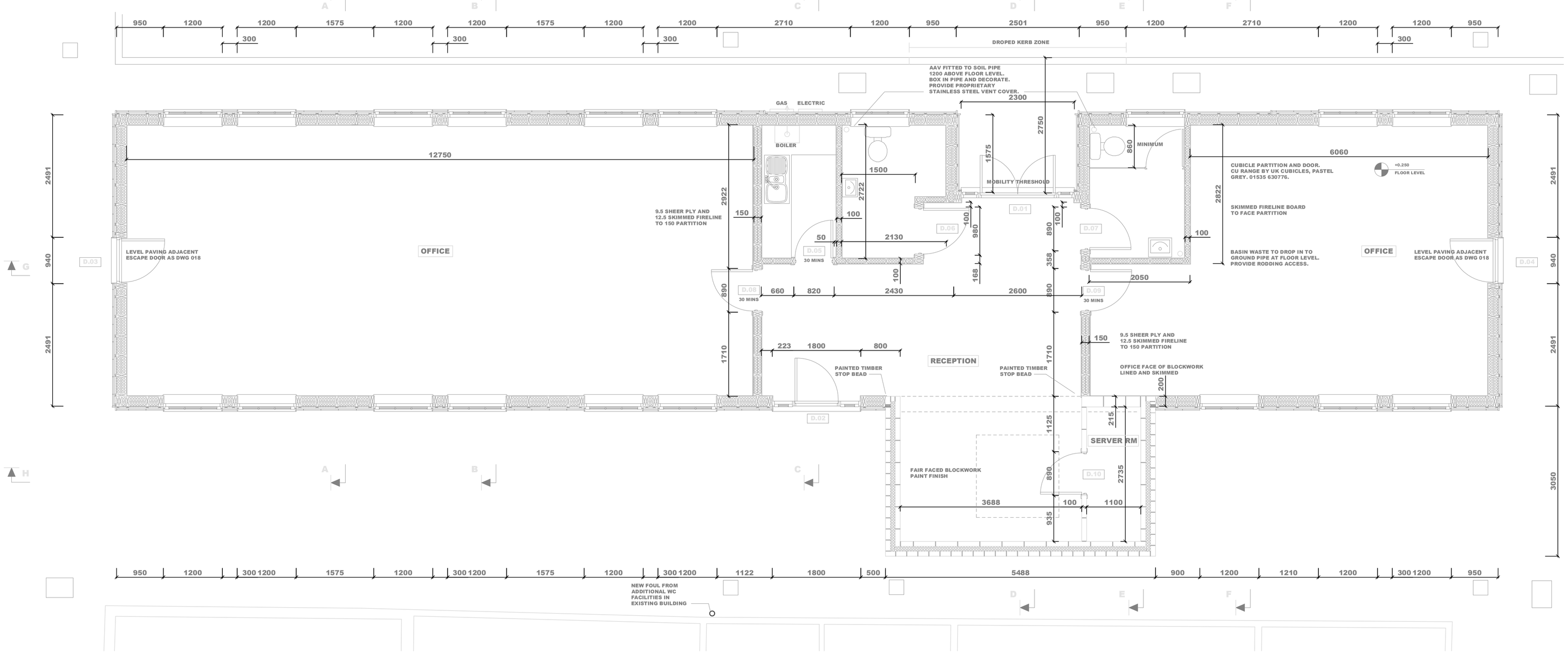
ROOF...

PITCHED ROOF TO TRUSS MANUFACTURERS DETAILS. SPAN BETWEEN PLATES 5522, PLATE WIDTH 200 AND EAVES TO BACK OF FACIA 383. PITCH ANGLE 24 DEGREES. PLATE FIXING AND STRAPPING TO MANUFACTURERS REQUIREMENTS. ARCHITECT TO APPROVE PROPOSALS PRIOR TO MANUFACTURE AND DETAILS TO BE PROVIDED TO BUILDING CONTROL.

MONO PITCH ROOF FORMED IN 250 X 50 TANALIZED SAWN SOFT WOOD RAFTERS AT NOTIONAL 400 CENTRES. BIRDSMOUTH AND NAILED TO WALL PLATES. PLATES STRAPPED AT 900 CENTRES AND FIXED TO CAVITY FACE OF INNER LEAF. LADDER FRAME TO GABLES. TRIMMED OPENING FOR ROOF LIGHT.

INSULATION TO MONOPITCH 200mm CELOTEX 3000 RANGE BETWEEN RAFTERS.

FACIA SUBSTRATE FORMED IN MEDIUM GRADE WBP PLY, 12.5mm AND SOFFIT BOARD 9.5mm. DRESS PLY WITH 2mm ALUMINIUM SOFFIT AND FACIA SYSTEM PPC FINISH GLOSS BLACK. GUTTERING AND FITTINGS 150mm OG ALUMINIUM PPC GLOSS BLACK. INSTALLATION IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. ALUMINIUM FABRICATION PRODUCTS 01777 869994.



NO.	REVISIONS	DATE	INITIAL
A	MINOR REVISIONS	12.8.13	AS

PROJECT

OFFICE REDEVELOPMENT

CLIENT

OPUS MAXIM LTD
BROOKLEA, NEW POND ROAD,
COMPTON, GUILDFORD, GU3 1HX.

DRAWING

GENERAL ARRANGEMENT

SCALE	DATE	DRAWN	CHECKED
1:50	5.6.13	AS	-

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DRAWING NO. **1365-AA-012** REV **A**

CAD NO. C:\DRAWINGS\1365\012

DO NOT SCALE FROM DRAWINGS, WORK TO FIGURED DIMENSIONS ONLY UNLESS OTHERWISE INDICATED. VARIATIONS TO EXISTING FABRIC MAY GIVE RISE TO INCONSISTANCIES AND MUST BE REPORTED TO THE AUTHOR, CHECK ALL DIMENSIONS PRIOR TO ANY PREPARATION OR CONSTRUCTION. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT LATEST REVISIONS OF ALL STRUCTURAL AND OTHER SPECIALIST DRAWINGS, SPECIFICATIONS ETC.
BY BEST ENDEAVOUR ALL INFORMATION IS CORRECT AND APPROVED BY THE EMPLOYER, CONTRACTOR/BUILDER IS TO SATISFY THEMSELVES THAT DRAWINGS ARE APPROVED. ALL WORK TO BE COMPLIANT WITH CURRENT AND RELEVANT BUILDING REGULATIONS AND PLANNING PERMISSION IS IN PLACE IF APPLICABLE.
ALL PRODUCTS, ELEMENTS, APPLIANCES, FIXINGS ETC ARE TO MEET RELEVANT BRITISH STANDARDS INCLUDING WORKMANSHIP. THE AUTHORS AGREED SCOPE OF WORK MAY BE LIMITED.