NHBC Lifetime Homes
Registered number 93150

Party cavity wall sealed at head with flexible cavity barrier 100x80mm (blue), length to suit.

Mineral wool firestoppping to top of wall. After battening, firestopping placed inbetween battens to fill gaps

battens on single layer Sandtoft breathable roof underlay, all specified in Specmaster Document. Sandtoft Underlay support tray skirt dressed into gutter. Eaves tile course to overhang to centreline of Deepflow PVCU gutter.

Compressible insulation to be packed between last truss & gable wall

2 Leafs 100mm concrete blocks (min. density 1350-1600kg/m³) laid stretcher bond

75mm cavity fully filled with Isover RD Party Wall Roll

12.5mm Knauf wallboard taped & skimmed on adhesive dabs

Butterfly style wall ties to BS 1243: 1978 Metal ties for cavity wall construction, spaced in accordance with BS 5628-3:2001.

Party wall cavity tie to be type 2, wire butterfly wall ties cannot be used on cavity walls with cavities greater than 75mm.

Filled Joints at plasterboard abutments - Plasterboard joint tape to be applied to all abutments. Continuous ribbon of plasterboard adhesive to be applied at head of wall lining.

Sloping soffits (U-Value 0.14W/m²K) to be insulated us 100mm Celotex FR5000 betwe rafters with 65m Celotex PL40 insulated dry lining board fixed underside of rafters - to be sea in accordance with manufactur recommendations to form VCL air leakage barrier.

Apartment
'room in roof'

E Party Wall - Ceiling - Rafter Level Insulation
(Formally SD 18.12.07) - Scale 1:5

Cement: sharp sand mortar (1:3) bedding the continuous valley length onto GRP sanded strip

Tile cut to rake of valley and mechanically fixed where possible

GRP Valley (9595) nailed to support battens.

19mm timber support board cut between trussed rafters and supported on 50 x 25mm battens nailed to rafters. Top surface of support board must be flush with top of trussed rafters

Vertical faces of valle

50 x 25mm S.W. support batten

Underlay turned up onto support batten

50 x 25mm S.W. bat supported on valley support board

Trussed rafters

200 x 50mm valley rafter

GRP VALLEY
Ensure that on each side of valley, 19mm valley boards on noggins are cut between rafters and flush with top of rafters to provide full support for GRP valley.
Fix 50 x 25mm raking support battens to valley boards on each side of valley.
Cut underlay to rake and dress over support battens.
Ensure that underlay is not laid under GRP valley.
Fix GRP Valley to support battens with 25mm galvanized clout nails.
Cut tiles neatly to form a gap 125mm wide centred on valley. Bed on mortar on GRP valley.

F Breathing Roof - GRP Valley Section Detail
(Formally SD 12.04.05) - Scale 1:5

to suit roof and tile design

Spirtech 250 finished 30mm either side of apex

S.W tiling batten

1. Spirtech 250 must always be used in accordance w Redland's recommendation for correct ventilation.
2. Leave the underlay short of the apex by 30mm Ventilate at high-level to a minimum value of 5,000mm² per metre using Rapid Vented Ridge system, however, tile vents can be used if it is not possible to install a dry-fix ventilated ridge system.
3. When laid unsupported Spirtech 250 must be drape across supports with a 10mm drape and not pulled taut.
4. At the eaves avoid carrying Spirtech 250 into the gutter by fitting Underlay Support Trays.
5. Spirtech 250 must be stored flat or upright on a clea level surface, under cover and out of direct sunlight.
6. It is best practice to apply the external roof covering soon as the installation of Spirtech 250 is complete.

G Breathing Roof - Ridge Section Detail
(Formally SD 12.04.08) - Scale 1:10

25mm below top of truss void below tile completely filled with 50mm mineral wool fire stop

100x65mm wall plate

Party cavity wall sealed at head with flexible cavity barrier 100x80mm (blue), length to suit.

100x25mm binder

100x50mm blocking between trusses

1200x30x5 m.s. straps at 1000mm centres to suit exposure.

Mineral wool fire stopping packed between blockwork and waterproof breather membrane and between battens

Party cavity wall sealed at head with flexible cavity barrier 100x80mm (blue), length to suit.

Roof truss

30x5mm restra straps to be na across min. 3 r trusses (rafters and ceiling ties max. 2.0m ctrs fixed to block w

H Fire Safety - Masonry Apartment Party Wall in Roof Space
(Formally SD 04.11.04) - Scale 1:10

Notes
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Inset Detail - Wallboard on Batten Option
(Formally SD 04.11.01) - Scale 1:5

38x50mm sw battens @ 450mm c/s

Air and vapour control layer (AVCL), consisting 500 gauge Vapour barrier providing 266 mn/sg water vapour resistance, stapled to u/s of roof trusses and perimeter ceiling noggins with return taken down against internal face of parge coat and secured at edge via continuous plaster dabs at head of drylining boards to maintain air tightness integrity.

12.5mm wallboard, counter batten install - See note 4

Filled joints

Party cavity wall sealed at top with 300mm wide 'Hyload Original DPC'

100mm deep continuous plaster ribbon

Inset Detail - Wallboard on Truss Option
(Formally SD 04.11.01) - Scale 1:5

Air and vapour control layer (AVCL), consisting 500 gauge Vapour barrier providing 266 mn/sg water vapour resistance, stapled to u/s of roof trusses and perimeter ceiling noggins with return taken down against internal face of parge coat and secured at edge via continuous plaster dabs at head of drylining boards to maintain air tightness integrity.

See note 4

Filled joints

Party cavity wall sealed at top with 300mm wide 'Hyload Original DPC'

100mm deep continuous plaster ribbon

single layer Sandtoft breathable roof underlay, all specified in Specmaster Document. Sandtoft Underlay support tray skirt dressed into gutter. Eaves tile course to overhang to centreline of Deepflow PVCU gutter.

Proprietary Interlocking dry verge unit installed in accordance with manufacturers details

PVCU bargeboards to comprise 200/150mm Swish Jumbo fascias ready to receive 9mm Swish Gee Pee PVCU soffit boards

Flexible cavity barrier 100 x 50 (Yellow) & 100 x 100 (White), Length to suit

185

Ancon ST1 Type 1 or Stafix RT Type 2 cavity wall ties to be installed at 450mm Vertical centres (225mm centres within 225mm of any openings) & 900mm centres horizontally.

cold roof
Roof Spac

External

C Gable Cavity Wall - Verge - Ceiling Level Insulation
Scale 1:5

Sloping soffits (U-Value 0.14W/m²K) to be insulated usin 100mm Celotex FR5000 betwen rafters with 65m Celote PL4065 insulated dry lining board fixed to underside of rafters - to be sealed in accordance with manufacturers recommendations to form VCL & air leakage barrier.

Compressible insulation to be packed between last truss & gable wall

185

Filled Joints at plasterboard abutments - Plasterboard joint tape to be applied to all abutments. Continuous ribbon of plasterboard adhesive to be applied at head of wall lining.

100mm thick Celotex CW4100 cavity insulation

External

Apartment
'room in roof'

D Gable Cavity Wall - Verge - Rafter Level Insulation
(Formally SD 18.12.05) - Scale 1:5

Bed joint reinforcement

Stopend

Corbel

All projecting bricks are to be solid (to avoid holes)

51

205

Pipe and connections to form swan neck back to wall

Running outlet

Bottom line of gutter

Bottom line of fascia

40 deg. END ELEVATION

40 deg. SIDE ELEVATION

J Gable Corbel Detail 40°
(Formally SD 12.04.04) - Scale 1:20

packed between tile battens which span the separating wall

30x5mm straps across trusses and spandrel at 1.2m ctrs up slope

Mineral wool insulation to be placed between panel and roof construction for fire protection

Roof truss

Spandrel panel comprising of 2 layers of gypsum-based board lining each side of a min 35x45mm timber frame, each layer to be a nominal 8kg/m²

Junction between spandrel panel and supporting wall should be sealed with flexible or acoustic sealant

Party wall to extend minimum 300mm above plasterboard ceiling level.

Spandrel panel strap comprising 100x5mm straight strap fixed into vertical stud 100mm up and down wall 100mm min. at max. 1.2m ctrs

100x25mm bracing fixed to 97x46mm ledger and nailed across 2no. trusse

Insulation to overlap exposed party wall. Insulation depth to equal main ceiling 0.11W/m²K

100x25mm bracing fixed to 97x46mm ledger and nailed across 2no. trusse

Flexible cavity barrier 100x80mm length to suit, supported by cavity ties

Party cavity wall sealed at top with 300mm wide 'Hyload Original DPC'

80mm cavity with 75mm Knauf Masonry Party Wall slabs (max. density 40kg/m³).

K Fire Safety - Spandrel Panel Section Detail
Plasterboard Panel on Cavity Wall (Formally SD 04.11.01) - Scale 1:1(

50mm clear cavity

Cavity wall insulation to extend a Min.300mm above ceiling level

Min. 300mm

Compressible insulation to be packed between last truss & gable wall

100mm thick Celotex CW4100 cavity insulation

Ancon ST1 Type 1 or Stafix RT Type 2 cavity wall ties to be installed at 450mm Vertical centres (225mm centres within 225mm of any openings) & 900mm centres horizontally.

cold roof
Roof Space

30 x 5mm m.s. restraint straps down fixed over inner blockwork leaf into cavity & to extend over a minimum of 3 trusses

Trusses to be at 600mm max. centres supported on and secured to 100x50mm s/w wall plates. Wall plates to be secured using once-bent 1200x30x5mm galv.ms straps at 1000mm max. centres taken down and fixed to inner leaf blockwork.

Trusses to be at 600mm max. centres supported on and secured to 100x50mm s/w wall plates.

Single layer 100mm Thick Knauf Earthwool Loft Roll 40 or equal approved laid between ceiling joists & 2No. 150mm Thick layers Knauf Earthwool Loft Roll 44 cross laid over ceiling joists To reach U value of 0.1W/m²k

Filled Joints at plasterboard abutments - Plasterboard joint tape to be applied to all abutments. Continuous ribbon of plasterboard adhesive to be applied at head of wall lining.

Air and vapour control layer (AVCL), consisting 500 gauge Visqueen Vapour barrier providing 266 mn/sg water vapour resistance, stapled to u/s of roof trusses and perimeter ceiling noggins with return taken down against internal face of parge coat and secured at edge via continuous plaster dabs at head of drylining boards Air and vapour control layer (AVCL) to be installed strictly in accordance with B.S. 9250:2007 Code of practice for design of the airtightness of ceilings in pitched roofs.

Plasterboard ceiling options:
12.5mm wall board, either;
- Truss chords @600mm c/s & fix additional noggins to provide board edge support.
- Truss chords @400mm c/s, no additional noggins required.
- Counter battens (38x50mm) @450mm c/s on truss chords, no additional noggins required.

15mm wall board;
- Truss chords @600mm c/s, no additional noggins required.

External

Apartment

A Gable Cavity Wall - Ceiling - Ceiling Level Insulation
(Formally SD 18.12.04) - Scale 1:5

cold roof
Roof Space

Cavity insulation to extend min. 300mm above ceiling level

min. 300

2 Leafs 100mm concrete blocks (min. density 1350-1600kg/m³) laid stretcher bond

75mm cavity fully filled with Isover RD Party Wall Roll

12.5mm Knauf wallboard taped & skimmed on adhesive dabs.

Butterfly style wall ties to BS 1243: 1978 Metal ties for cavity wall construction, spaced in accordance with BS 5628-3:2001.

Party wall cavity tie to be type 2, wire butterfly wall ties cannot be used on cavity walls with cavities greater than 75mm.

Filled Joints at plasterboard abutments - Plasterboard joint tape to be applied to all abutments. Continuous ribbon of plasterboard adhesive to be applied at head of wall lining.

Apartment

Apartment

B Party Wall - Ceiling - Ceiling Level Insulation
(Formally SD 18.12.06) - Scale 1:5

1. This drawing is to be read in conjunction with the project specification.
2. Longitudinal and diagonal truss braces to tightly abut both sides of the separating wall but must not pass through.
3. Penetrations through AVCL to be designed to be minimised. All penetrations to be fully taped & sealed.
4. Plasterboard ceiling options:

12.5mm wall board, either;
- Truss chords @600mm c/s & fix additional noggins to provide board edge support.
- Truss chords @400mm c/s, no additional noggins required.
- Counter battens (38x50mm) @450mm c/s on truss chords, no additional noggins required.

15mm wall board;
- Truss chords @600mm c/s, no additional noggins required.

5. Party wall cavity ties to be type 2. Wire butterfly wall ties cannot be used on cavity walls with cavities greater than 75mm.
6. Refer to SD 04 Vertical Course Details for blockwork coursin details between all floors.

Rev.	Remarks:	By:	Date:
E	Drawing reformatted	TH	08.021
*	First Issue	MS	01.10

NHBC Type Approval - Approved Drawing - Approval Date
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CONSTRUCTION ISSUE | 1:5/1(@ A1

CONSTRUCTION DETAIL
Roof Details

SD 12.04.01 | **E**

McCarthy & Stone