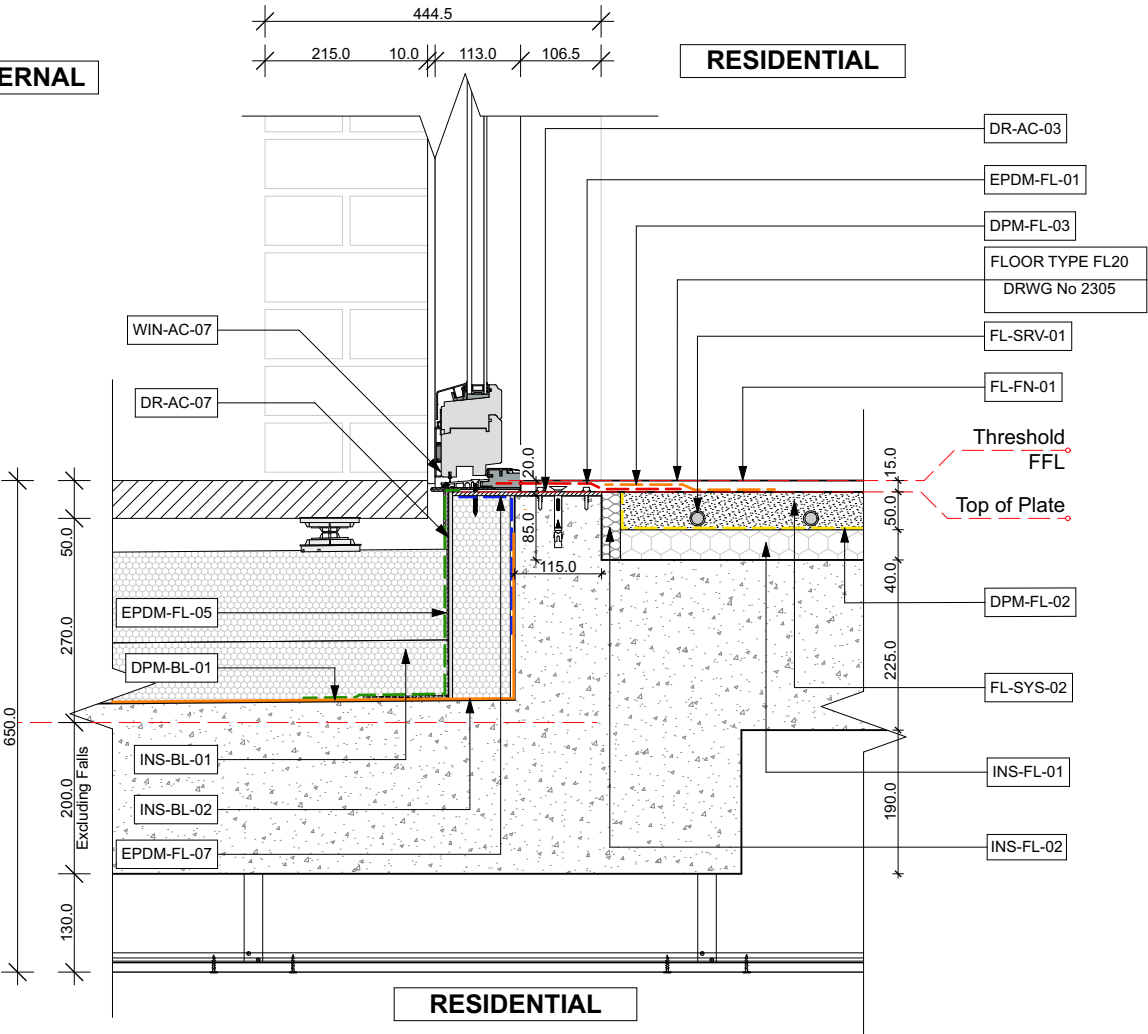




EXTERNAL

RESIDENTIAL

RESIDENTIAL



2983

Townhouse Insulated Balcony Threshold Detail

DPM		CONTRACTOR(S), SUB-CONTRACTORS AND MANUFACTURERS TO ENSURE THAT ALL MATERIALS AND COMPONENTS ARE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION;DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ALL RELEVANT CURRENT BRITISH STANDARDS, CODES OF PRACTICE, AND MANUFACTURER'S SPECIFICATIONS. WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES THE LARGER SCALE DRAWING IS TO BE WORKED TO. DO NOT SCALE DRAWING. FIGURED DIMENSION ONLY TO BE WORKED TO. ALL DETAILS SUBJECT TO FIRE ENGINEER'S ADVICE, LABC & BUILDING REGULATIONS
DPM-BL-01	Radmat ReadySeal, a BBA-certified, solvent-, plasticiser-, and isocyanate-free STP liquid-applied membrane, to RC balcony surfaces per manufacturer's instructions. Ensure substrate is clean, dry, and free of laitance, prime with ReadySeal Surface Primer or Trafficdeck E4 Primer as required. Embed ReadySeal 690 Reinforcement Fleece at joints, cracks, and details. Apply membrane wet-on-wet to achieve a seamless, fully bonded waterproofing layer. ReadySeal offers a 30+ year service life (BBA), and achieves Broof(t4) fire classification to BS EN 13501-5. Installation must comply with BS 6229, BS 8102, and Approved Document C. Detail all terminations, upstands, and penetrations per Radmat guidance. Protect membrane from UV and mechanical damage where not permanently covered.	
DPM-FL-02	Visqueen Vapour Barrier / separating layer min. thickness 0.12mm (500 gauge). Lapped & taped as per manufacturers recommendations or as per product details & instructions. To be installed as separating layer between insulation & floor screed. Visqueen A2 Vapour Barrier: Achieves a reaction to fire classification of A2 - s1, d0 according to BS EN 13501-1:2018.	
DPM-FL-03	Seal internal EPDM membrane to Visqueen Vapour Barrier using Visqueen Vapour Barrier Tape or an equivalent high-performance butyl-based overlap tape. Ensure a min. 100mm lap between membranes, applying uniform pressure with a roller to achieve an airtight & watertight seal. All surfaces must be clean, dry, & free from dust or contaminants before application. If required, use a compatible primer to enhance adhesion. Installation must comply with the manufacturer's guidelines & relevant UK Building Regulations, including Part C (moisture resistance), Part L (energy efficiency & airtightness), a& BS 5250:2021 (management of moisture in buildings).	
EDPM		TARGET U-VALUES EXTERNAL WALLS: 0.15 w/m2K SEMI-EXPOSED WALLS: 0.20 w/m2K PARTY WALLS: 0.00 w/m2K GROUND FLOOR: 0.12 w/m2K EXPOSED UPPER FLOOR: 0.13 w/m2K ROOFS: 0.12 w/m2K WINDOWS: 1.1 w/m2K / 0.32G value DOORS: 1.0 w/m2K
EPDM-FL-01	For a High-level spec & continuity of product type, use Cortex 0500FR EPDM as the internal Damp Proof Membrane (DPM). This non-combustible EPDM (Class A1 to BS EN 13501-1) offers superior waterproofing, vapour control, & durability. To be sealed to inner face of base aperture frame, dressed down over support bracket, & overlap the VCL (separating layer) by a min. of 150mm, secured with Visqueen Vapour Barrier Tape or an equivalent high-performance butyl-based overlap tape. For a cost-effective alternative, use Visqueen 500 Gauged DPM in below-ground or ground-floor internal applications where fire resistance is not required. The membrane should also be sealed & dressed down over the support bracket, with a min. 150mm overlap on the VCL separating layer.Ensure compliance with BS 5250:2021, UK Building Regs (Part C & Part L), & for EPDM, BS EN 13501-1 for fire safety.	
EPDM-FL-05	Install Cortex 0500FR EPDM (A1 or A2-s1, d0 to BS EN 13501-1) to the underside of the aperture threshold frame, dressing it down over the underside of the 5mm flat bar support bracket & running it down the outer face of the RC Upstand (Slab Edge Condition). The EPDM must form a continuous & durable waterproof seal between the door aperture frame, support bracket, and the RC slab & Upstand above the balcony stubs. The membrane must extend a min. of 150mm-250mm down the RC slab edge condition & run the full width of the threshold opening. Installation must be carried out in accordance with the manufacturer's instructions & comply with all relevant UK Building Regulations, including Part L (energy efficiency & airtightness), Part F (ventilation & air sealing), & Part B (fire safety), as well as BS 8213-4:2016 for proper weatherproofing & sealing of windows & external door sets.	
EPDM-FL-07	Cortex 0500FR EPDM membrane (classified A1 or A2-s1, d0 to BS EN 13501-1) to be securely fixed to the underside of the aperture threshold frame & dressed continuously down over the outer face of the Rockwool Flexi non-combustible mineral wool insulation, which acts as a thermal barrier along the full length of the reinforced concrete (RC) upstand. The EPDM membrane shall continue downward to overlap a min. of 150mm onto the Radmat ReadySeal cold-applied liquid waterproofing membrane on the RC balcony deck. Ensure a full bond & continuity of waterproofing between the EPDM & ReadySeal using Radmat-approved primers & detailing as required. Installation must maintain the stated fire classification & comply with the manufacturer's installation guidance, BS 6229, & relevant provisions of Approved Documents B & C of the Building Regs. All interfaces shall be continuous, watertight, durable, & fully compatible with adjoining materials to maintain the integrity of the fire & moisture protection systems.	
FL Floor		CDM REGULATIONS 2015 ACCESS STRATEGY, DESIGN AND INSTALLATION TO BE TO THE COMPLETE SATISFACTION OF THE PRINCIPAL DESIGNER. Fire consultant to advise on integrity of construction and any additional fire safety measures required. All cavity closers to specialist subcontractor design and specification. Ensure fire stopping is provided around all external openings and penetrations.
FL-FN-01	Typical 15mm Floor finish build-up. All internal floor finishes as per Interior Architect's specifications. Ceramic & Stone Tiles – BS 5385 (Wall and floor tiling) Resilient (Vinyl, Rubber) – BS EN 649 (Wear resistance) Timber Flooring – BS 8201 (Installation of wood-based flooring) Carpet & Textile – BS 5325 (Fitting of carpets)	
FL-SRV-01	Mec-Serv Underfloor Heating. Integrated within the floor build-up for efficient heat distribution. Designed & installed per BS EN 1264, CIBSE Guide B, & Part L of UK Building Regulations. System Type: Hydronic (water-based) / Electric underfloor heating (16-20mm PEX/PE-RT/multilayer pipes) or Electric (100-200W/m²). Screed: Sand/cement, anhydrite, or self-levelling. Floor Finishes: Tiles, wood, laminate, carpet (low thermal resistance). Flow Temp (Hydronic): 35°C-55°C.	
FL-SYS-02	50-75mm Flowcrete Isocrete Fast K Screed high-performance, rapid-curing cementitious screed reinforced with polypropylene (PP) fibres for enhanced durability & crack resistance. Installed in accordance with Flowcrete's specifications and BS 8204-1 for screeds. Min. compressive strength of 25 N/mm², with drying time dependent on site conditions. Ensure correct substrate preparation, application of primer where required, & curing per manufacturer's recommendations	
INS Insulation		REFERENCING Detail Number Drawing Number Example: Drg no. Z06600-AQP-C-ZZ-DE-A-5000 Rev C01
INS-BL-01	120mm FOAMGLAS® INVATHERM™ (cellular glass insulation),to be installed on top of the RC balcony slab, positioned above the fully cured cold-applied waterproofing membrane (Radmat ReadySeal or equal approved). Insulation boards shall be loose-laid or adhered in accordance with FOAMGLAS® and waterproofing manufacturer's instructions, ensuring full compatibility and continuity of the system. The boards shall be Euroclass A1 non-combustible to BS EN 13501-1, with a declared thermal conductivity of 0.045 W/mK, offering robust thermal insulation, complete moisture resistance, & dimensional stability. Installation must include all necessary perimeter and penetration detailing to prevent thermal bridging and ensure watertightness. The full system shall comply with BS EN 13167, BS 6229, and the relevant sections of Approved Document B (fire safety), C (moisture protection), and L (conservation of fuel and power). The insulation layer is to be overlaid with a geotextile separation layer and finished with surface treatment (e.g. paving on pedestals, ballast) as per the project design and loading requirements. All components and detailing must follow FOAMGLAS® technical guidance and be installed by suitably qualified contractors.	
INS-BL-02	100mm FOAMGLAS® INVATHERM™ (cellular glass insulation) to be installed vertically to line the RC upstand of the balcony as part of the continuous thermal and fire-resistant envelope. Boards to be bonded using FOAMGLAS® PC® 56 cold-applied bitumen adhesive or alternative FOAMGLAS®-approved adhesive, in accordance with manufacturer's guidance. Joints to be laid tight and offset in a staggered pattern, sealed with compatible adhesive to maintain vapour and thermal continuity. The product shall be Euroclass A1 non-combustible in accordance with BS EN 13501-1, and have a declared thermal conductivity of 0.045 W/mK. Cellular glass structure to provide total resistance to moisture ingress, vapour diffusion, and biological degradation. FOAMGLAS® INVATHERM™ shall be protected by appropriate metal flashing as per the detail design. Installation must comply with BS EN 13167, BS 6229, and relevant parts of Approved Documents B (fire safety), C (moisture), and L (thermal performance). Ensure insulation is fully coordinated with horizontal slab insulation and surrounding waterproofing to achieve a continuous, robust thermal and weatherproofing layer.	
INS-FL-01	40mm Celotex GA4040 rigid polyisocyanurate (PIR) insulation board, or approved equivalent, faced both sides with low-emissivity aluminium foil to enhance thermal performance. Insulation shall achieve a thermal conductivity of 0.022 W/m·K & be installed to meet or exceed the thermal performance standards required under Approved Document L of the Building Regulations (England & Wales) & the Energy Performance of Buildings Directive (EPBD). All boards to be tightly butted with staggered joints where applicable, fixed in accordance with Celotex's published installation guidance and BS 8212 (Code of practice for dry lining systems). Insulation must be continuous to minimise thermal bridging and achieve a fabric U-value as specified in the thermal calculation (refer to SAP or SBEM assessments).Fire performance classification of Celotex GA4040 is Euroclass E to BS EN 13501-1.	
INS-FL-02	30mm Kingspan Kooltherm K103, high-performance rigid thermoset phenolic insulation board used as perimeter trim for floor insulation applications. Installed in accordance with Kingspan's specifications & BS EN 13166 for phenolic insulation. Thermal conductivity (λ = 0.019 W/m·K). Boards to line perimeter edge of RC upstand, tightly butted joints, ensuring continuity with the main floor insulation layer.	
Window&Doors		COORDINATION Refer to M&E consultants drawings for specification, location and number of services. To be read in conjunction with Service Engineer's drawings. Main Contractor to seek installation advice from supplier before construction starts. Refer to Structural Engineer's setting out for columns and shear walls.
DR-AC-03	NorDan Door Systems to be securely fixed to the structural slab using a continuous 5mm galvanized mild steel (S275-J0) flat steel plate deadload support bracket, hot-dip galvanized to BS EN ISO 1461 for corrosion resistance, & anchored with mechanical & chemical fixings to ensure structural stability, adequate load distribution, & long-term performance of the door aperture frame/system. Installation must follow the manufacturer's specifications & comply with all relevant UK Building Regulations, including Part A (structural integrity), Part B (fire safety, where applicable), Part L (energy efficiency & airtightness), Part F (ventilation & air sealing), & Part M (accessibility, including threshold requirements), as well as BS 8213-4:2016 for the proper installation of windows & external door sets. All final fixing details to be as per the manufacturer's approved details & specs.	
WIN-AC-07	Proprietary 2mm profiled aluminium drip flashing to be securely fixed aperture systems provided flashing channel within base frame element. on underside of window aperture threshold frame, to be fixed in accordance with the manufacturer's details. Drip flashing extend 35mm from underside of aperture frame over top of external floor finishes. Underside of flashing to be sealed with appropriate weatherproofing silicone or compatible weather seals, to prevent water ingress. Installation must comply with the manufacturer's specifications & relevant UK Building Regs, including Part A (structural integrity), Part B (fire safety, where applicable), Part L (energy efficiency & airtightness), & Part F (ventilation & air sealing), as well as BS 8213-4:2016.	
WL Walls		
DR-AC-07	2mm profiled aluminium drip flashing to be securely fixed to the underside of the aperture threshold frame in accordance with the manufacturer's details. The flashing shall form a continuous profiled lip extending outward as a drip detail below the balcony finishess zone, below the adjustable pedestal system & 50mm pavers, & positioned to protect the insulation packer (Rockwool Flexi-Non-Combustible Mineral Wool Insulation) beneath the threshold. Flashing is to shed water effectively away from the RC Upstand structure. The aperture sill flashing is to be mechanically fixed to the underside of the aperture threshold frame & secured back to the insulated packer with a high-performance, UV-resistant, low-modulus silicone or hybrid polymer sealant, such as Sikaflex®-250 Facade or ArboFlex® Weatherproof Mastic, compatible with both EPDM and aluminium. Sealant must allow for thermal movement, remain durable in external environments, and maintain adhesion to adjoining materials. Sealant joints should be tooled smooth & applied in accordance with BS EN ISO 11600 (classification F-2SLM) & the manufacturer's recommendations., the drip flashing is to maintain a continuous and integrated water management detail across the entire aperture opening.	

DIMENSION AT ORIGINAL SHEET SIZE

Contractors must check all dimensions on site. Only figured dimensions are to be worked from. Discrepancies must be reported to the Architect before proceeding.© This drawing is Copyright

Revision	D'r'n	Ch'kd	Date
P01	AD	LU	25/02/2026



PRELIMINARY

Drawing
Town House Insulated Balcony Threshold Detail

TAN-AQP-TH-ZZ-DR-AR-2983

Revision
P01

Project
Tangmere
Project Number 25.055

Client
Formation Design & Build

Scale
1:10 @ A3

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