

GENERAL NOTES

1. This drawing is not to be scaled.
2. All dimensions shown are in millimeters, and do not take into account applied finishes, unless specifically indicated otherwise.
3. Any omissions or discrepancies found shall be reported to the Architect immediately.
4. This drawing is to be read in conjunction with the relevant sections of the specification, schedules or bill of quantities.
5. The contractor shall submit full shop/setting drawings for approval (based on site dimensions) prior to the commencement of any site works, or placing of any orders for the manufacture of any fittings, fixtures or components shown.

REVISIONS

No	Date	Description	Rev By
A	Nov 23	Rooflight added to staircase. Bathroom window amended to obscure glazing. Fire resisting structure line amended.	DS

Additional roof insulation  
Existing point finish to be removed from interior plasterwork and ceiling finish checked for level.  
A section of ceiling is to be carefully removed to check existing construction with Ty-Maw's technical department to confirm that the following specification is suitable.  
Finish:  
Roof/ceiling finish to be lined with Ty-Maw's internal insulation system consisting of:  
60mm thick 'Homatherm ID-Q11' woodfibre board mechanically fixed to the ceiling with insulated fixings according to Ty-Maw's recommendations.  
Internal finish of 1 coat 3mm superfine plaster finish  
on 1 coat fine hemp top coat  
on 1 coat fine hemp plaster with mesh.  
Paint finish to be vapour permeable (Internal Silicate Paint/Ty-Maw limewash/ Clay paint or Ecosphere) available from Ty-Maw

New velux conservation rooflight ref CK04 980x500mm

New ceiling above level of top purlin formed from 150x50mm C16 ceiling joists at 400mm centres

Internal partition fire rated to REI 30  
100x50mm cls treated softwood framing at 400mm centres finished both sides with 1 layer 12.5mm Gyproc Frelime plasterboard fixed with taped joints for skim finish.  
50mm Isover acoustic partition roll (APR 1200) in cavity.  
Installation to manufacturers recommendations and guidance notes.

Existing glazed screen to be carefully removed for reuse elsewhere.  
Make good opening.

Existing External Wall Dry Lining  
Preparation:  
Existing point finish to be removed from interior plasterwork and walls checked for level.  
Any areas of wall which are uneven to be plastered with levelling coat of Ty-Maw's hydraulic lime plaster approx 15mm thick.  
Finish:  
External walls lined with Ty-Maw's internal wall insulation system consisting of:  
40mm thick 'Homatherm ID-Q11' woodfibre board fixed to walls with 'Adhere VII' adhesive and mechanically fixed with insulated fixings according to Ty-Maw's recommendations.  
Internal finish of 1 coat 3mm superfine plaster finish  
on 1 coat fine hemp top coat  
on 1 coat fine hemp plaster with mesh.  
Paint finish to be vapour permeable (Internal Silicate Paint/Ty-Maw limewash/ Clay paint or Ecosphere) available from Ty-Maw

Cloaks area partition to min REI 30 fire resisting construction.  
100x50mm cls treated softwood framing at 400mm centres finished both sides with 1 layer 12.5mm Gyproc Frelime plasterboard fixed with taped joints for skim finish.  
50mm Isover acoustic partition roll (APR 1200) in cavity.  
Installation to manufacturers recommendations and guidance notes.

Carefully take up existing stone flag flooring and store for relaying on Ty-Maw's 'sublime' insulated floor system consisting of:  
100mm limecrete slab with 40mm cork board edge insulation to perimeter laid on clip rail underfloor heating pipe layout to approval.  
on geotextile layer laid on 280mm thick compacted Glapor 50600 RFG.  
on geotextile layer laid on subsoil.  
'U' value of construction 0.18 W/m<sup>2</sup>K  
All work to be carried out according to Ty-Maw's specification.

Perforated land drain to Ty-Maw detail for 'sublime insulated floor system'  
Installation subject to agreement with neighbour.

Line of fire resisting structure

Reglaze existing window in obscure glass

Lead flashing

Reclaimed plain clay tiles to match existing.  
on 50x25mm treated sw battens.  
on breathable pitched roofing membrane.  
on 100x50mm 'C16' rafters at 400mm centres  
Secured to 100x75mm softwood treated wallplate or timber eaves section at head of joinery.  
100x50mm 'C16' ceiling joists at 400mm centres  
All roof members to be preservative treated.  
12.5mm plasterboard and skim finish to underside of ceiling joists.  
Wallplate to be secured to inner leaf of external wall by 30x5mm galv. m.s. wallplate anchor strap at 2000mm max. centres

Rainwater guttering and downpipe's to match existing, fixed at 750mm centres with down pipes fixed at max 2000mm centres.

Door and windows to match existing joinery.

Substructure brickwork/blockwork internal and external leaves to be Class B semi-engineering bricks or 100mm 7N solid concrete blockwork.  
FL quality facing bricks to be used in external leaf from underside of DPC to two courses below finished ground level.  
Opening for services/drainage to have precast concrete lintel over and masked each side with rigid material.

Concrete foundations taken down to suitable load bearing strata.  
Generally foundations to suit site requirements and to be approved by building control or approved inspector.

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Section A-A



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PROJECT

Alterations to Kimberley House  
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CLIENT

Mr. & Mrs. R. Bailey

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Drawing Title

Proposed  
Section A-A

Drawn	GAJ	Date	03.10.2022
Checked	-	Scale	1:25 @ A1
Project No	1689	Drawing No	05
Issue Status	Listed Bldg & Bldg Regs	Rev	A