

- Notes:
1. Drawings must not be scaled and any discrepancies must be reported immediately.
 2. The drawing is to be read in conjunction with all other relevant project drawings and schedules.
 3. Dimensions indicated are structural.
 4. Drawing must be printed in colour to ensure all elements are clearly identified.

Cavity to be closed with sleeved mineral wool sock, Rockwool TCB or similar, to achieve min. 60 minutes fire resistance, installed in accordance with manufacturer's recommendations.

External Walls Stretcher Bond
102.5mm Stretcher bond facing brickwork external skin with weather struck mortar joints. 75mm min. clear cavity and 100mm PIR insulation fixed to 100mm dense blockwork (compressive strength of 7.5N/mm²). 140mm blockwork. Blockwork to be internally faced with 15mm service zone (with 15mm plaster cado) and 12.5mm Celotex FL640 (40mm + 12.5mm) with 3mm plaster skin finish. All board joints sealed as VCL & air leakage.

Min. average U-Value of external wall to be 0.13W/m²K. Fire, thermal and acoustic performance thickness & specification subject to supplier confirmation.
Plasterboard: Confirmation of plasterboard specification to achieve specified levels of fire resistance to be in accordance with data from fire tests from UKAS approved laboratories.

Separating Floors (Robust Detail E-FC-4)
Separating floors to be selected finishes on min. 65mm cement sand screed on 6mm non-slip base with IceEdge flanking strips installed in strict accordance with manufacturer's instructions. Precast plank units manufacturer to make due allowance for center of planks to ensure min. thickness of screed is obtained. Structural floor to be 150mm deep precast concrete planks (300kg/m³ min. mass per unit area) to Structural Engineer's and manufacturer's design and specification, with all joints fully grouted. Plank profile to be sized to suit fixings depths to avoid penetrations into hollow core. Any fixings which do penetrate core are to be sealed to ensure continuity of air tight line. Planks ends also to be fixed at junction with external walls to prevent air permeability through the structural floor deck. Precast planks to be designed and installed to meet the future requirements of a fully tracked hoist system.

Butt planks tightly together, grout all joints between planks and fill all voids between walls and floor. Ensure 6mm non-slip rubber resilient layer is laid over the entire floor surface and has overlapped joints of 50mm sealed with tape. On no account should the screed come into contact with the floor slab. Ensure 6mm non-slip rubber overlies with IceEdge flanking strips. On no account should screed come into contact with floor side or perimeter walls. Ensure the IceEdge flanking strip isolates the skirting and wall fixings. On no account should screed come into contact with the wall fixing and skirting. Ensure that only the correct blocks are used in the construction of external (flanking) walls, unless specifically referred to in the Handbook all blocks should be assumed to be solid (i.e. not hollow or cellular). Gaps between precast planks to be filled with mortar from above, with any section mortar channeled off the surface. Top and bottom surfaces of the planks are then to be prepared to receive air tight paint (Soudal Soudtight SP / LO or equal) along all plank joints in strict accordance with manufacturer's recommendations, min. 150mm across faces of adjoining planks for the full length of the planks.

Ceilings to apartments to be CTD - Metal ceiling system - 150mm void to be used for 150mm (min) depth concrete planks. Any metal ceiling system providing 150mm (min) ceiling void. One layer of nominal 8 kg/m² gypsum-based board.

Make sure ceiling treatment is installed in accordance with the manufacturer's instructions (where applicable). All ceiling joints must be sealed with tape or caulked with sealant. Note: The sound insulation performance of all ceiling treatments is increased if 25mm (min) mineral fibre quilt is placed in the ceiling void.

Note: Plaster / plasterboard wall finish & skirting board to be finished / fitted on top of flanking upstand strip.

Plasterboard: Confirmation of plasterboard specification to achieve specified levels of fire resistance to be in accordance with data from fire tests from UKAS approved laboratories.

All in strict accordance with Robust Details, E-FC-4.

Party wall (E-WA-20)
300mm between apartments, 2no. 100mm blockwork (density 1350 to 1600kg/m³) with 100mm fully filled cavity with 100mm lower RD Party Wall Roll insulation. Blockwork walls to be faced with 15mm gypsum-based boards (nominal 8kg/m²) mounted on dabs. Gypsum based board not to be used in any bathroom / showers rooms as recommended by BRE.
Keep cavity, insulation rolls and wall ties free from mortar droppings and debris. Fully fill all blockwork joints with mortar. Make sure there is no connection between the two leaves except for wall ties, insulation and foundation. Ensure that only solid blocks (i.e. not hollow or cellular) are used in the construction of separating and flanking walls. Ensure all 100mm lower RD Party Wall Rolls are tightly butted together and half cuts are made with a clean sharp tool and are installed in accordance with the manufacturer's instructions. Keep any chases for services to a minimum and fill well with mortar. Stagger chases on each side of the wall to avoid them being back to back. Ensure that 'lower RD Party Wall Roll' is printed on the insulation material.

Bedroom 1

Hallway

Bathroom

Bathroom

Min. 60 mins fire rated construction to underside of stairs. Min. 50mm mineral wool insulation min. 10 kg/m³, 2 layers gypsum board nominal 10 kg/m² each on independent framework not fixed to the stairs. Subject to confirmation by acoustic consultant.
Support floor above in strict accordance with SE design.
All steelwork to be wrapped in 1 layer of Glasroc F FireCase 20mm providing 60 minutes fire protection to steel beams and fully fill with mineral wool as indicated. **Fire Engineer to confirm detail.**

Party wall construction:
2no. 80mm slabwork with 8mm OSB sheathing to face of cavity. min. clear cavity to be maintained between sheathing. Fully fill studs with mineral wool batts or quilt (density 10 - 60kg/m³) both sides. Material may be attached, paper faced or wire reinforced. Ties between frames not more than 40mm x 3mm, at 1200mm (min) centres horizontally, one row of ties per storey height vertically.
Studs to be faced with 2 layers of 15mm plasterboard (TBC) (Total nominal mass per unit area 25kg/m²), both sides. All joints to be staggered, taped and jointed to achieve 1 hour fire resistance with plaster skin finish on 500 gauge polythene vapour control layer. Ensure all joints and perimeter abutments are well sealed.

Staircase: 300mm floor to floor 17no. risers @ 175.2mm 250mm goings 35° pitch
Handrail to both sides of stairs to be continuous 50mm dia. hardwood nosing profile at 900mm above pitch line of the stairs with wall brackets at 600mm centres & project 300mm beyond top & bottom of stairs. Additional localised noggins are to be installed for fixing of handrail to wall side of staircase.

Staircase: 280mm floor to floor 17no. risers @ 172.1mm 250mm goings 35° pitch
Handrail to both sides of stairs to be continuous 50mm dia. hardwood nosing profile at 900mm above pitch line of the stairs with wall brackets at 600mm centres & project 300mm beyond top & bottom of stairs. Additional localised noggins are to be installed for fixing of handrail to wall side of staircase.

150 x 90mm rolled steel angle fixed to end of planks in accordance with Structural Engineer's design & specification at door thresholds on decks, to provide support to 150 x 125mm bulkhead concrete curb at door thresholds. Waterproofing membrane to be checked below and behind kerb as indicated, subject to confirmation by manufacturer / specialist of suitability with mortar bed over.

Information required:
• plasterboard specification
• Ground floor detail
• Structural support

C4	Issued For Construction.	MR	KL	18.07.25
C3	Wall Constructions confirmed and amended.	KL	HJ	24.01.25
C2	Height of roof to Block B amended.	HJ	KL	18.12.24
C1	Issued following client's comments.	HJ	KL	28.11.24
Rev.	Description	Drawn	Check	Date

CONSTRUCTION

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Project
Springfield Rise, Treham

Client
Pendragon Contractors

Drawing No.
Block A & B Flats
Section E-E

Job No.	Orig.	Zone	Level	Type	Rev.	Description	Status	Rev.
4159	PEN	ZZ	ZZ	DR	A	2419	B1	C4
Scale								
1	20	@	A0					Nov 24

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise.