

- 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 abuts eaves insulation.
- Ensure gap between wall plate and proprietary eaves vent is completely filled with insulation having a minimum R-value across the insulation thickness of 9.00 m²/W.
- Ensure partial fill insulation is secured firmly against inner wall 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 or barriers with plaster, suitable airtightness tape or flexible sealant.
- Seal all penetrations through air barrier with suitable airtightness tape, grommets or flexible sealant.
- Bed wall plate on continuous mortar bed.

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) / 140mm blockwork. Blockwork to be internally faced with 15mm service zone (with 15mm plaster data) and 52.5mm Celatex 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 0.13W/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.

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

Separating Floors (Robust Detail E-FC-4)

Separating floors to be selected finishes on min. 60mm cement sand screed on 6mm low-slab base with bubble flanking strips installed in strict accordance with manufacturer's instructions. Precast plank units manufacturer to make due allowance for center of plank 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 Engineers and manufacturer's design and specification, with all joints fully grouted. Plank profile to be sized to suit baffle depths to avoid penetrations into hollow core. Any things which do penetrate core are to be sealed to ensure continuity of air tight line. Planks ends also to be filled 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 Isobutler 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 Isobutler overlaps with Isobedge flanking strip. On no account should screed come into contact with floor slab or perimeter walls. Ensure the Isobedge flanking strip isolates the skirting and wall trings. On no account should screed come into contact with the wall tring 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 / LQ 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 C10 - 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.

Internal non-loadbearing partitions within flats with plasterboard layer(s) each side of 80mm timber stud system (where between bedroom / habitable room & sanitary accommodation / habitable room include 20mm acoustic mineral wool insulation for weighted airborne sound reduction of better than 40dB), see manufacturer's specialist design & specification. (Moisture resistant boards in wet areas) All plasterboard to be taped and jointed to receive plaster skim finish. DPC to complete detail to floor screed as required.

Localized patresses to internal partitions for fixing of stairwheels, bolters, wall cupboards and radiators, and between 300 & 1500mm height above FFL for 4.0um grab rails install at bathroom, shower rooms & WC's. Positions to be agreed on-site.

Skirting boards to be 150mm high chamfered.

Roof Trusses

Carap truss trusses to specialist design @ max. 600mm centres. Bottom chord of trusses to be capable of carrying uniformly distributed imposed load of 1.5kN/m² & be designed and installed to meet the future requirements of a fully tracked hoist system.

100mm assumed truss bottom chord with 2no. layers of 15mm gypsum plasterboard layers, with 400mm Rockwool Ribs or equal mineral wool insulation quilt, laid between and over in 100/150mm layers to provide a Min. average U-Value of roof to be 0.11W/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 (moisture resistant over wet rooms).

50 x 50mm SW noggins @ max 1200mm centres & to all plasterboard edges and additional at partition locations.

Install sloping ceiling. Maintain 2 meters clear head room over stair.

Ceiling heights TBC.

Staircase: 2825mm floor to floor 1770. risers @ 172.1mm 265mm going.

35 pitch

Handled to both sides of stairs to be continuous 50mm dia. hardwood mosaic profile at 900mm above pitch line of the stairs with wall brackets at 600mm centre & subject 300mm beyond top & bottom of stairs. Additional localized noggins are to be installed for fixing of handrail to wall side of staircase.

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.

UC152 x 152 x 37 to support party wall in strict accordance with SE design.

All steelwork to be wrapped in 1 layer of Glasroc F Fire/Glas 20mm providing 60 minutes fire protection to steel beams and fully fill with mineral wool as indicated. Fire Engineer to confirm detail.

UC203 x 203 x 66 to support party wall in strict accordance with SE design.

All steelwork to be wrapped in 1 layer of Glasroc F Fire/Glas 20mm providing 60 minutes fire protection to steel beams and fully fill with mineral wool as indicated. Fire Engineer to confirm detail.

UC203 x 203 x 66 to support party wall in strict accordance with SE design.

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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) / 140mm blockwork. Blockwork to be internally faced with 15mm service zone (with 15mm plaster data) and 52.5mm Celatex PL4040 (40mm + 12.5mm) with 3mm plaster skim finish. All board joints sealed as VCL & air leakage.

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Information required:

- Plasterboard specification
- All threshold detail
- Ground floor detail

C3	Issued For Construction	MR	KL	16.07.25
C2	Wall Construction confirmed and amended. Height of wall to block B amended.	KL	HJ	24.01.25
C1	Issued for Preliminary	HJ	KL	16.12.24
Rev.	Description	Drawn	Check	Date

CONSTRUCTION

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Canterbury CT1 1LJ
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info@pentan.co.uk

Project
Springfield Rise, Treharris

Client
Pendragon Contractors

Designing the
Block A & B Flats
Section B-B

Job No.	Org.	Zone	Level	Type	Role	Status	Rev.
4159 - PEN - ZZ - ZZ - DR - A - 2416						B1	C3

Scale
1 : 20 @ A0 Dec 24

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