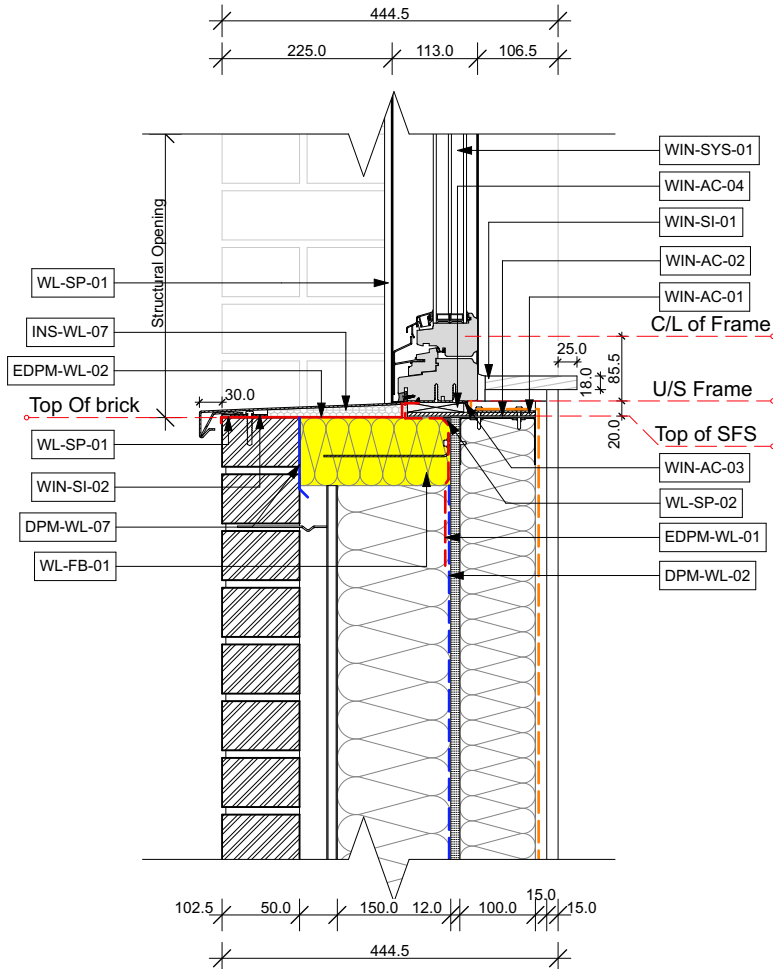




2170
Typical Window Cill (Metsec)Detail

DPM	
DPM-WL-02	Obex Cortex 0220FR. White Class Breather Membrane with min 100mm laps at joints. (Achieves Class A1 - BS EN 13501-1) To be installed in accordance with manufacturers recommendations or as per product details and instructions.
DPM-WL-07	OBEX CORTEX 0160FR Adhesive Backed DPC to be installed in accordance with the manufacturer's instructions to provide non-combustible vapour control & fire resistance. The membrane achieves a B, s3-d0 (EN13501-1) fire classification, is highly UV resistant, watertight and air-tight. Apply DPC to the front face of the FCB extending 25mm to each side.
EDPM	
EDPM-WL-01	EPDM ME010 membrane (Tremco Ilbruck) to be installed around Aperture frames (jambs, heads, and sills) to create a weatherproof seal. SP025 adhesive or sealant is to be used to bond the EPDM membrane to the relevant substrate, ensuring a secure seal, particularly where the sill is raised or not at Finished Floor Level (FFL). EPDM flashing to be mechanically fixed to frame with a termination bar and bonded to 12mm non-combustible Obex 0270FR Score'N'Snap Cement Board. Installation to comply with UK Building Regs. Part L (Conservation of Fuel & Power) for energy efficiency & airtightness, Part F (Ventilation) for air sealing, Part B (Fire Safety) for fire-resistance, and BS 8213-4:2016 for proper installation of windows & external doorsets, ensuring effective weatherproofing & sealing." ME010 & SP025 form a fire-classified membrane system that complies with EN13501-1 Class B-s1, d0 standards. (Or Alternative Product : Cortex 0500FR EPDM)
EDPM-WL-02	Cortex 0500FR EPDM, fire rated A1 or A2-s1, d0 to BS EN 13501-1 to be dressed under aperture sill from aperture frame to end of sill & lapped over brickwork, to run the full length of the aperture sill. To be installed as per Manufacturer's instruction. Installation to comply with UK Building Regs, Part L (Conservation of Fuel & Power) for energy efficiency & airtightness, Part F (Ventilation) for air sealing, Part B (Fire Safety) for fire-resistance, & BS 8213-4:2016 for proper installation of windows & external doorsets, ensuring effective weatherproofing & sealing.
INS Insulation	
INS-WL-07	(Soudal Soudafoam FR HY) high-yield, fire-resistant (EN 1366-4 for 240 minutes), one-component expanding polyurethane foam filler to completely fill & seal all voids under aperture sills, ensuring an airtight & weatherproof seal. Min 60min fire resistance rating in accordance with project-specific fire strategy & comply with BS EN 1366-4 for fire resistance of linear joints and gaps. (Fire Safety) & Part L (Conservation of Fuel & Power) to ensure thermal efficiency & airtightness. Foam must be suitable for direct contact with surrounding construction materials & applied as per manufacturer's instructions."
Window&Doors	
WIN-AC-01	4mm Galvanized Mild Steel (S275-J0) Window Support Plates in accordance with BS EN 10025-2, support plate to be hot-dip galvanized to BS EN ISO 1461 to ensure corrosion resistance, deadload support plate to provide structural support to the window aperture, ensuring adequate load distribution and stability, the securely fixed to the supporting SFS structure to accommodate the imposed loads from the aperture. Installation must be carried out in accordance with the structural engineer's specifications & details, ensuring proper alignment & integration with the surrounding construction. All fixings & connections must comply with relevant British Standards & manufacturer recommendations
WIN-AC-02	2mm Neoprene isolation pads to be installed as specified to act as a thermal insulation break & to provide resistance against bimetallic corrosion. The pads must be manufactured from high-quality neoprene rubber, compliant with BS EN 1337-3 for elastomeric materials, ensuring durability, resilience, & resistance to environmental factors. 1mm-5mm range to be used as per location requirements. Installation to be carried out in accordance with the structural & architectural details, ensuring full and even contact between the interfacing materials. All fixings, adhesives, and associated components must be compatible with neoprene & comply with relevant British Standards.
WIN-AC-03	2mm-3mm Galvanized window restraint straps (cranked), mild steel & hot-dip galvanized to BS EN ISO 1461 for corrosion resistance. The straps must comply with BS EN 845-1 for ancillary components used in masonry construction, ensuring adequate strength & durability. Straps to provide lateral restraint & secure window frames back to SFS, preventing movement under wind loads & other applied forces. To be installed in accordance with the structural engineer's details, ensuring proper alignment, adequate embedment, & secure fixing to the supporting structure, fixed @ 150mm from corners and max 600mm centres or as per Engineers specs.
WIN-AC-04	Non-combustible packers to be used under window apertures where necessary, to comply with Part B (Fire Safety) of the Building Regulations and be suitable for structural support and fire performance requirements. Installer to provide packers which may be made of Calcium Silicate Board (Promat SUPALUX or Marinite), High-Density Cementitious Packers (GRC-Glass Reinforced Cement packers), Metal Packers (Stainless Steel or Galvanized Steel)
WIN-SI-01	18mm Moisture-resistant MDF window sill as per manufacturer's guidelines & project specSs. Sill to be securely fixed with appropriate adhesive & mechanical fixings where required, ensuring a level & stable installation. All exposed edges to be primed and painted/sealed with a durable finish suitable for int. applications, final paint RAL Colour as per Interior Architects Specs. Junctions with walls & window frames to be sealed with decorators' caulk for a seamless finish. Overhang to be in accordance with design requirements. Installation to comply with BS 8212 (Code of practice for dry lining and partitions) & relevant UK Building Regs for internal joinery and moisture protection.
WIN-SI-02	2mm Proprietary PPC (polyester powder-coated) profiled / pressed metal / aluminium window sill flashing, to be fixed & sealed into the window frame in accordance with the manufacturer's recommendations & dressed over outer leaf of brickwork wall with a secret mechanical fixing. Sill to be Part M compliant, projecting 30mm from the face of the external wall with a max. upstand height of 15mm. Flashing to be fabricated from durable, corrosion-resistant metal, with all edges and joints fully sealed to ensure weatherproofing. PPC finish to be RAL colour-matched to the window frame for a consistent aesthetic. Installation must comply with BS 8213-4 (Code of practice for the installation of doors & windows) & relevant UK Building Regs for accessibility, weatherproofing, & durability." Packers to be used where neccessary, all packers to be A1/A2 Fire rated.
WIN-SYS-01	Nordan Norwegian Stormguard (ND) Inward Opening Side hinged. System is designed for high-performance weather resistance, security, & thermal efficiency, complying with UK Building Regulations & relevant British Standards. This window system must comply with the following UK regulations & standards. Aperture to be fitted with restrictor max opening 90 Degrees. All hardware, including hinges and locking mechanisms, must be corrosion-resistant and tested for durability under BS EN 13126-8. Locking system must be multi-point, ensuring secure closure against wind loads and unauthorized access.
WL Walls	
WL-FB-01	Siderise EW Closed State Cavity Barrier and Firestop, (EW-F60), pre-compressed, non-combustible stone wool core with integral aluminium foil facings, achieving Class A1 Fire rating to EN 13501-1. Ensure a continuous fire-stopping seal within the cavity, positioned as per fire compartmentation drawings. Fix securely using approved brackets or compression fit, maintaining integrity around penetrations & junctions. All joints to be tightly butted & sealed to prevent air gaps. Product to be installed in compliance with BS 9991, BS 9999, EN 1366-4, Approved Document B for fire safety regs & PD6697:2019 - 'Recommendations for the design of masonry structures to BS EN 1996-1-1 and BS EN 1996-2'. Please note that the acceptable product range depends on the project requirements & includes a product range 60, 90, & 120 minutes of fire resistance.
WL-SP-01	10mm Silicone Joint : Sikasil® WS-605 S for external weather sealing of window frames to brickwork in accordance with Sika's technical data sheet & installation guidelines, neutral-curing, high-performance silicone sealant for adhesion to uPVC, aluminium, & masonry, no primer required, high movement capability (±50%), high UV resistance, & long-term durability in extreme weather conditions. To be applied on clean, dry, and dust-free surfaces, with backer rods or bond breakers used where necessary to prevent three-sided adhesion. Sealant depth & joint width to comply with BS 8212 & Sika's joint dimensioning guidelines. Installation
WL-SP-02	Everflex AC95 Intumescent Mastic Sealant tol be applied to seal all junctions between 12,5mm non-combustible Obex 0270FR Score'N'Snap Cement Boardd & conecting surfaces. The sealant must be installed in accordance with the manufacturer's instructions to provide a fire-resistant, flexible, & durable seal to be applied to a min. depth of 10mm to ensure an effective fire and smoke barrier, complying with BS EN 1366-4 (Fire resistance tests for linear joint seals)

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

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

CDM REGULATIONS 2015

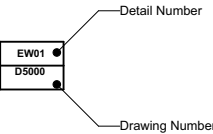
ACCESS STRATEGY, DESIGN AND INSTALLATION TO BE TO THE COMPLETE SATISFACTION OF THE PRINCIPAL DESIGNER.

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.

REFERENCING



Example: Drg no. Z06600-AQP-C-ZZ-DE-A-5000 Rev C01

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.

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
P01

Dr'n

AD

Ch'kd

LU

Date

06/02/2026



PRELIMINARY

Drawing
Town houses Window Cill Details

TAN-AQP-TH-ZZ-DR-AR-2170

Revision
P01

Project

Tangmere
Project Number 25.055

Client

Formation Design & Build

Scale

1:10 @ A3

Drawn by

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