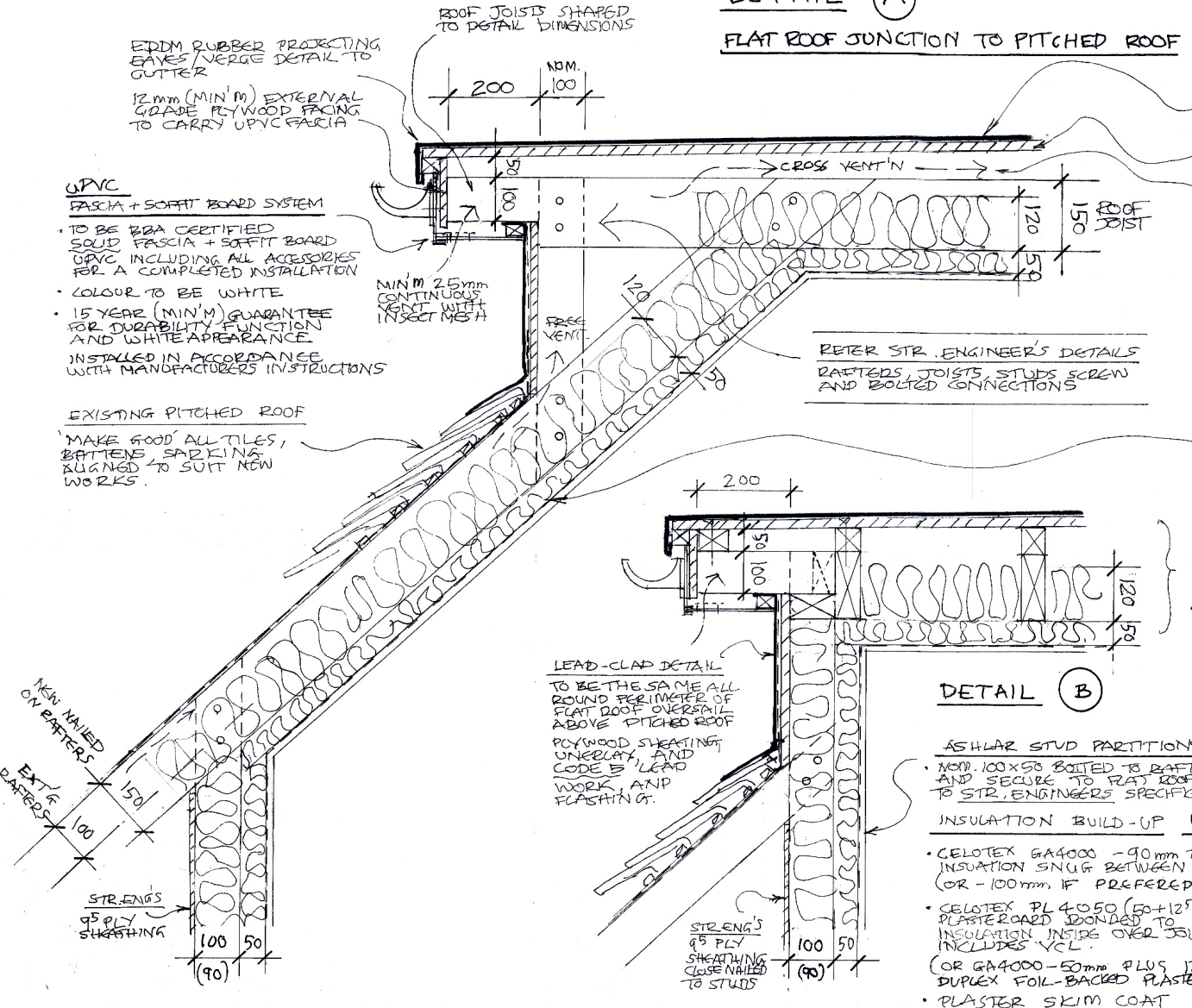


DETAIL (A)
FLAT ROOF JUNCTION TO PITCHED ROOF



VENTILATED FLAT ROOF BUILD-UP $U = 0.15 W/m^2K$

BUILDING REGULATIONS - PART L
CONDENSATION IN BUILDINGS - BS 5250

- SINGLE PLY EPDM RUBBER WATERPROOFING FULLY BONDED LIGHT GREY - BBA CERTIFIED MINIMUM 25 YEAR GUARANTEE
- ON 18mm STRUCTURAL MARINE GRADE PLYWOOD FOR EXTERNAL USE AND KITE MARKED BS-EN 636-3 (CLASS 3 BOND)
- TREATED S.W. FIRTINGS STARTING 50mm HIGH AT EAVES TO DETAIL AND ALL ROUND FLAT ROOF PERIMETER. PITCH 1:40 (1/2 DEGREES)
- FLAT ROOF JOISTS TO STR. ENG'S SPECIFICATION
- CELOTEX XR4000 - 120mm THICK PIR INSULATION BETWEEN JOISTS
- CELOTEX PL4050 (50+125) PLASTERBOARD BONDED PIR INSULATION LAID UNDER JOISTS - INCLUDES VCL (OR GA4000 - 50mm THICK LAID UNDER JOISTS PLUS 125mm DUPLEX (FOIL-BACKED) PLASTERBOARD)
- PLASTER SKIM COAT.

PITCHED ROOF - WARM ROOF BUILD-UP $U = 0.15 W/m^2K$

BUILDING REGULATIONS - PART L
TO BE THE SAME AS FOR FLAT ROOF (120mm BETWEEN AND 50mm INCL. VCL)

ROOF BUILD-UP AS DETAIL (A) INCLUDING OVERSAIL FLAT ROOF PERIMETER EDGE/FASCIA/SOFFT AND GUTTER ALL ROUND.

DETAIL (B)

ASHLAR STUD PARTITIONS
 • NOM. 100x50 BOLTED TO BARRIERS AND SECURE TO FLAT ROOF JOISTS TO STR. ENGINEER'S SPECIFICATION

INSULATION BUILD-UP $U = 0.18 W/m^2K$

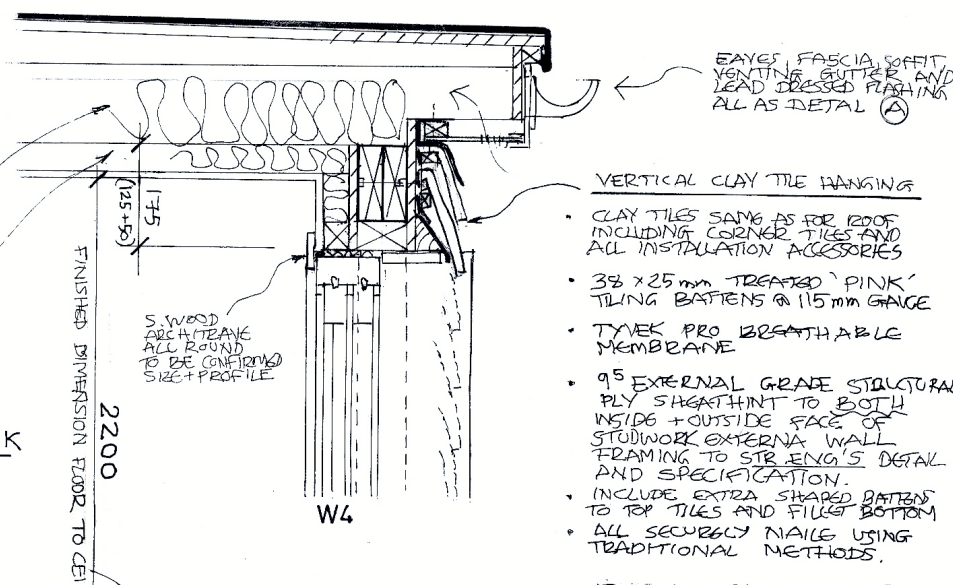
- CELOTEX GA4000 - 90mm THICK PIR INSULATION SNUG BETWEEN JOISTS (OR - 100mm IF PREFERRED!)
- CELOTEX PL4050 (50+125) PLASTERBOARD BONDED TO PIR INSULATION INSIDE OVER JOISTS - INCLUDES VCL (OR GA4000 - 50mm PLUS 125mm DUPLEX FOIL-BACKED PLASTERBOARD)
- PLASTER SKIM COAT

FLOOR BUILD-UP $U = 0.17 W/m^2K$ (PA-0.8)

BUILDING REGULATIONS - PART L + PART C

- CLIENTS FLOOR FINISH (BY OTHERS)
- SAND:CEMENT LEVELLING SCREED 50mm THICK FIRE REINFORCED
- 500g POLYETHENE SEPARATING V.C. LAYER
- CELOTEX GA4000 - 100mm THICK PLUS 20mm PIR PERIMETER ROLL
- 1200g POLYETHENE DPM 150 DAPPED/TAPED CONT'S WITH INNER WALL DPM.
- REINFORCED CONCRETE SLAB ON 50mm BLINDING ON MOT HARDWARE, CONSOLIDATED GROUND TO STR. ENG'S SPECIFICATION

DETAIL (D) **ATTIC EXTERNAL TILE WALL**



VERTICAL CLAY TILE HANGING
 • CLAY TILES SAME AS FOR ROOF INCLUDING CORNER TILES AND ALL INSTALLATION ACCESSORIES

• 38x25mm TREATED 'PINK' TILING BATTENS @ 115mm GAUGE

• TYBEK PRO BREATHABLE MEMBRANE

• 95 EXTERNAL GRADE STRUCTURAL PLY SHEATHING TO BOTH INSIDE + OUTSIDE FACE OF STUDWORK EXTERNAL WALL FRAMING TO STR. ENG'S DETAIL AND SPECIFICATION.

EXTERNAL WALL BUILD-UP

• TILE HANGING ETC. AS ABOVE

• INSULATION BETWEEN AND OVER INSIDE STUDS SAME AS FOR ASHLAR STUD PARTITIONS DETAIL (B) SPECIFICATION NOTES $U = 0.18 W/m^2K$

• PROPRIETARY UPVC BOARDS SOLID SAME AS FASCIA, SOFT SUBJECT TO DIMENSIONS AND DETAILS - STOP END FRAMING TO W4, W5, W6 AT BEVELS AND HEADS.

• GLASS GUARDING TO W4

• LEAD FLASHING TO ALL WINDOW W4, W5, W6 CILLS

• NEW ADDITIONAL LINTOLS IN ACCORDANCE WITH STR. ENG'S SPECIFICATION CONSOLIDATE AND MAKE GOOD AS FOUND ON SITE ALL SURROUNDING MASONRY TIES

• PROFILE OF POSSIBLE CONCRETE FOOT LINTOL WITH CAVITY TRAY, LINTOL + CONSTRUCTION AS EXISTING IS NOT TO BE DISTURBED BY THE NEW WORKS (APPLIES TO OTHER SUPPLEMENTARY LINTOLS OVER EXISTING)

• EXISTING ROOF AND EAVES STRUCTURE TILES, ETC ALL TO BE RETAINED AND MADE GOOD AS MAY BE NECESSARY CARRYING OUT THE NEW WORKS

LEAD-CLAD DETAIL
 TO BE THE SAME ALL ROUND PERIMETER OF FLAT ROOF OVERSAIL ABOVE PITCHED ROOF
 PLYWOOD SHEATHING UNDERLAY AND CODE B LEAD WORK AND FLASHING.

DETAIL (C)

COLD ROOF
 CROSS VENTILATION.

• 200mm ROCKWOOL THERMAL ROLL INSULATION LAID OVER EXT'G JOISTS + INSULATION

$U = 0.15 W/m^2K$ OR BETTER

• 100mm MINERAL WOOL EXISTING

• 50mm FREE AIR FLOW INSTALLED EITHER SECURED BOARDS TO HOLD BACK INSULATION - OR - PROPRIETARY VENTING CONTINUOUS 'RAFTER ROLL'

DETAIL (E) **ATTIC EXTERNAL WALL TO EAVES**

CEILING/FLOOR BUILD-UP

- 22mm THICK FLOORING GRADE CHIPBOARD CLOSE SCREWED TO CEILING JOISTS
- 100mm THICK 10kg/m² INSULATION QUILT
- 125mm THICK GYPROC WALLBOARD WITH PLASTER SKIM COAT

NOTE FIRE RESISTANCE = 30 MINS. BUILDING REGULATIONS - PART B

SEX + INSULATE AROUND WINDOWS
BUILDING REGULATIONS - PART L

• CLOSE TOP OF WALL CAVITY WITH MINERAL WOOL QUILT SECURELY IN PLACE BUT RETAIN FREE VENT ABOVE INSULATION.

• ALL WINDOW INSTALLATIONS TO BE SEALED AND FULLY INSULATED INTO STRUCTURAL OPENING - ALL ROUND AT HEAD, BEVELS, SILL.

• SEAL INTERNALLY AT JUNCTIONS TO INTERNAL PLASTER FULL BOARDS.

DETAIL (G)

COLD ROOF EAVES
 (UPGRADING EXISTING ONLY)

• FASCIA HEIGHT AND DEPTH TO BE CONTINUOUS AND SAME AS EXISTING WHEN UPGRADED.

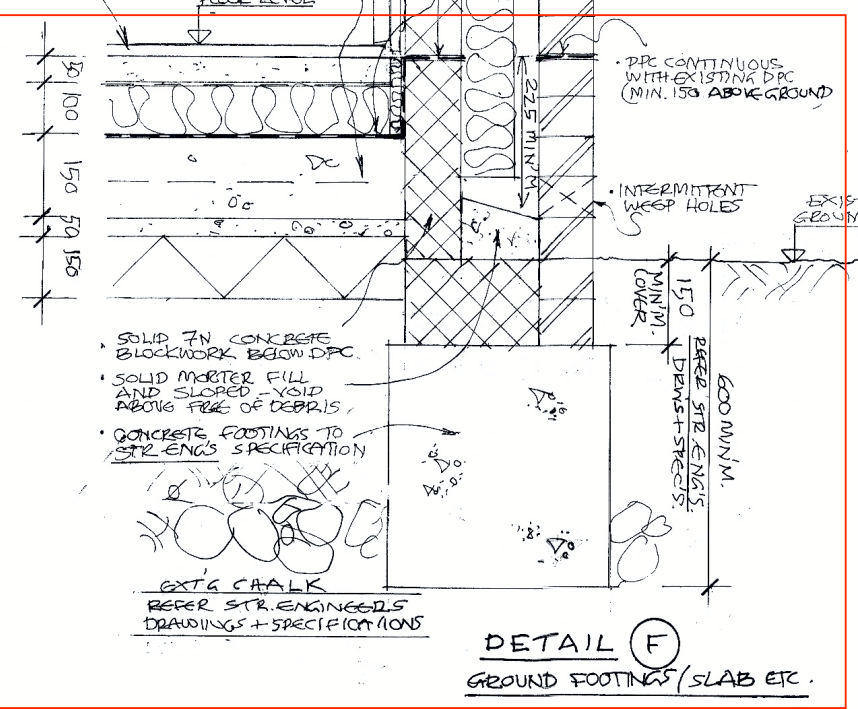
• USE UPVC SYSTEM AS SPECIFIED DETAIL (B)

• MIN. 25mm CONTINUOUS VENT WITH INSECT MESH

DETAIL (F)

EXTENSION EAVES ETC.

DETAIL (C) **EXTENSION EAVES ETC.**



FINISHED FLOOR LEVEL

• PRE CONTINUOUS WITH EXISTING DPC (MIN. 150 ABOVE GROUND)

• INTERMITTENT WEEP HOLES

• EXISTING GROUND LEVEL

• SOLID IN CONCRETE BLOCKWORK BELOW DPC

• SOLID MORTAR FILL AND SLOPED VOID ABOVE FACE OF DEBRIS

• CONCRETE FOOTINGS TO STR. ENG'S SPECIFICATION

• MIN. 150mm BEEHIVE STR. ENGS. DRAINAGE

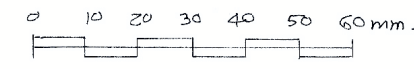
• EXT'G CHALK

• REFER STR. ENGINEER'S DRAWINGS + SPECIFICATIONS

DETAIL (F) **GROUND FOOTINGS/SLAB ETC.**

ALL WORKS ON DRAWINGS TO BE UNDERTAKEN IN REFERENCE TO THE WRITTEN SPECIFICATION

DO NOT SCALE OFF DRWGS FOR CONSTRUCTION



MAY 2023 TENDER
 APRIL 2023 BUILDING REGULATIONS

Project: **BAY HILL HOUSE, ST MARGARETS BAY**

Drwg Title: **TYPICAL DETAILS**

Drwg No: _____ Rev: _____ Scale: **1:10 @ A2**

BHH-16 Date: **MAR. 2023**

PETER BERNAMONT ARCHITECT
 SIDE ENTRANCE 22 HIGH STREET DEAL KENT CT14 7AE peter.bernamont@btconnect.com t. 01304 369371