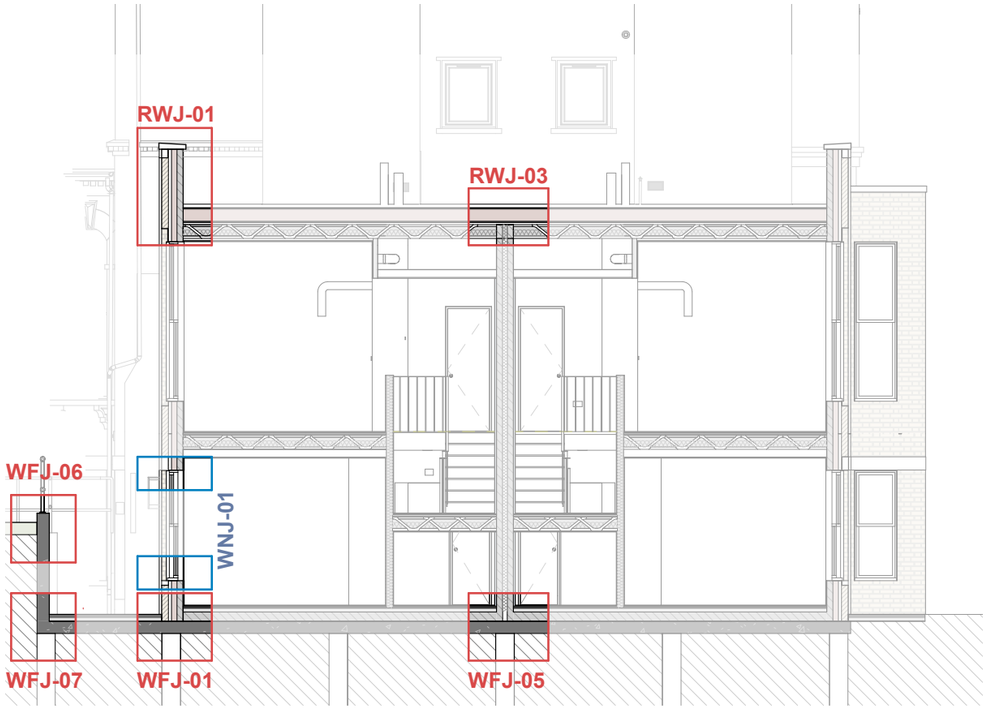
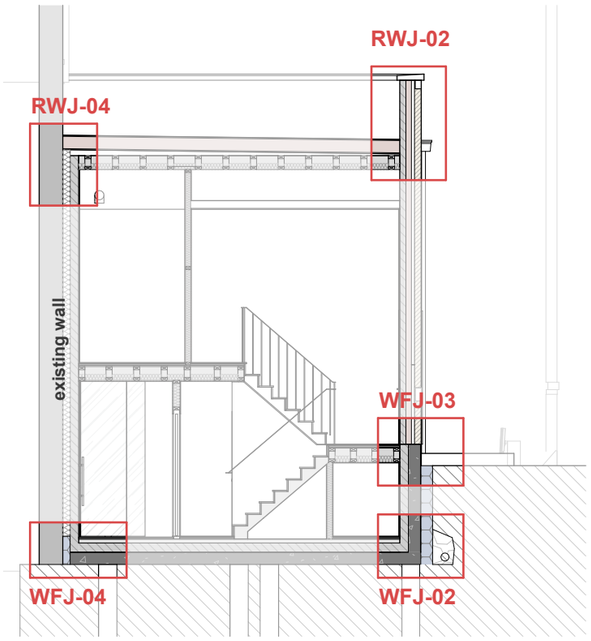


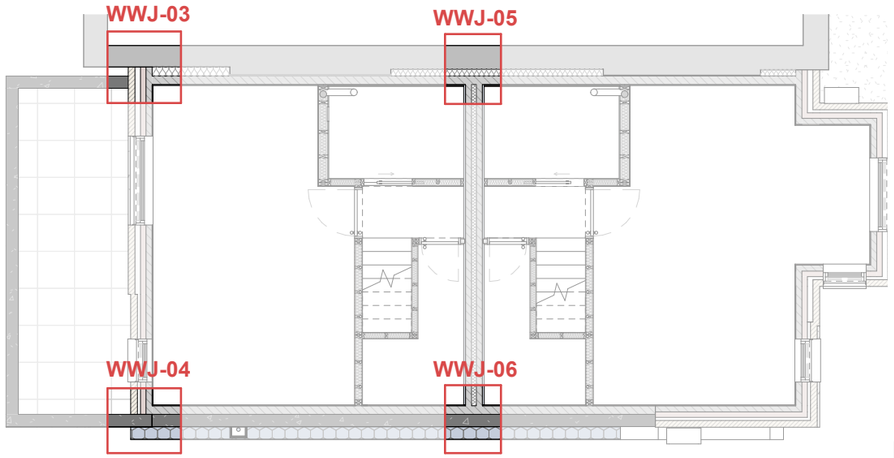
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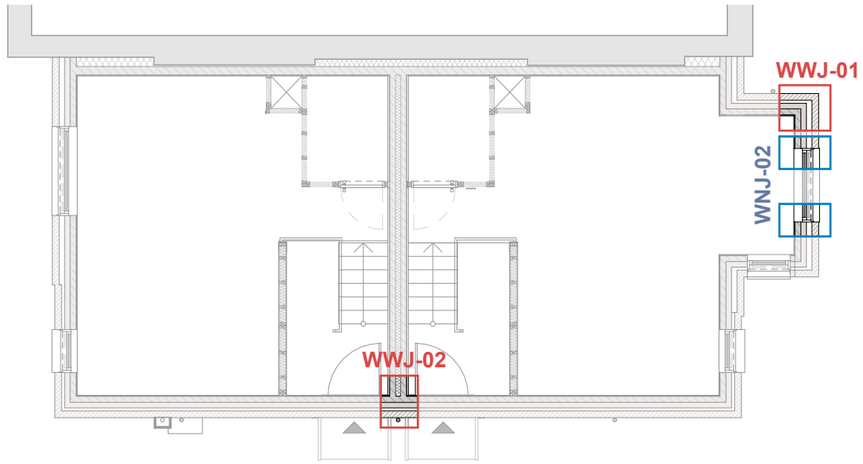
Key Section C

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Lower Ground Junction Details Key Plan

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Ground Floor Junction Details Key Plan

1 : 100

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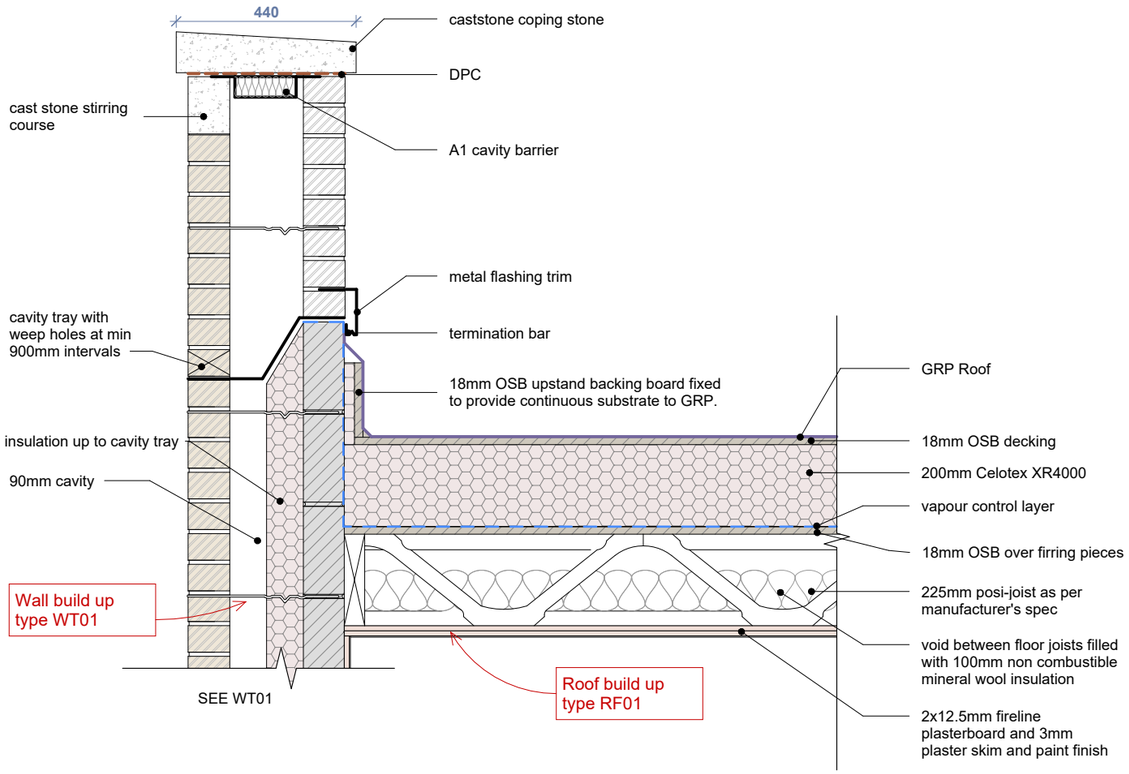
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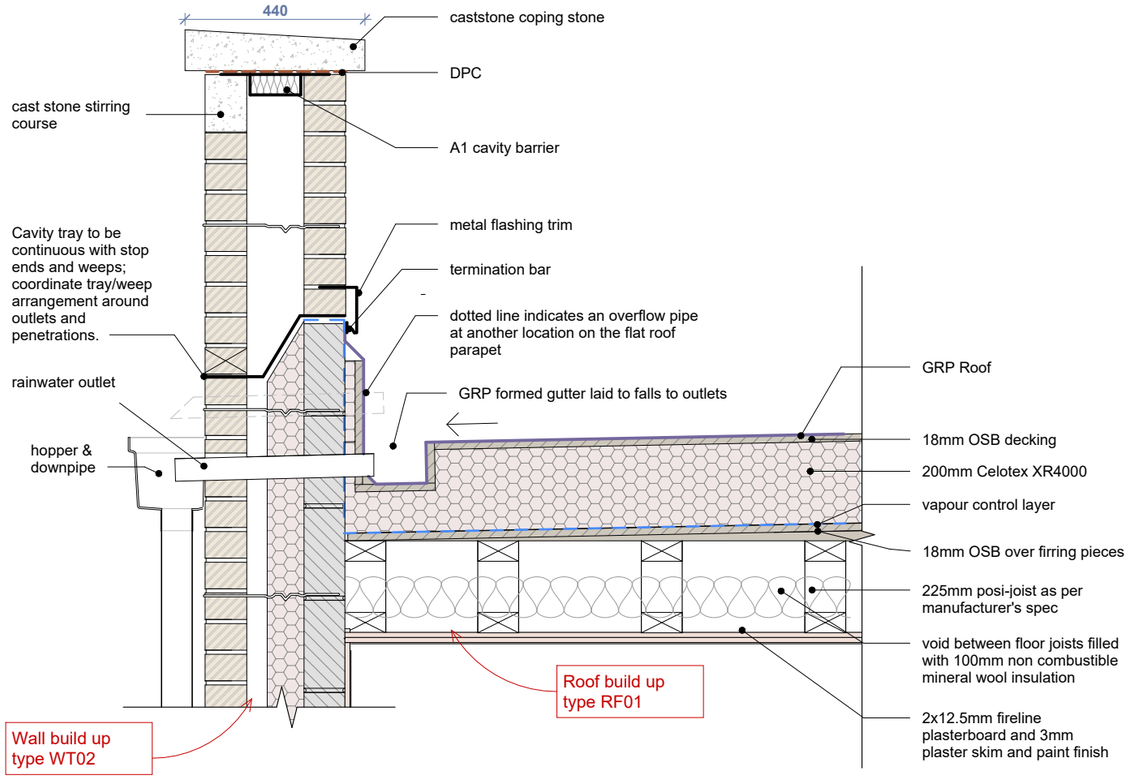
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Junction Details Key Plan



RWJ-01 GRP Warm Flat Roof to Parapet Cavity Wall Detail

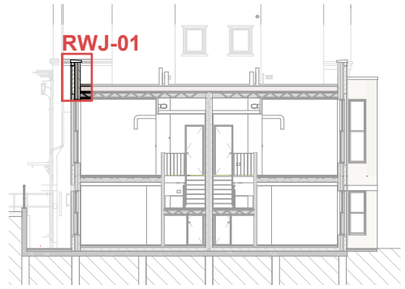
- **Coping & Weathering:** Cast stone coping to have fall and throating/drip grooves both sides; bed on mortar and DPC below coping.
- **Cavity Tray & Weeps:** Provide cavity tray with stop ends beneath coping; provide weep vents to outer leaf (spacing to manufacturer / typical 450–900mm c/c).
- **Cavity Barrier (Fire):** Provide A1 non-combustible cavity barrier at parapet/roof level (close cavity at head) with fire-rated seal to edges as required.
- **Insulation Continuity:** Insulation to continue up to cavity tray and maintain continuity at junctions; avoid gaps and thermal bridging at parapet.
- **GRP Waterproofing:** Proprietary GRP flat roof system installed to manufacturer's details; ensure positive drainage and no ponding.
- **Upstand Height:** GRP waterproofing to form upstand minimum 150mm above finished roof level (FFRL).
- **Upstand Substrate:** Provide external grade ply/OSB3 backing board to upstand 18mm securely fixed; GRP not to be applied directly to insulation.
- **Corner Formation:** Provide triangular fillet/arris rail at internal corner to support GRP turn-up; laminate continuously from horizontal deck up the upstand.
- **Termination:** Mechanically terminate GRP at top edge with termination bar/trim fixed into inner leaf masonry, with continuous compatible sealant bead to top edge.
- **Parapet Stability:** Parapet reinforcement/stability measures (e.g. stainless bed-joint reinforcement / restraint) to Structural Engineer's design.

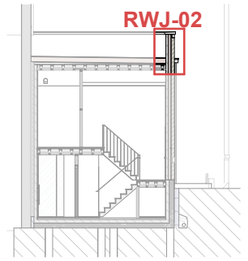


RWJ-02 GRP Warm Flat Roof to Parapet Roof - Gutter Detail

- **GRP formed gutter** to be laid to falls to outlet(s) (min. 1:80 unless noted otherwise).
- Provide **proprietary GRP rainwater outlet** with bonded flange (and clamping ring where required) fully integrated with GRP laminate.
- Form gutter with suitable **ply/OSB substrate and internal fillets/arris rails** to avoid sharp corners and support GRP turn-ups.
- Provide **secondary overflow** (as indicated) sized and located to prevent ponding; overflow to **discharge visibly** externally.
- Coordinate **cavity tray/weep arrangement** locally around outlet and penetrations; ensure watertight continuity
- All trims/terminations and sealants to be compatible with GRP system and installed to manufacturer's instructions.

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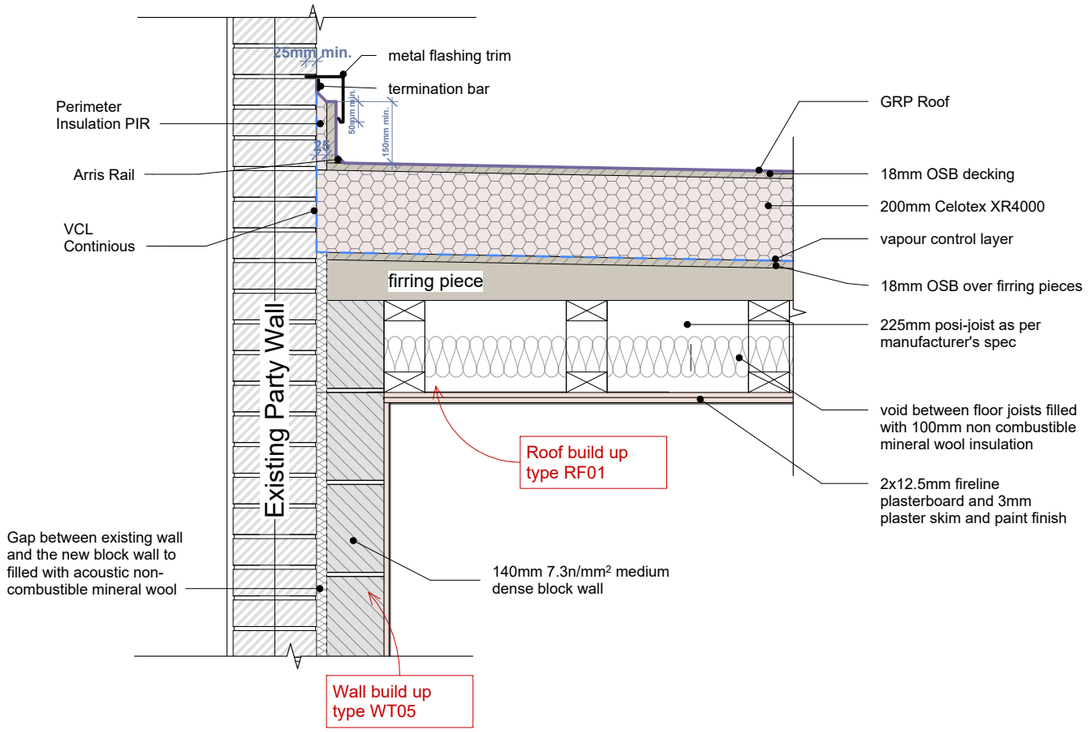
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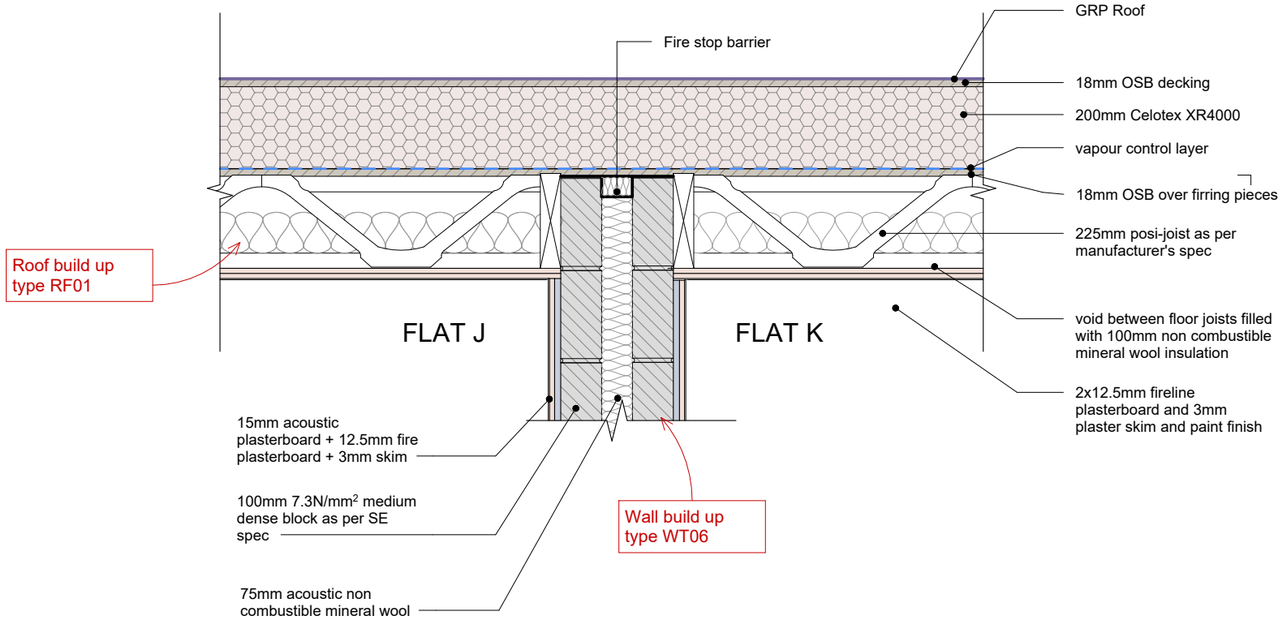
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Roof to Wall Junction Details



RWJ-03 GRP flat roof to existing wall abutment detail

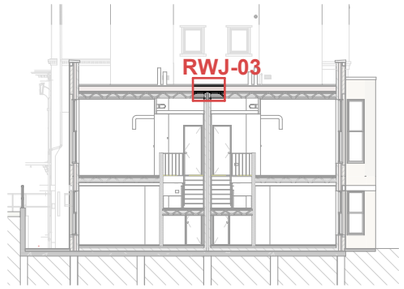
- Provide roof falls: design to 1:40 to achieve min. finished 1:80; ensure positive drainage/no ponding.
- **Upstand insulation (thermal break):** provide 25mm PIR at abutment to reduce cold bridging.
- **Thermal continuity:** Ensure main roof insulation is tightly butted to perimeter/upstand insulation at abutment; seal all joints/gaps to prevent thermal bypass and cold bridging.
- **Upstand backing board (GRP substrate):** provide ext. grade ply/OSB3 min 18mm to vertical upstand; mechanically fix into existing masonry. Where PIR thermal break is provided, fixings to pass through PIR into masonry. GRP not to be applied directly to insulation.
- **Fillet/arris rail:** provide triangular fillet at internal corners; GRP laminate to turn up without sharp 90° bends.
- **Upstand height:** waterproofing upstand min. 150mm above finished roof level (from finished GRP surface).
- **Termination:** mechanically terminate GRP at top edge with termination bar/trim fixed into masonry, incl. continuous compatible sealant bead.
- **Cover flashing:** Cover flashing to be fixed into mortar joint (where possible), overlap GRP termination min 50mm; include drip/hem to prevent tracking.
- **Fixings:** all fixings corrosion resistant; spacing to manufacturer guidance (typically ~ 300mm c/c); all penetrations sealed.
- **Provide 10–25mm clear gap between joist ends and existing party wall. Pack gap tightly with A1 mineral wool and seal perimeter with fire-rated/intumescent acoustic sealant. No structural fixings into party wall.

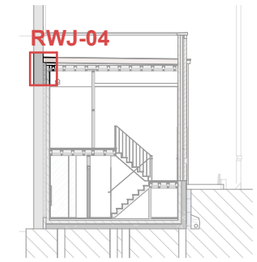


RWJ-04 Separating Wall to Warm Roof Head detail

- Separating wall to extend full height to underside of roof deck/structure and maintain required compartmentation between flats.
- Provide non-combustible fire-stop barrier at head of wall, tightly fitted full width, to close all voids at roof level.
- Ensure no gaps at head of wall or within adjacent joist/roof voids; pack tight and seal perimeter with fire-rated mastic where required.
- Provide cavity barriers / fire stopping within adjacent floor/roof voids at the junction with the separating wall (both sides) to prevent hidden fire spread.
- Maintain acoustic separation: seal perimeter junctions with acoustic sealant and avoid rigid bridging of linings/services across the separating wall.
- Any services at/near the junction to be avoided; where unavoidable, provide proprietary fire-stopping collars/seals and maintain acoustic integrity.

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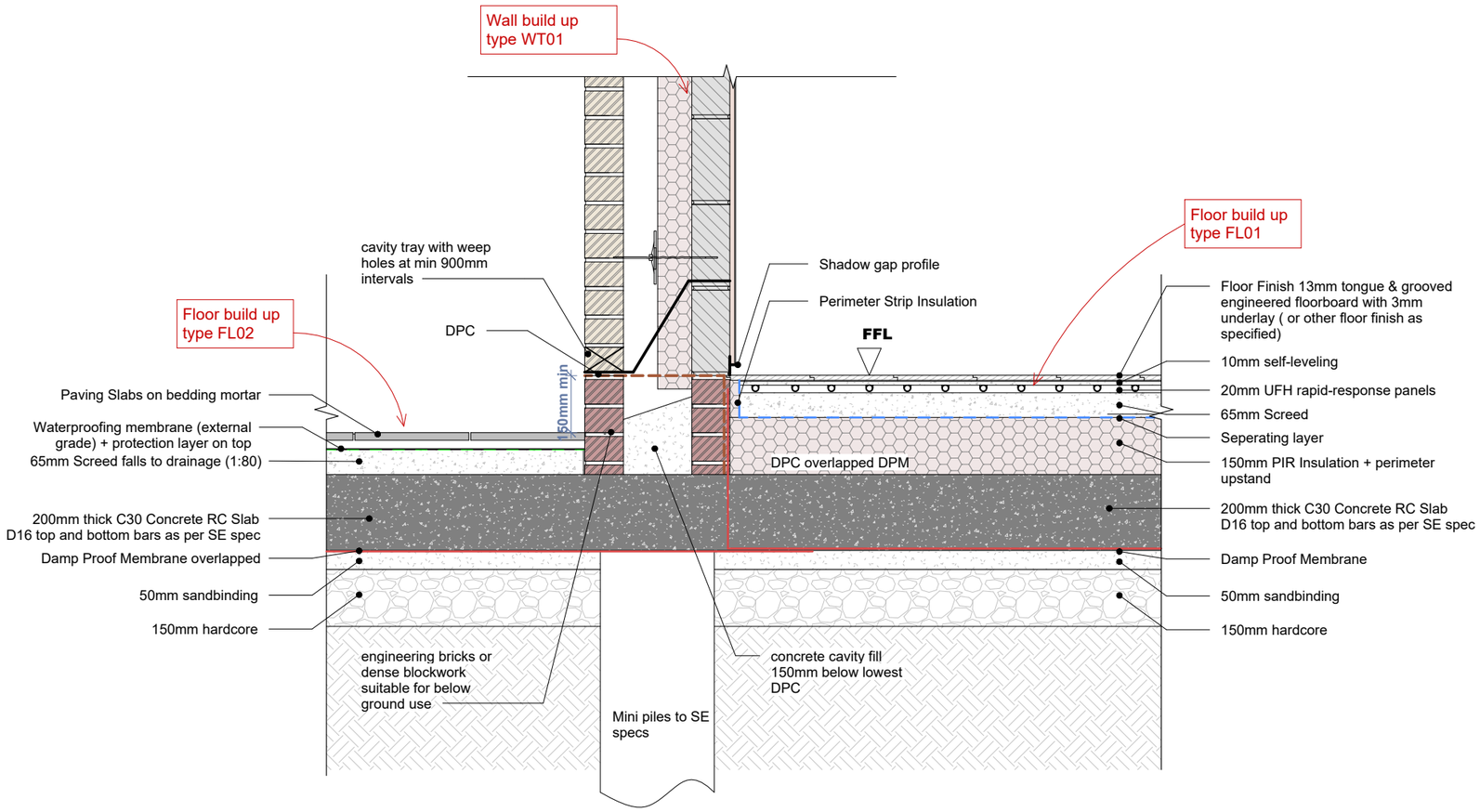
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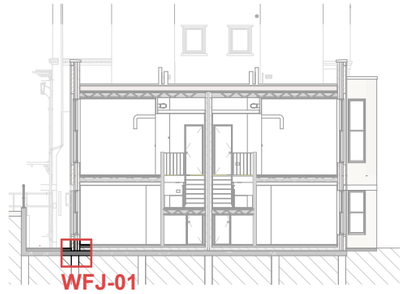
Roof to Wall Junction Details



WFJ-01 External Cavity Wall to Ground Floor Slab Junction at Lightwell

- **DPC/DPM continuity:** Provide continuous damp-proofing at perimeter. DPM to be turned up at slab edge and sealed/lapped to DPC to form a continuous barrier; all laps to be fully sealed in accordance with manufacturer's instructions.
- **DPC level:** DPC to be set min. 150mm above external finished ground level where applicable; coordinate finished levels at lightwell/paving to avoid damp bridging and splashback.
- **Cavity closure below DPC:** Close off cavity below lowest DPC as indicated (cavity fill) to prevent debris/air movement; keep cavity above DPC clear and free from mortar droppings.
- **Cavity tray & weeps:** Provide cavity tray with stop ends and discharge to weep holes/vents at max 900mm centres (or as manufacturer's requirements). Coordinate tray/weeps locally around returns, lightwell edge conditions, outlets and penetrations.
- **Below-ground materials:** Below external ground level use engineering bricks / dense blockwork suitable for below-ground exposure as shown.
- **Thermal continuity:** Maintain insulation continuity at slab perimeter with perimeter upstand insulation (as shown). Ensure insulation is tight-butted with no gaps to prevent thermal bypass/cold bridging at the floor edge.
- Provide perimeter strip insulation and maintain the shadow gap profile to internal finish as detailed; seal where required for airtightness/acoustic performance.
- **External paving build-up:** External paving to fall to drainage (min. 1:80). Waterproofing to be external grade and include a protection layer above the membrane prior to bedding/paving installation.

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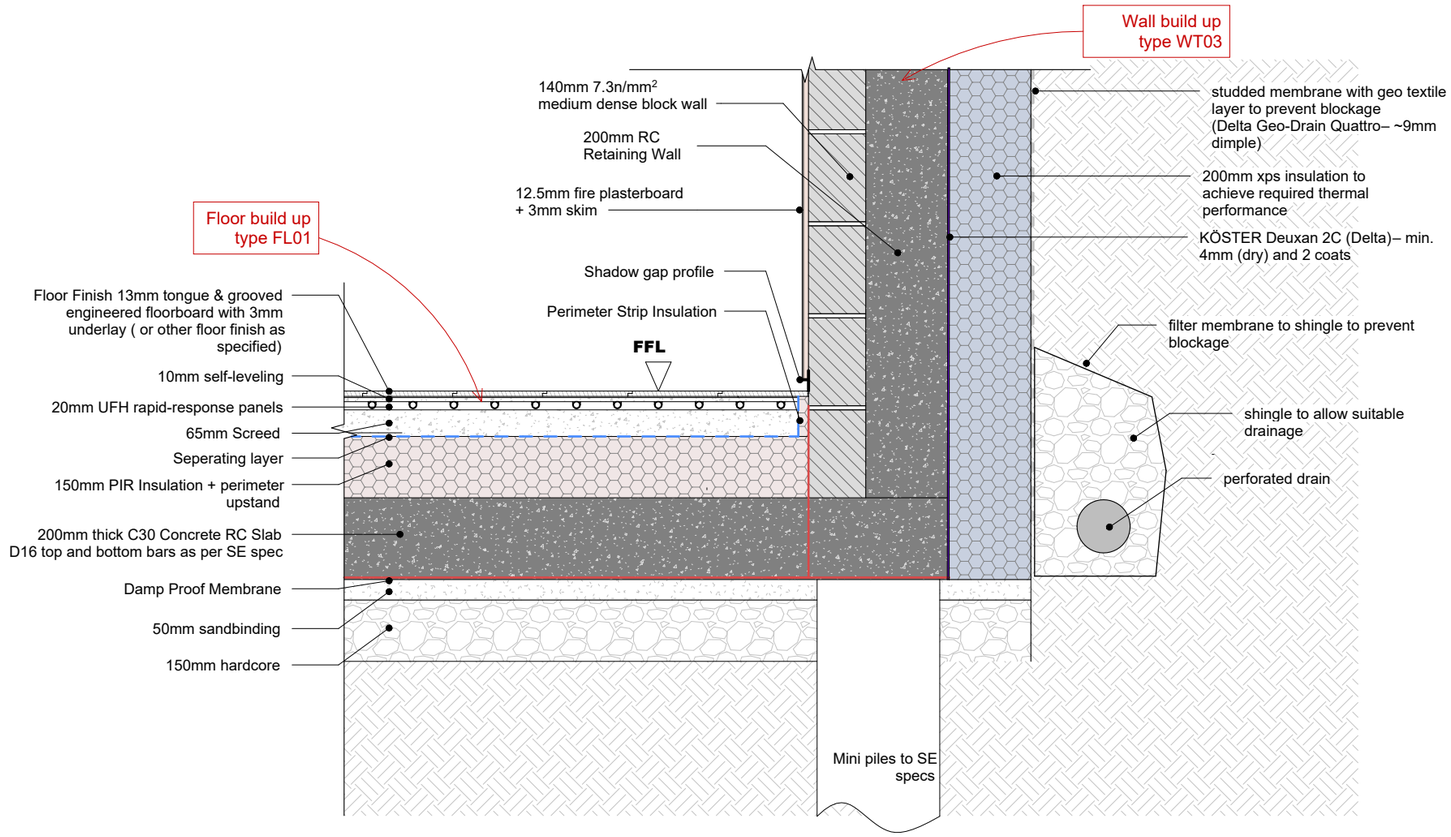
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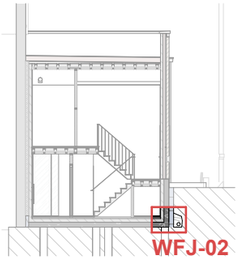
Wall to Ground Floor Junction Details



WFJ-02 Retaining Wall to Ground Floor Slab Junction (External Tanking & Drainage)

- **Structure:** Reinforced concrete retaining wall and RC slab to Structural Engineer's design (thickness, reinforcement, cover and pour sequence).
- **Waterproofing (external):** Apply KÖSTER Deuxan 2C (Delta) to external face of RC retaining wall in accordance with manufacturer's instructions, including primers/repairs/fillets as required; achieve required minimum dry film thickness and coats.
- **Continuity at wall–slab junction:** Waterproofing/tanking to be continuous at the wall–slab junction and compatible with slab DPM; link/terminate in accordance with the waterproofing manufacturer's tested junction detail. Refer to waterproofing junction details.
- **Protection / drainage layer:** Install studded drainage membrane with geotextile (e.g., Delta Geo-Drain Quattro) over tanking with proprietary fixings and sealed laps; maintain clear drainage path and prevent blockage/contamination.
- **Thermal insulation**: Provide 200mm XPS insulation externally (basement grade, suitable compressive strength) tightly butted with staggered joints; maintain continuity to reduce thermal bridging; protect insulation from damage during backfilling.
- **Termination at top:** Terminate/secure drainage membrane and insulation at top edge with proprietary termination bar/seal and protect exposed edges as required; ensure water cannot track behind membranes.
- **Drainage aggregate:** Provide free-draining shingle to drainage zone; wrap/line aggregate with geotextile filter to prevent fines migration and maintain long-term drainage performance.
- **Perforated land drain:** Provide perforated drain set in drainage gravel to fall to outlet; connect to agreed outfall/manhole in accordance with drainage design. Provide rodding/inspection access where required.
- **Backfilling:** Backfill in suitable layers using appropriate material and compaction methods to avoid damaging waterproofing, insulation and drainage components; keep geotextile clean and unblocked.
- **Penetrations:** Any penetrations through retaining wall/tanking to use proprietary sleeves/collars and be sealed to waterproofing manufacturer's detail; coordinate with services layout.

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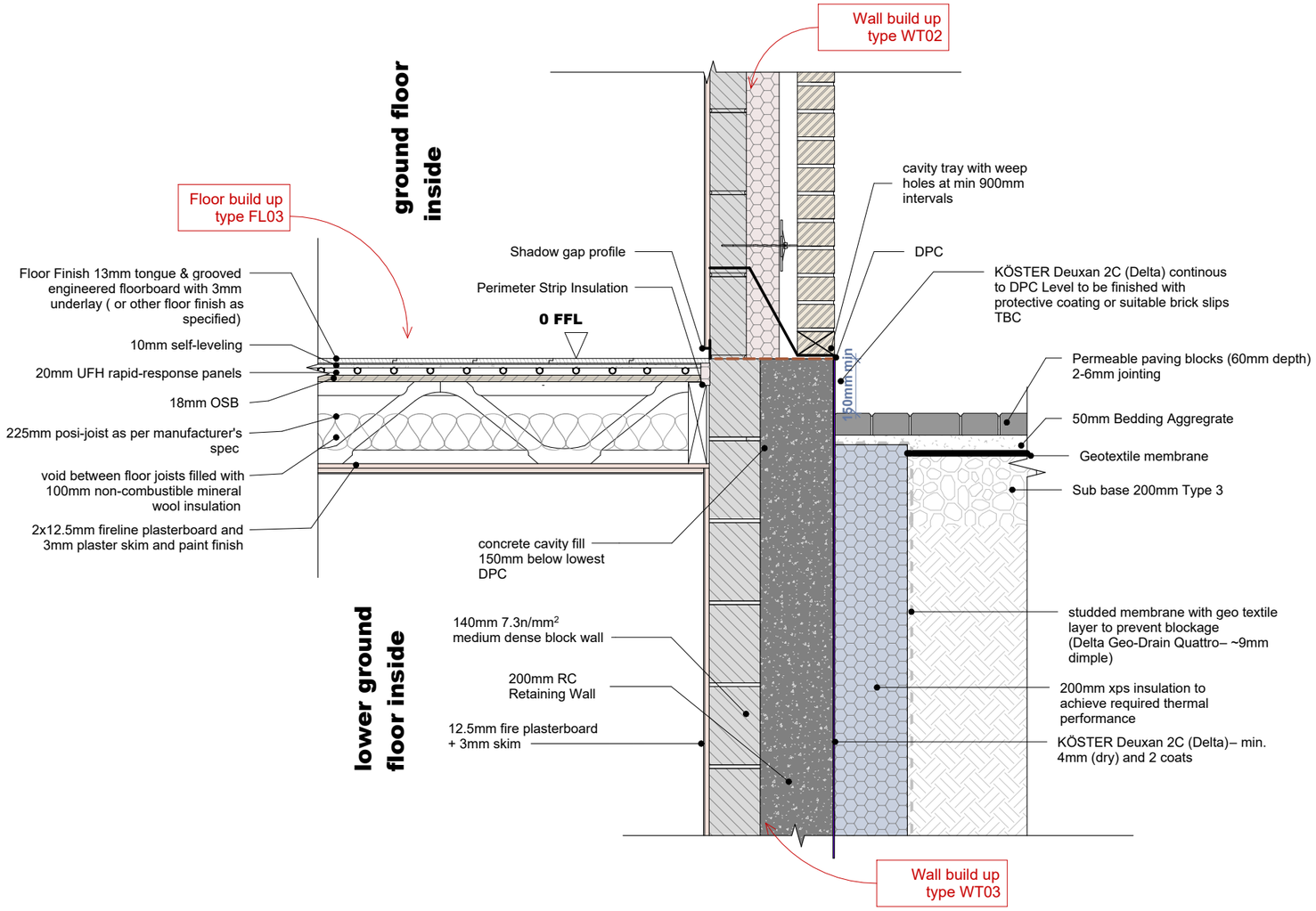
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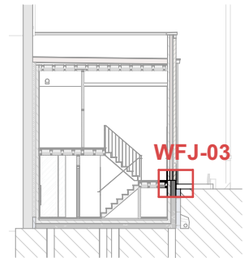
Wall to Ground Floor Junction Details



WFJ-03 Lower Ground Retaining Wall to Ground Floor / Cavity Wall Junction (DPC & Tanking Continuity)

- **External waterproofing:** apply KÖSTER Deuxan 2C (Delta) in accordance with manufacturer's instructions; min. 4mm (dry) in 2 coats (or as specified), incl. primers/fillets as required.
- **Waterproofing continuity:** ensure tanking is fully continuous at all junctions (slab/wall corners, returns, laps, penetrations) and sealed to prevent water tracking.
- **Waterproofing to be continued up to DPC level** and terminated/finished with a suitable protective coating or brick slip finish above ground where exposed.
- **Drainage protection layer:** provide Delta Geo-Drain Quattro (studded membrane with geotextile) fixed as per manufacturer's details; geotextile to face drainage medium and remain unblocked.
- **Top termination:** studded membrane to be terminated at top with proprietary termination bar and sealed top edge/closure strip to prevent fines ingress and water tracking behind.
- **External insulation:** 200mm XPS to retaining wall externally as shown; tightly butt joints, staggered; maintain continuity and avoid gaps. Protect from UV/mechanical damage where exposed.
- **Provide free-draining build-up externally** as detailed (geotextile, sub-base, bedding, permeable paving); coordinate finished ground levels to maintain min. 150mm from external ground to DPC.
- **DPC:** provide DPC to cavity wall at required level; ensure DPCs are correctly lapped/sealed to prevent damp bridging.
- **Cavity tray & weeps:** provide cavity tray with stop ends and weep vents at max. 900mm c/c (or to manufacturer's guidance). Cavity tray to be linked to DPC and dressed to discharge to external weeps.
- **Cavity below DPC to be closed with concrete cavity fill** (min. 150mm below lowest DPC) to prevent damp bridging and to suit below-ground conditions.
- **Service penetrations through retaining wall** tanking to use proprietary collars/seals; coordinate and seal to waterproofing manufacturer's detail.

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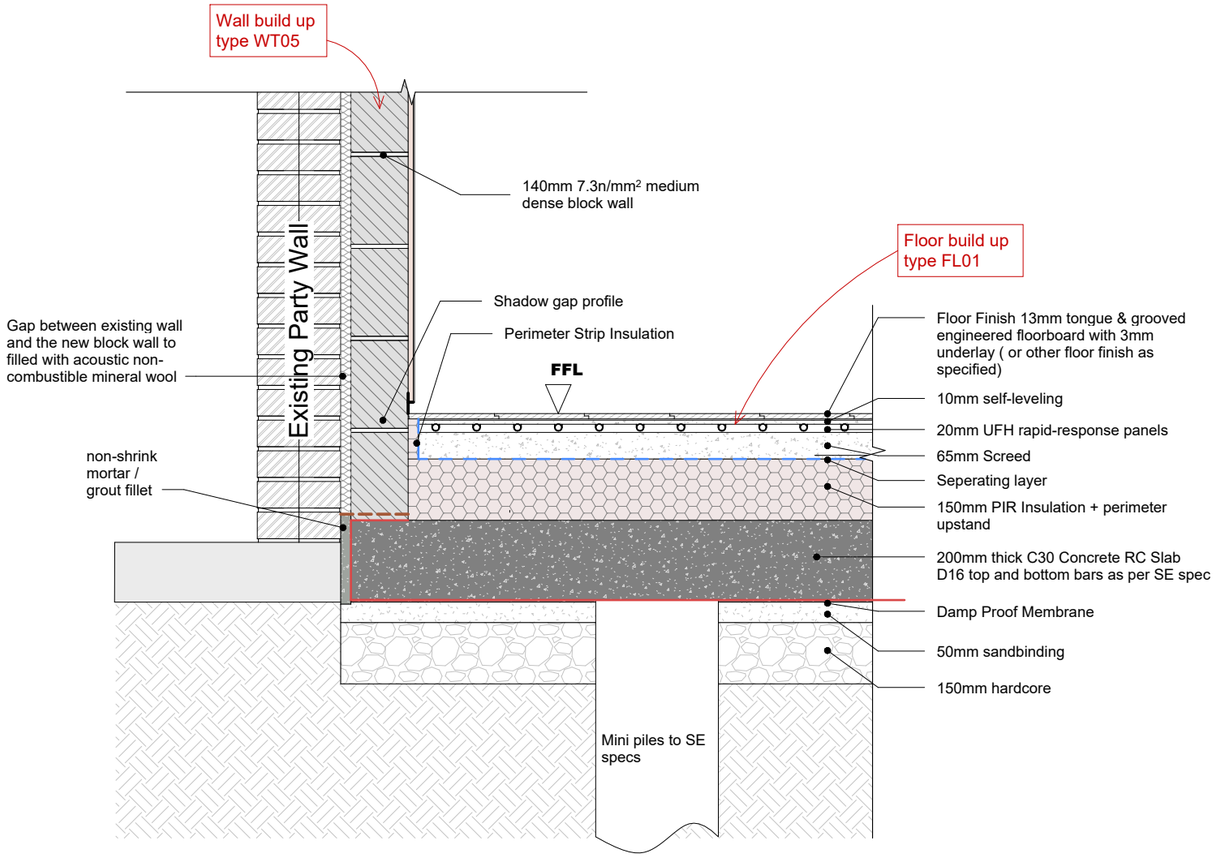
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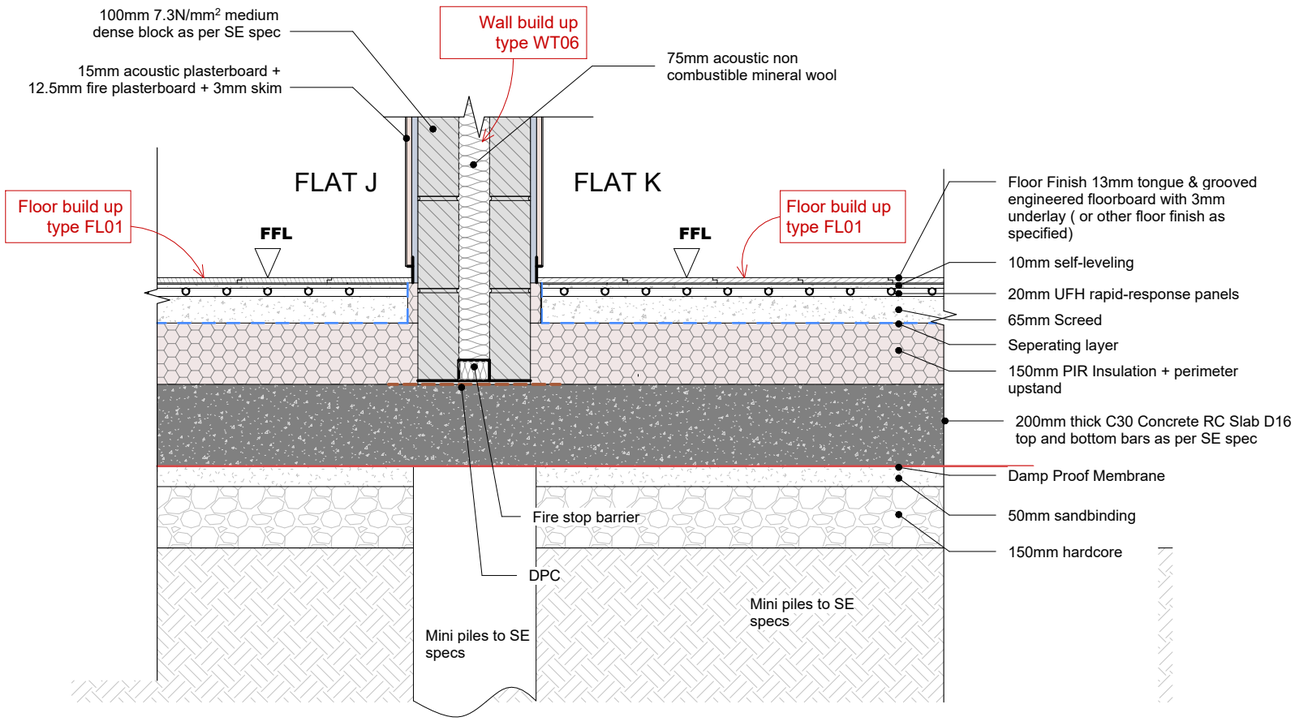
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Wall to Ground Floor Junction Details



WFJ-04 Junction Detail – New Internal Block Wall to Existing Party Wall at Ground Floor

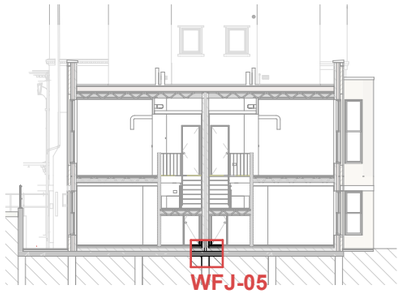
- **Existing party wall:** No structural connections or fixings into existing party wall.
- **Separation gap:** Maintain variable clear separation gap between existing party wall and new internal block wall as shown (gap may vary on site).
- **Acoustic / fire infill:** Fill separation gap with non-combustible acoustic mineral wool (friction-fit) to suit varying gap width.
- Damp zone limitation: Do not continue mineral wool down into damp risk zone / slab–ground interface. Terminate mineral wool above floor/slab level (min. 50–100mm above, unless noted otherwise).
- **Base closure** : Form non-shrink mortar / grout fillet at base of separation gap (at slab / floor edge) to close open voids and provide a stable backing.
- **Smoke/air seal:** Apply continuous fire-rated acoustic mastic over/adjacent to grout fillet at base of gap to maintain air/smoke seal and improve acoustic performance.
- **DPM continuity:** DPM to be continuous beneath slab as shown and sealed at perimeter edge (taped/lapped or liquid DPM seal) to prevent moisture bridging at wall–floor junction.
- **Internal finishes:** Provide shadow gap profile and perimeter insulation strip as shown; finishes to maintain junction movement tolerance and acoustic seal.



WFJ-05 Junction Detail – Separating Wall at Ground Floor Slab

- **DPC under wall** at base of blockwork as shown; lap joints min. 150mm and keep continuous across full wall width.
- **Fire stopping at base:** Provide A1 non-combustible fire stop barrier at wall base/voids as shown; seal perimeter with fire-rated/intumescent sealant to maintain continuity.
- **Acoustic core:** 75mm A1 acoustic mineral wool within WT06 to be tight-fit; no gaps/voids.
- **Floor build-up (both sides):** Screed/UFH/finishes not to bridge the separating wall.
- **Provide perimeter isolation strip** both sides and seal at finish level with acoustic mastic.
- **Coordination:** All works to SE / manufacturers' instructions; refer to junction details for full continuity and interfaces.

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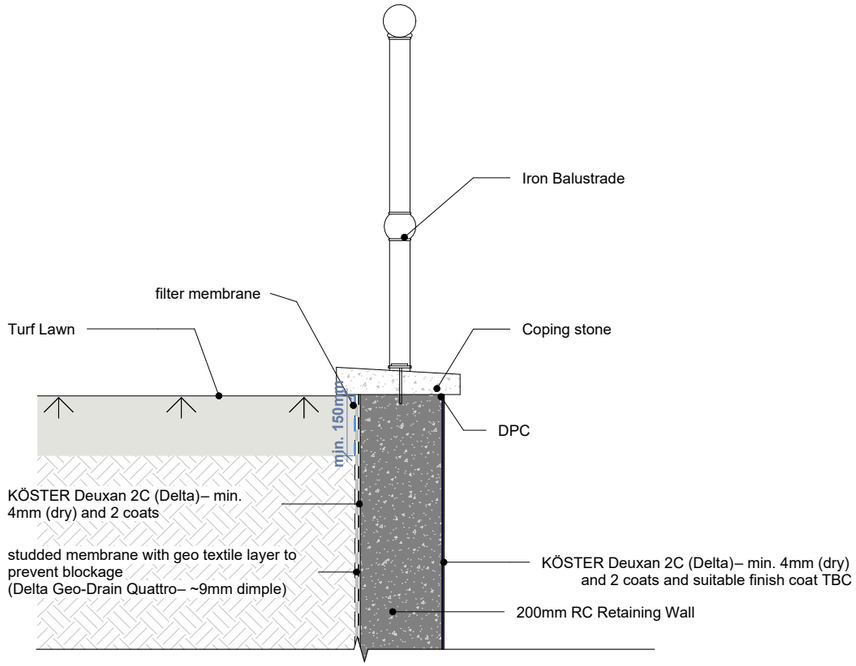
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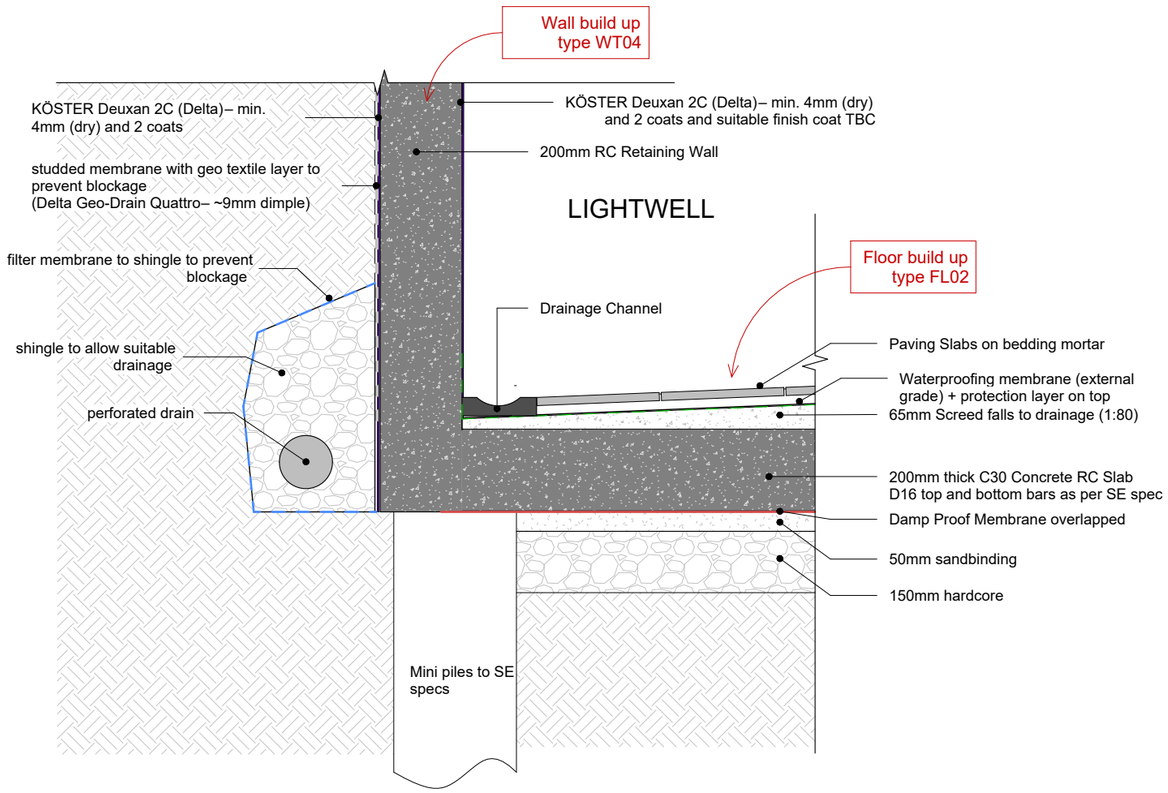
504-04

Wall to Ground Floor Junction Details



WFJ-06 Retaining Wall Head – Coping Stone & Balustrade Fixing Detail

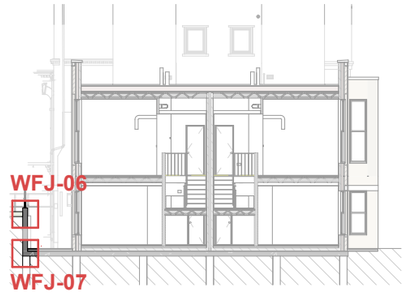
- **Wall face waterproofing:** Apply KÖSTER Deuxan 2C (Delta) to retaining wall face, min. 4mm (dry) in 2 coats incl. primers/fillets as required; ensure continuity to wall head and laps sealed.
- **Wall head DPC:** Provide DPC directly below coping; dress/turn down to protect wall head and link with waterproofing system (continuous moisture barrier at head).
- **Coping stone:** Precast/stone coping bedded on mortar; provide fall away from inner face and drips/throatings both sides. Seal joints as required.
- **Balustrade fixing:** Avoid puncturing DPC/waterproofing. isolate fixings with proprietary sleeves/seals or Proprietary sealed post base TBC; all penetrations fully sealed to manufacturer's details.
- **Pocket/voids at fixing zone:** Fill around balustrade base/pocket with non-shrink grout/mortar to prevent water tracking; finish to shed water.
- **Materials/durability:** All external metalwork to be corrosion resistant (e.g., stainless steel / HDG + coating) and compatible with waterproofing system.
- **Coordination:** Confirm coping thickness, balustrade baseplate size, edge distances and fixing method prior to casting/setting out.



WFJ-07 Lightwell Retaining Wall & External Paved Floor Junction

- **RC retaining wall:** 200mm RC retaining wall to Structural Engineer's design.
- Waterproofing (soil face): Apply KÖSTER Deuxan 2C (Delta) min. 4mm (dry) in 2 coats incl. primers/fillets as required; ensure full continuity and sealed laps.
- Drainage protection (soil face): Provide studded drain membrane with geotextile (e.g. Delta Geo-Drain Quattro ~9mm dimple) with proprietary fixings; keep geotextile face clear and unblocked.
- Perimeter drain: Provide perforated land drain set in clean shingle with geotextile filter wrap; lay to falls and connect to approved outfall; provide rodding/maintenance access as required.
- Filter layer: Provide geotextile/filter membrane to shingle to prevent fines migration and clogging.
- Lightwell face waterproofing: Apply KÖSTER Deuxan 2C to lightwell-facing RC wall where shown; provide compatible protection/finish to prevent UV/mechanical damage (TBC)
- Wall/floor junction: Form mortar fillet at internal corners; waterproofing to be continuous through junctions with sealed laps.
- External floor build-up (typical): Paving slabs on bedding mortar over external-grade waterproofing membrane + protection layer, over screed laid to falls (min. 1:80 finished), over RC slab as per SE.
- Drainage channel: Provide linear drainage channel with removable grating, set at low point; connect to SW system and coordinate levels to avoid ponding.

Notes



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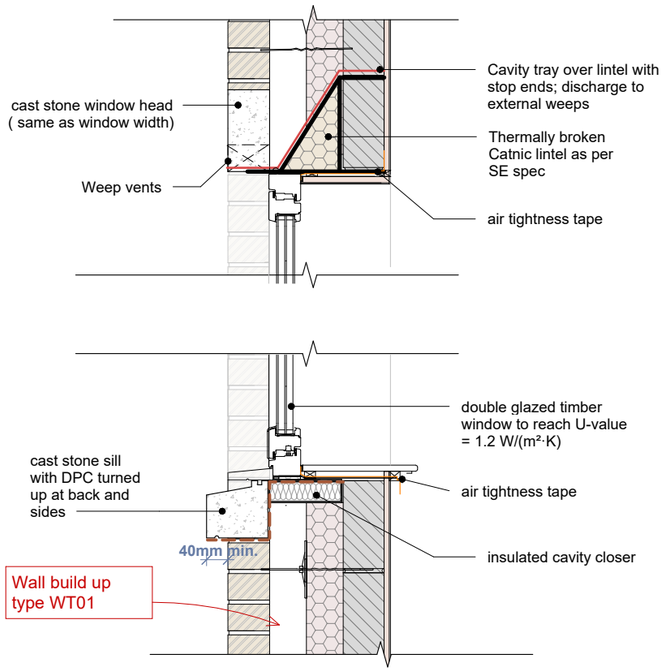
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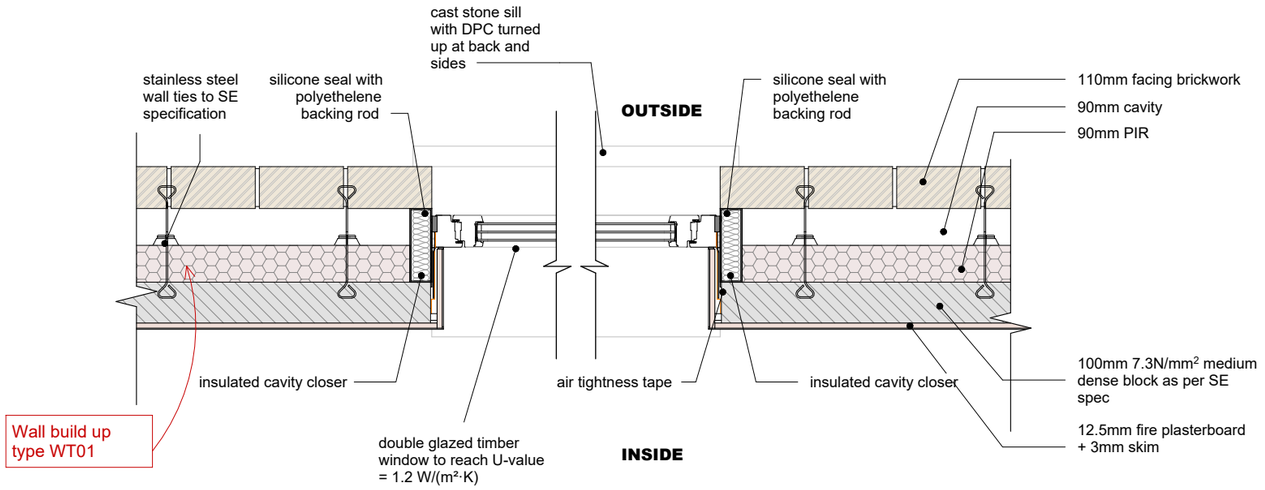
504-05

Wall to Ground Floor Junction Details



WNJ-01 Window Head & Sill Detail

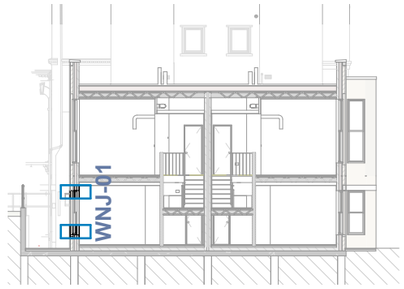
- **Window head:** Provide proprietary cavity tray over catnic lintel with stop ends, dressed to inner leaf with min. 150mm upstand; discharge to external weeps.
- **Weep vents:** Provide weep holes to external leaf max. 900mm centres (or manufacturer's requirement).
- **Thermal continuity:** Use thermally broken lintel to SE spec; maintain insulation continuity at reveal; avoid mortar bridges within cavity.
- **Window sill:** Provide cast stone sill with DPC under sill turned up at back and both ends; include drip groove to underside of sill.
- **Cavity closure:** Install insulated cavity closer at reveal/head/sill, continuous and sealed; prevent cold bridging and moisture ingress.
- **Airtightness:** Apply airtightness tape (internal) to window frame perimeter; connect to internal air barrier/VCL and seal all junctions to manufacturer's instructions.

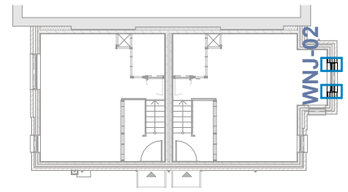


WNJ-02 Window Jamb Detail

- **Cast stone sill**: Provide outward fall and underside drip/throating to prevent tracking; full-width sill as specified.
- **Insulated cavity closer:** Provide proprietary insulated cavity closer to all reveals; maintain insulation continuity and prevent cold bridging; closer to include integral cavity barrier/fire-stop where required.
- **Airtightness**: Provide continuous airtightness tape/seal internally around window perimeter; seal to internal air/vapour line; all joints to be clean, dry and primed as required.
- **Perimeter seal:** Provide silicone seal with backing rod externally to movement joint; maintain continuous weather seal.
- **Fixings & ties:** Provide stainless steel wall ties and additional ties at opening zones (typically 300mm vertical within 225mm of reveals) to SE/manufacturer's spec.

Notes





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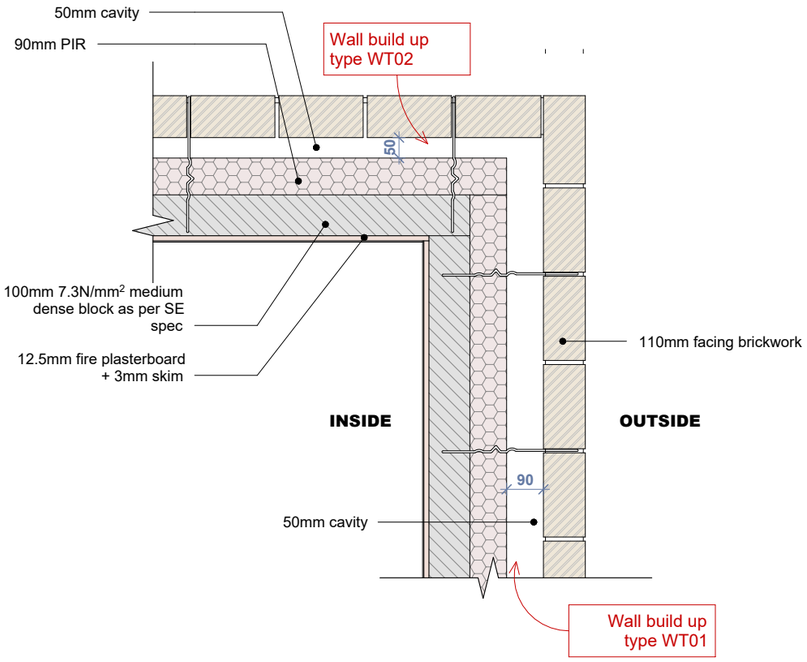
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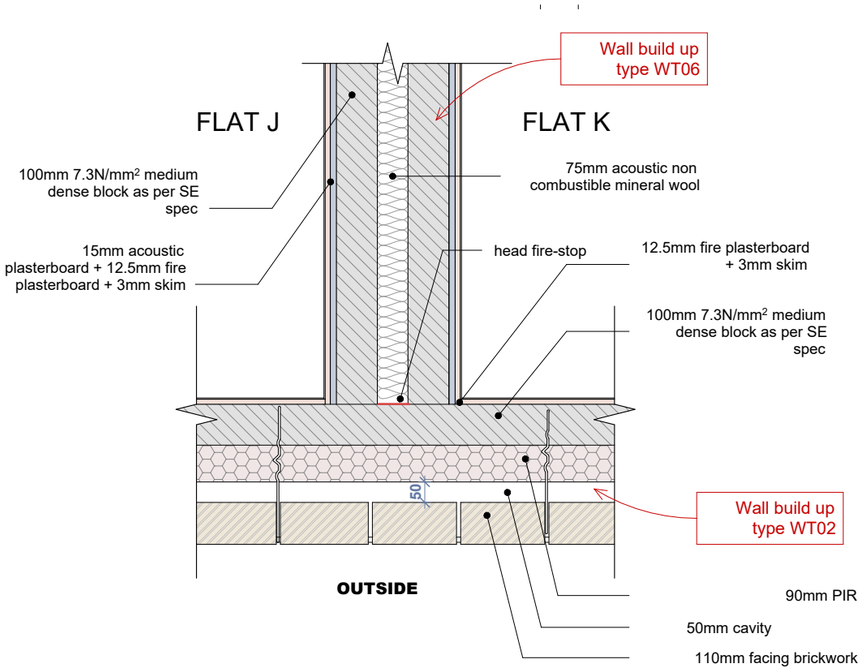
505-01

Window Head & Sill Details



WWJ-01 External Cavity Wall Corner Junction

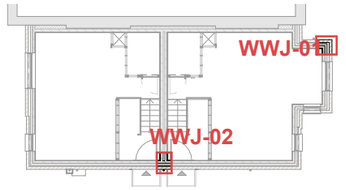
- **Insulation continuity:** PIR/partial-fill insulation to return around the corner to maintain continuous thermal line (no cold bridge at corner).
- **Cavity control:** Maintain clear 50mm cavity; keep free of mortar droppings (use boards/batt fixings/retaining clips as required).
- **Wall ties:** Provide stainless steel cavity wall ties to SE spec, with additional ties within 225mm of corner (typical good practice) and correct embedment.
- **Airtightness:** Maintain continuous internal airtightness line at inner leaf; tape/seal at corner junctions (wet plaster/airtightness tape as your spec).
- **Cavity closing (where required):** Use proprietary insulated cavity closer locally where cavity terminates at reveals/edges (not a roof note—just corner control).



WWJ-02 Party Wall / Separation Wall Junction with External Cavity Wall

- **Acoustic infill:** Pack the gap between existing party wall and new block wall with A1 non-combustible acoustic mineral wool (tight fit, no voids).
- **Head fire-stop:** Provide continuous head fire-stop at top of separation wall to underside of structure/soffit (A1 mineral wool + fire-rated acoustic sealant).
- **Cavity tray / stop ends (reference section):** Provide cavity tray + stop ends where shown on sections at the cavity termination, with discharge to external weeps (don't duplicate levels here—just tie to the section detail).
- **Prevent flanking:** Ensure fire/acoustic line is continuous (no gaps at corners/edges); avoid hard connections that create sound bridges.

Notes



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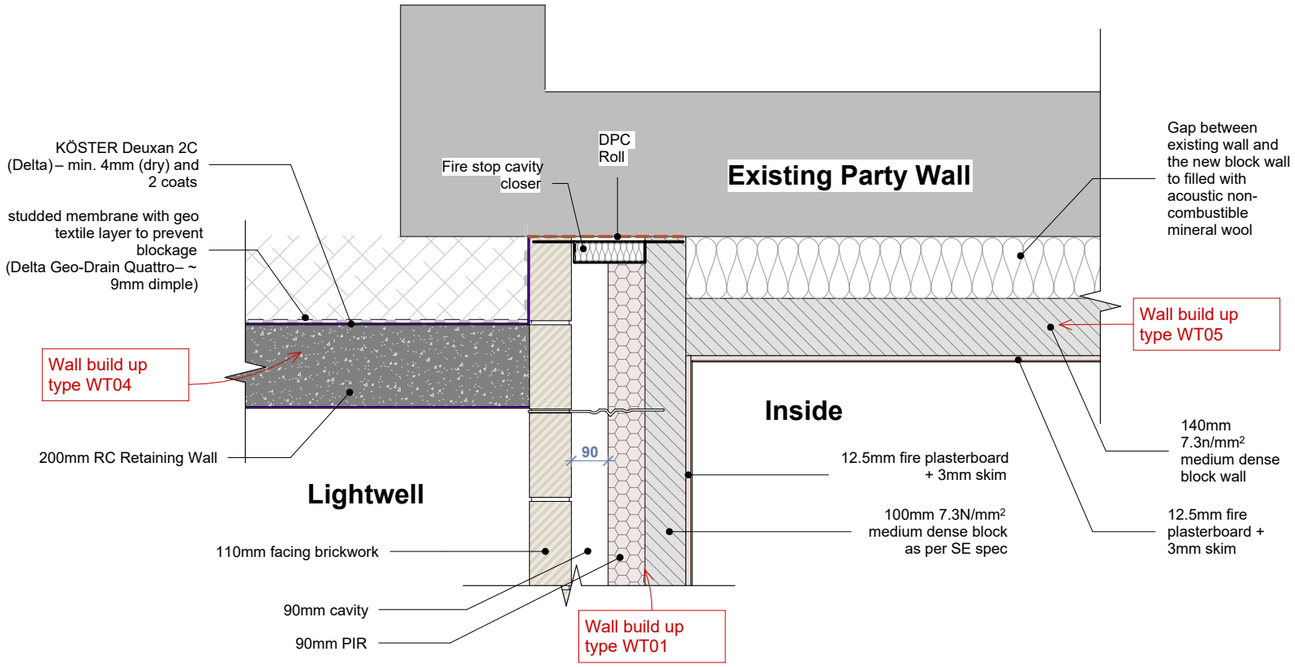
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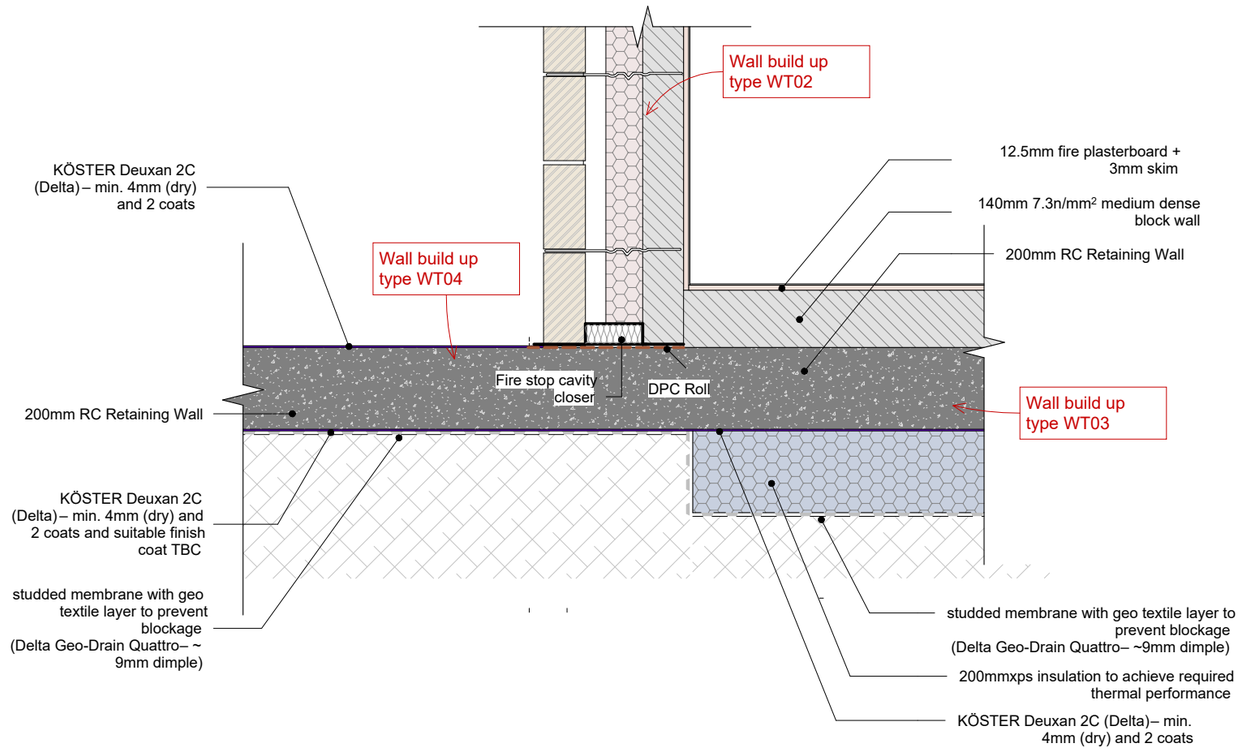
506-01

Wall to Wall Junction Details



WWJ-03 Lightwell / Existing Party Wall / New Cavity Wall Junction

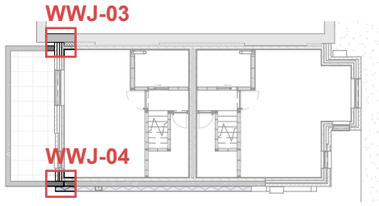
- **Cavity fire barrier/closer:** Provide A1 non-combustible cavity barrier / cavity closer at junction where cavity terminates to party wall; install full height as required and continue min. 150mm below DPC/tray level; seal edges with fire-rated / acoustic sealant.
- **DPC:** Vertical DPC/insulated cavity closer at party wall/lightwell junction
- **Weeps:** Provide weep holes aligned with tray discharge, to external face (lightwell), at max 900mm centres (or as manufacturer guidance).
- **Waterproofing continuity:** Continue KÖSTER Deuxan 2C (Delta) waterproofing to retaining wall as detailed; form neat termination at/near DPC level with compatible termination bar + sealant (no water tracking behind).
- **Drainage protection:** Provide dimpled drain membrane with geotextile to soil face; keep geotextile clear/unblocked; coordinate with land drain/shingle zone.
- **Avoid bridging:** Keep cavity clear of mortar droppings; do not bridge cavity/barrier with hard materials; maintain separation to prevent sound bridging and damp paths.



WWJ-04 Lightwell Retaining Wall / Cavity Wall / Internal Wall Junction

- **Cavity fire barrier/closer:** Provide A1 non-combustible cavity barrier / cavity closer at junction where cavity terminates to party wall; install full height as required and continue min. 150mm below DPC/tray level; seal edges with fire-rated / acoustic sealant.
- **DPC:** Vertical DPC/insulated cavity closer at party wall/lightwell junction
- **Weeps:** Provide weep holes aligned with tray discharge, to external face (lightwell), at max 900mm centres (or as manufacturer guidance).
- **Waterproofing continuity:** Continue KÖSTER Deuxan 2C (Delta) waterproofing to retaining wall as detailed; form neat termination at/near DPC level with compatible termination bar + sealant (no water tracking behind).
- **Drainage protection:** Provide dimpled drain membrane with geotextile to soil face; keep geotextile clear/unblocked; coordinate with land drain/shingle zone.
- **Avoid bridging:** Keep cavity clear of mortar droppings; do not bridge cavity/barrier with hard materials; maintain separation to prevent sound bridging and damp paths.

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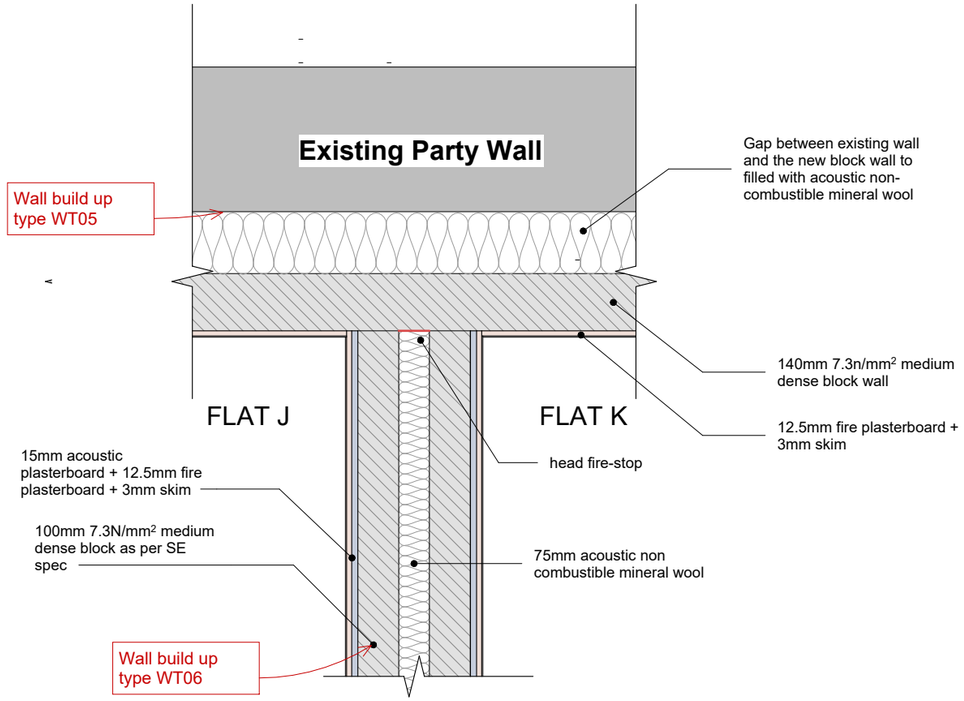
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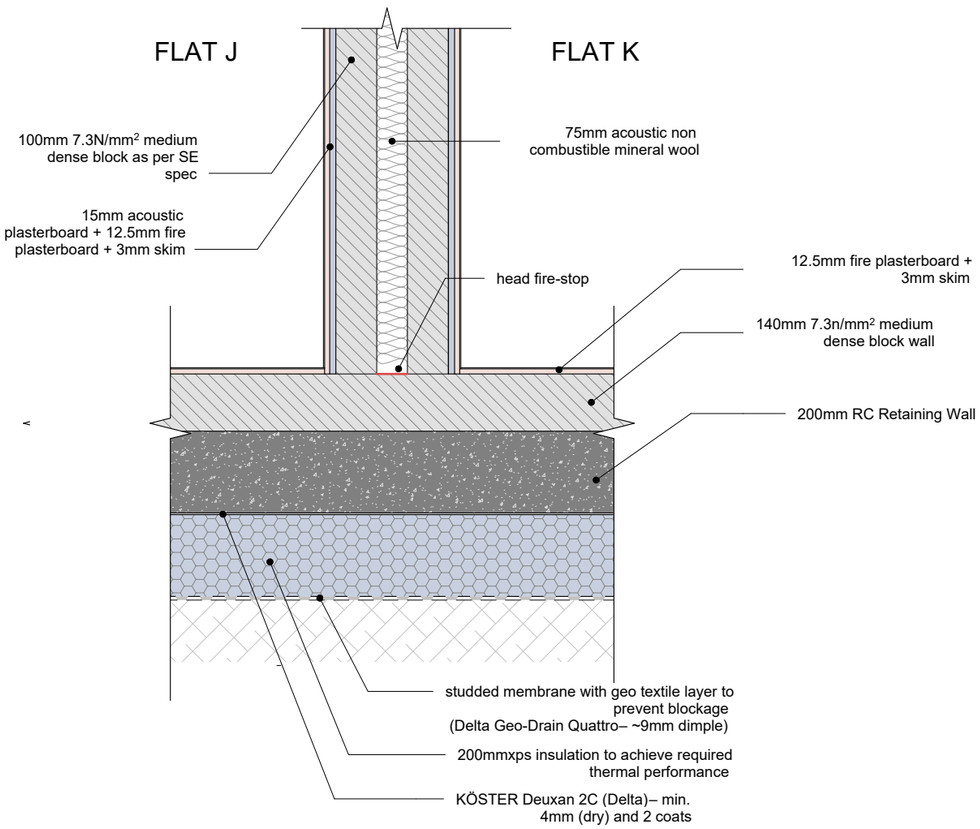
506-02

Wall to Wall Junction Details



WWJ-05 Party Wall Junction – New Separation Wall

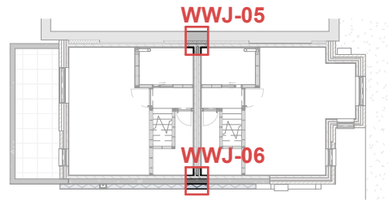
- **No structural fixing** to existing party wall. Maintain a clear separation gap to existing wall.
- **Void infill:** Pack the gap between existing party wall and new block wall with A1 non-combustible acoustic mineral wool (tight fit; no voids).
- **Head fire-stop:** Provide continuous head fire-stop at the top of the new wall to underside of existing structure/soffit using A1 mineral wool; seal to both faces with fire-rated acoustic sealant to maintain compartmentation and limit smoke/flanking sound.
- **Continuity:** Ensure fire/acoustic line is continuous full width of junction (no gaps at edges/corners).
- **Prevent bridging:** Keep cavity/void free of mortar droppings; prevent hard connections that create sound bridges.



WWJ-06 Separation Wall Junction to RC Wall

- **DPC / capillary break:** Provide continuous DPC beneath the separating wall at base to prevent capillary moisture transfer from concrete/RC into masonry.
- **Tanking continuity:** Waterproofing to retaining wall to be continuous up to finished level and properly terminated/sealed at top edge; no exposed edges.
- **Thermal continuity:** Maintain continuity of XPS insulation to retaining wall; avoid thermal bridging at wall/slab junctions.
- Seal all junctions with fire-rated acoustic sealant and provide A1 mineral wool fire-stopping where any voids occur.
- **Prevent flanking/bridging:** Keep the base junction free of mortar droppings; avoid hard connections that create sound bridges between Flats J and K.

Notes



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