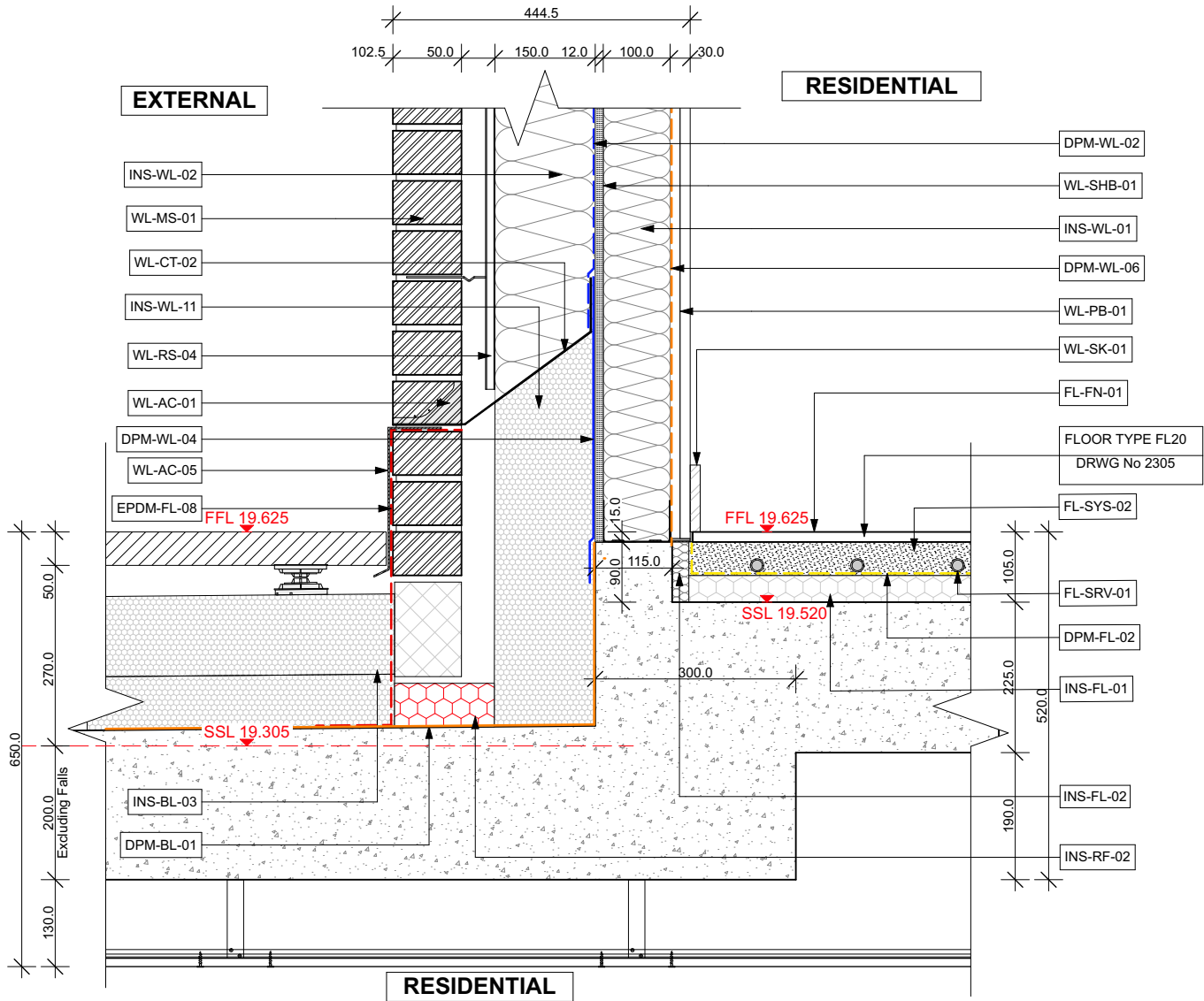




2982
Townhouse Insulated Balcony Abutment Detail

DPM		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
DPM-BL-01	Radmat ReadySeal, a BBA-certified, solvent-, plasticiser-, and isocyanate-free STP liquid-applied membrane, to RC balcony surfaces per manufacturer's instructions. Ensure substrate is clean, dry, and free of laitance, and prime with ReadySeal Surface Primer or Trafficdeck E4 Primer as required. Embed ReadySeal G90 Reinforcement Fleece at joints, cracks, and details. Apply membrane wet-on-wet to achieve a seamless, fully bonded waterproofing layer. ReadySeal offers a 30+ year service life (BBA), and achieves Broof(t4) fire classification to BS EN 13501-5. Installation must comply with BS 6229, BS 8102, and Approved Document C. Detail all terminations, upstands, and penetrations per Radmat guidance. Protect membrane from UV and mechanical damage where not permanently covered.	
DPM-FL-02	Visqueen Vapour Barrier / separating layer min. thickness 0.12mm (500 gauge). Lapped & taped as per manufacturers recommendations or as per product details & instructions. To be installed as separating layer between insulation & floor screed. Visqueen A2 Vapour Barrier: Achieves a reaction to fire classification of A2 - s1, d0 according to BS EN 13501-1:2018.	
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	OBEX Cortex 0230FR Vapour Control Layer membrane (VCL) to be installed between plasterboard lining & 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.	
DPM-WL-06		
EDPM		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.
EPDM-FL-08	CORTEX 500 EPDM membrane to be securely installed as part of the cavity wall waterproofing system. The membrane is to be chased into the brickwork mortar joint to a min. depth of 25mm & mechanically secured using a continuous stainless steel or corrosion-resistant retaining bar fixed at regular intervals (max. 300mm centres), followed by repointing the chase with non-shrink, waterproof mortar or compatible EPDM sealant to ensure a watertight seal. The EPDM shall be dressed down the external face of the masonry brickwork & continue down to overlap the Radmat ReadySeal liquid-applied waterproofing membrane on top of the RC walkway slab by a min. of 150mm. The EPDM must be bonded to the substrate using manufacturer-approved adhesives or primers to maintain continuity of the waterproofing layer. A 2mm PPC aluminium profiled flashing is to be fixed over the exposed portion of the EPDM at the slab interface to protect against UV exposure, mechanical damage & moisture ingress. All installation works shall follow Cortex technical guidance & be in full compliance with BS 8219, BS 6229, & UK Building Regulations including Approved Documents C (Resistance to Moisture), L (Conservation of Fuel & Power), & B (Fire Safety).	
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		EW01 D5000 Detail Number Drawing Number Example: Drg no. Z06600-AQP-C-ZZ-DE-A-5000 Rev C01
INS-BL-03	120mm FOAMGLAS® INVATHERM™ on 80mm FOAMGLAS® T3+ slab (cellular glass insulation),to be installed on top of the RC balcony slab, positioned above the fully cured cold-applied waterproofing membrane (Radmat ReadySeal or equal approved). Insulation boards shall be loose-laid or adhered in accordance with FOAMGLAS® and waterproofing manufacturer's instructions, ensuring full compatibility and continuity of the system. The boards shall be Euroclass A1 non-combustible to BS EN 13501-1, with a declared thermal conductivity of 0.045 W/mK, offering robust thermal insulation, complete moisture resistance, & dimensional stability. Installation must include all necessary perimeter and penetration detailing to prevent thermal bridging and ensure watertightness. The full system shall comply with BS EN 13167, BS 6229, and the relevant sections of Approved Document B (fire safety), C (moisture protection), and L (conservation of fuel and power). The insulation layer is to be overlaid with a geotextile separation layer and finished with surface treatment (e.g. paving on pedestals, ballast) as per the project design and loading requirements. All components and detailing must follow FOAMGLAS® technical guidance and be installed by suitably qualified contractors.	
INS-FL-01	40mm Celotex GA4040 rigid polyisocyanurate (PIR) insulation board, or approved equivalent, faced both sides with low-emissivity aluminium foil to enhance thermal performance. Insulation shall achieve a thermal conductivity of 0.022 W/m·K & be installed to meet or exceed the thermal performance standards required under Approved Document L of the Building Regulations (England & Wales) & the Energy Performance of Buildings Directive (EPBD). All boards to be tightly butted with staggered joints where applicable, fixed in accordance with Celotex's published installation guidance and BS 8212 (Code of practice for dry lining systems). Insulation must be continuous to minimise thermal bridging and achieve a fabric U-value as specified in the thermal calculation (refer to SAP or SBEM assessments).Fire performance classification of Celotex GA4040 is Euroclass E to BS EN 13501-1.	
INS-FL-02	30mm Kingspan Kooltherm K103, high-performance rigid thermoset phenolic insulation board used as perimeter trim for floor insulation applications. Installed in accordance with Kingspan's specifications & BS EN 13166 for phenolic insulation. Thermal conductivity (λ = 0.019 W/m·K). Boards to line perimeter edge of RC upstand, tightly butted joints, ensuring continuity with the main floor insulation layer.	
INS-RF-02	FOAMGLAS® PERINSUL element, laid in a bed of mortar,in a row, fully bonded to the bed of mortar, joined without mortar and tightly butted.Construct the brickwork according to the specifications of the supplier with the first row being Solid block work.	
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: 2.63m2KW , 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.	
INS-WL-11	FOAMGLAS® PERINSUL Element, high-compressive strength cellular glass insulation block, to be installed as a thermal break starter course beneath the outer leaf of the masonry brick wall at the top surface of the RC walkway slab. Units shall be laid on a continuous, level bed of PC@ 56 thin-bonding adhesive or FOAMGLAS® ONE-part cold-applied adhesive in accordance with manufacturer's instructions, ensuring full surface contact & airtight installation. PERINSUL provides continuous insulation at junctions between internal heated environments & the external envelope, significantly reducing thermal bridging, condensation risk & heat loss. The blocks shall be non-combustible (Euroclass A1 to BS EN 13501-1), waterproof, impervious to water vapour, resistant to vermin, dimensionally stable, acid-resistant, ecological, & capable of withstanding high compressive loads (≥1.6 N/mm2 to EN 826). The declared thermal conductivity shall be λ ≤ 0.050 W/m·K. Units are easily cut to shape to suit site conditions & detailing requirements. The system must be coordinated with DPC & cavity tray elements to maintain moisture resistance, & installation shall comply with BS 5628, BS 8000-3, & relevant Approved Documents L (energy efficiency) & B (fire safety) of the UK Building Regulations. Care should be taken to protect the units from mechanical damage during construction.	
WL Walls		
WL-AC-01	Ryttons A1 Fire-rated Metal Rytheep, 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-AC-05	Flat PPC aluminium cover strip, with concealed fixings mechanically fixed to Masonry support/ structure to close cavity. Fixings & soffit closer to be colour matched to window frames .	
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-MS-01	102.5mm Masonry facing brick laid stretcher bond to cavity walls, min F2/S2 Classification as BS EN 771.1 (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-SK-01	"Medium-Density Fibreboard (MDF) Skirtings" 100x15mm surface fixed MDF skirting with painted finish and bullnose end finish to line floor edge of internal Wall element. Skirting, size, profile and finish as per Interior Designer's / Architect's details, design and specs.	

DIMENSION AT ORIGINAL SHEET SIZE

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

Revision

Dr'n

Ch'kd

Date



PRELIMINARY

Drawing
Town House Insulated Balcony Abutment Detail

TAN-AQP-TH-ZZ-DR-AR-2982

Revision

Project

Tangmere
Project Number 25.055

Client

Formation Design & Build

Scale

1:10 @ A3

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