

Velux rooflights (size code FK06) 1180mm x 660mm, to be installed between double rafters side by side and double trimmers top and bottom. Provide EDL flashings to slate roof.

Provide high level ventilation to ridge to provide a min. 5000mm<sup>2</sup>/ linear metre.

Slates as per materials schedule fixed in accordance with manufacturers recommendations to treated softwood battens on sarking felt with joints lapped by min. 100mm and sealed, on min. 200x50mm timber rafters at max. 600mm centres secured to timber wall plates, as per timber frame manufacturers drawings and details

Insulate between rafters with 150mm thick Kingspan Kooltherm K7 insulation boards, ensuring there is a 50mm ventilation gap between underside of sarking felt and top of insulation. Line underside of rafters with 52.5mm thick Kingspan Kooltherm K118 and finish with 3mm skim coat of Gypsum BoardFinish.

Provide over fascia ventilator to achieve 25,000mm<sup>2</sup>/ linear metre.

Grey UPVC guttering and downpipes.

110x18mm WPB plyboard fixed to rafter ends for fixing surface for fascias and gutters.

UPVC fascias and soffits; note soffit boards taken back to timber frame and fixed using 50x50mm treated softwood battens. Provide additional 50mm x25mm softwood battens fixed to underside of rafter feet to provide mid span fixing for soffit boards to prevent sagging.

Marley Eternit Cedral Click weatherboard cladding fixed horizontally to 75mm x 50mm treated sw vertical battens at 400mm centres fixed back to blockwork over breather membrane, 51mm clear residual cavity, timber frame wall structure.

22mm PFB grade Type P5 tongue and grooved Caberdek, glued and screwed and fixed in accordance with manufacturers recommendations, on joists at max. 600mm centres to timber frame manufacturer's drawings & specification. Insulate between joists with 100mm thick Iso wool APR1200 (min. density 10kg/m<sup>3</sup>) and line underside of joists with 12.5mm Gyproc WallBoard TEN (min. 10kg/m<sup>2</sup>) and finish with 3mm skim coat of Gypsum BoardFinish.

103mm thick yellow stock facing brickwork laid in stretcher bond, 51mm clear residual cavity, timber frame wall structure.

Breather membrane to protect timber frame structure during construction over 9mm thick OSB sheathing fixed back to 140mm x 89mm studwork timber frame structure. Insulate between studs with 120mm thick Celotex XR4000 insulation fitted tight against the back of the OSB sheathing to provide a 20mm service void. Line over studwork with 500-gauge VCL with all joints lapped and sealed. Line over with 12.5mm thick Gyproc WallBoard and finish with 3mm skim coat of Gypsum BoardFinish.

Wall ties to be 127mm Staifix timber frame tie STF6 (type 6) or similar approved to BS 5268 at 750mm horizontal, 450mm vertical and 225 vertical centres within 150mm of openings.

Stop ended cavity trays over air bricks and lintels. Provide weep holes at max. 450mm centres (min. 2no. weep holes per opening) to face brickwork only.

DPC's to inner leafs located at FFL (min.150mm above external ground levels). DPC's to outer leafs are stepped, refer to elevations.

215x65mm Polypropylene airbricks, to provide min 1500mm<sup>2</sup> per metre run of ventilation, or 500mm<sup>2</sup> per square metre of floor area, whichever provide the greater ventilation area, on opposing external walls, to telescopic sub floor void vents. Internal substructure walls to maintain cross ventilation of subfloor void. Airbricks positioned away from door openings.

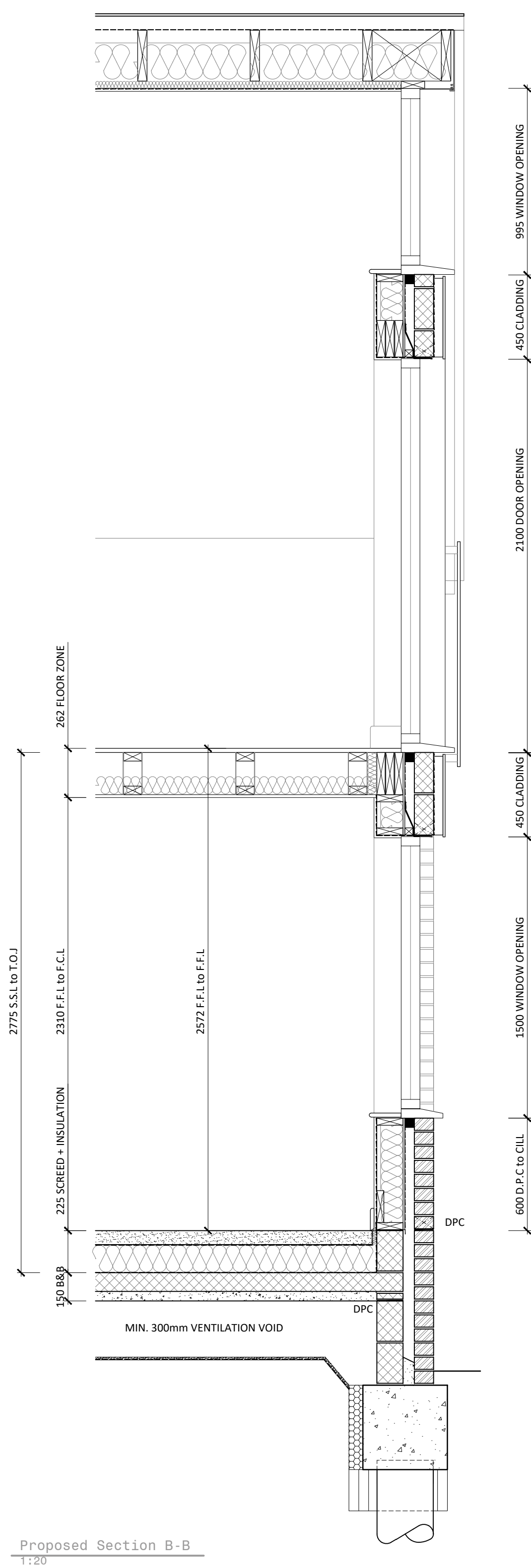
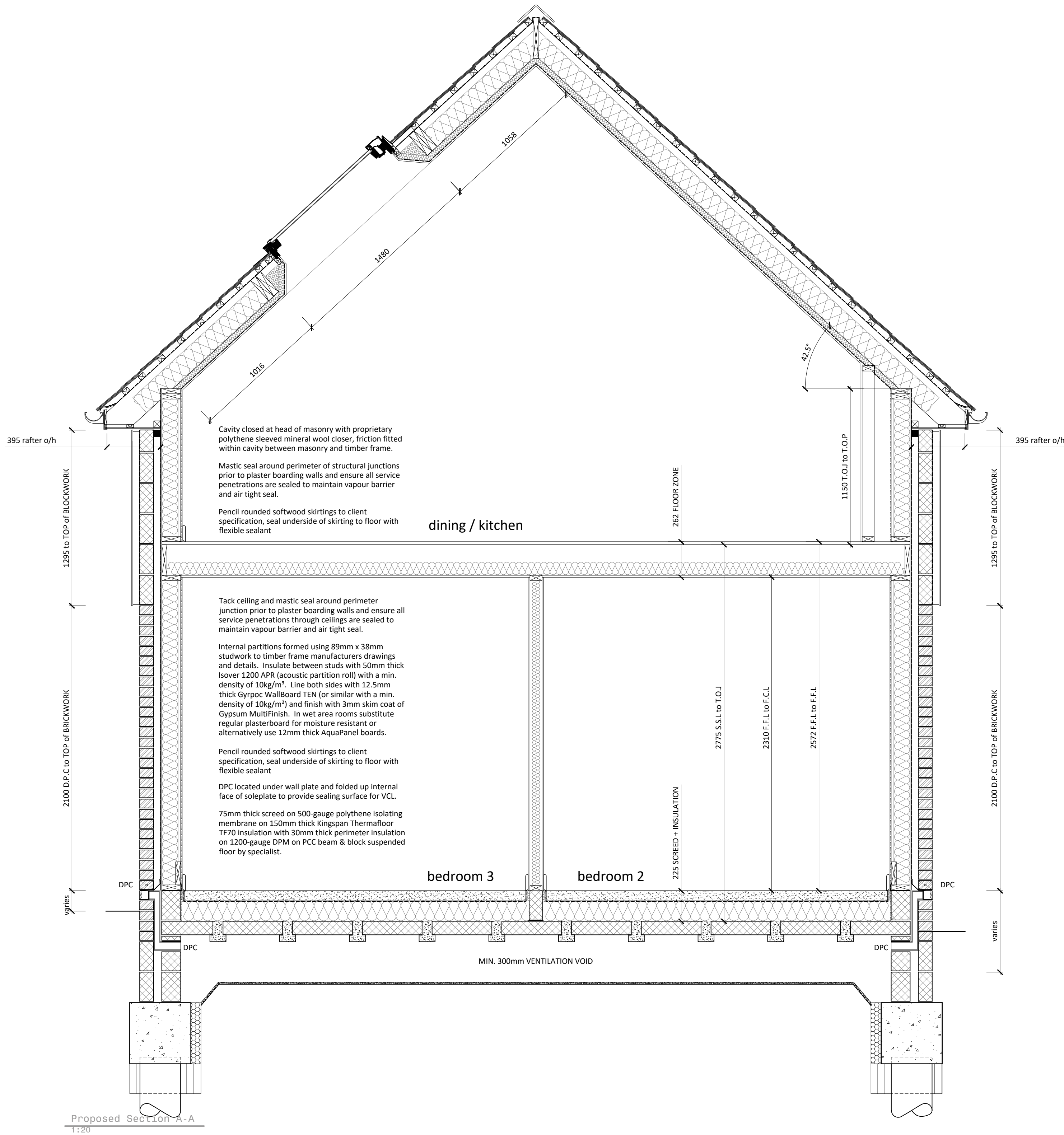
Wall ties to base of insulation at max. 600mm centres

Additional DPC to inner skin below PCC floor bearings

Reduced dig sub soil treated with approved weed killer

Cavity filled with ST2 concrete. 225 below lowest DPC

Foundations to Structural Engineers design



B	updated to suit S/E info and building regs amendments	08.11.19
A	building regs submission	22.08.19
Residential Development for 3No. Detached Dwellings		B
Typical Sections A-A & B-B		1:20 @ A1
66 Borstal Hill Whitstable		167.59



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do not scale.  
all dimensions to be checked on site.  
the contractor is responsible for checking dimensions, tolerances and references.  
all discrepancies to be reported to DCM Architectural Consultants before proceeding with the works.  
all drawings to be read in conjunction with other documents and drawings.  
all drawings to be read in conjunction with Construction Notes.