

- 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.

- Thermal Performance:**
- Ensure continuity of insulation throughout junction.
 - Ensure full depth of insulation between and over joints above eaves insulation.
 - Ensure gap between wall plate and proprietary cover vent is completely filled with insulation having a minimum R-value across the insulation thickness of 5.90 m²/KW.
 - Ensure partial fill insulation is secured firmly against inner leaf of cavity wall.

Note: Detail is indicative for thermal purposes. Where continuity of insulation is maintained throughout the junction, alternative structural design may be used.

- Air Barrier - Continuity:**
- Fix ceiling first and seal between ceiling and masonry wall air barriers with plaster, suitable airtightness tape or flexible sealant.
 - Seal all penetrations through air barrier with suitable air tightness tape, grommets or flexible sealant.
 - Bed wall plate on continuous mortar bed.

- External Walls Solder Course**
- 102.5mm Solder course facing brickwork external skin with weather struck mortar joints. 75mm min. clear cavity and 100mm PR insulation fixed to 100mm dense blockwork (compressive strength of 7.3N/mm²) / 40mm blockwork. Blockwork to be internally faced with 15mm service zone (with 15mm plaster dab) and 32.5mm Cester PL4040 (40mm + 12.5mm) with 3mm plaster skim finish. All board joints sealed as VCL & air leakage.

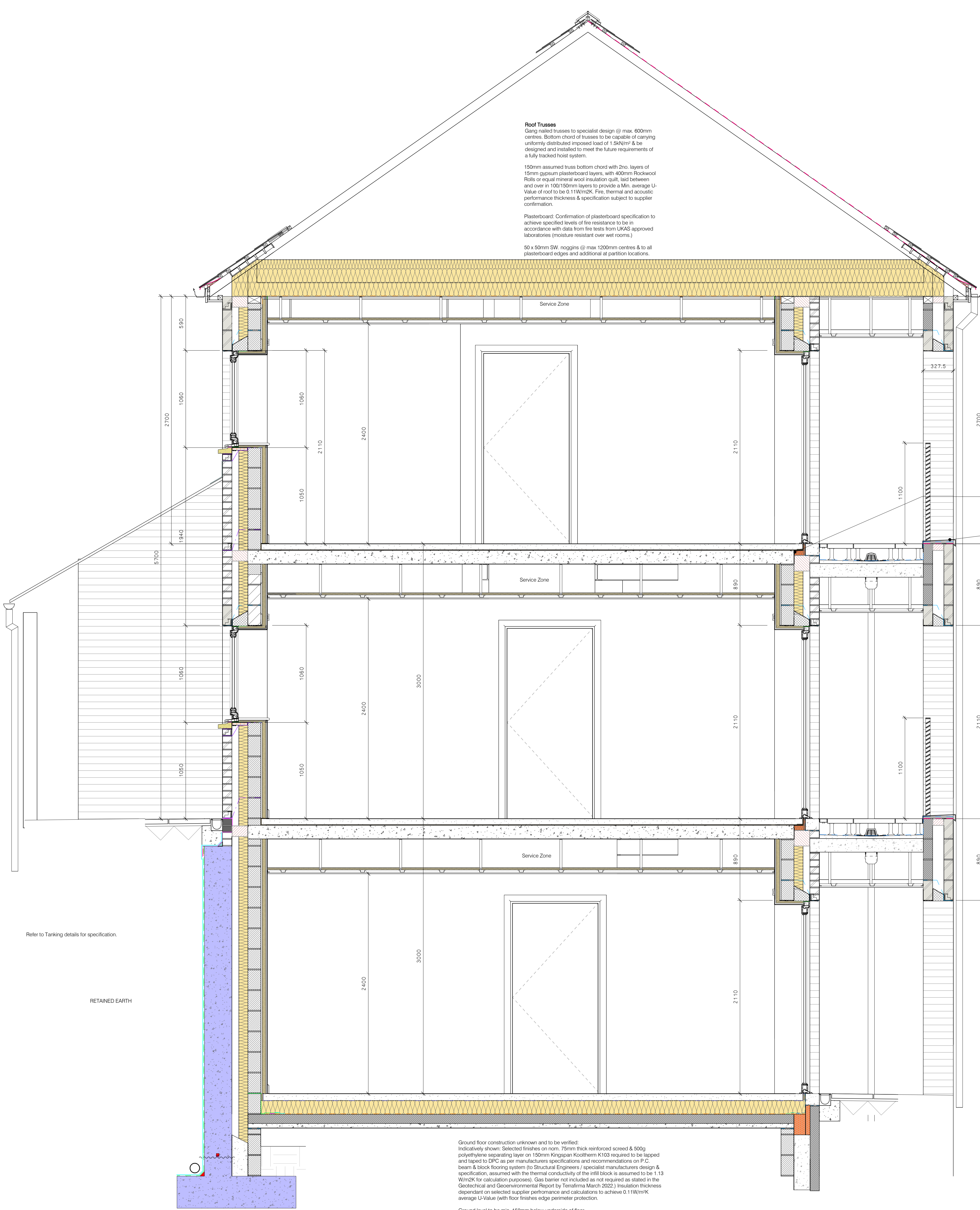
Min. average U-Value of external wall to be 0.19W/m²K. Fire, thermal and acoustic performance thickness & specification subject to supplier confirmation. Plasterboard: Confirmation of plasterboard specification to achieve specified levels of fire resistance to be in accordance with data from fire tests from UKAS approved laboratories.

- External Walls Stretcher Bond**
- 102.5mm Stretcher bond facing brickwork external skin with weather struck mortar joints. 75mm min. clear cavity and 100mm PR insulation fixed to 100mm dense blockwork (compressive strength of 7.3N/mm²) / 40mm blockwork. Blockwork to be internally faced with 15mm service zone (with 15mm plaster dab) and 32.5mm Cester PL4040 (40mm + 12.5mm) with 3mm plaster skim finish. All board joints sealed as VCL & air leakage.

Min. average U-Value of external wall to be 0.19W/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 the tests from UKAS approved laboratories.

- Thermal Performance:**
- Ensure partial fill insulation is secured firmly against inner leaf of cavity wall.
 - Continuity cavity wall insulation across floor abutment zone. (Use appropriate material where cavity barrier or full fill insulation is employed).

- Air Barrier - Continuity:**
- Seal between the wall air barrier and the top and underside of the floor slab with suitable airtightness tape or a flexible sealant. (Coloured blue line is notional, to depict the air barrier continuity through floor zone).
 - Ensure continuous mortar bed between floor slab and top of blockwork wall.
 - Seal all penetrations through air barrier with suitable air tightness tape, grommets or flexible sealant.



- External Walls Solder Course**
- 102.5mm Solder course facing brickwork external skin with weather struck mortar joints. 122.5mm min. clear cavity to match with adjoining wall and fixed to 100mm dense blockwork (compressive strength of 7.3N/mm²). Solder course brickwork to internal skin where visible.

Terrace ballast/de polyester powder coated galvanised mild steel handrail, colour to be confirmed. 50 x 125mm galvanised mild steel fist top and bottom. Guarding to be manufactured so that any opening formed will not permit the passage of a 100mm sphere.

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

Once weathered pressed aluminium cladding system, colour to be confirmed, mechanically fixed as per manufacturers specification including all ancillary components e.g. gaskets.

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.

Roof terrace construction to consist of 450 x 450 x 50mm thick paving slabs on proprietary paving support pedestals, on proprietary reinforced bitumen roofing system to specialist design & specification on average 70mm screed (nominal 50-80mm) to create min. 1:40 design fall to draining system), and 150mm deep precast concrete planks with all joints fully grouted to structural engineers / specialist plank manufacturers design & specification.

Lintel to support solder course system to opening. SE to confirm size.

Seal of terrace to be confirmed.

Separating Floors (Robust Detail E-FC-4)

Separating floors to be selected finishes on min. 65mm cement/sand screed on 6mm insulator base with lodgedge flanking strips installed in strict accordance with manufacturer's instructions. Precast plank units manufacturer to make due allowance for number of planks to ensure min. thickness of screed is obtained. Structural floor to be 150mm deep precast concrete planks (300kg/m² min. mass per unit area) to Structural Engineers and manufacturer's design and specification, with all joints fully grouted. Plank profile to be sized to suit flange depths to avoid penetrations into hollow core. Any flanges which do penetrate core are to be sealed to ensure continuity of air tightness. Planks ends also to be filled at junction with external walls to prevent air permeability through the structural floor block. 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 lousubber resister 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 lousubber overlaps with lodgedge flanking strip. On no account should screed come into contact with floor slab or perimeter walls. Ensure the lodgedge flanking strip isolates the skirting and wall linings. On no account should screed come into contact with the wall lining 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 excess mortar cleaned off the surfaces. Top and bottom surfaces of the planks are then to be prepared to receive air tight paint (Soudal Soudalight 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.

Ground floor construction unknown and to be verified. Indicatively shown. Selected finishes on non. 75mm thick reinforced screed & 500g polyethylene separating layer on 150mm Kingspan Rockslim K100 required to be lapped and taped to DPC as per manufacturers specifications and recommendations on P.C. beam & block flooring system (to Structural Engineers / specialist manufacturers design & specification, assumed with the thermal conductivity of the fill block is assumed to be 1.10 W/m²K for calculation purposes). Gas barrier not included as not required as stated in the Geotechnical and Geoenvironmental Report by Tetra Tech March 2022. Insulation thickness dependent on selected supplier performance and calculations to achieve 0.11W/m²K average U-Value with floor finline edge perimeter protection.

Ground level to be min. 150mm below underside of floor.
Note: All service entries and joints in DPM to be lapped and sealed / bonded with suitable waterproof tape in strict accordance with manufacturers recommendations.

C4	Issued For Construction.	MR	KL	18.07.25
C3	Wall Construction confirmed and amended Height of roof to Block B amended.	KL	HJ	24.01.25
C2	Issued following client's comments.	HJ	KL	18.12.24
C1	Issued For Preliminary	KL	HJ	20.11.24
Rev.	Description	Drawn	Check	Date

CONSTRUCTION

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Project
Springfield Rise, Tetrahms

Client
Pendragon Contractors

Drawing No.
Block A & B Flats

Section A-A

Job No.	Orig.	Zone	Level	Type	Role	Description	Status	Rev.
4159	PEN	ZZ	ZZ	DR	A	2415	B1	C4
Scale	1 : 20	@ A0						Nov 24

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