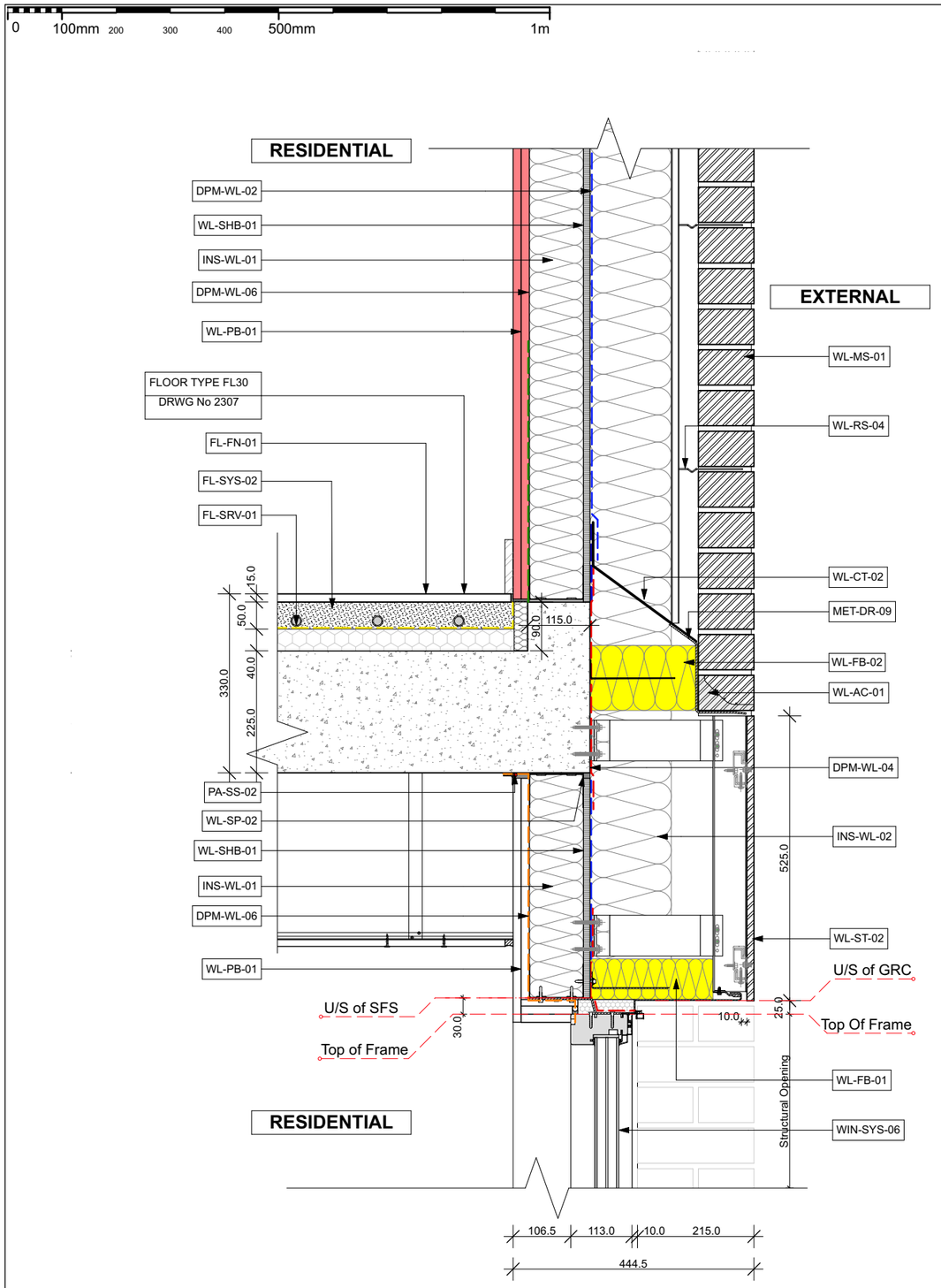

2164

Town Houses Upper floor External GRC wall floor junction 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-04	
DPM-WL-06	OBEX Cortex 0230FR Vapour Control Layer membrane (VCL) to be installed between plasterboard linning & SFS). Sheet size : 1200mm wide, 50m long, and 0.18mm thick, fire rating classification of A2-s1,d0 per EN 13501-1 & complies with EN 13984 standards. Secure membrane using the Cortex 0825 Installation Kit, use double-sided and single-sided tapes for proper bonding & sealing. Ensure all joints & penetrations are sealed to maintain continuity of the VCL. Refer to the manufacturer's installation guidelines.
FL Floor	
FL-FN-01	Typical 15mm Floor finish build-up. All internal floor finishes as per Interior Architect's specifications. Ceramic & Stone Tiles – BS 5385 (Wall and floor tiling) Resilient (Vinyl, Rubber) – BS EN 649 (Wear resistance) Timber Flooring – BS 8201 (Installation of wood-based flooring) Carpet & Textile – BS 5325 (Fitting of carpets)
FL-SRV-01	Mec-Serv Underfloor Heating, Integrated within the floor build-up for efficient heat distribution. Designed & installed per BS EN 1264, CIBSE Guide B, & Part L of UK Building Regulations. System Type: Hydronic (water-based) / Electric underfloor heating (16-20mm PEX/PE-RT/multilayer pipes) or Electric (100-200W/m²). Screed: Sand/cement, anhydrite, or self-levelling. Floor Finishes: Tiles, wood, laminate, carpet (low thermal resistance). Flow Temp (Hydronic): 35°C-55°C.
FL-SYS-02	50-75mm Flowcrete Isocrete Fast K Screed high-performance, rapid-curing cementitious screed reinforced with polypropylene (PP) fibres for enhanced durability & crack resistance. Installed in accordance with Flowcrete's specifications and BS 8204-1 for screeds. Min. compressive strength of 25 N/mm², with drying time dependent on site conditions. Ensure correct substrate preparation, application of primer where required, & curing per manufacturer's recommendations
INS Insulation	
INS-WL-01	100mm Rockwool Flexi semi-rigid thermal and acoustic insulation slab as part of overall SFS (Steel Framing System) Thermal Conductivity: 0.037W/mK ,R-Value: 2.63m2K/W , Fire Rating : A1(Non-combustible).
INS-WL-02	URSA WALLTEC BLACK 32, 150mm semi-rigid glass mineral wool insulation slabs with black glass fibre tissue facing, securely fixed over breather membrane within cavity wall construction. Slabs to be closely butted to prevent gaps and ensure continuous thermal performance. Install in accordance with the manufacturer's guidelines and project-specific requirements. Thermal Conductivity: 0.032 W/m·K. R-Value: 4.65 m²K/W. Density: 32 kg/m³. Fire Classification: Euroclass A1 (non-combustible). Vapour Resistivity: 5 MNs/g·m. Ensure compatibility with adjacent materials and systems. Refer to BBA Certificate No. 20/5832 for installation details.
Metalwork	
MET-DR-09	Brick support over opening - single skin stainless steel lintel (subject to span) by IG Steel. Refer to Structural Engineers spec and details
PA Partitions	
PA-SS-02	10mm Gyproc FireStrip – Install in accordance with British Gypsum specs to maintain fire integrity at board joints. Gyproc FireStrip is a self-adhesive, fire-resistant foam strip designed to enhance the fire performance of partition & shaft wall systems. It should be applied between adjacent Gyproc CoreBoard panels or other fire-rated boards to ensure a continuous fire seal. Ensure all installations comply with BS 8212 (Code of practice for dry lining and partitioning using gypsum plasterboard) & relevant Building Regulations Approved Document B (Fire Safety) & BS EN 1366-1 and BS 476 Part 22 fire performance requirements.
Window&Doors	
WIN-SYS-06	NorDan Window and Door System with Enamelled Glass Top Panel.
WL Walls	
WL-AC-01	Rytons A1 Fire-rated Metal Rytweep, Fire-rated Cavity Weep Hole Duct, Electroplated ZL5 zinc & fire-rated colour powder coating to (A2-s1, d0) to be Class A2 or better to BS EN 13501-1:2007+A1:2009.
WL-CT-02	Visqueen Zedex Non-Combustible DPC as a cavity tray in cavity wall construction, fire classification A1 to BS EN 13501-1: 2018 & BS EN ISO 1716. Install with red face outward, ensuring a min. 100mm lap at joints, sealed per manufacturer's guidance. Position tray with appropriate slope to direct moisture outward. Integrate with adjacent DPCs, weep vents, & cavity insulation to maintain a continuous damp-proofing system. Installation to comply with BS 8215:1991, Approved Document C, and manufacturer's recommendations.
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-FB-02	Siderise EW Closed State Cavity Barrier and Firestop, (EW-FS120), 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. laid Vertically
WL-MS-01	102.5mm Masonry facing brick laid stretcher bond to cavity walls, min F2/S2 Classification as BS EN 771.(All components in the facade build up including the support system, as defined by Regulation 7, shall be: Class A2 or better to BS EN 13501-1:2007+A1:2009). Refer to Elevations for brick type and colour. Mortars below DPC are exposed to higher saturation & therefore require a higher durability. If there are sulphates in the ground and/or there is ground water present, confirmation by the manufacturer that the brick or block is suitable for use below ground should be provided. Please refer to Brick work schedule for all colour and grade specs related to all masonry facing bricks in perimeter walls.
WL-PB-01	2 x 15mm Gyproc FireLine (15mm) plasterboard, glass fibre reinforced for enhanced fire protection. with taped joints in accordance with manufacturers instructions and 2mm skim coat plaster finish laid over over 500g polythene vapour barrier fixed in accordance with the manufacture's recommendations to 100mm wide SFS cold rolled galvanized steel framing system packed with 100mm Mineral Wool. Moisture resistant boards to be used in areas of high humidity. Reaction to fire A2-s1, d0, Thermal conductivity (W/mK) 0.24, Water vapour permeability (m) 10, Max. continuous temperature exposure (°C) 49 (As part of an Internal Partition wall Systems).
WL-RS-04	ACS 25/15 FrameFix Channel with 4000 Range Ties & 150mm compression sleeves for 150mm mineral wool insulation batts, fixed back to SFS. Secure with stainless steel fixings & 210mm high-thread self-drilling screws (Ref: R-ACS-55/63210S14) for insulation 146mm-175mm thick. Position ties at 450mm horizontal/vertical spacing (225mm around openings) to align with masonry coursing. System to be A1 non-combustible (BS EN 13501-1). Install as per manufacturer's guidelines, Structural Engineer's details, & in compliance with Approved Documents A & B, BS 5268-6.1, BS EN 1996-1-1 (Eurocode 6), and BS 8539.
WL-SHB-01	12.5mm Obex 0270FR Score'N'Snap Cement Board Class A1. Board to board joints sealed in accordance with manufacturers installation instructions, securely fixed at 600mm c/c secured to SFS frame dependant on location. Board ends sealed to concrete with (WL-AC-04) intumescent sealed & backed joints. Class A1 Fire rating to EN 13501-1
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)
WL-ST-02	

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

EW01 — Detail Number
D5000 — Drawing Number

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.

WORK IN PROGRESS

DIMENSION AT ORIGINAL SHEET SIZE

Revision	Dr'n	Ch'kd	Date
01	AD	LU	25/02/2026

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

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CONSTRUCTION

Drawing
Town Houses Upper floor External GRC wall floor junction Detail

TAN-AQP-TH-01-DR-AR-2164

Revision 01

Project
Tangmere
Project Number 25.055

Client
Formation Design & Build

Scale
1:10 @ A3

Drawn by
AD

2-4 Hoxton Square,
The Lux Building,
London
N1 6NU

t: 0207 613 2244
w: www.aqp.co.uk
e: london@aqp.co.uk

A&Q PARTNERSHIP
ARCHITECTURE DESIGN MASTERPLANNING INTERIORS