FLAT COLD ROOF CONSTRUCTION

Single ply roof membrane installed to manufacturers details
18mm External grade marine ply on top of s/w treated firrings to create 1:60 fall to eaves deep flow gutter system
ROOF & CEILING JOIST SIZE / DEPTH AND SPACING TO BE CONFIRMED BY MANUFACTURER
Ceiling joists to be filled with 400mm Loft Roll 44 insulation 100mm between 300mm over U-value of 0.11w/m²K
Apartment ceilings
15mm Fireline ceiling board to flat ceilings
Communal ceilings
12.5mm 'Quattro 41' acoustic boards on Gypframe metal ceiling system fixed to 12.5mm Fire check plasterboard fixed to the underside of joists.
A flexible cavity barrier [Rockwool acoustic party wall DPC or SP60] must be provided with stepped DPC around cavity perimeter set below joists - except where the cavity is fully filled with rigid insulation.

GROUND FLOOR CONSTRUCTION

Bison Jetfloor system with EPS infill block installed to manufacturers details with 80mm grey EPS structural overlay sheet on DPM over installed to manufacturers details + 70mm structural concrete screed incorporating A142 steel mesh reinforcement over

FIRST & SECOND FLOOR CONSTRUCTION

Separating Floor – Concrete E-FC-4 - robustdetails®

65mm (min) cement:sand screed of nominal 80 kg/m2 mass per unit area
6mm IsoRubber layer with IsoEdge flanking strip
200mm RC slab to SE details
CTO – Metal ceiling system -
100-150mm void to be used for 200mm (min) depth concrete planks
- any metal ceiling system providing 100-150mm ceiling void
- one layer of nominal 8 kg/m2 gypsum-based board

A flexible cavity barrier [Rockwool acoustic party wall DPC or SP60] must be provided with stepped DPC over where party floors meet external walls except where the cavity is fully filled with rigid insulation.

200mm DEEP PRECAST CONCRETE FLOOR PLANK -
300kg/m² (Min.) MASS PER UNIT AREA

Floor planks are to be fixed to inner leaf with tension straps at 1200mm centres. Straps are to be 30x5 mild steel with a bend over the inner leaf, straps to be 600mm long.

IMPORTANT NOTE!
2ND FLOOR CEILING TO BE CONSTRUCTED AS A STRUCTURAL CEILING TO PROVIDE A RESTRAINT TO THE MASONRY PANELS. NOGGINS AND RESTRAINT STRAPS TO MASONRY ARE REQUIRED IN ACCORDANCE WITH NHBC GUIDANCE.

APARTMENT BLOCK AMBULANT RC STAIRCASE

GROUND - FIRST FLOOR	FIRST - SECOND FLOOR
2825mm Total Rise	2850mm Total Rise
166.17mm Risers (17No.)	167.64mm Risers (17No.)
250mm Goings (Min.)	250mm Goings (Min.)

OVERALL WIDTH 1100MM

Handrail on each side of flight.
Step nosing's distinguishable through contrasting brightness.

NOTE: CONCRETE STAIRCASE AND ALL STEEL SUPPORT REQUIREMENTS TO MANUFACTURERS DETAILS

Reference should be made to soils investigation report and engineering details for the site and plot specific proposals dependant on ground conditions and the structural engineer's requirements. Where ground conditions allow provide ground bearing slab, where ground conditions do not allow for ground bearing slabs then a pre-cast suspended construction shall be used refer to site construction specification.

External Materials Key To Be Read In Accordance with Client Materials Schedule

- 6 — Roof Finish - TROCAL
  Flat roof system with Bitumen coating
- 5 — Brickwork - IBSTOCK
  Sevenoaks Yellow Stock Brick [Buff]
- 4 — Render - KREND
  Antique White
- 3 — Cladding - HARDIE PLANK
  Timber Bark
- 2 — Brickwork Detailing - As main brick
  20mm Projecting Flemish bond detail above windows as indicated
- 1 — Reconstituted Stone
  Stone Banding

uPVC Windows & doors [white]

Timber doors to bin & cycle store

STEEL & GLASS BALUTRADES TO BALCONIES DESIGNED TO MANUFACTURERS DETAILS

STRUCTURAL ENGINEERS INFORMATION

To be read in conjunction with Structural Engineers drawings : 45508/BLOCK A - Sheets 1 to 6

S1	Steel 1 - Provide 406x178x54 UB
S2	Steel 2 - Provide 203x102x23 UB
P1	215x100x215dp concrete padstone
P2	300x300x100x215dp concrete padstone
P3	440x100x215dp concrete padstone
P4	440x440100x215dp concrete padstone

Material Wall Legend

External Brick Cavity Wall : 300mm o/a
Inner Leaf: 100mm aerated blockwork thermal conductivity of 0.16W/mK. Finished internally with 12.5mm plasterboard on dabs with joints taped and skimmed.
Cavity: Fully fill cavity with 100mm ECOBead (r = 0.033) or SUPAFILL (r=0.034) insulation
Outer leaf: Facing Brickwork to LPA Approval.

External Rendered Cavity Wall : 300mm o/a
Inner Leaf: 100mm Tarmac Supabloc 4 blockwork: thermal conductivity of 0.16W/mK Finished internally with 12.5mm plasterboard on dabs with joints taped and skimmed.
Cavity: Fully fill cavity with 100mm ECOBead (r = 0.033) or SUPAFILL (r= 0.034) insulation
Outer leaf: 100mm Dense blockwork with 20mm render finish

External Weather Boarding Cavity Wall : 300mm o/a
Inner Leaf: 100mm Tarmac Supabloc 4 blockwork: thermal conductivity of 0.16W/mK Finished internally with 12.5mm plasterboard on dabs with joints taped and skimmed.
Cavity: Fully fill cavity with 100mm ECOBead (r = 0.033) or SUPAFILL (r= 0.034) insulation
Outer leaf: 100mm Dense blockwork with Weather boarding on vertical timber battens installed in accordance with manufacturers details. Colour as client materials schedule

Separating Wall – robustdetails® Cavity Masonry - E-WM-20

Blockwork: 2 x 100mm (min) leaves lightweight aggregate blocks [density 1350 to 1600 kg/m3] Wall ties Approved Document E 'Tie type A'
Cavity: 100mm (min)
Insualtion: 100mm Isover RD Party wall roll
Finish: Dry line with Gypsum-based board (nominal 8 kg/m2) mounted on dabs

Internal Load-bearing Wall : 100/215mm dense blockwork. To be connected to external wall blockwork using strip ties at 225mm centres.

Internal Non-load bearing Wall : 70 S 50 Metal Stud partitions 95mm o/all, studwork finished with 12.5mm gypsum based acoustic plasterboard dry lining with taped joints min. 10 kg/m² density.

Internal Buttress Wall : 75mm Timber stud.
Buttress Stud partitions 129mm o/all, metal stud + 12mm ply both sides finished with 15mm gypsum based plasterboard dry lining with taped joints min. 10 kg/m² density.

All stud partitions between any room and a bedroom of a room containing a wc shall comply with the acoustic requirements of Approved Document 'E' section 5 internal wall type B. min. 40dB reduction without the use of cavity insulation.

1:50
0 1m 2m 3m 4m 5m

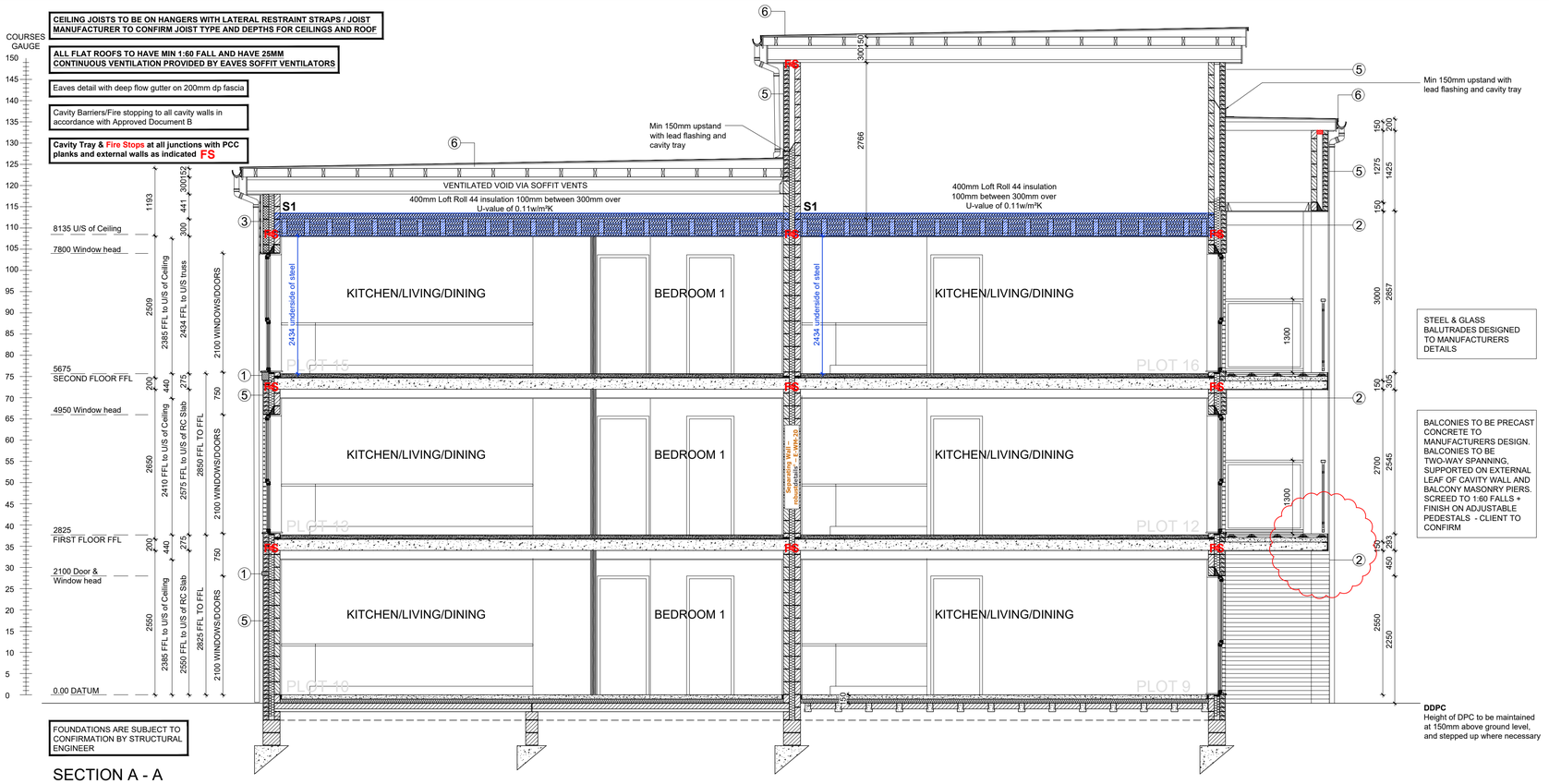
CEILING JOISTS TO BE ON HANGERS WITH LATERAL RESTRAINT STRAPS / JOIST MANUFACTURER TO CONFIRM JOIST TYPE AND DEPTHS FOR CEILINGS AND ROOF

ALL FLAT ROOFS TO HAVE MIN 1:60 FALL AND HAVE 25MM CONTINUOUS VENTILATION PROVIDED BY EAVES SOFFIT VENTILATORS

Eaves detail with deep flow gutter on 200mm dp fascia

Cavity Barriers/Fire stopping to all cavity walls in accordance with Approved Document B

Cavity Tray & Fire Stops at all junctions with PCC planks and external walls as indicated FS



FOUNDATIONS ARE SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER

SECTION A - A

COMMUNAL LOBBIES / STAIRWELL CONSTRUCTION TO ACHIEVE 1 HOUR FIRE RESISTANCE.
NOTE: PROTECTED LOBBY WALLS SURROUNDING HALLWAY TO BE BUILT UP FULL HEIGHT AND FIRE STOPPED AT UNDERSIDE OF P.C. PLANK FLOOR.

CEILING JOISTS TO BE ON HANGERS WITH LATERAL RESTRAINT STRAPS / JOIST MANUFACTURER TO CONFIRM JOIST TYPE AND DEPTHS FOR CEILINGS AND ROOF

ALL FLAT ROOFS TO HAVE MIN 1:60 FALL AND HAVE 25MM CONTINUOUS VENTILATION PROVIDED BY EAVES SOFFIT VENTILATORS

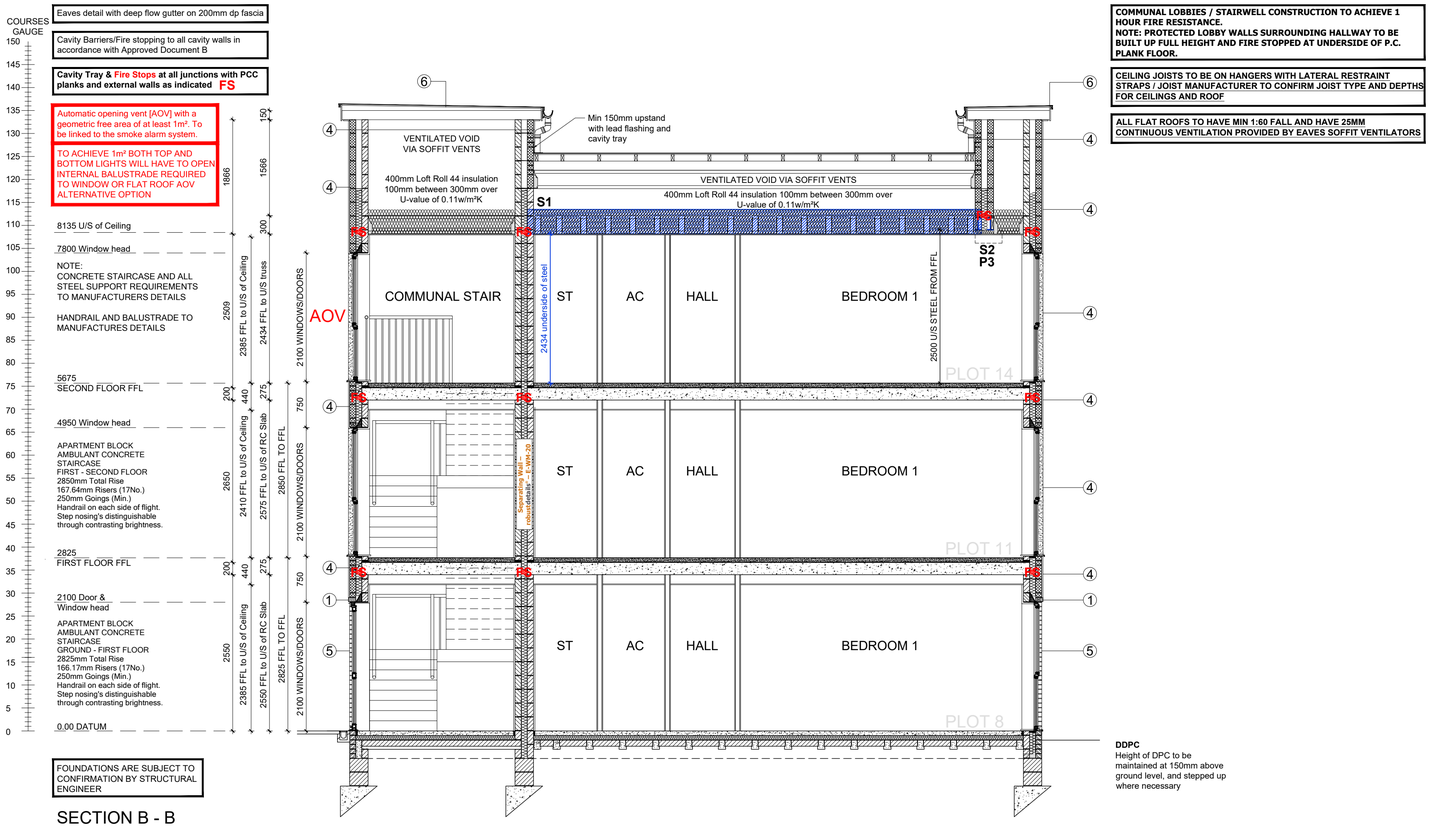
Eaves detail with deep flow gutter on 200mm dp fascia

Cavity Barriers/Fire stopping to all cavity walls in accordance with Approved Document B

Cavity Tray & Fire Stops at all junctions with PCC planks and external walls as indicated FS

Automatic opening vent [AOV] with a geometric free area of at least 1m². To be linked to the smoke alarm system.

TO ACHIEVE 1m² BOTH TOP AND BOTTOM LIGHTS WILL HAVE TO OPEN. INTERNAL BALUSTRADE REQUIRED TO WINDOW OR FLAT ROOF AOV ALTERNATIVE OPTION

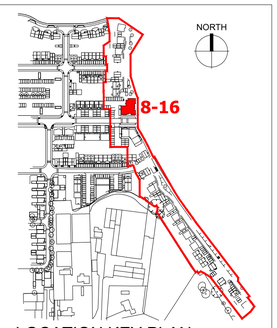


FOUNDATIONS ARE SUBJECT TO CONFIRMATION BY STRUCTURAL ENGINEER

SECTION B - B

NOTE:
FOR CONFIRMATION OF ALL EXTERNAL FINISHES REFER TO CLIENTS MATERIAL SCHEDULE

BLOCKWORK STRENGTHS:
3 STOREY APARTMENT
10N/mm² GROUND - FIRST
7N/mm² FIRST - SECOND
7N/mm² SECOND - ROOF
ALL WITH 1:1:6 MORTAR



LOCATION KEY PLAN
(not to scale)

Rev.	Date	Description
P5	24.03.21	Lintel omitted form below balcony
P4	13.01.21	Structural engineers information updated
P3	08.01.21	Structural engineers information incorporated
P2	02.12.20	Material legend incorporated
P1	23.11.20	Preliminary Issue

ORIGINAL SIZE 100MM - THIS PRINT MAY BE REDUCED

NOTE; ALL DIMENSIONS, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH NHBC STANDARDS AND BUILDING REGULATIONS. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED WITH THE TECHNICAL OFFICE.

PERSIMMON
PERSIMMON HOMES THAMES VALLEY

Project
LITTLE HAMPTON PHASE 4

Drawing Title
Apartment A_Plots 8-16
Sections A-A & B-B
[Open Market]

Scale	Date	Drawn	Approved
1:50 @ A1	13.11.20	MJR	

Drawing No 791-APT-A-500
Rev. P5