

Provide high level ventilation to ridge to provide a min. 5000mm² 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 K18 and finish with 3mm skim coat of Gypsum Board/Finish.

Provide over fascia ventilator to achieve 25,000mm² linear metre.

Grey UPVC gutting 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.

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

Galvanised steel lintels for timber frame cavity walls over all external openings with minimum end bearings of 150mm. Top fin of lintels pinned back to timber frame structure.

Double glazed PVC-U doors & windows to have max. U Value of 1.40W/m²K, with suitable ventilation system and sill section. Window details indicated are for illustrative purposes only, see specific details as provided by approved suppliers.

Provide mastic sealant to achieve air tight seal between cavity closer, brickwork, timber frame and window frame, prior to plaster boarding, any larger voids filled with expanding foam. Acrylic sealant to underside of window board and around frame internally post plaster and mastic sealant to underside of sill and around frame externally.

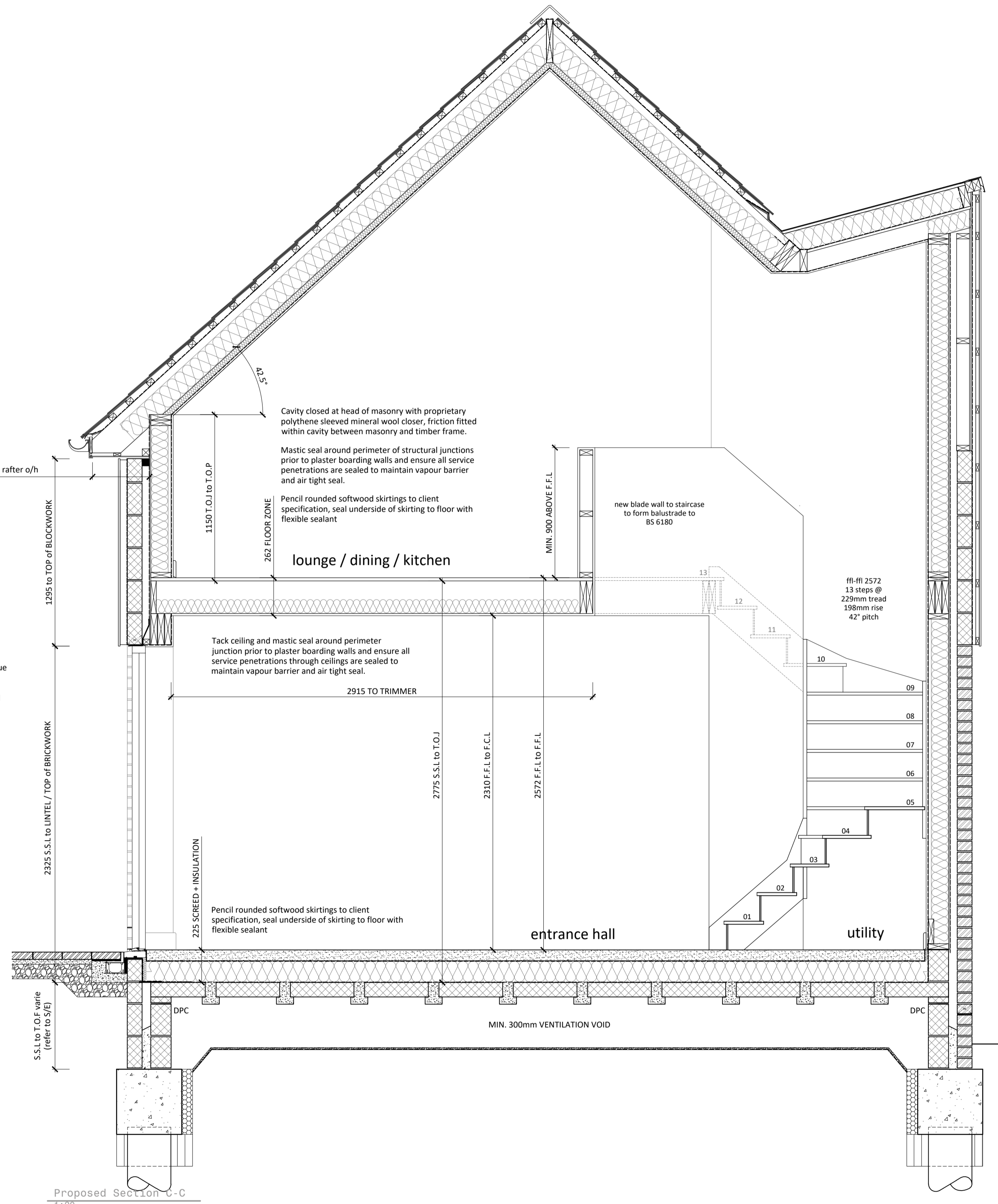
Cavity closed at window jambs & sill with proprietary closer with min. thermal resistance path of 0.45m²K/W. (window to overlap closer by min. 30mm or as manufacturers details, which ever is greater).

Ensure 15mm upstand from top of screed to top of timber threshold

Secondary raised DPC located 150mm above external ground levels to door thresholds. DPC's to extend a min. 300mm either side of reveals.

Aca channel with slot drain adaptor located at level door thresholds.

At thresholds provide 600mm Aquaguard DPC fully bonded in No. 39 contact adhesive from underside of threshold down back face of brickwork and over slate cavity closer and onto beam and block flooring and bonded to 1200 gauge polythene DPM dressed over.



Proposed Section U-C
1:20

At junction between the dormer and pitched roof, provide min. 25000mm² linear metre, either with an over fascia vent fixed to tilt fillet or with inline tile vents between each and every rafter.

Fibre glass roof finish with 1 layer of fibre mat and 1 layer of pigmented topcoat on 6mm thick WPB plyboard decking. Decking bonded to 150mm thick Kingspan Thermaroof insulation laid over 1000-gauge VCL over 22mm thick WPB plyboard decking. Decking fixed over flat roof joists to timber frame manufacturers drawings and details. Line underside of joists with 12.5mm thick Gyproc WallBoard and finish with 3mm skim coat of Gypsum Board/Finish. Roof perimeters to be finished with pressed aluminum flashing, colour to match windows and rainwater goods.

Marley Eternit Cedral Click weatherboard cladding fixed vertically to 50mm x 25mm treated sw horizontal counter battens at 400mm centres fixed to vertical 50mm x 25mm treated sw battens fixed over breather membrane and 9mm Supalux + 9mm OSB sheathing fixed back to 89x38mm studwork wall, 51mm clear residual cavity, timber frame wall structure.

NB: Additional Promat Supalux boards are only required to Units 2 & 3

Marley Eternit Cedral Click weatherboard cladding fixed vertically to 50mm x 25mm treated sw horizontal counter battens at 400mm centres fixed to vertical 50mm x 25mm treated sw battens 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/m³) and line underside of joists with 12.5mm Gyproc WallBoard TEN (min. 10kg/m²) and finish with 3mm skim coat of Gypsum Board/Finish.

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 Board/Finish.

Wall ties to be 127mm Stalifix 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.

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

DPC located under wall plate and folded up internal face of soleplate to provide sealing surface for VCL.

75mm thick screed on 500-gauge polythene isolating membrane on 150mm thick Kingspan Thermafloor TF70 insulation with 30mm thick perimeter insulation on 1200-gauge DPM on PCC beam & block suspended floor by specialist.

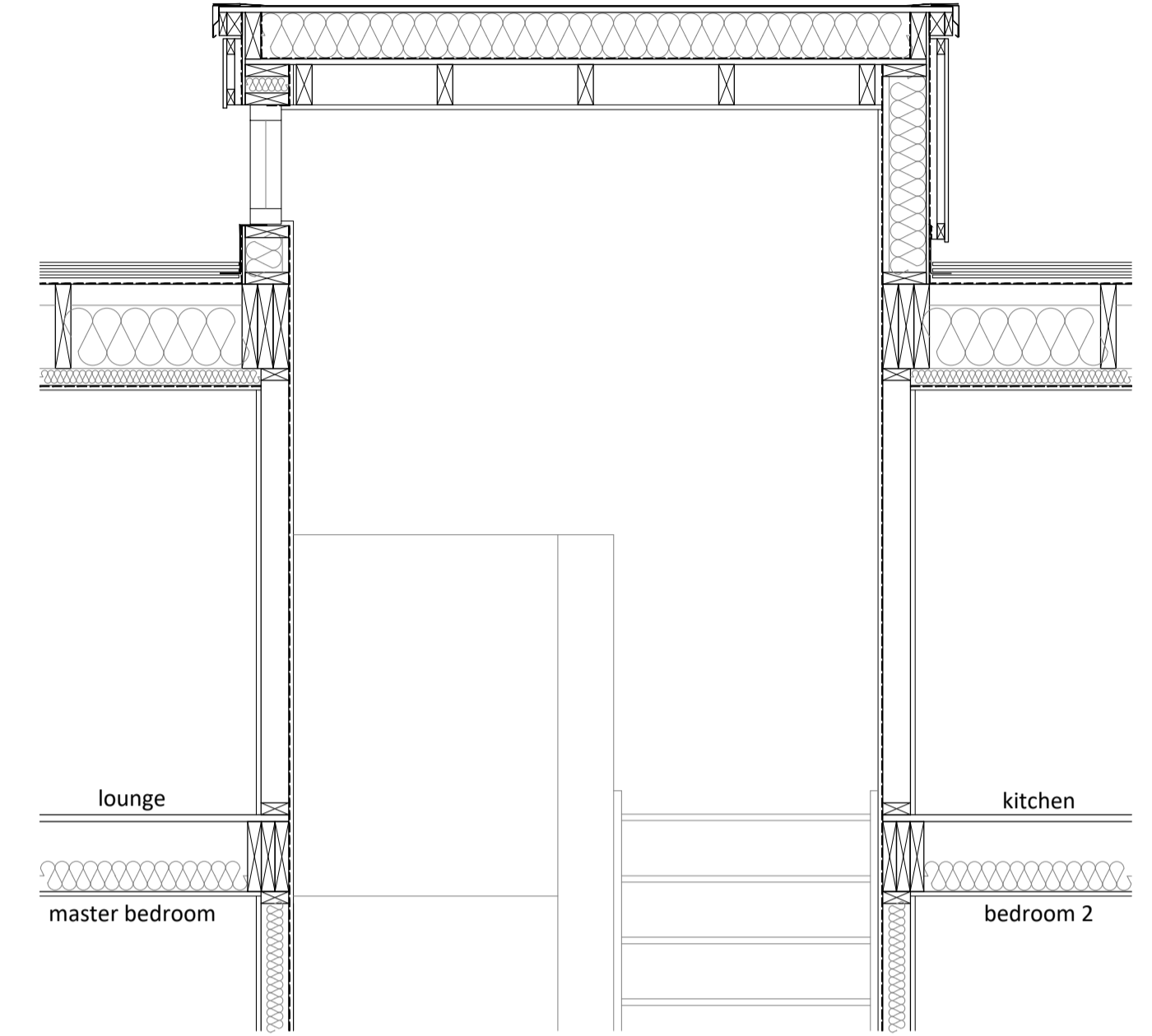
Wall ties to base of insulation at max. 600mm centres

Additional DPC to inner skin below PCC floor bearings

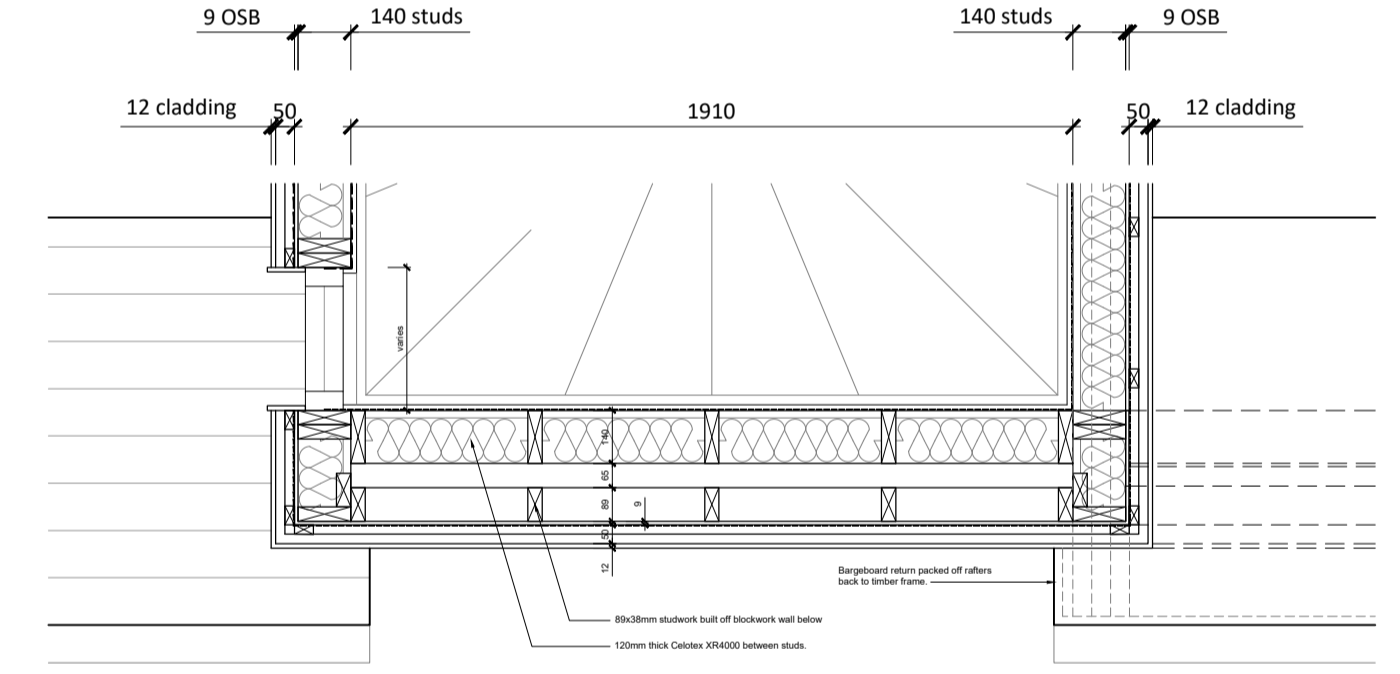
Reduced dig sub soil treated with approved weed killer

Cavity filled with ST2 concrete. 225 below lowest DPC

Foundations to Structural Engineers design



Proposed Section D-D
1:20



Proposed Dormer Plan (at 2.0m above FFL)
1:20

Fibre glass roof finish with 1 layer of fibre mat and 1 layer of pigmented topcoat on 6mm thick WPB plyboard decking. Decking bonded to 150mm thick Kingspan Thermaroof insulation laid over 1000-gauge VCL over 22mm thick WPB plyboard decking. Decking fixed over flat roof joists to timber frame manufacturers drawings and details. Line underside of joists with 12.5mm thick Gyproc WallBoard and finish with 3mm skim coat of Gypsum Board/Finish. Roof perimeters to be finished with pressed aluminum flashing, colour to match windows and rainwater goods.

Marley Eternit Cedral Click weatherboard cladding fixed vertically to 50mm x 25mm treated sw horizontal counter battens at 400mm centres fixed to vertical 50mm x 25mm treated sw battens fixed over breather membrane and 9mm OSB sheathing fixed back to timber frame 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 supported on tripled up rafters. 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 Board/Finish.

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 C-C & D-D		1:20 @ A1

66 Borstal Hill Whitstable	167.60
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DO NOT SCALE. All dimensions to be checked on site. All drawings to be read in conjunction with Construction Notes.