

Standard Range Details

Cottage, Arts & Crafts
and Georgian Ranges

BLOOR HOMES[®]

09.08.2018

Detail No.	Revision	Description
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1. Foundations [FN]

FN[1]12.1	C	Ground bearing floor slab - cold bridging insulation
FN[1]12.2	A	Ground bearing floor slab - Party Wall (E-WM-28)
FN[1]12.3	-	Ground bearing floor slab - internal loadbearing wall
FN[1]13.1	C	Suspended insitu concrete floor slab - 100mm EPS insulation
FN[1]13.2	B	Suspended insitu concrete floor slab - Party Wall (E-WM-28)
FN[1]13.3	B	Suspended insitu concrete floor slab - Internal loadbearing wall
FN[1]13.4	B	Suspended insitu concrete floor slab - Internal loadbearing wall, different floor slab depths
FN[1]13.5	-	Suspended slabs, mesh reinforcement details
FN[1]13.6	C	Suspended insitu concrete floor slab - Enhanced specification
FN[1]14.1	A	Suspended precast beam & block 100mm EPS 70 - Concrete infill blocks
FN[1]14.2	A	Suspended precast beam & block - Party Wall (E-WM-28)
FN[1]14.3	A	Suspended precast beam & block - Enhanced specification
FN[1]15.1	-	Raft foundation with gas barrier at external wall
FN[1]15.2	-	Raft foundation with gas barrier at party wall (E-WM-28 compliant)
FN[1]16	A	Integral suspended garage floor slab

2. External Walls [EW]

EW[2]01	F	External wall details - Brick Cill & Lintel
EW[2]01.1	F	External wall details - Render - Cavity closers to openings
EW[2]02	F	Expansion joint detail - Masonry construction
EW[2]04	D	External wall details - Cavity closers to openings - Bay window reveals
EW[2]04.2	D	External wall details - Cavity closers to openings - Bay window section
EW[2]05	B	Steel Beam Service Hole Sizes Detail - Sheet 1
EW[2]05.1	-	Steel Beam Service Hole Sizes Detail - Sheet 2

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3. Party Walls [PW]

PW[3]01	H	Fire stop details - Party wall and eaves
PW[3]02	F	Roof junction with and without room in the roof (WM-28 Compliant)
PW[3]03	E	Roof trusses built into separating walls
PW[3]04	H	Cavity masonry separating wall - external flanking wall junction (E-WM-28)
PW[3]05	E	Spandrel panel party wall location

4. Internal Walls [IW]

IW[4]01	B	Structural Stud Partition (Internal)
IW[4]01.1	D	Metal stud partitions - Gypwall Classic
IW[4]01.4	B	Plasterboard storey height detail
IW[4]01.6	-	Structural metal stud partition
IW[4]02	B	Semi exposed walls - Ceilings & walls - Single skin wall
IW[4]02.1	-	Semi exposed walls - Ceilings & walls - Drive Thru'
IW[4]03.3	B	Bathroom Fixture and Fittings support detail.
IW[4]03.4	A	Shower Tray Detail

5. Floor Joists [FJ]

FJ[5]01	C	Joists built into external walls to eliminate air paths
FJ[5]01.1	E	Joists built into external walls to eliminate air paths (E-WM-28 Compliant)
FJ[5]02	-	M.S. Restraint straps for joists
FJ[5]05	-	Stair bulkhead frame
FJ[5]05.1	-	Stair bulkhead airing cupboard construction
FJ[5]06	A	Tiling on chipboard flooring, 9.5mm (WBP) plywood
FJ[5]07	-	Egger PS chipboard floor detail

Detail No.	Revision	Description
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6. Roof [RF]

RF[6]01	A	Truss Overspan Details - 2 Storey - 50mm Wall Plate.
RF[6]01.3	A	First Floor truss overspan details - 2 storey 75mm plate.
RF[6]05.2	C	Eaves detail (boxed eaves version)
RF[6]11	-	Small pediment gable wall detail
RF[6]14	C	M.S. restraint straps & gable wall thermal bridge detail
RF[6]14.1	A	Gable Wall Spandrel Panel Strapping Detail
RF[6]14.2	-	M.S. restraint straps & gable wall thermal bridge detail - Enhanced Specification
RF[6]15	B	Sloping ceiling insulation detail
RF[6]16	B	Sloping ceiling insulation detail (Attic trusses)
RF[6]17.1	C	Ventilated dry ridge detail Type LR breathable roofing underlay
RF[6]18	A	Roof abutment flashing details
RF[6]19	-	Valley Detail - Clipped Verge
RF[6]20	-	Roof Truss Bracing Intersection Detail - Narrow Fronted Roofs
RF[6]22	A	Sloping Roof Detail - Low Level Roofs.
RF[6]23	-	Smartroof Gable Wall Spandrel Panel fixing detail
RF[6]24	-	Loft Hatch Detail

7. Windows/Doors [WD]

WD[7]01	D	External insulated steel door sets
WD[7]03	-	Typical Window Styles (Fire Escape)
WD[7]04	-	Safety glazing positions, where it is to be used
WD[7]05	A	Georgian Range Bay Window Detail
WD[7]06	-	Part Q Guidance Notes

8. External Treatments [ET]

ET[8]02.3	-	Porch post brick pier and dwarf wall detail
ET[8]03	D	Timber / GRP portico & door surround
ET[8]04.2	A	Entrance door fanlight detail
ET[8]05	A	Brickwork corbel detail
ET[8]05.1	A	Brickwork non-projecting corbel
ET[8]05.2	-	Brick Quion Detail
ET[8]05.3	A	Render Stop Detail

Detail No.	Revision	Description	
<u>9. Internal Services [IS]</u>			
IS[9]02	B	Discharge stack boxing half hour fire protection surround within habitable rooms	
IS[9]03	-	Smoke detectors - Acceptable locations	
IS[9]04	-	Part M compliant WC solutions	
IS[9]06.1	-	Baxi - Potterton Promax Boiler Utility Locations Detail	
IS[9]06.2	-	Ideal - Logic Boiler Utility Locations Detail	
IS[9]06.3	-	Baxi - Potterton Promax HE Plus Boiler Kitchen Locations Detail	
IS[9]06.4	-	Baxi - Potterton Promax Ultra Boiler Kitchen Locations Detail	
IS[9]06.5	-	Ideal - Logic System Boiler Kitchen Locations Detail	
IS[9]06.6	-	Ideal - Logic Code Combi Boiler Kitchen Locations Detail	
IS[9]08.1	-	OPENREACH - CSP	
IS[9]08.2	-	OPENREACH - Wiring Diagram	
IS[9]08.3	-	OPENREACH - Developer Self Install	
IS[9]08.4	-	VIRGIN MEDIA - Omni Box Typical Location	
IS[9]08.5	-	VIRGIN MEDIA - Wiring Diagram	
IS[9]08.6	-	VIRGIN MEDIA - Developer Self Install	
IS[9]09	B	Typical Consumer Unit position	
IS[9]10	A	Waste Water Heat Recovery (Showersave QB1-21) with SVP & studwork	09.08.18
IS[9]11	-	Kitchen & Utility Electrical Points Typical Elevations	
IS[9]12	-	Semi-Concealed Gas Meter Box Detail	
IS[9]13	A	WC Pan Connection Detail	
IS[9]13.1	-	WC Pan Connection Detail (Classics House Types Only)	
IS[9]14	-	Greenwood CV2GIP Extractor Fan Kitchen Layout	
IS[9]14.1	-	Greenwood CV2GIP Extractor Fan Bathroom & Ensuite Layout	

Detail No.	Revision	Description
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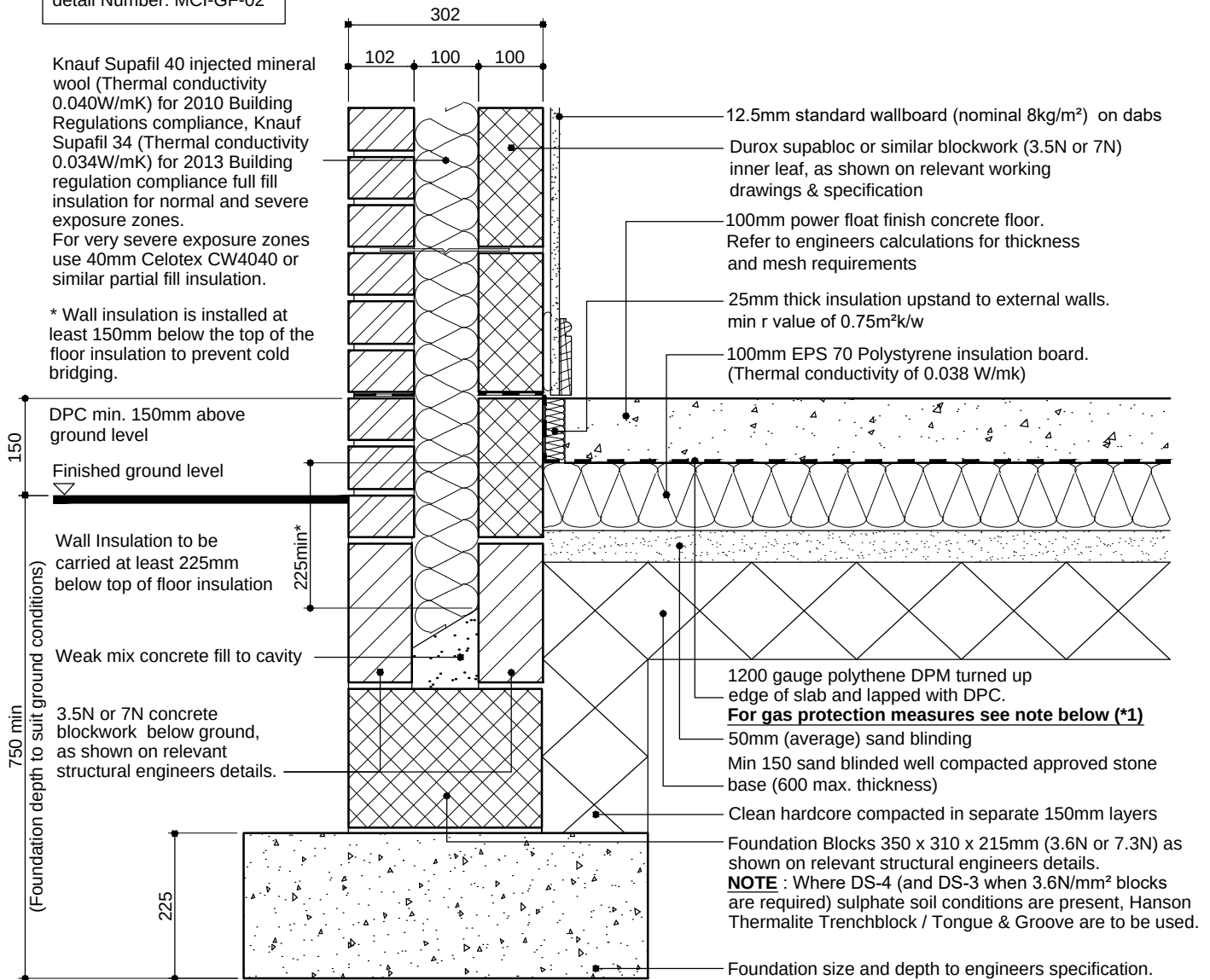
10. External Works [EX]

EX[10]01	-	Guidance - Ramped access into dwellings (Part M compliant)
EX[10]02	-	Guidance - Stepped access into dwellings (Part M compliant)
EX[10]03	B	Standard garden wall detail with 327mm piers
EX[10]04	A	CDM Symbols

11. Fire Protection [FP]

FP[11]01	A	Typical steel beam encasement - Half hour fire protection
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Detail to be read in strict accordance with Accredited detail Number: MCI-GF-02

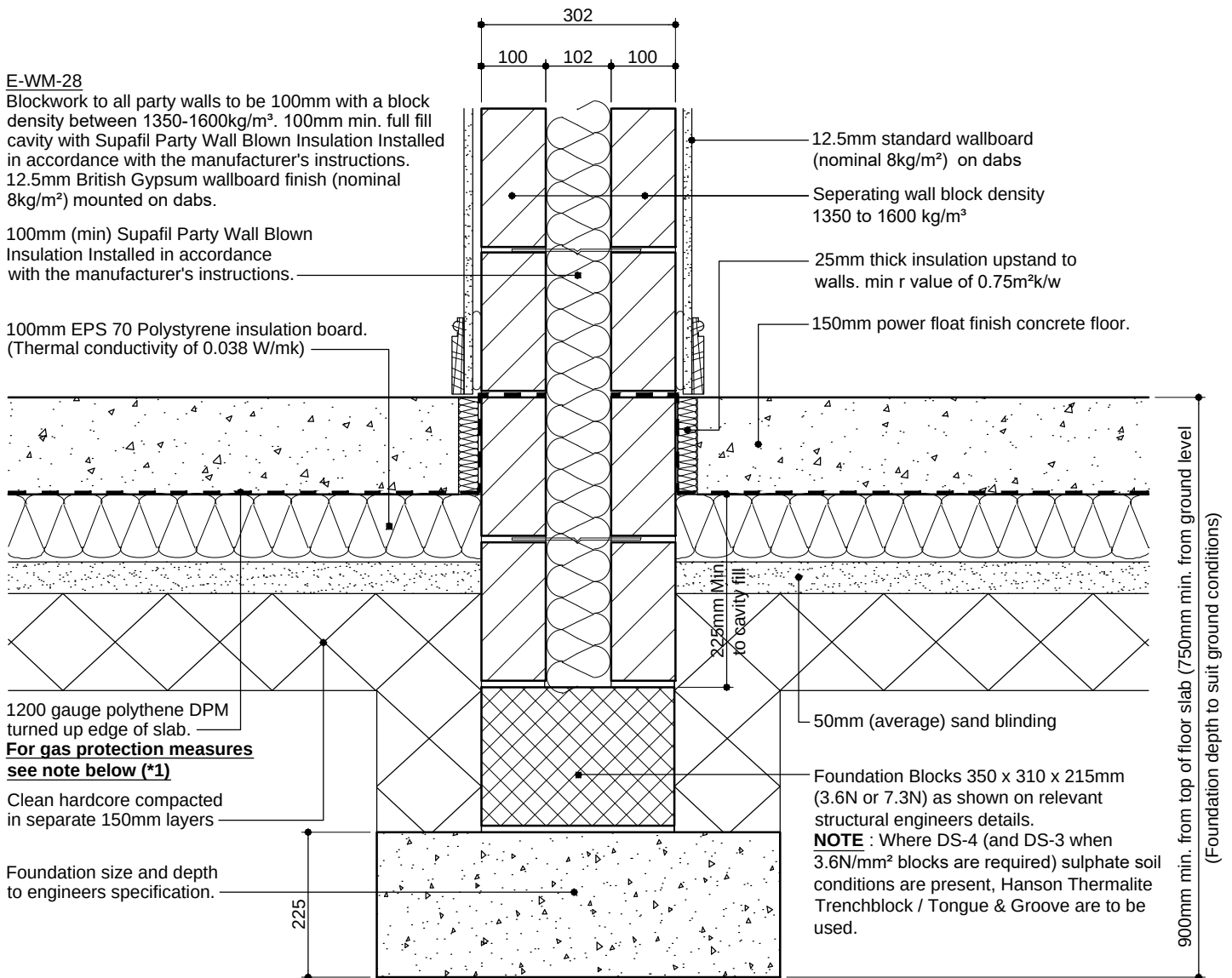


GROUND BEARING FLOOR SLAB - COLD BRIDGING INSULATION

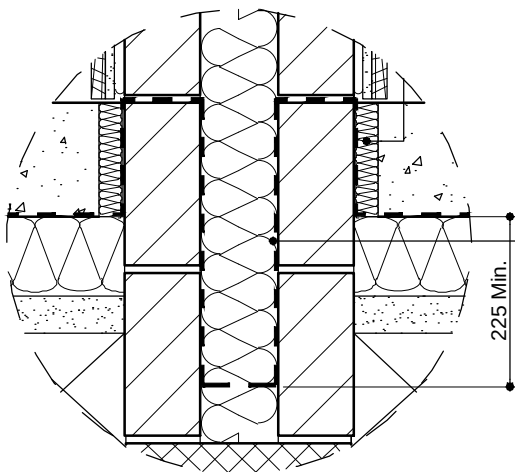
NOTE (*1) GAS PROTECTION MEASURES

Proprietary combined gas resistant membrane / DPM 2000g (guage to be confirmed by a specialist), to be taken through to and lapped with DPC in inner skin, membrane to be taken across cavity and sealed. Earthwool DriTherm 34 to be installed in cavity below membrane prior to installation across cavity.

Rev C (May 2018) - Wall insulation extended to 225mm from Ground Level.



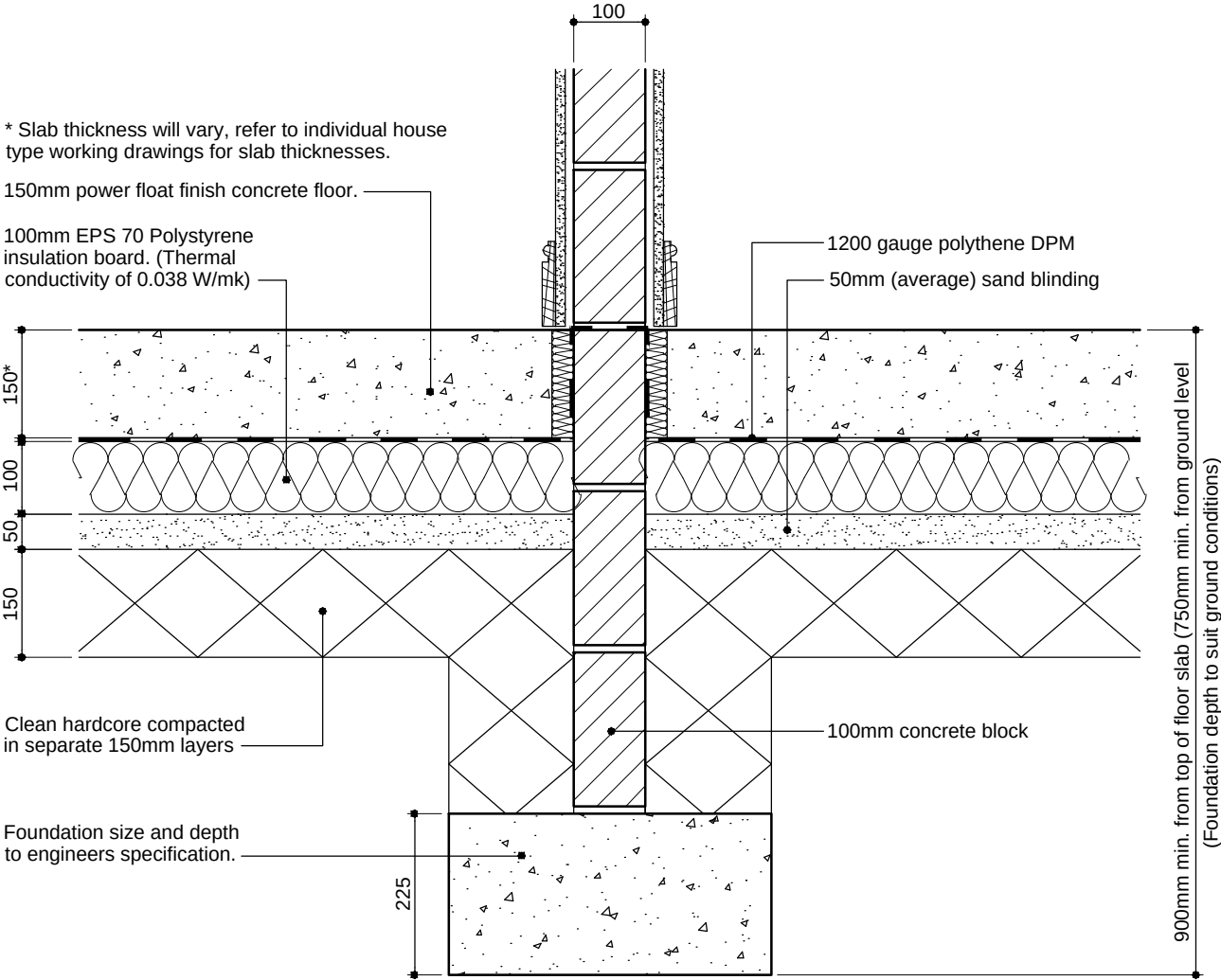
GROUND BEARING FLOOR SLAB - PARTY WALL (E-WM-28 COMPLIANT)



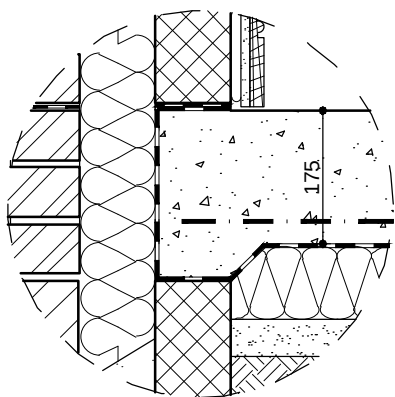
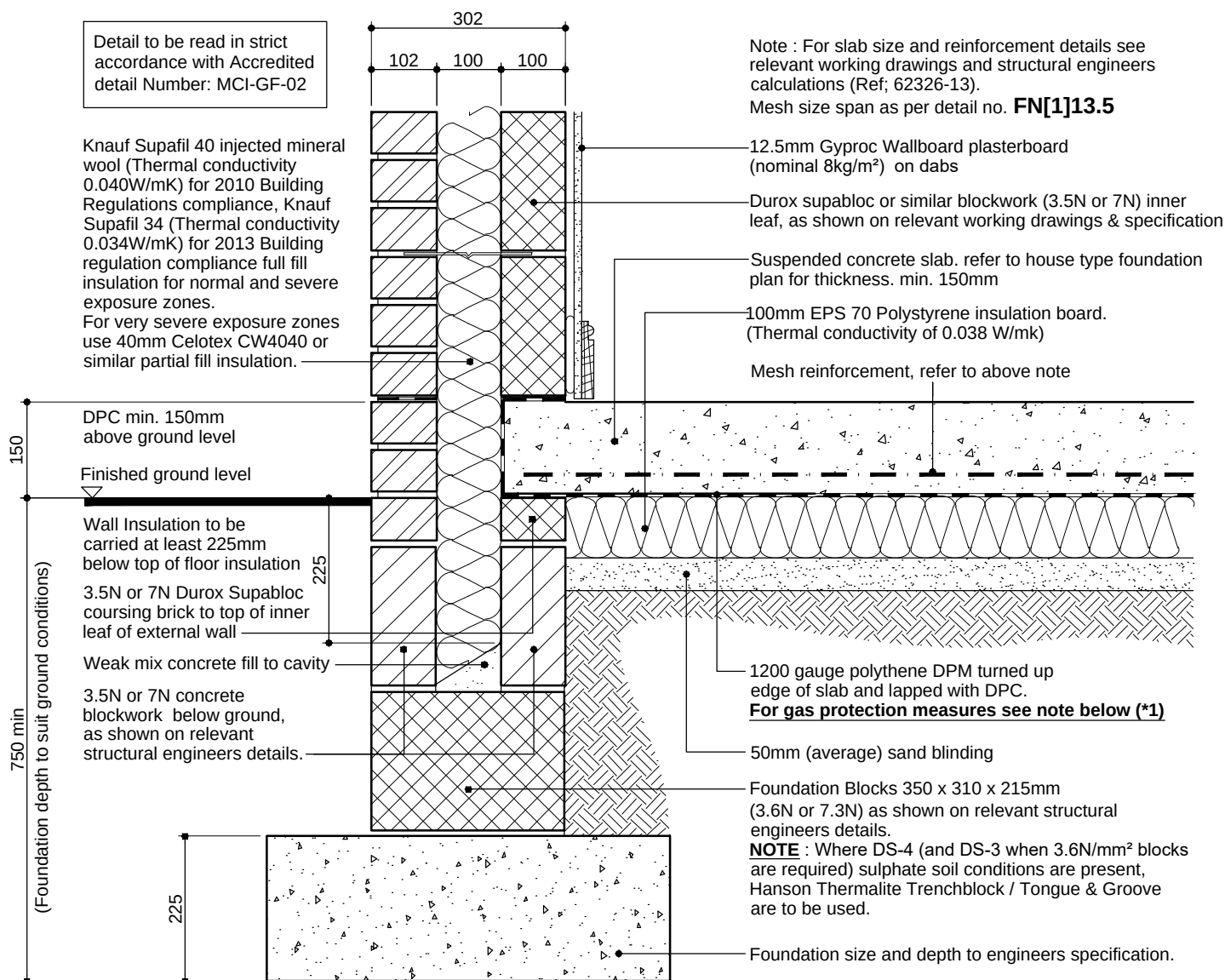
NOTE (*1) GAS PROTECTION MEASURES

Proprietary combined gas resistant membrane / DPM 2000g (guage to be confirmed by a specialist), to be turned up edge of slab across joint and down internal face of blockwork by min. 225mm from underside of slab, then across cavity and up the inner face of the opposite blockwork and through joint to continue through to other slab.

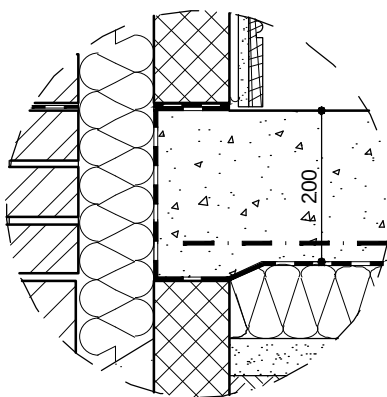
Rev A (Jan 2017) - Reference to Tarmac foundation blocks removed.



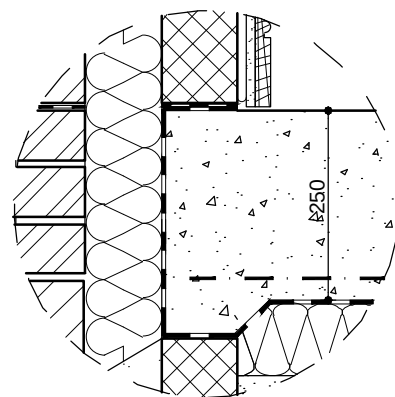
GROUND BEARING FLOOR SLAB - INTERNAL LOADBEARING WALL



175mm slab



200mm slab



250mm slab

SUSPENDED INSITU CONCRETE FLOOR SLAB - COLD BRIDGING INSULATION

NOTE (*1) GAS PROTECTION MEASURES

Proprietary combined gas resistant membrane / DPM 2000g (guage to be confirmed by a specialist), to be taken through to and lapped with DPC in inner skin, membrane to be taken across cavity and sealed.

Rev C (May 2018) - Wall insulation extended to 225mm from Ground Level.

E-WM-28

Blockwork to all party walls to be 100mm with a block density between 1350-1600kg/m³. 100mm min. full fill cavity with Supafil Party Wall Blown Insulation Installed in accordance with the manufacturer's instructions. 12.5mm British Gypsum wallboard finish (nominal 8kg/m²) mounted on dabs.

100mm (min) Supafil Party Wall Blown Insulation Installed in accordance with the manufacturer's instructions.

100mm EPS 70 Polystyrene insulation board. (Thermal conductivity of 0.038 W/mk)

1200 gauge polythene DPM turned up edge of slab.
For gas protection measures see note below (*1)

Foundation size and depth to engineers specification.

Note : For slab size and reinforcement details see relevant working drawings and structural engineers calculations (Ref; 62326-13).

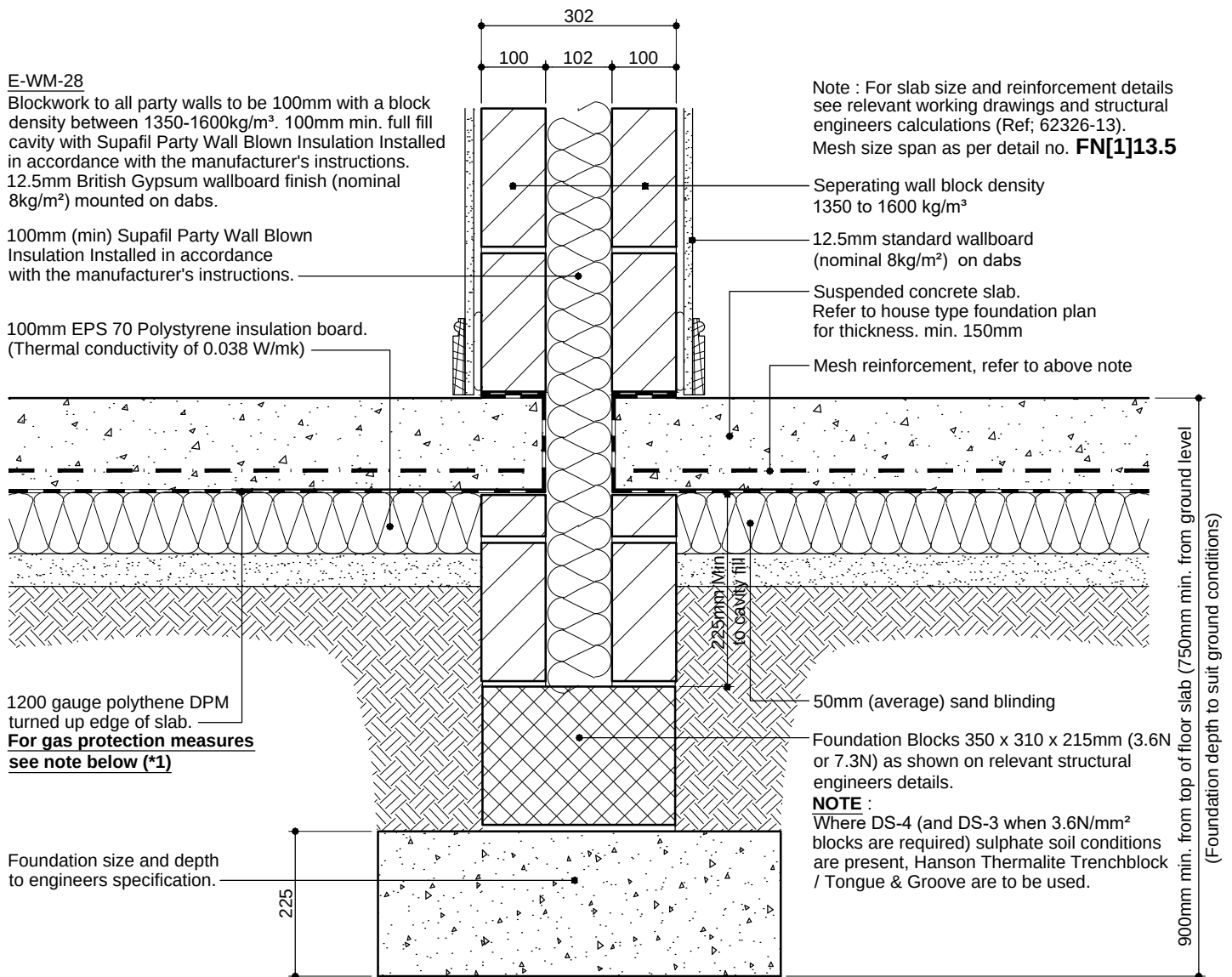
Mesh size span as per detail no. **FN[1]13.5**

Separating wall block density 1350 to 1600 kg/m³

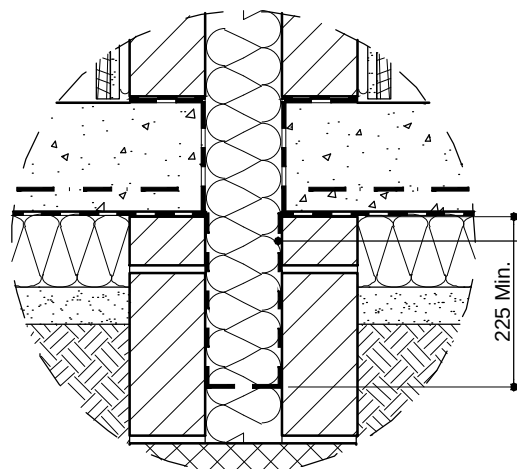
12.5mm standard wallboard (nominal 8kg/m²) on dabs

Suspended concrete slab. Refer to house type foundation plan for thickness. min. 150mm

Mesh reinforcement, refer to above note



SUSPENDED INSITU CONCRETE FLOOR SLAB - PARTY WALL (E-WM-28 COMPLIANT)



NOTE (*1) GAS PROTECTION MEASURES

Proprietary combined gas resistant membrane / DPM 2000g (guage to be confirmed by a specialist), to run down internal face of blockwork by min. 225mm from underside of slab, then across cavity and up the inner face of the opposite blockwork and to continue through to other slab.

Rev B (Jan 2017) - Reference to Tarmac foundation blocks removed.

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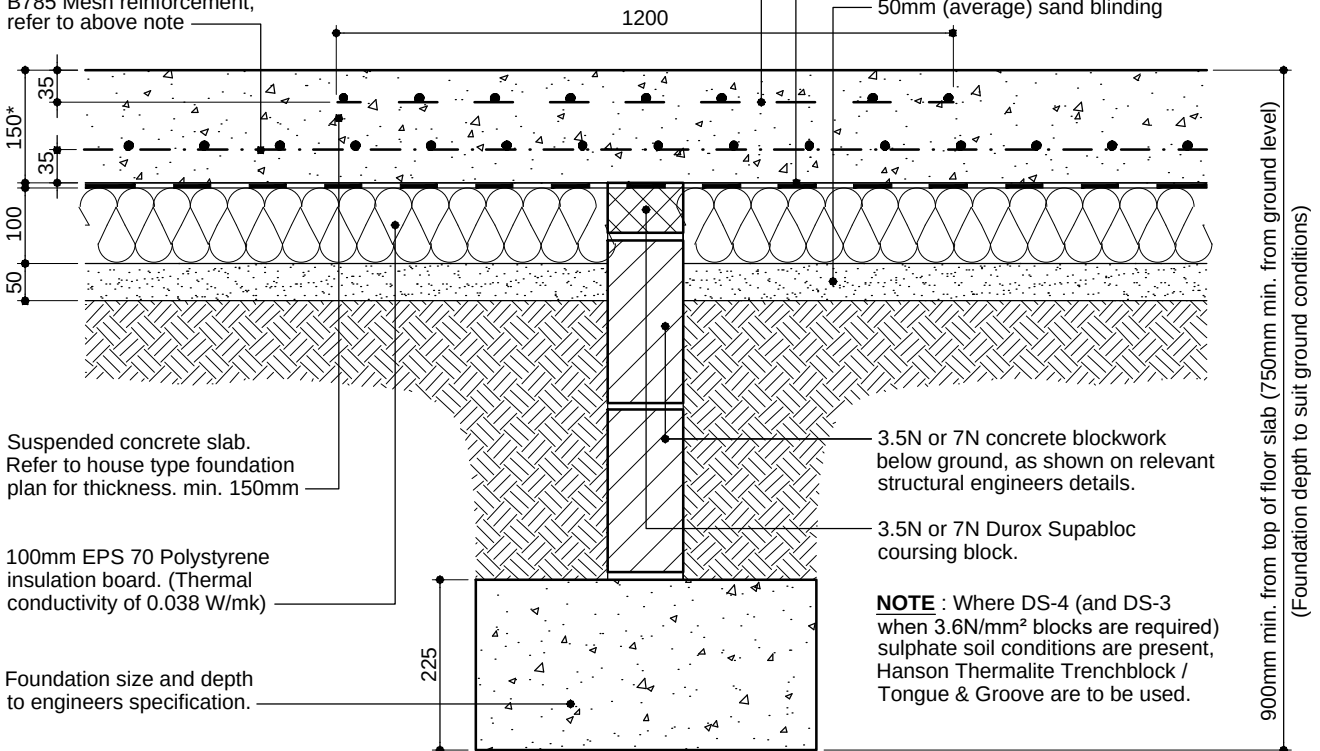
Note: For slab size and reinforcement details see relevant working drawings and structural engineers calculations (Ref: 62326-13). Mesh size span as per detail No. **FN[1]13.5**

Note all mesh to be located 35mm from C/L of steel to U/S of slab & spaced from DPM with approved spacers

B785 Mesh reinforcement, refer to above note

* Slab thickness will vary, refer to individual house type working drawings for slab thicknesses.

Layer of B785 mesh to span same direction as main steel as anti-cracking fabric
1200 gauge polythene DPM
50mm (average) sand blinding



SUSPENDED INSITU CONCRETE FLOOR SLAB - SLEEPER WALL

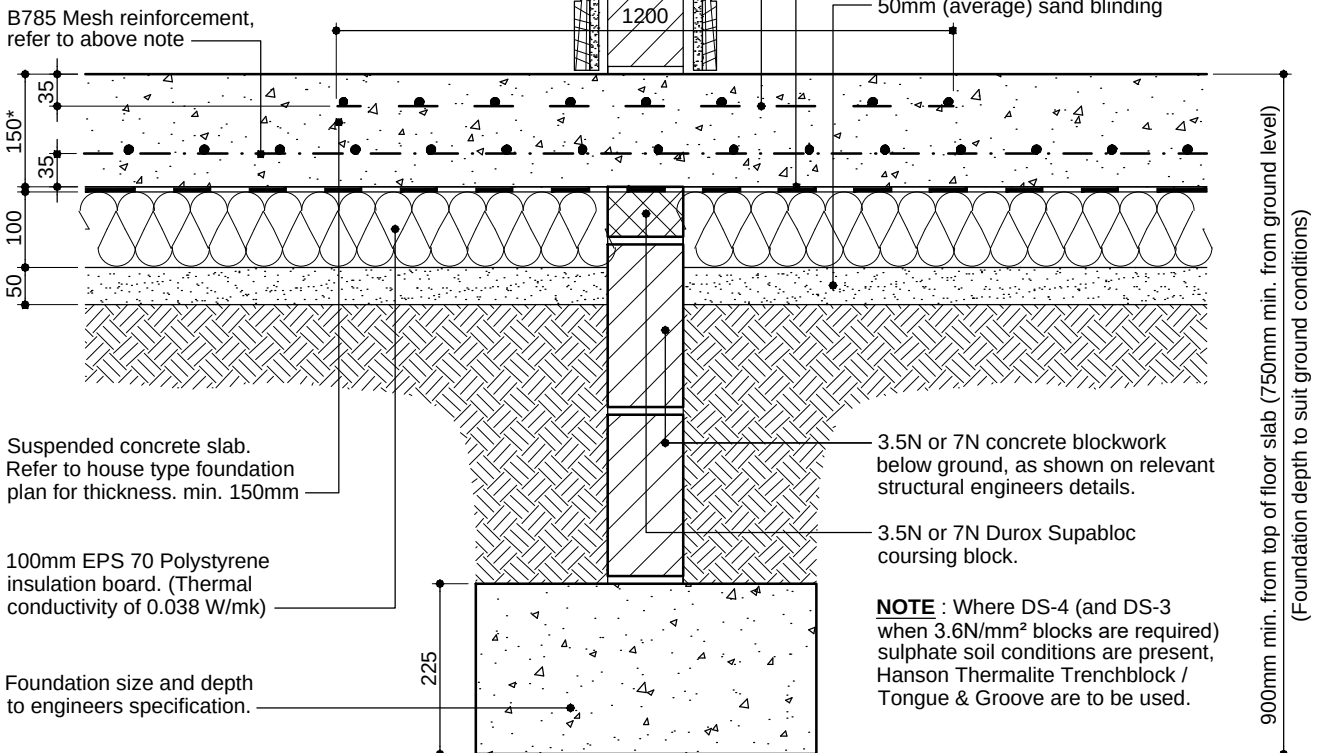
Note: For slab size and reinforcement details see relevant working drawings and structural engineers calculations (Ref: 62326-13). Mesh size span as per detail No. **FN[1]13.5**

Note all mesh to be located 35mm from C/L of steel to U/S of slab & spaced from DPM with approved spacers

B785 Mesh reinforcement, refer to above note

* Slab thickness will vary, refer to individual house type working drawings for slab thicknesses.

Layer of B785 mesh to span same direction as main steel as anti-cracking fabric
1200 gauge polythene DPM
50mm (average) sand blinding



SUSPENDED INSITU CONCRETE FLOOR SLAB - INTERNAL LOADBEARING WALL ABOVE

Rev B (Jan 2017) - Reference to Tarmac foundation blocks removed. Sleeper wall detail added. Title amended.

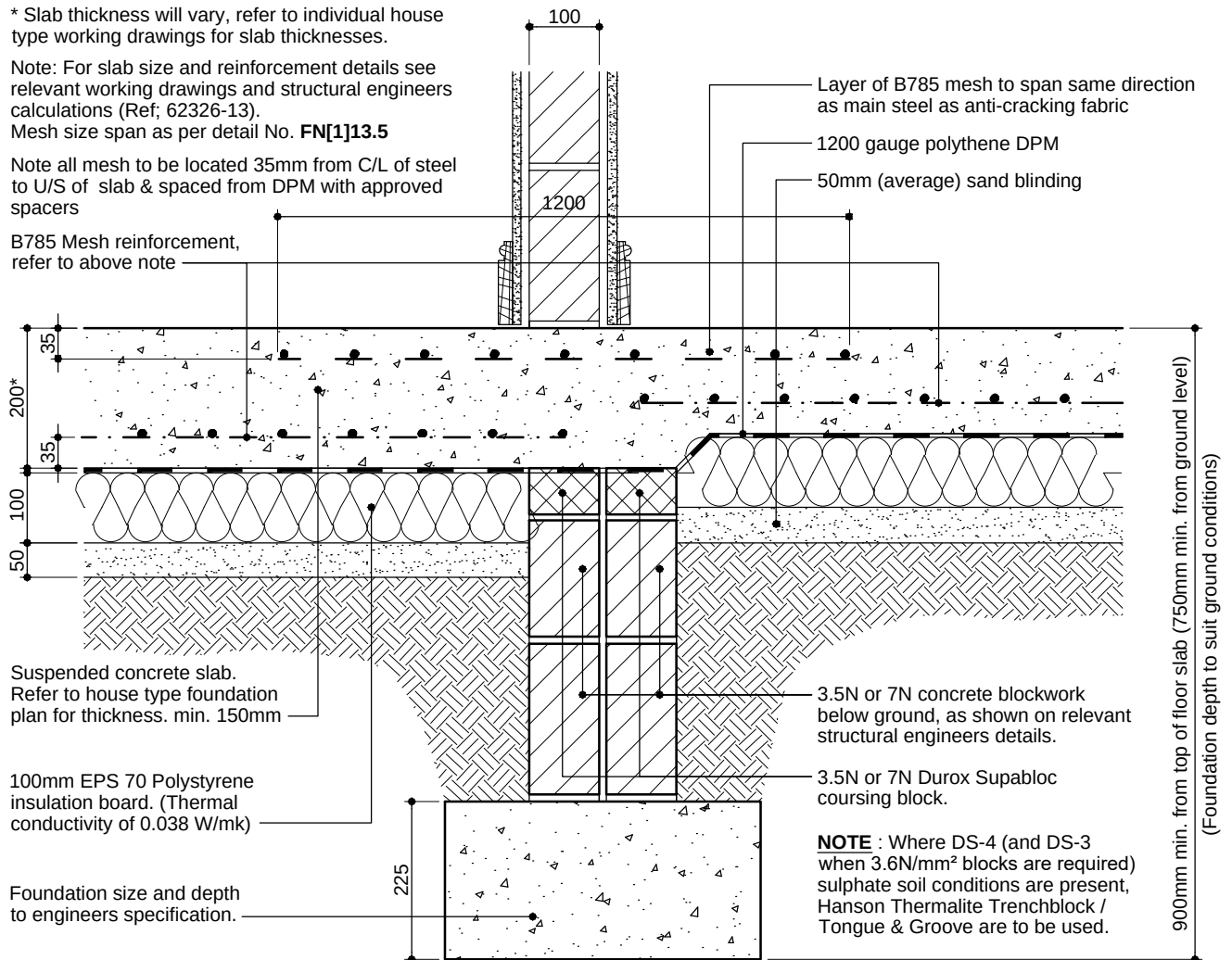
* Slab thickness will vary, refer to individual house type working drawings for slab thicknesses.

Note: For slab size and reinforcement details see relevant working drawings and structural engineers calculations (Ref: 62326-13).

Mesh size span as per detail No. **FN[1]13.5**

Note all mesh to be located 35mm from C/L of steel to U/S of slab & spaced from DPM with approved spacers

B785 Mesh reinforcement, refer to above note

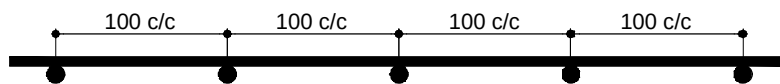


SUSPENDED INSITU CONCRETE FLOOR SLAB

- INTERNAL LOADBEARING WALL

- DIFFERENT FLOOR SLAB DEPTHS

Rev B (Jan 2017) - Reference to Tarmac foundation blocks removed.

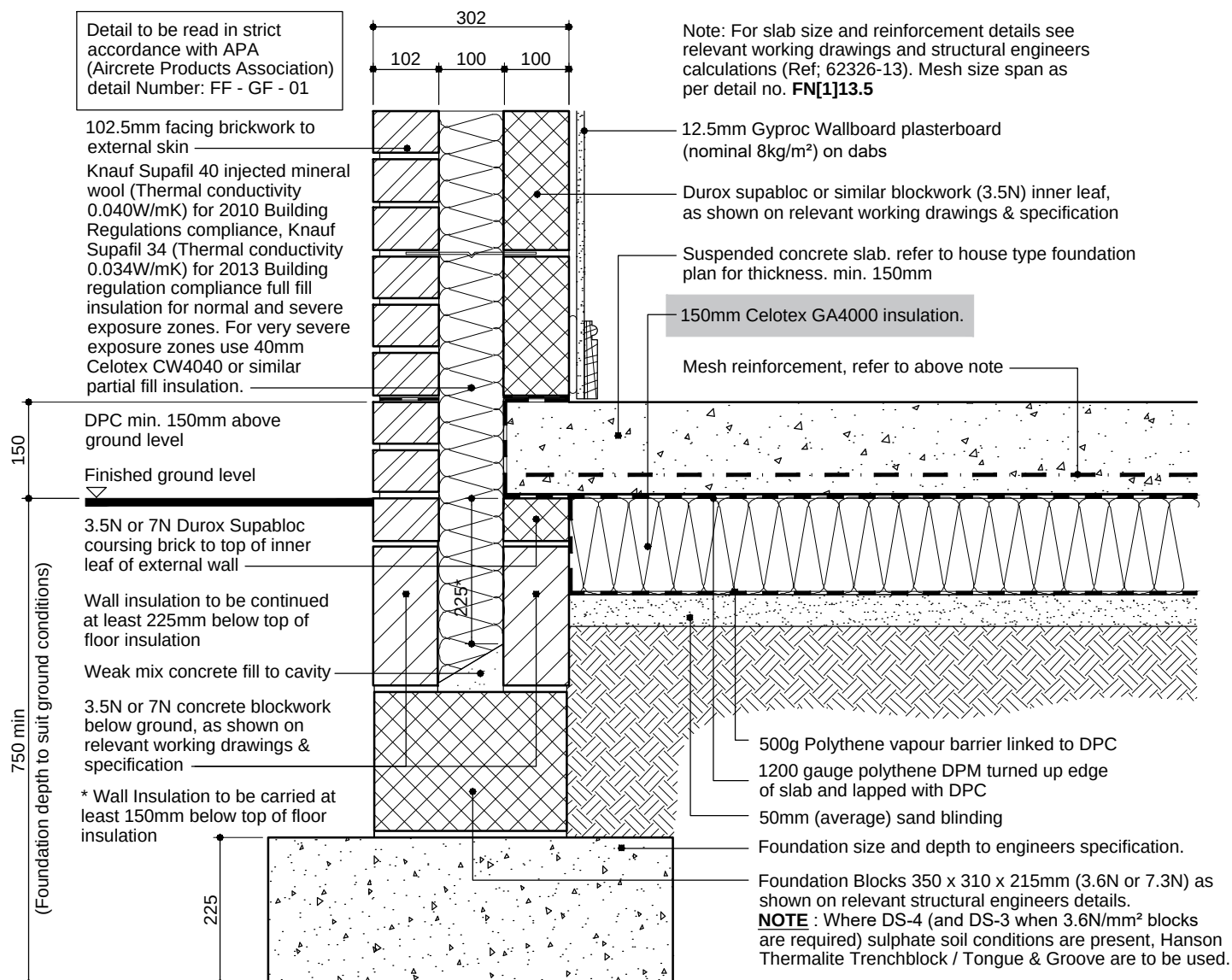


Side Elevation - B785 reinforcing mesh

Suspended Concrete Ground Floor Slabs. (Abacus Design Associates Ltd Calculation Ref : 62326-13)			
Max clear span (mm)	Slab thickness (mm)	Mesh	Location
4000	150	1 Layer B785	House
4800	175	1 Layer B785	House
5400	200	1 Layer B785	House

Notes:

1. Mesh in bottom face with 35mm cover. B785 mesh has main bars at 100mm ctrs, and these are to be oriented in the direction of span
2. Assumed concrete grade is C25/30 to BS8500-1
3. 1200mm width of mesh over sleeper walls.



Floor U-Value variable to Perimeter / Area calculation, Max. U-Value to be 0.11 Wk/m²

General Notes (APA):

Ensure that cavities are kept clean of mortar snots or other debris during construction.
The wall insulation installed below the wall DPC must be fit for purpose with regards to water absorption.

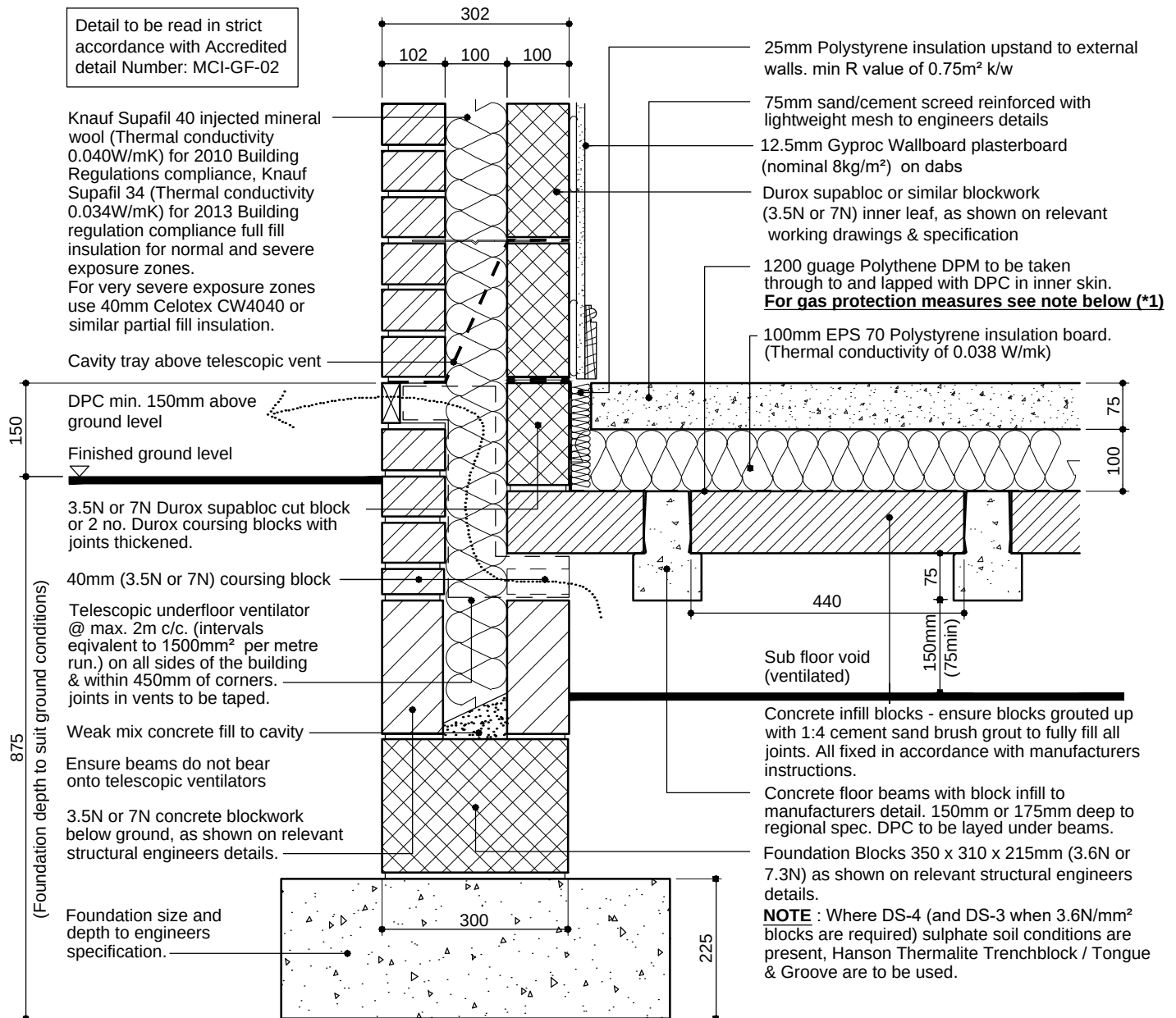
SUSPENDED INSITU CONCRETE FLOOR SLAB - COLD BRIDGING INSULATION

*****NO GAS PROTECTION MEASURES*****

ENHANCED SPECIFICATION

ONLY TO BE USED WHEN ENHANCED CONSTRUCTION SPECIFICATION IS REQUIRED ON A SITE BY SITE BASIS

Rev C (May 2018) - Wall insulation extended to 225mm from Ground Level.



SUSPENDED PRECAST BEAM & BLOCK FLOOR

NOTE (*1) GAS PROTECTION MEASURES

Proprietary combined gas resistant membrane / DPM 2000g (guage to be confirmed by a specialist), to be taken through to and lapped with DPC in inner skin, membrane to be taken across cavity and sealed.

Rev A (Jan 2017) - Reference to Tarmac foundation blocks removed.

E-WM-28

Blockwork to all party walls to be 100mm with a block density between 1350-1600kg/m³. 100mm min. full fill cavity with Supafil Party Wall Blown Insulation Installed in accordance with the manufacturer's instructions. 12.5mm British Gypsum wallboard finish (nominal 8kg/m²) mounted on dabs.

100mm (min) Supafil Party Wall Blown Insulation Installed in accordance with the manufacturer's instructions.

100mm EPS 70 Polystyrene insulation board. (Thermal conductivity of 0.038 W/mk)

75mm sand/cement screed reinforced with lightweight mesh to engineers details

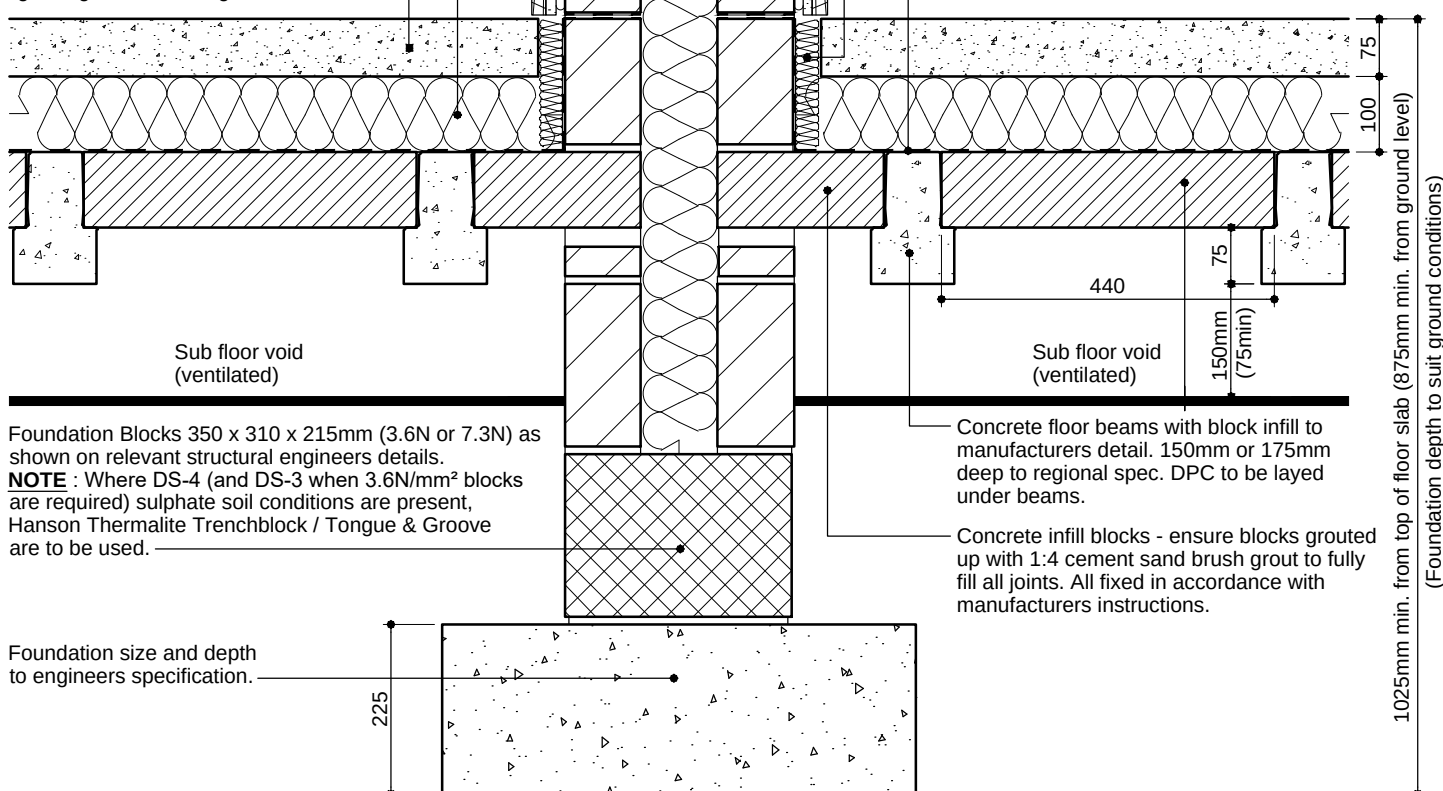
12.5mm standard wallboard (nominal 8kg/m²) on dabs

Separating wall block density 1350 to 1600 kg/m³

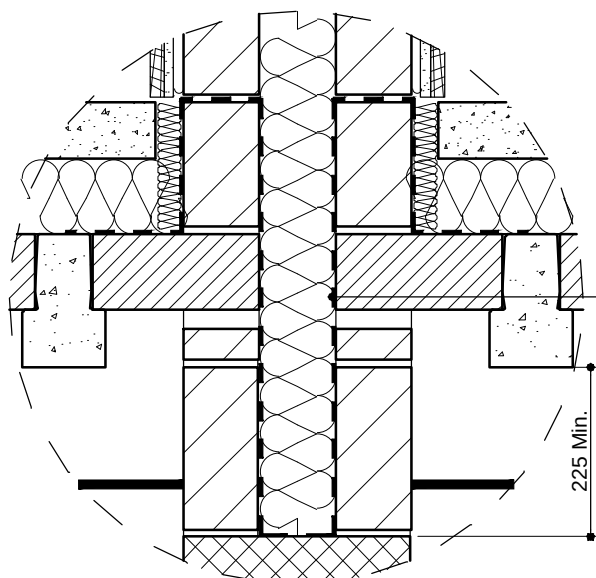
25mm thick insulation upstand to walls. min r value of 0.75m²k/w

1200 gauge polythene DPM turned up edge of slab.

For gas protection measures see note below (*1)



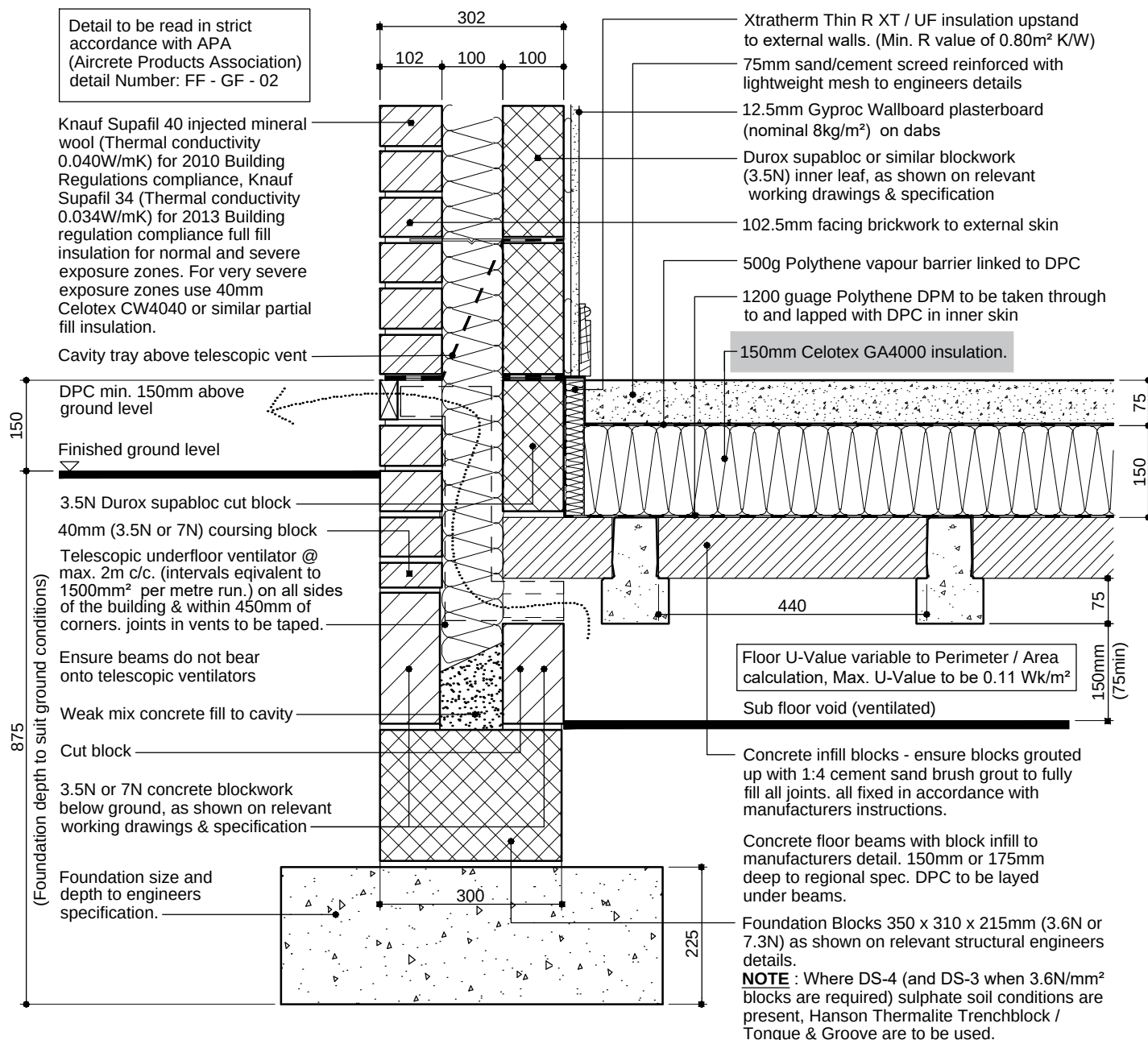
SUSPENDED PRECAST BEAM & BLOCK FLOOR - PARTY WALL (E-WM-28 COMPLIANT)



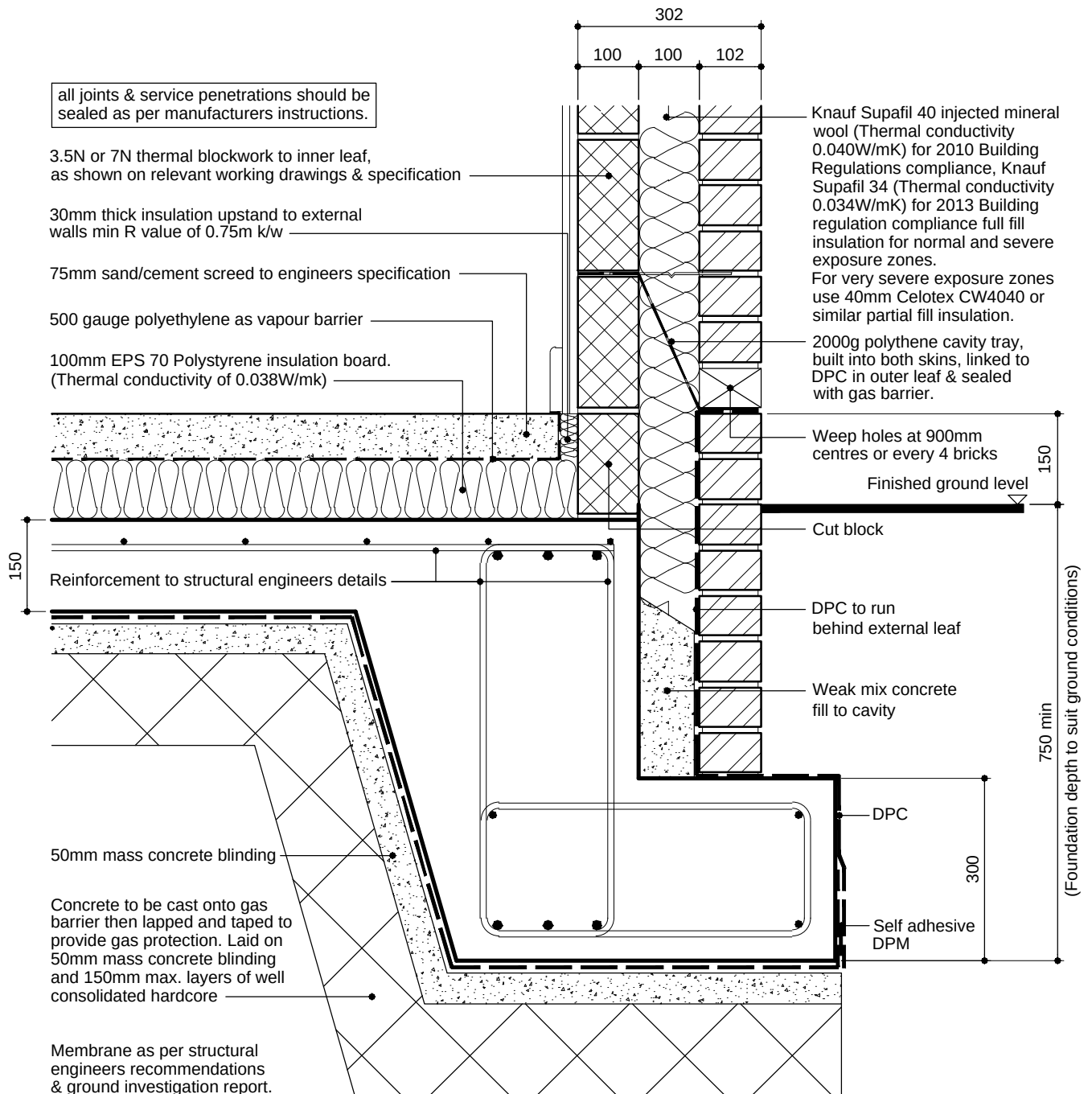
NOTE (*1) GAS PROTECTION MEASURES

Proprietary combined gas resistant membrane / DPM 2000g (guage to be confirmed by a specialist), to be turned up edge of insulation & screed across joint and down internal face of blockwork by min. 225mm from underside of slab, then across cavity and up the inner face of the opposite blockwork and through joint to continue through to other floor.

Rev A (Jan 2017) - Reference to Tarmac foundation blocks removed.



Rev A (Jan 2017) - Reference to Tarmac foundation blocks removed.



TYPICAL RAFT FOUNDATION

- EXTERNAL WALL WITH GAS PROTECTION MEASURES

(RAFT & REINFORCEMENT TO SITE SPECIFIC ENGINEERS DESIGN)

E-WM-28.

blockwork to all party walls to be 100mm with a block density between 1350-1600kg/m³. 100mm (min) full fill cavity with Supafil Party Wall Blown Insulation installed in accordance with the manufacturer's instructions. 12.5mm british gypsum wallboard finish (nominal 8kg/m²) mounted on dabs.

Party wall insulation removed for clarity.

For details of party wall construction and insulation refer to detail numbers PW[3]01, 02 & 03

30mm thick insulation upstand to external walls min R value of 0.75m k/w

75mm sand/cement screed to engineers specification

500 gauge polyethylene as vapour barrier

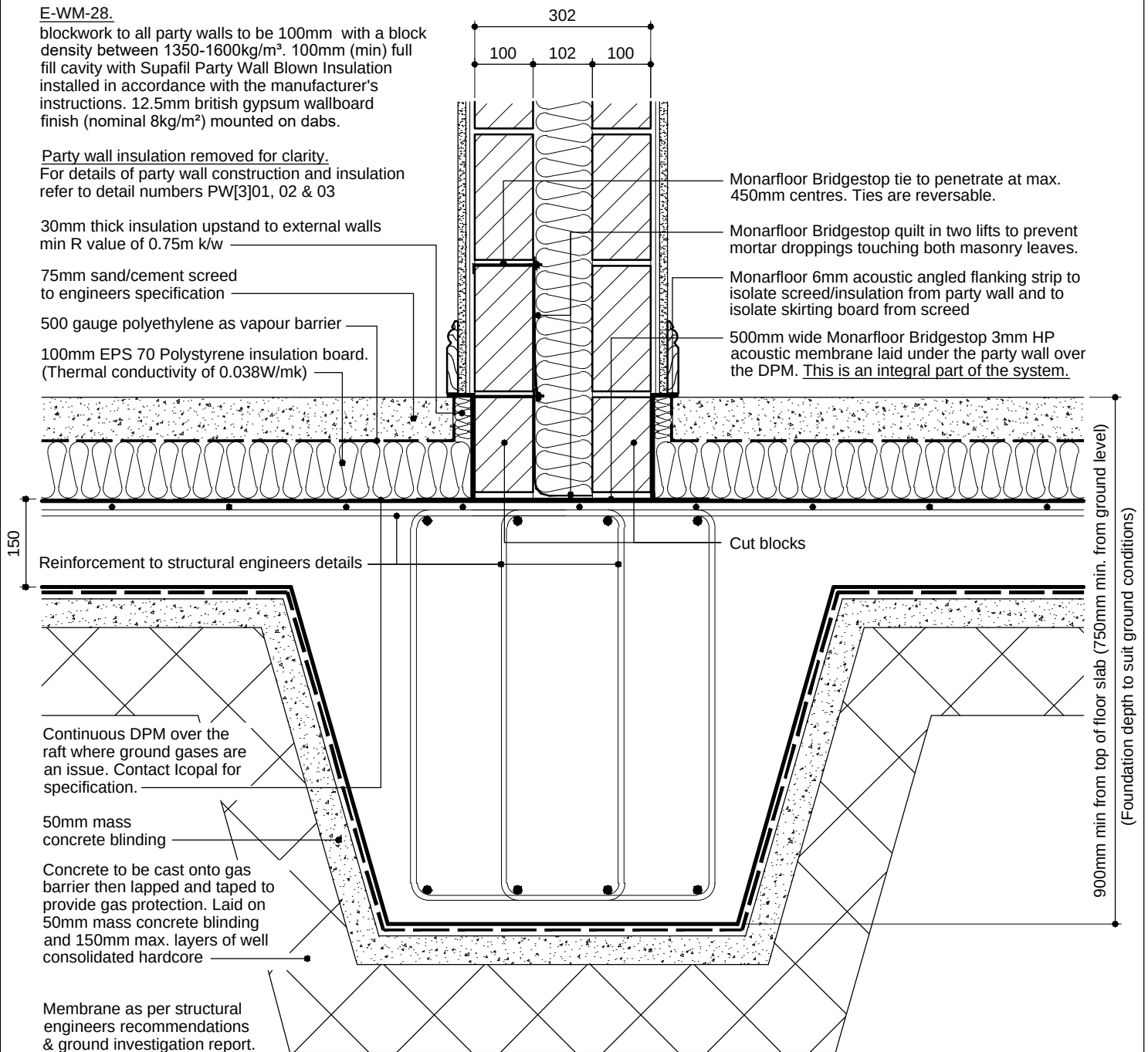
100mm EPS 70 Polystyrene insulation board. (Thermal conductivity of 0.038W/mk)

Monarfloor Bridgestop tie to penetrate at max. 450mm centres. Ties are reversible.

Monarfloor Bridgestop quilt in two lifts to prevent mortar droppings touching both masonry leaves.

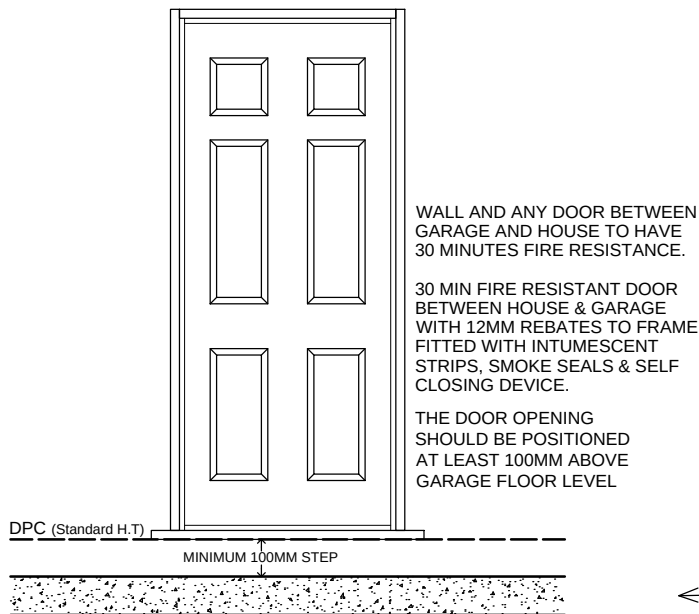
Monarfloor 6mm acoustic angled flanking strip to isolate screed/insulation from party wall and to isolate skirting board from screed

500mm wide Monarfloor Bridgestop 3mm HP acoustic membrane laid under the party wall over the DPM. This is an integral part of the system.

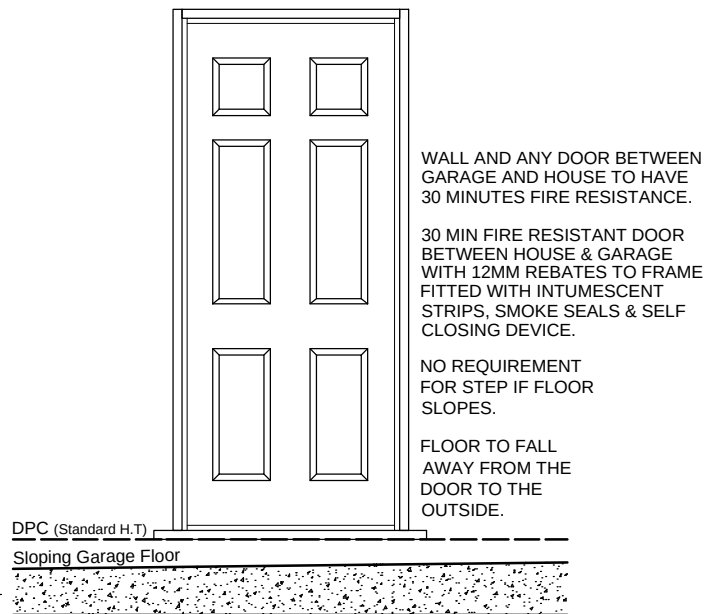


Membrane as per structural engineers recommendations & ground investigation report.

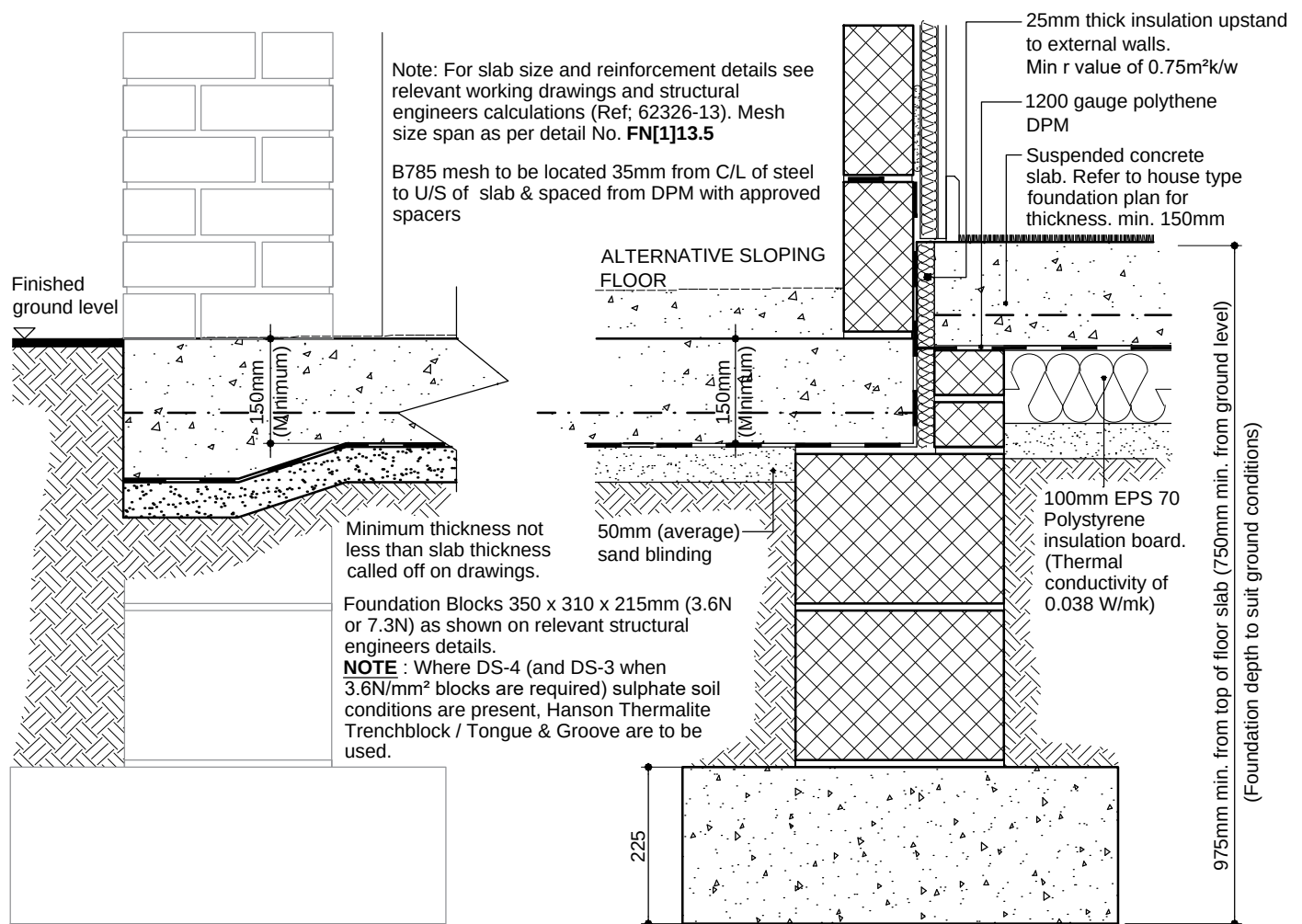
TYPICAL RAFT FOUNDATION - ROBUST DETAIL E-WM-28 COMPLIANT - PARTY WALL WITH GAS PROTECTION MEASURES (RAFT & REINFORCEMENT TO SITE SPECIFIC ENGINEERS DESIGN)



INTEGRAL SUSPENDED GARAGE FLOOR SLAB WITH STEP ELEVATION (Scale 1:30)

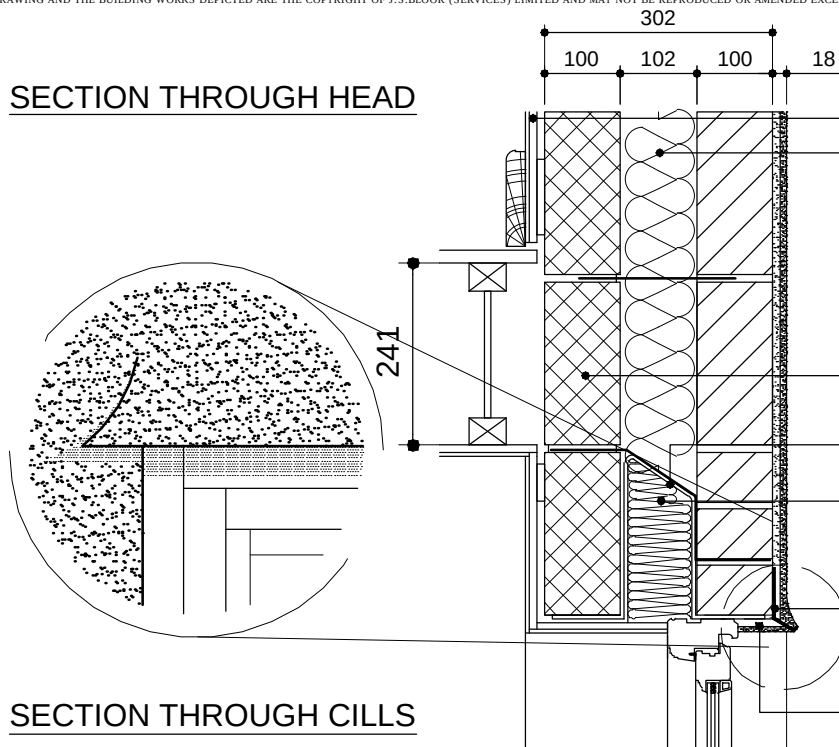


SLOPING INTEGRAL SUSPENDED GARAGE FLOOR SLAB ELEVATION (Scale 1:30)



INTEGRAL SUSPENDED GARAGE FLOOR SLAB SECTION
Scale 1:10

Rev A (May 2018) - Notes updated & Perimeter Insulation shown.

SECTION THROUGH HEAD

12.5mm Gyproc Wallboard plasterboard (nominal 8kg/m²) on dabs

Knauf Supafil 40 injected mineral wool (Thermal conductivity 0.040W/mK) for 2010 Building Regulations compliance, Knauf Supafil 34 (Thermal conductivity 0.034W/mK) for 2013 Building regulation compliance full fill insulation for normal and severe exposure zones. For very severe exposure zones use 40mm Celotex CW4040 or similar partial fill insulation.

100mm 'Durox Supabloc' 3.5N/mm² blockwork.

Manthorpe or similar cavity tray over lintel.

Insulated Keystone cavity lintel or similar lintel to be fully insulated without a base plate.

Bell cast (render stop) bead (Galvanised for moderate to sheltered conditions and stainless steel for exposed or uPVC)

Proprietary through coloured render (in accordance with manufacturers requirements and recommendations) on 100mm medium density concrete blockwork outerleaf. (7N/mm² - as shown on working drawings and structural calculations).

Cut 'Durox Supabloc' or equivalent coursing units across cill

Frame overlap min 30mm

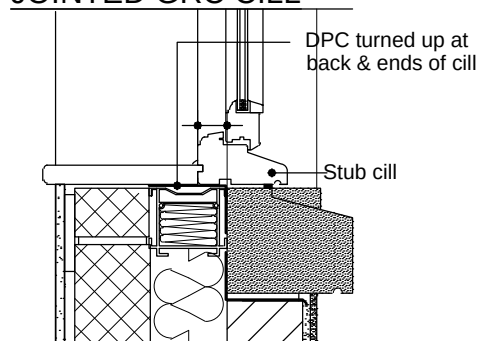
Max. 6mm mastic seal

Openings to have proprietary closure with min. thermal resistance path of 0.45m k/w.

12.5mm Gyproc Wallboard plasterboard (nominal 8kg/m²) on dabs

Bell cast (render stop) bead (Galvanised for moderate to sheltered conditions and stainless steel for exposed or Upvc)

Detail to be read in strict accordance with Accredited detail Number: MCI-WD-03

SECTION THROUGH CILLSJOINTED GRC CILL

Where jointed GRC cills are used a DPC should be placed between the cill & the outer leaf, turned up at the back & ends of cill. Refer to NHBC Standards Chapter 6.1(d) External Masonry Walls.

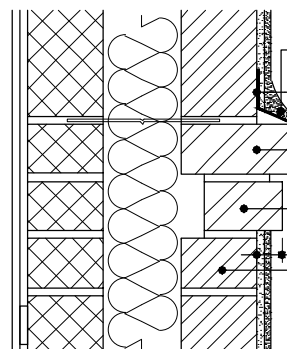
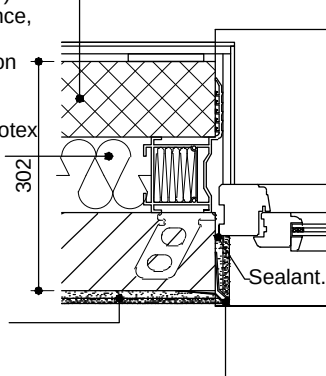
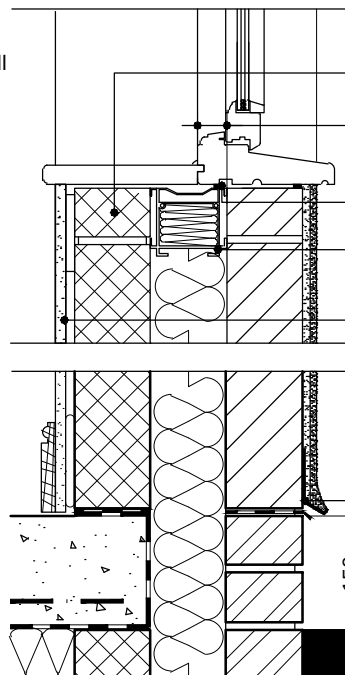
SECTION THROUGH DPC

100mm 'Durox Supabloc' 3.5N/mm² blockwork

Knauf Supafil 40 injected mineral wool (Thermal conductivity 0.040W/mK) for 2010 Building Regulations compliance, Knauf Supafil 34 (Thermal conductivity 0.034W/mK) for 2013 Building regulation compliance full fill insulation for normal and severe exposure zones. For very severe exposure zones use 40mm Celotex CW4040 or similar partial fill insulation.

Proprietary through coloured render (in accordance with manufacturers requirements and recommendations) on 100mm medium density concrete blockwork outerleaf. (7N/mm² - as shown on working drawings and structural calculations).

Standard angle bead (Galvanised for moderate to sheltered conditions and stainless steel for exposed or Upvc)

STRING SECTION

Bell cast (render stop) bead (stainless steel to BSEN 10088-21.4301) or uPVC.

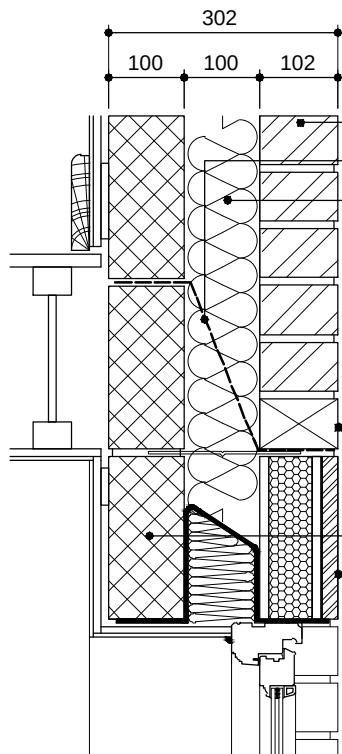
Snapped header course projecting 48mm from face of ex. wall.

Stretcher course projecting 33mm from face of ex. wall.

100mm dense concrete blockwork outerleaf (7N/mm² - as shown on working drawings and structural calculations)

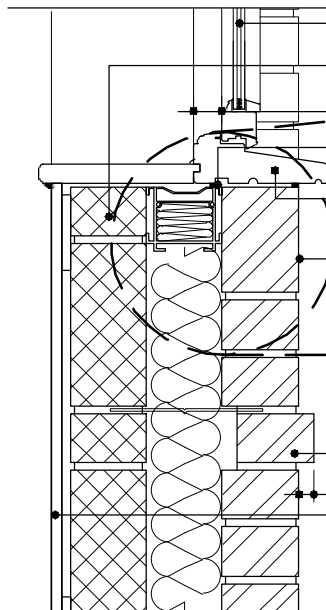
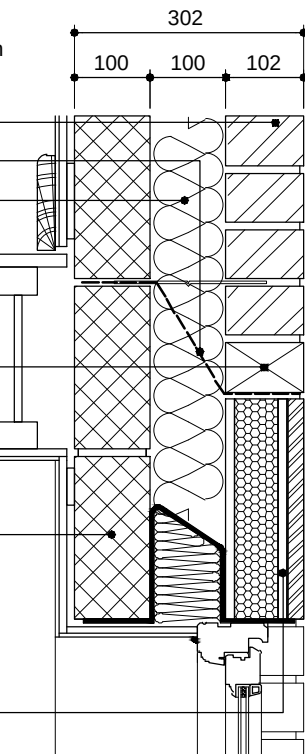
SECTION THROUGH REVEAL

Rev F (May 2018) - String Section Bell Cast amended.

3 COURSE FLAT ARCH

Detail to be read in strict accordance with Accredited detail Number: **MCI-WD-03**

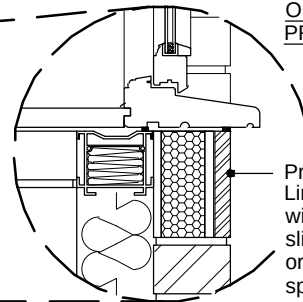
- 102.5mm facing brickwork.
- Manthorpe or similar cavity tray.
- Knauf Supafil 40 injected mineral wool (Thermal conductivity 0.040W/mK) for 2010 Building Regulations compliance, Knauf Supafil 34 (Thermal conductivity 0.034W/mK) for 2013 Building regulation compliance full fill insulation for normal and severe exposure zones. For very severe exposure zones use 40mm Celotex CW4040 or similar partial fill insulation.
- Weep holes at max 450mm c/c.
- 100mm 'Durox Supabloc' 3.5N/mm² blockwork inner leaf.
- Prefabricated head by Keystone Lintels or similar approved with brick slips finish either 215 or 290mm high (see relevant elevations). Brick slips to be as per main facing or contrasting to regional specification. If wall is rendered lintel to be 5mm proud of finished render.

4 COURSE FLAT ARCH

- PVCu double glazed window.
- Coursing block across cill.
- Frame overlap min 30mm.
- Continuous bead mastic sealant around window frame.
- 179mm window sill.
- Cut brick cill.

- 20mm Projecting brick string course.
- 20
- 12.5mm Standard Wallboard on wallboard adhesive to inner leaf blockwork.

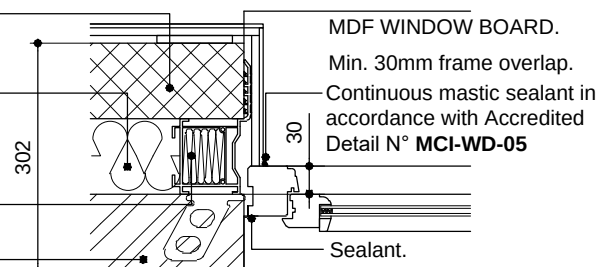
Detail to be read in strict accordance with Accredited detail Number: **MCI-WD-04**

**OPTIONAL PREFABRICATED CILL**

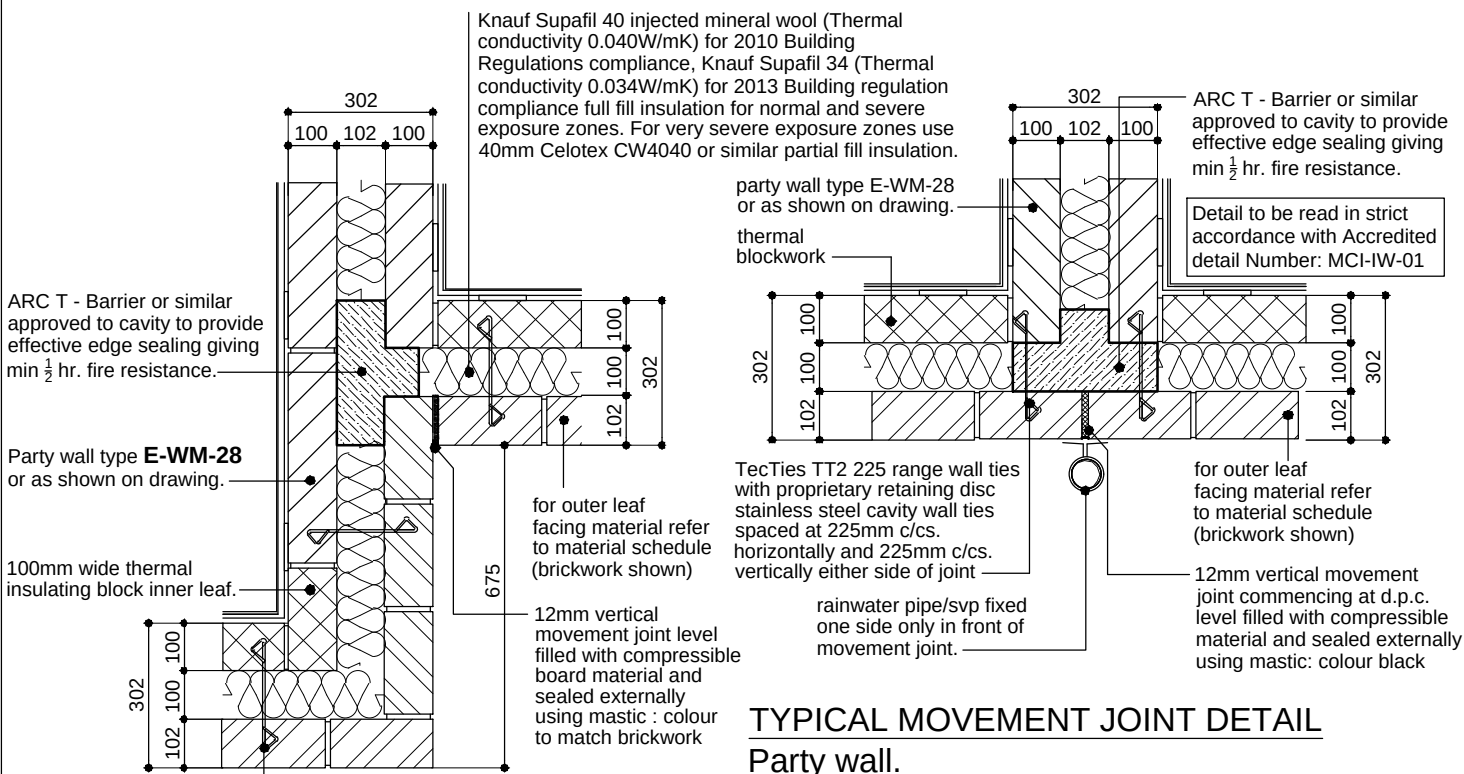
Prefabricated cill by Keystone Lintels or similar approved with brick slips finish. Brick slips to be as per main facing or contrasting to regional specification. If wall is rendered lintel to be 5mm proud of finished render.

**SECTION THROUGH REVEAL
(SCALE 1:10)**

- 100mm 'Durox Supabloc' 3.5N/mm² blockwork inner leaf.
- Knauf Supafil 40 injected mineral wool (Thermal conductivity 0.040W/mK) for 2010 Building Regulations compliance, Knauf Supafil 34 (Thermal conductivity 0.034W/mK) for 2013 Building regulation compliance full fill insulation for normal and severe exposure zones. For very severe exposure zones use 40mm Celotex CW4040 or similar partial fill insulation.
- Openings to have proprietary closure with min. thermal resistance path of 0.45m k/w.
- 102.5mm facing brickwork.



- MDF WINDOW BOARD.
- Min. 30mm frame overlap.
- Continuous mastic sealant in accordance with Accredited Detail N° **MCI-WD-05**
- Sealant.



TecTies TT2 225 range wall ties with proprietary retaining disc stainless steel cavity wall ties spaced at 225mm c/cs. horizontally and 225mm c/cs. vertically either side of joint

TYPICAL MOVEMENT JOINT DETAIL Staggered party wall

Vertical movement joints should be provided to the outer leaf of cavity walls as incated in the table below. Wall ties at Max 300mm ctrs should be provided each side of the movement joints.

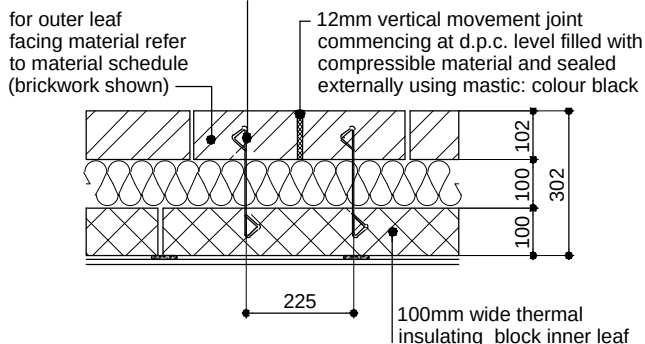
Material	Normal spacing	Joint thickness
Clay Brickwork	12m (spacing up to 15m may be possible if sufficient restraint is provided- consult designer)	15mm
Calcium Silicate & Concrete brickwork	7.5m - 9m	10mm
Concrete Blockwork (used in outer Leaf)	6m	10mm

Note: It is not normally necessary to provide movement joints to the internal leaf of cavity walls but should be considered where rooms occur with unbroken lengths of wall in excess of 6m.

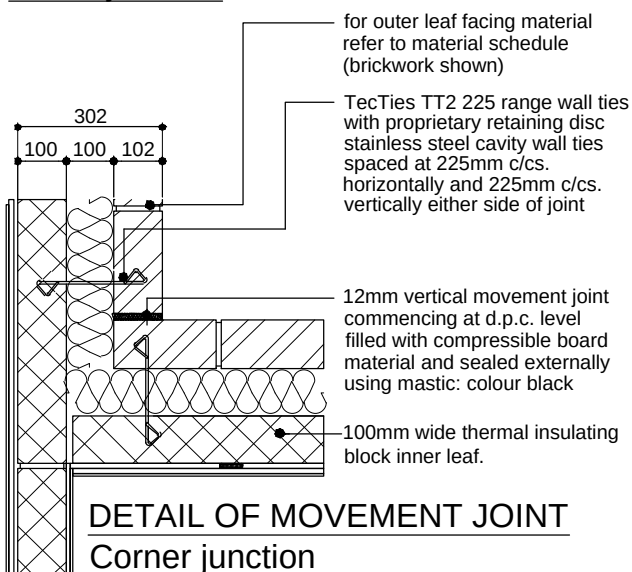
Movement joints are not acceptable in solid party or separating walls, however where cavity wall construction is adopted offset movement joints with a solid rubber compressible strip, may be acceptable.

TYPICAL MOVEMENT JOINT DETAIL Party wall.

TecTies TT2 225 range wall ties with proprietary retaining disc stainless steel cavity wall ties spaced at 225mm c/cs. horizontally and 225mm c/cs. vertically either side of joint

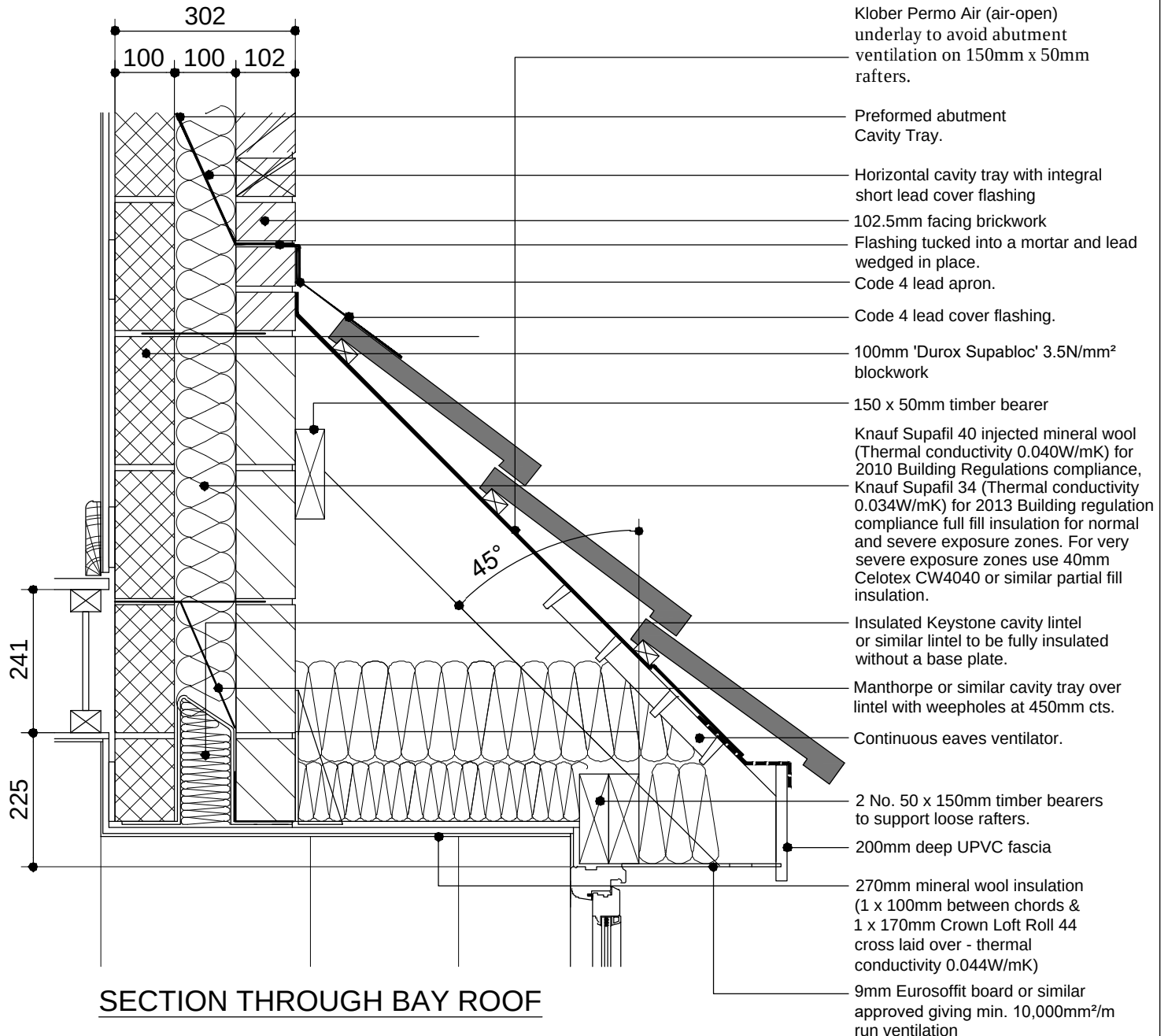


DETAIL OF MOVEMENT JOINT In line junction

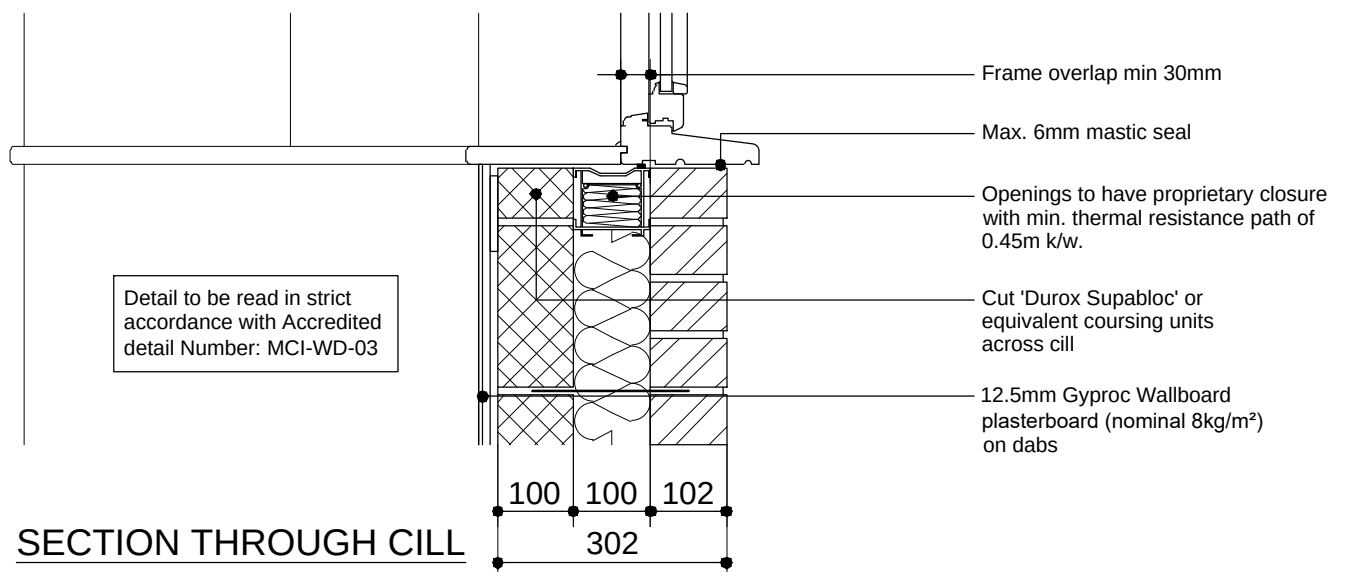


DETAIL OF MOVEMENT JOINT Corner junction

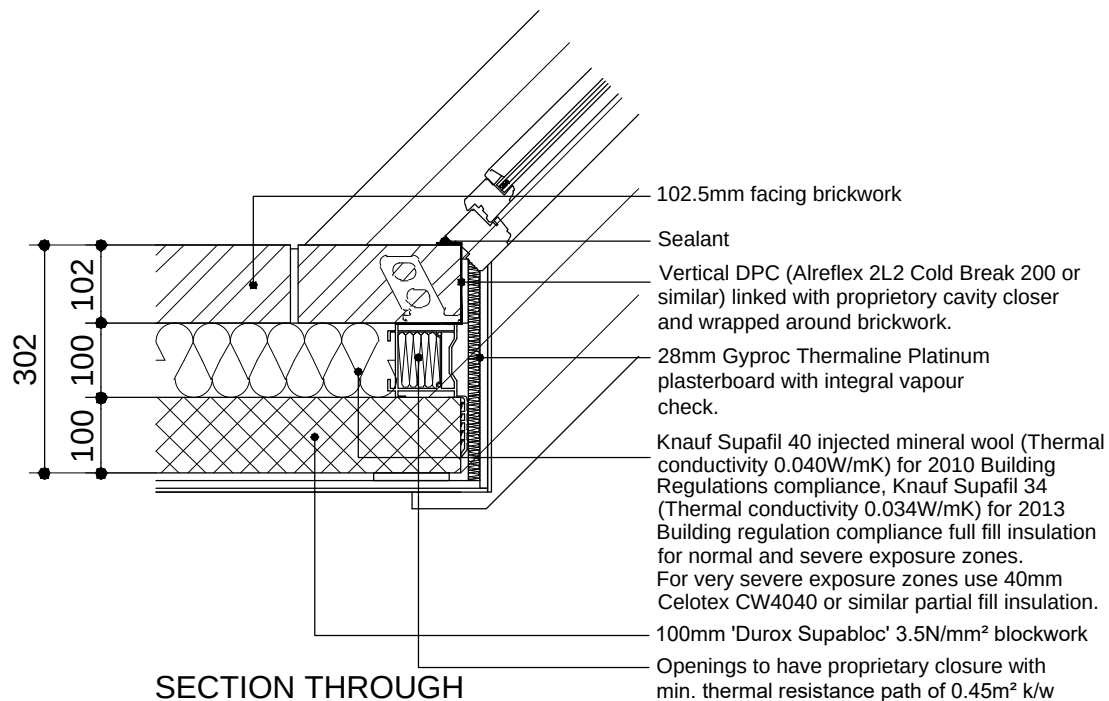
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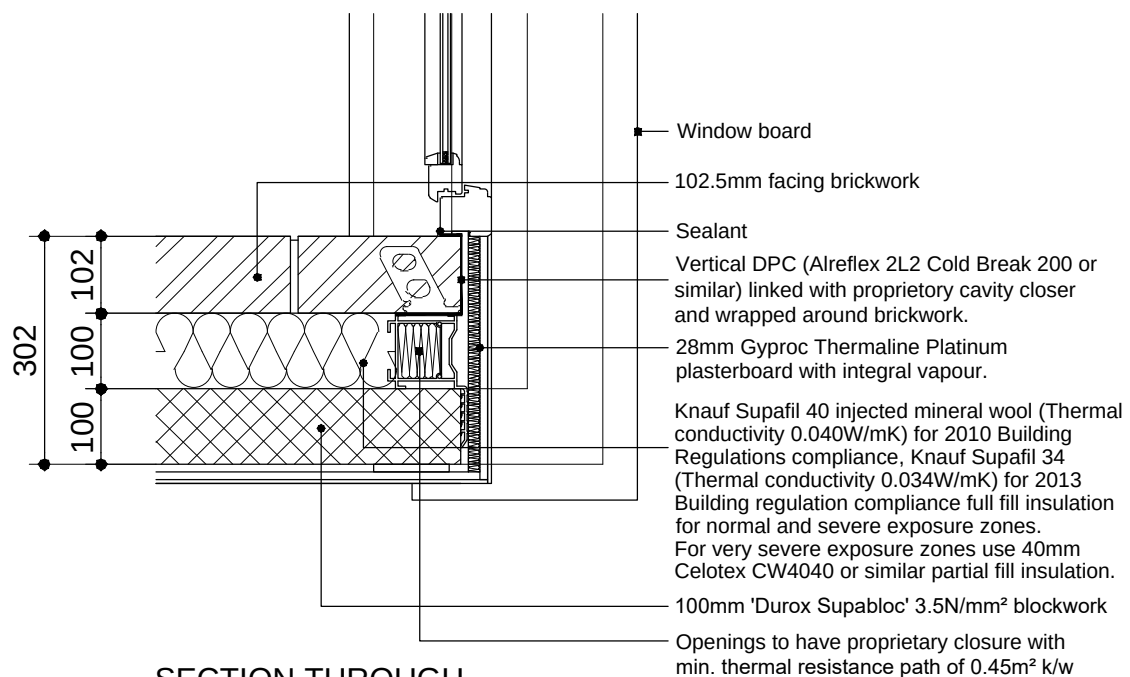
SECTION THROUGH BAY ROOF



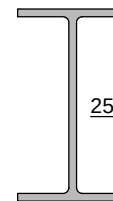
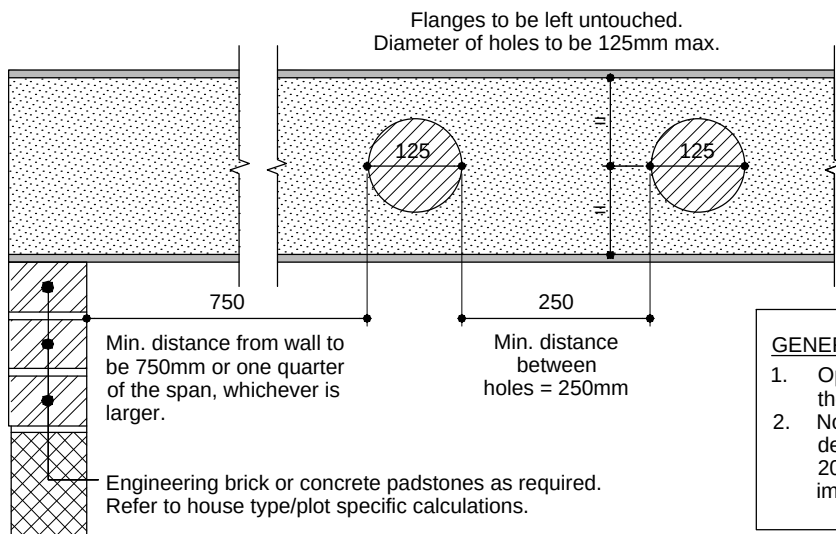
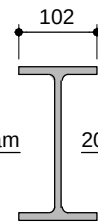
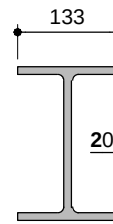
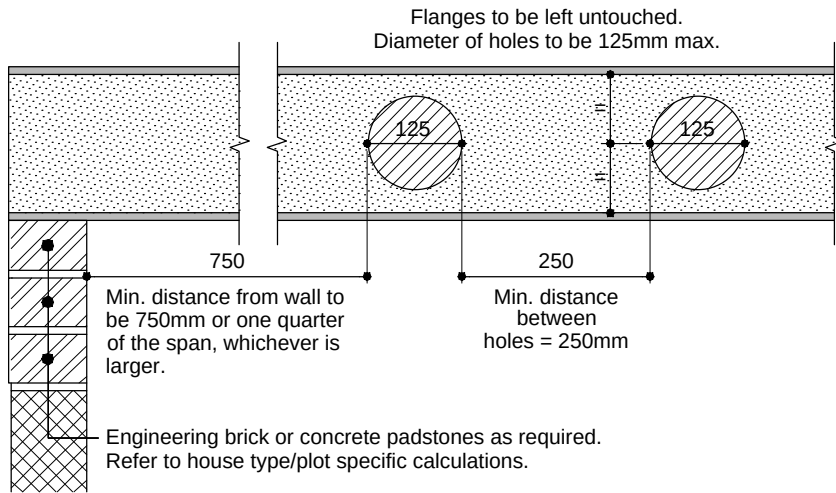
SECTION THROUGH CILL



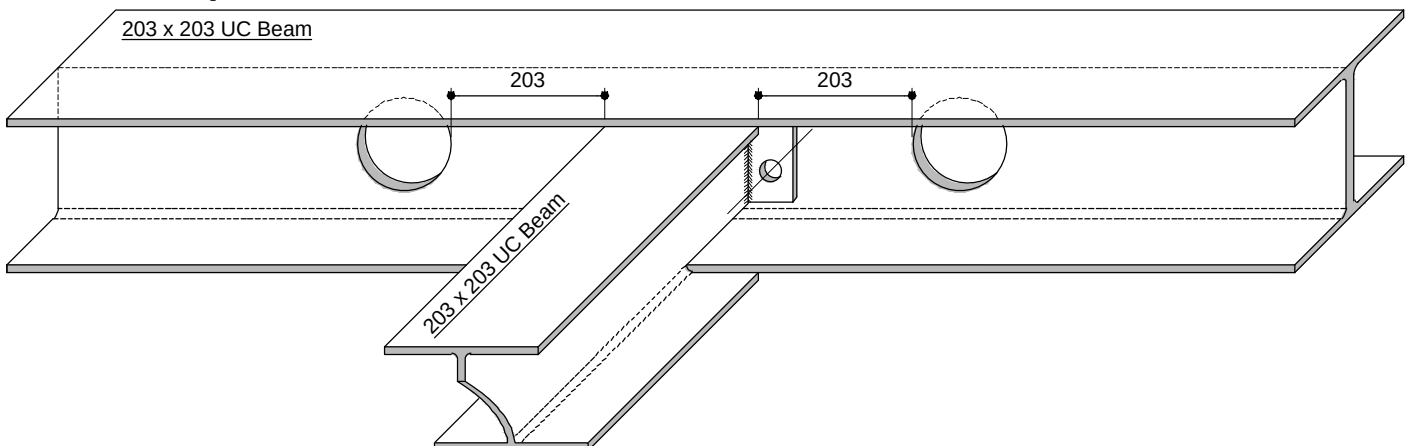
SECTION THROUGH
SPLAYED BAY WINDOW REVEAL

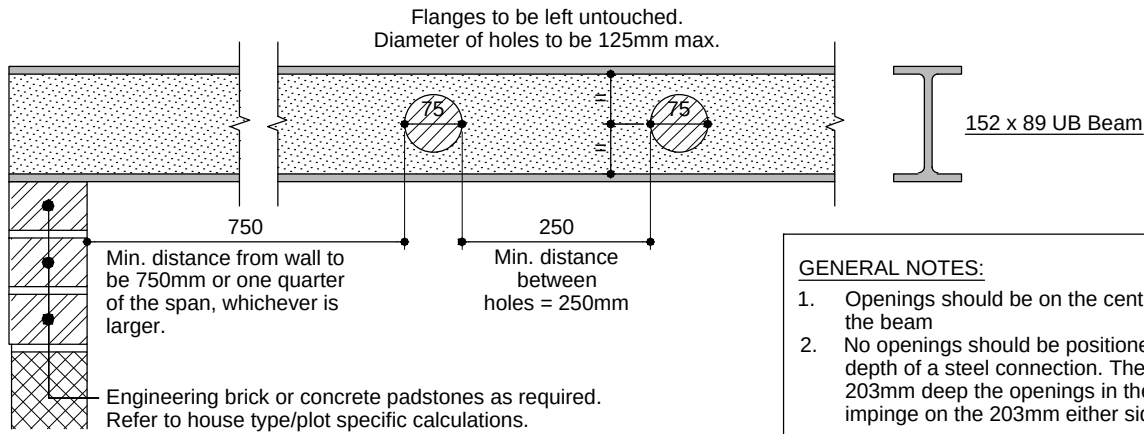


SECTION THROUGH
SQUARE BAY WINDOW REVEAL

**GENERAL NOTES:**

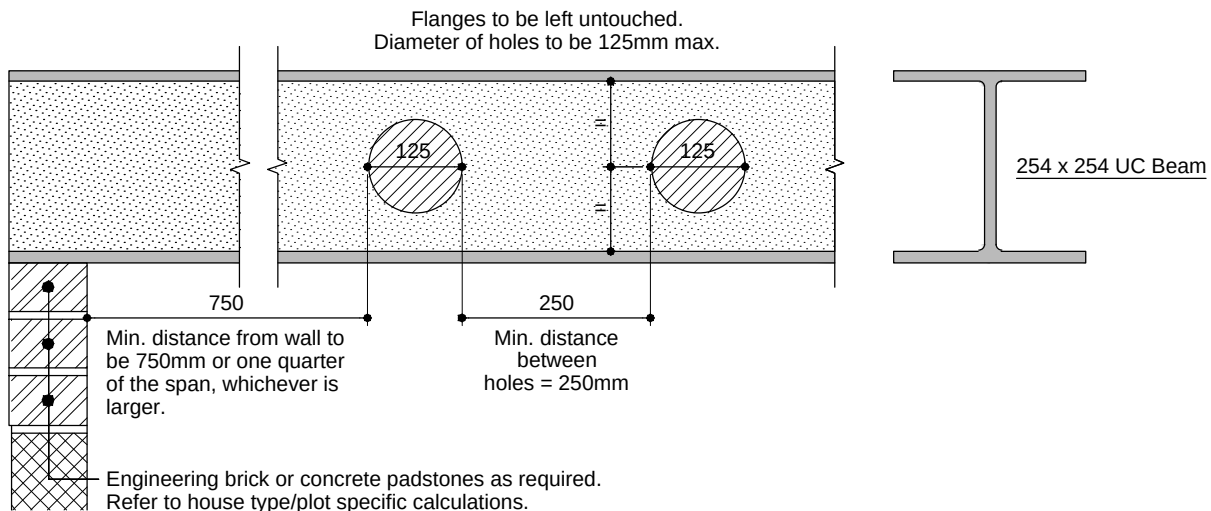
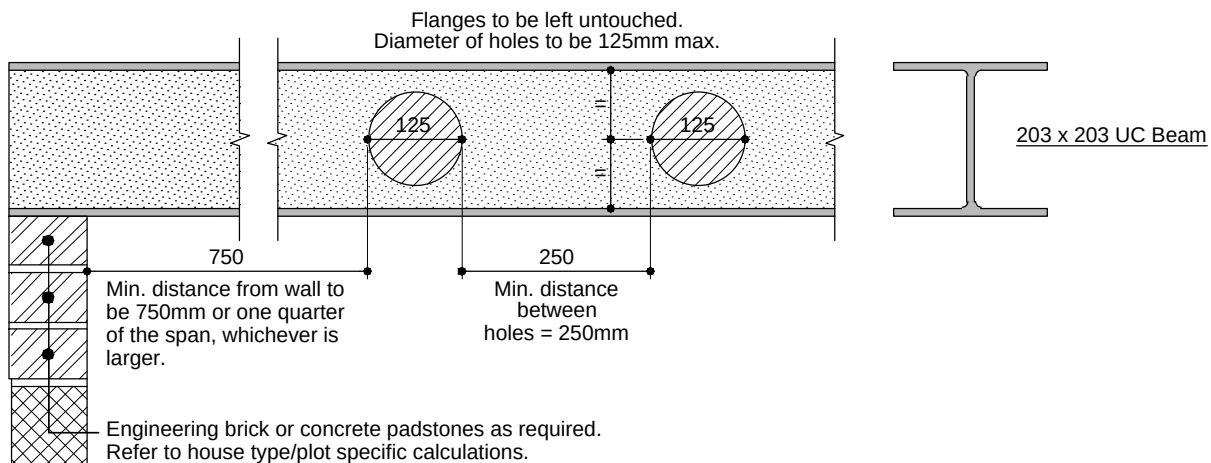
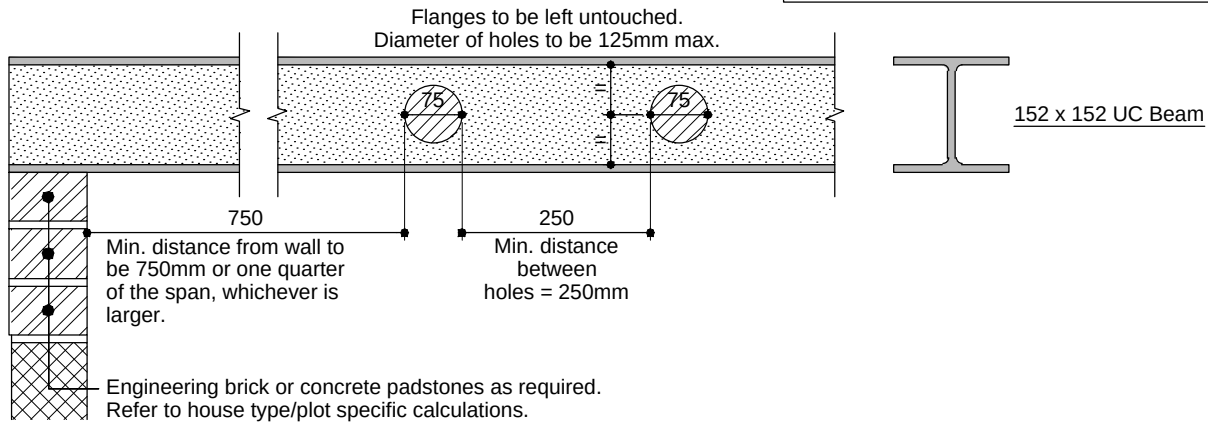
1. Openings should be on the centreline (vertically) of the beam
2. No openings should be positioned within a (beams) depth of a steel connection. Therefore if the beam is 203mm deep the openings in the beam cannot impinge on the 203mm either side of any connection.

OBLIQUE DRAWING (SEE POINT 2 - GENERAL NOTES)



GENERAL NOTES:

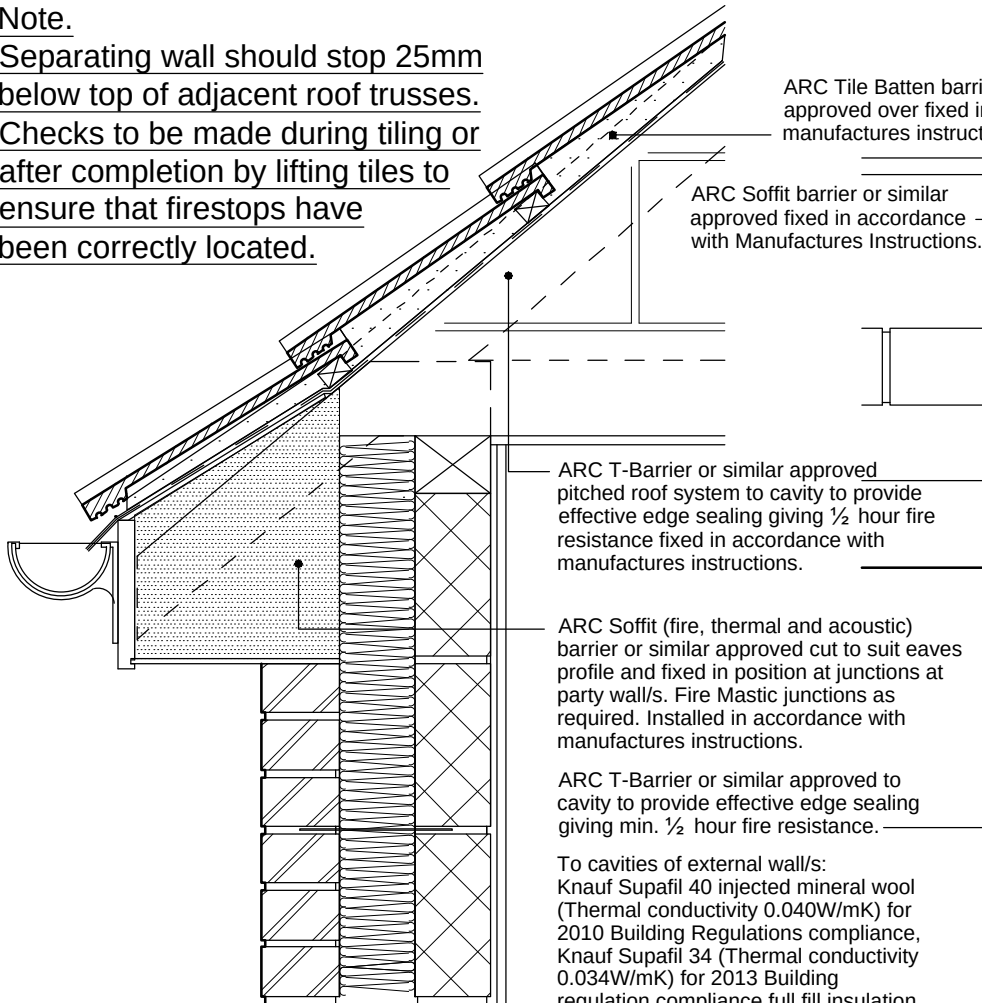
1. Openings should be on the centreline (vertically) of the beam
2. No openings should be positioned within a (beams) depth of a steel connection. Therefore if the beam is 203mm deep the openings in the beam cannot impinge on the 203mm either side of any connection.



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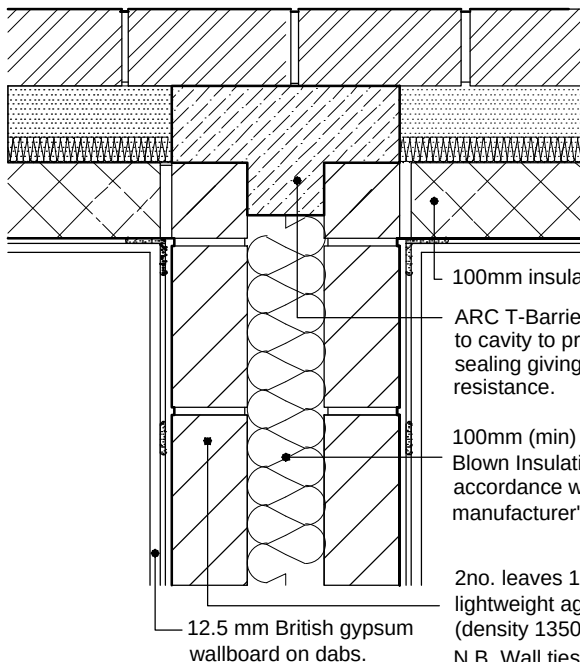
Note.

Separating wall should stop 25mm below top of adjacent roof trusses.
Checks to be made during tiling or after completion by lifting tiles to ensure that firestops have been correctly located.



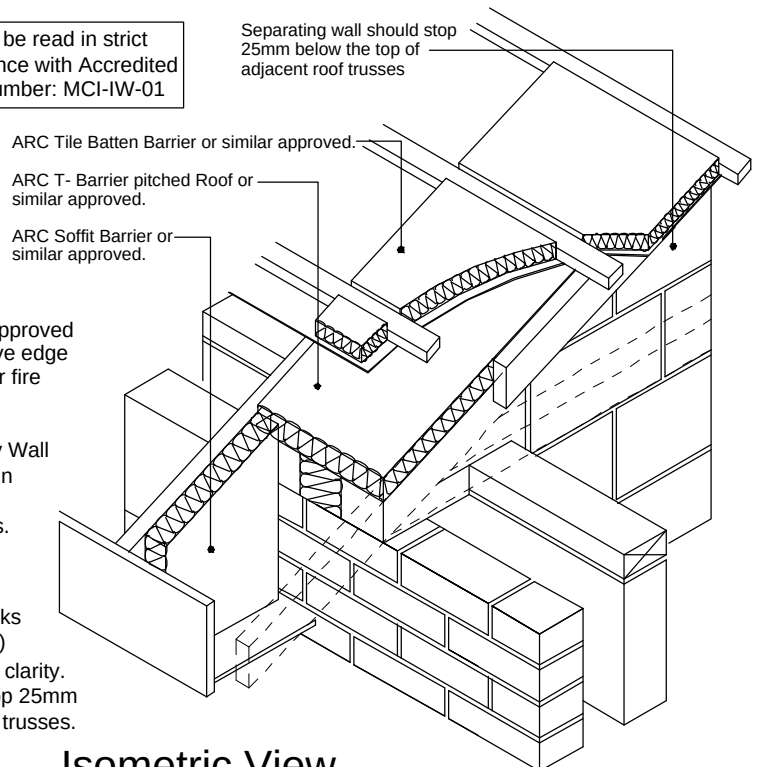
Eaves party wall junction detail section

Plan of party wall at eaves level



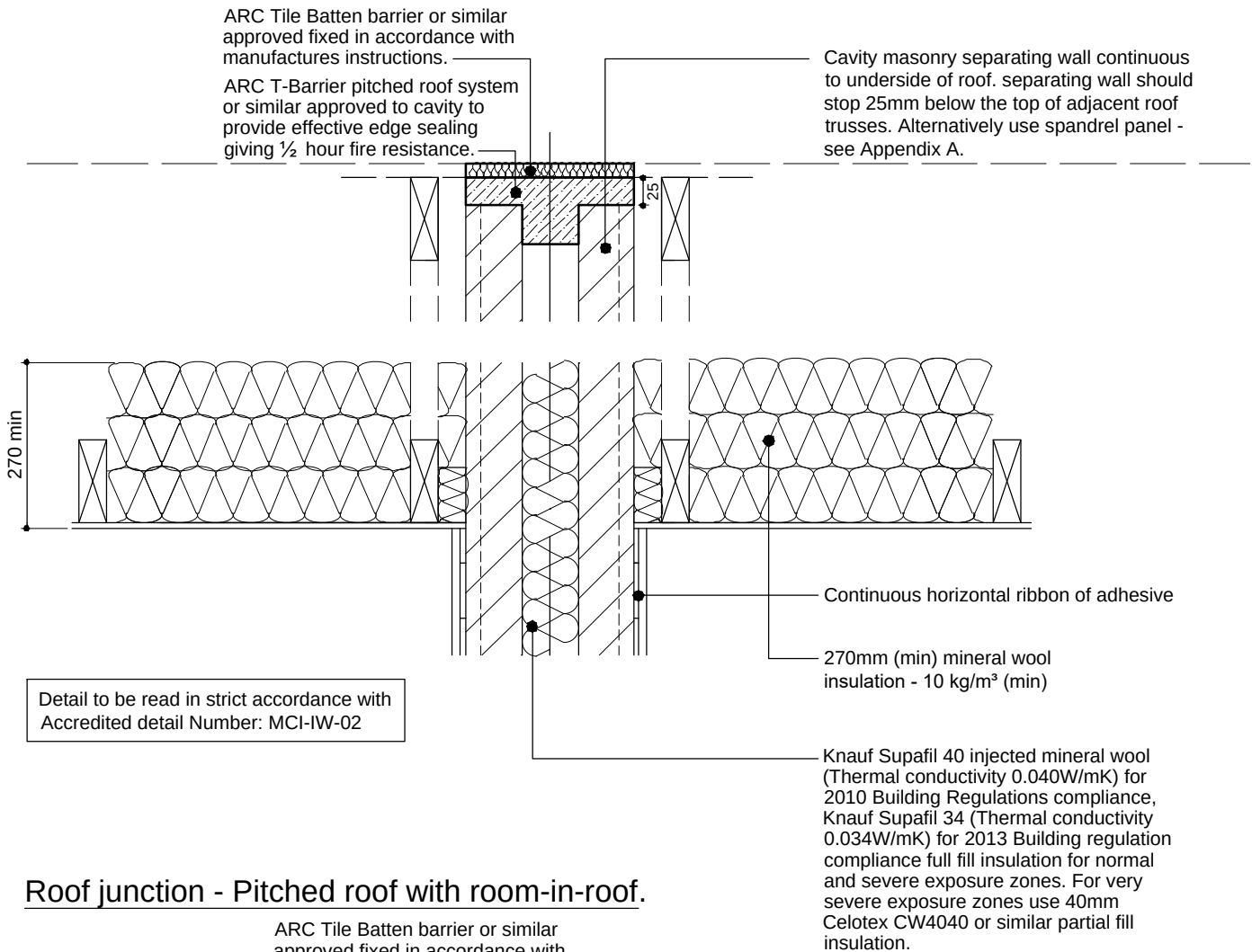
Plan at party wall junction

Detail to be read in strict accordance with Accredited detail Number: MCI-IW-01

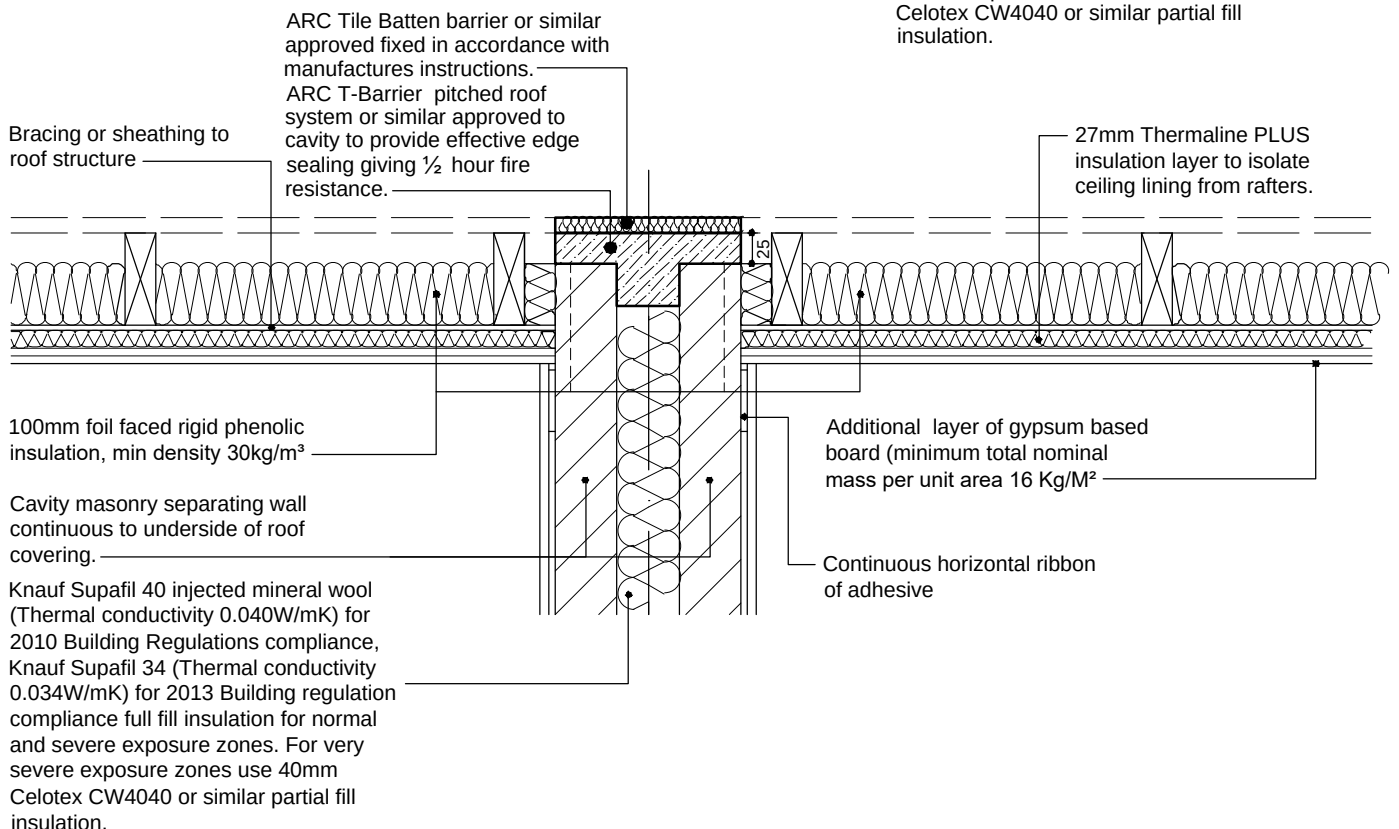


Isometric View

Rev H (May 2018) - ARC Notes updated.

Roof junction - Pitched roof without room-in-roof.

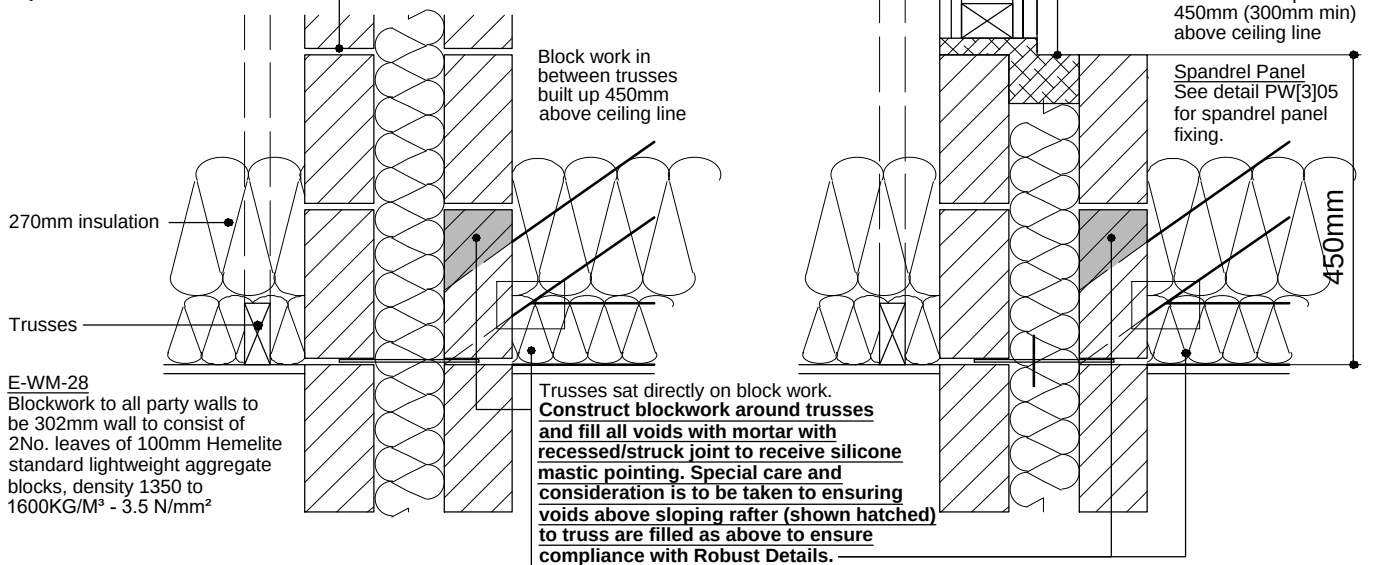
Detail to be read in strict accordance with Accredited detail Number: MCI-IW-02

Roof junction - Pitched roof with room-in-roof.

Rev F (May 2018) - ARC Notes updated.

Spandrel Panel Detail.Appendix A - Robust Detail Part E. Alternative showing Trusses Built in.

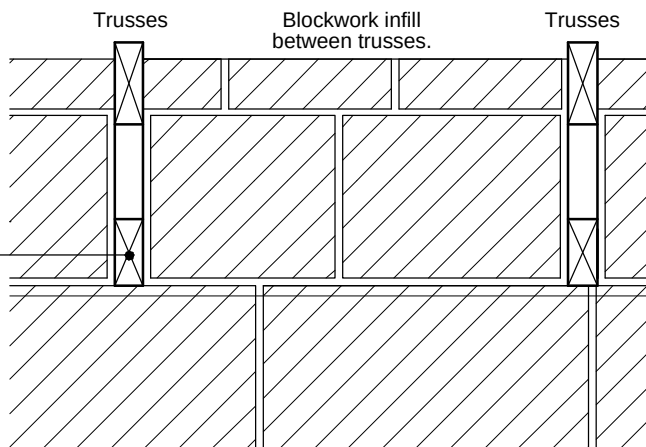
Separating wall should stop 25mm below top of adjacent roof trusses.

Section. Party wall to U/S of roof covering

Trusses built into wall and sealed as per building in floor joists detail in RD appendix A page 3 of 8.

Ends of trusses built in & sealed

Note:
To ensure that an adequate seal is achieved between the truss ends and surrounding blockwork, the blocks will need to be cut accurately to maintain a nominal clean joint thickness to receive sealant.

Section. Party wall to u/s of roof covering spandrel panel

Construct blockwork around joist and fill all voids with mortar with recessed/struck joint to receive silicone mastic pointing.

12.5mm plasterboard and skim finish to ceiling

Elevation.

Details will not affect the required acoustic performance of the part E Robust Detail cavity masonry separating walls provided:

- The ends of the roof trusses (including the associated wall plates) built into the separating wall are no larger in size than the end of a typical floor joist;
- The roof trusses are built into one leaf of the separating wall only such that they do not bridge the cavity of the separating wall and are not continuous between dwellings, the leaves of the separating wall should not be connected by anything other than the foundation and appropriate wall ties.
- All voids around the built in ends of the roof trusses are to be fully filled with mortar. Special care and consideration is to be taken to ensuring voids above sloping rafter to truss are filled as above to ensure compliance;
- The joint interface between the built in ends of the roof trusses and the mortar is sealed with flexible sealant, as indicated for floor joists on page 3 of Appendix A in the Robust Details Part E Handbook;
- All other relevant parts of the Robust Details Part E handbook are strictly followed.

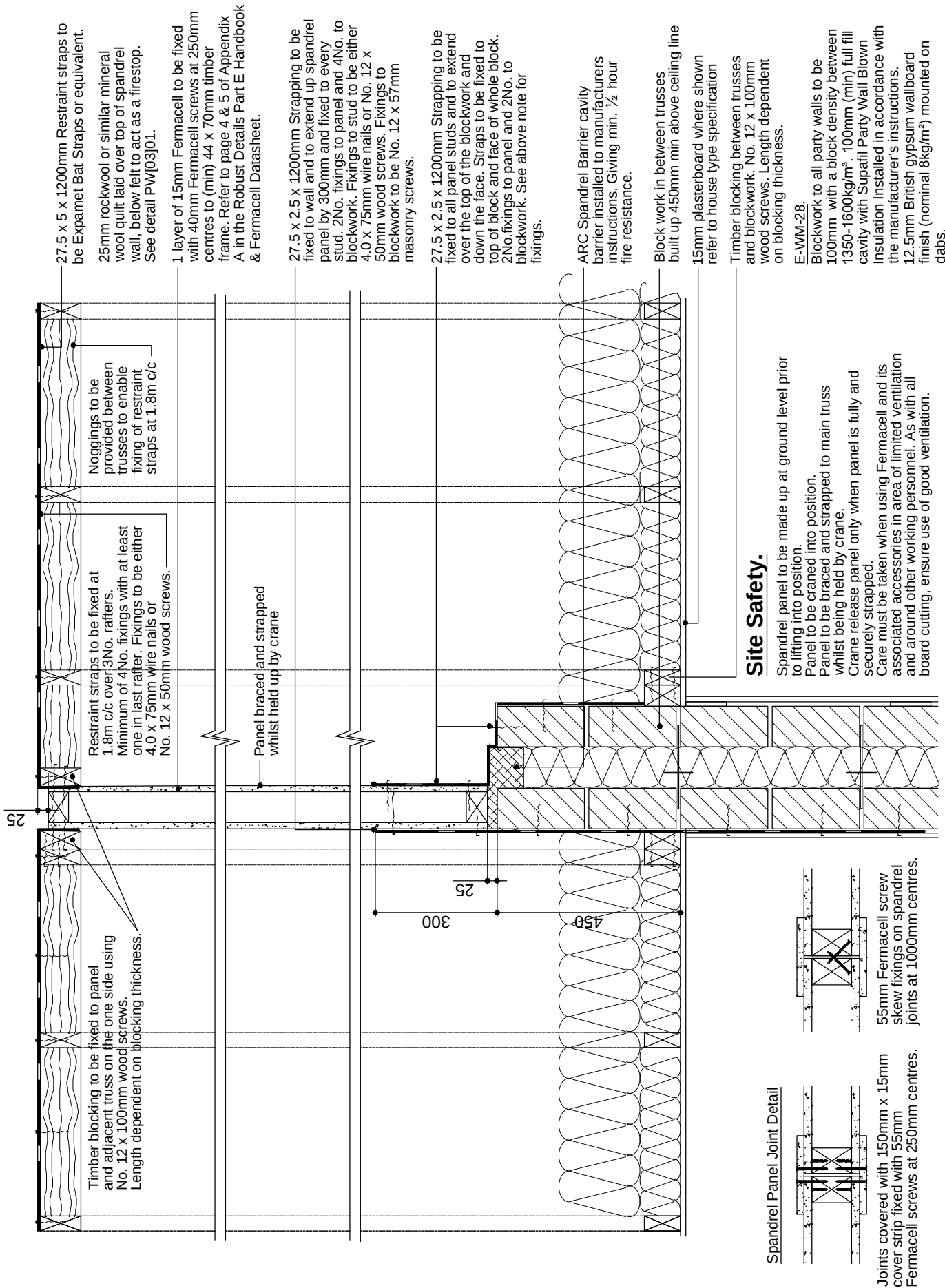
Rev E - Notation amended following comments from Robust Details & NHBC. ARC T-barrier shown.

E-WM-28.

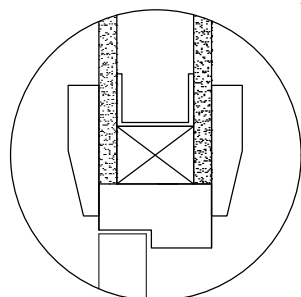
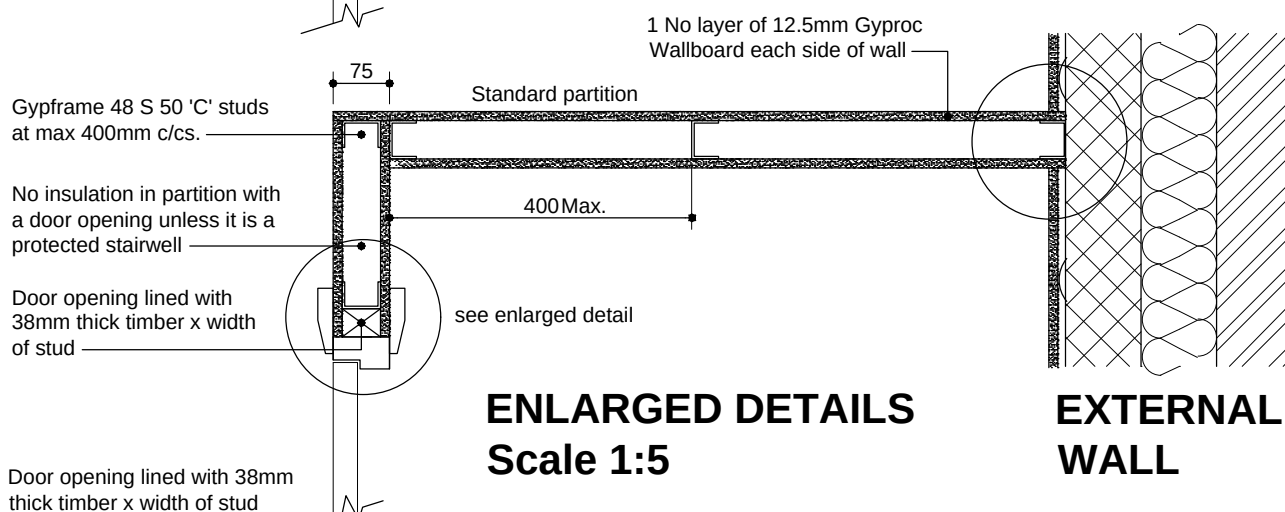
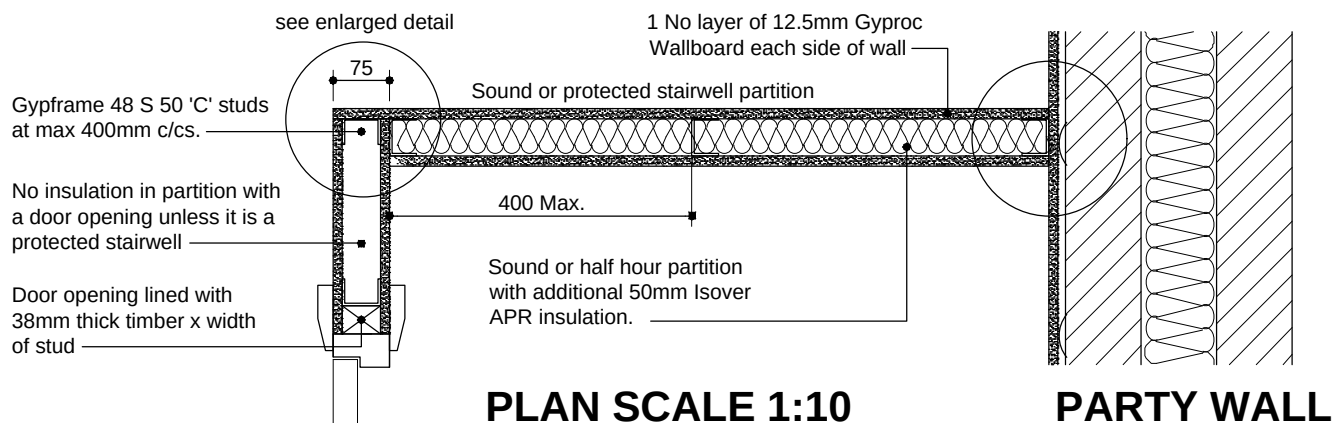
STAGGERED (FLANKING) WALL JUNCTION

Rev.

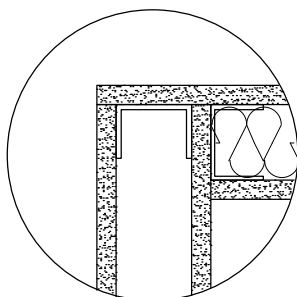
H



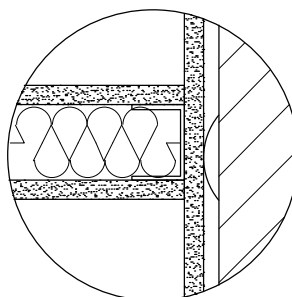
Rev F (Oct 2017) - Wallboard replaced with 1 layer of 15mm Fermacell.



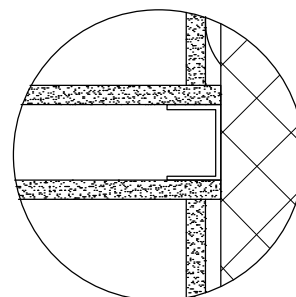
Door junction



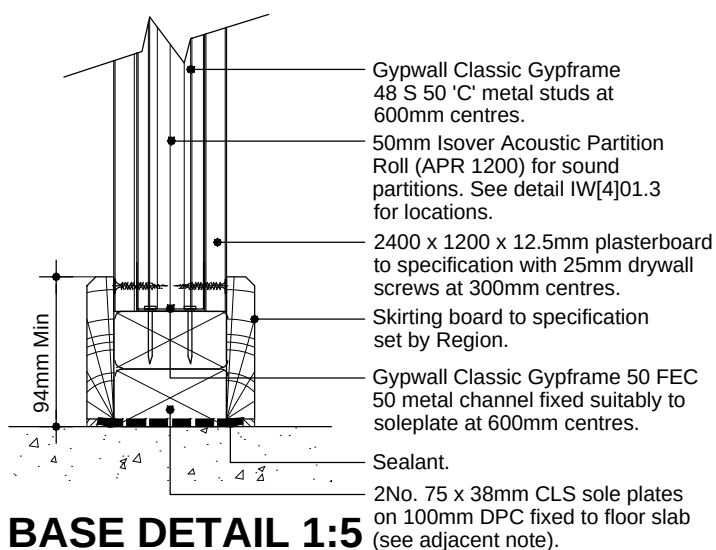
Corner junction



Party wall junction



External wall junction



British Gypsum Gypwall Classic at 600mm centres and max 2500mm height.

Overall construction nominal width 75mm
Gypframe 48 S 50 'C' Studs at 400mm centres
Lined with 12.5mm Gyproc Wallboard each side

Note

All internal walls between a bedroom or bathroom/WC and a habitable room not containing a door to have additional layer of 50mm Isover APR 1200 insulation in cavity to achieve 30mins fire resistance and comply with 40dB Acoustic requirement of Approved Document E.

All walls surrounding a stairwell in three storey or more properties including walls containing a door must have the 50mm Isover APR insulation in the cavity to achieve 30 mins fire resistance.

Sole plate to be sat on DPC for Ground Bearing & Suspended Concrete Slab construction only. DPC **not** required for Beam & Block floor construction.

Rev D (Oct 2017) - Base detail amended.

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To be read in conjunction with Bloor Homes Detail No. IW[4]01.3
& GypWall CLASSIC Detail Nos. 0942-DR-011 to 019

15mm plasterboard ceiling to specification.

Gypwall Classic Gypframe 50 FEC 50 metal channel
fixed suitably at 600mm centres.

Gypwall Classic Gypframe 48 S 50
'C' metal studs at 600mm centres.

50mm Isover Acoustic Partition Roll
(APR 1200) for sound partitions.
See detail IW[4]01.3 for locations.

2400 x 1200 x 12.5mm plasterboard to specification
with 25mm drywall screws at 300mm centres.

TYPICAL CEILING JUNCTION PLASTERBOARD DETAIL.

(Scale 1:5)

Gypwall Classic Gypframe 48 S 50
'C' metal studs at 600mm centres.

50mm Isover Acoustic Partition Roll
(APR 1200) for sound partitions.
See detail IW[4]01.3 for locations.

2400 x 1200 x 12.5mm plasterboard to specification
with 25mm drywall screws at 300mm centres.

Skirting board to regional specification.

Gypwall Classic Gypframe 50 FEC 50 metal channel
fixed suitably to soleplate at 600mm centres.

22mm T&G flooring grade moisture
resistant chipboard floor.

44 x 38mm sole plate fixed to chipboard floor.

Timber noggins on 'z' clips.

FIRST FLOOR SOLEPLATE / PLASTERBOARD DETAIL.

(Scale 1:5)

50 x 50mm SSW timber
notched over 'I' joist.

Ex. 150 x 25mm SSW timber
screwed to timber noggins.

Gypwall Classic Gypframe 50 FEC 50 metal channel
fixed suitably to soleplate at 600mm centres.

Gypwall Classic Gypframe 48 S 50
'C' metal studs at 600mm centres.

50mm Isover Acoustic Partition Roll
(APR 1200) for sound partitions.
See detail IW[4]01.3 for locations.

2400 x 1200 x 12.5mm plasterboard to specification
with 25mm drywall screws at 300mm centres.

GROUND FLOOR CEILING JUNCTION DETAIL

(Scale 1:5)

Gypwall Classic Gypframe 48 S 50
'C' metal studs at 600mm centres.

50mm Isover Acoustic Partition Roll
(APR 1200) for sound partitions.
See detail IW[4]01.3 for locations.

2400 x 1200 x 12.5mm plasterboard to specification
with 25mm drywall screws at 300mm centres.

Skirting board to specification set by Region.

Gypwall Classic Gypframe 50 FEC 50 metal channel
fixed suitably to soleplate at 600mm centres.

Ground floor finish to regional specification.

Sealant.

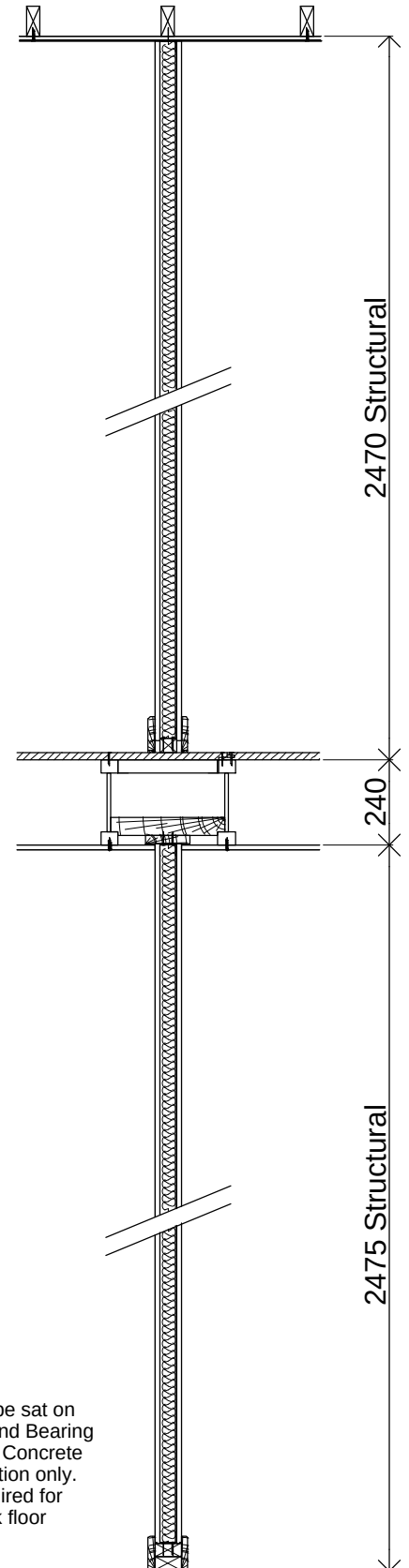
2No. 75 x 38mm CLS sole plates on 100mm
DPC fixed to floor slab (see adjacent note).

GROUND FLOOR SOLEPLATE / PLASTERBOARD DETAIL.

(Scale 1:5)

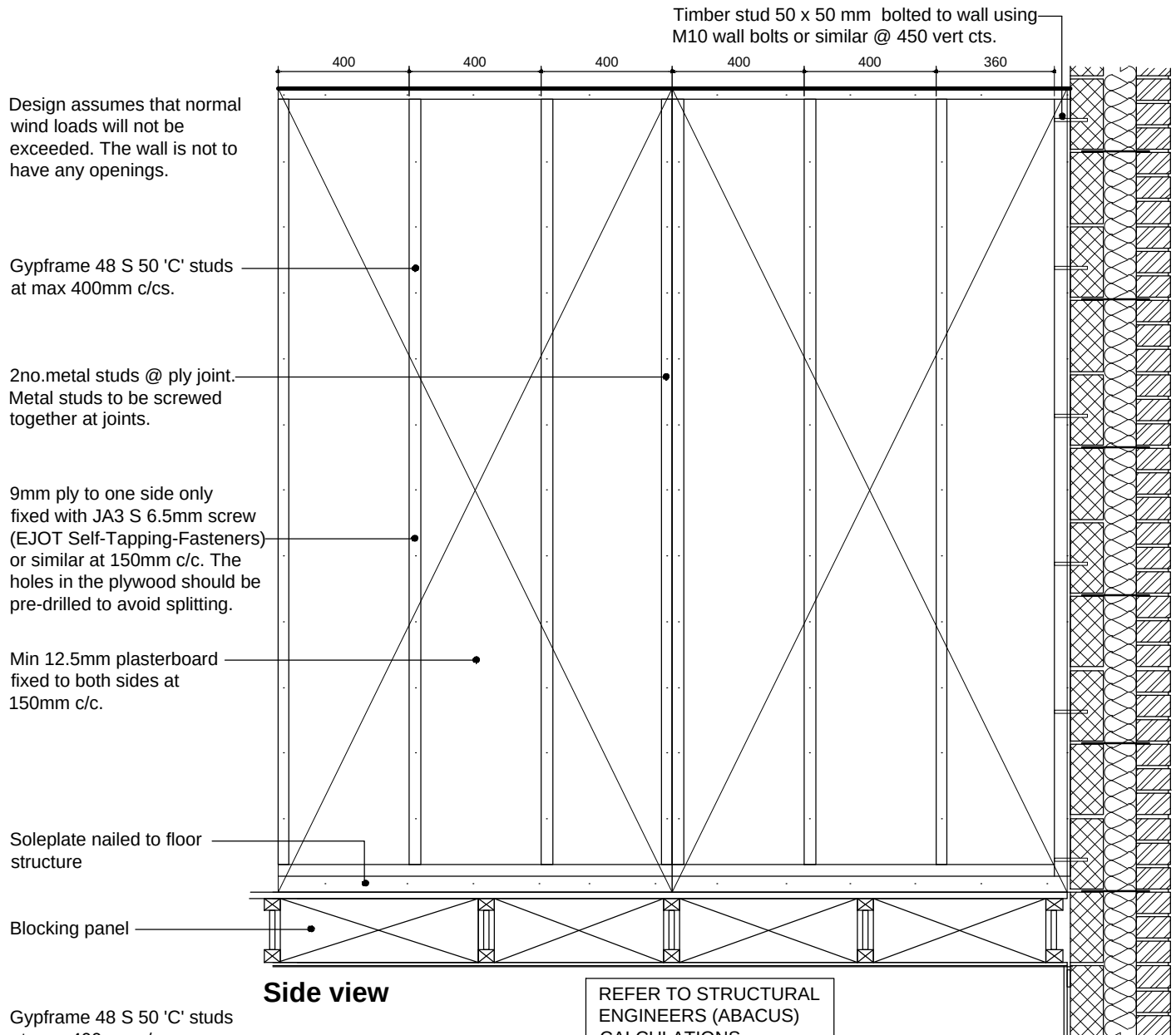
NOTE:

When plasterboarding external / internal masonry walls
a continuous dab of adhesive is to be applied to the
perimeters at the ceiling line, vertical wall junctions,
floor level, & at door / window openings
& services on external wall.



STOREY HEIGHT SECTION

(Scale 1:20)

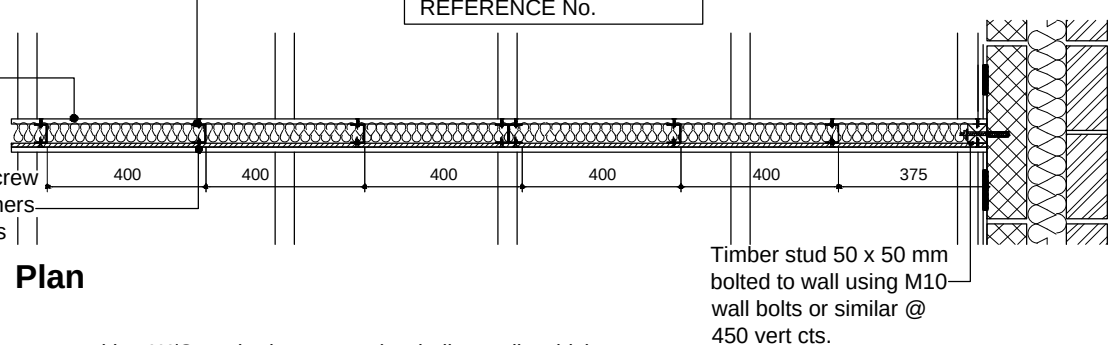


Gypframe 48 S 50 'C' studs at max 400mm c/cs.

Min 12.5mm plasterboard fixed to both sides at 150mm c/c

9mm ply to one side only
Fixings to be JA3 S 6.5mm screw by EJOT Self-Tapping-Fasteners or similar at 150mm c/c (holes should be pre-drilled in the plywood to avoid splitting).

Plan



Note.

Walls between a bedroom, or a room with a W/C, and other rooms (excluding walls which contain a door) or a wall between a bedroom and it's en-suite to have 65mm Isover APR 1200 insulation or equivalent in the stud cavity. Stairwell walls to three storey properties to include the insulation to achieve 30 minutes fire resistance. Construction to BS.5268 pt. 6.1 and Structural Engineers calculations.

Design of metal stud walls acting as a structural buttress to a masonry wall over 9m:

If the stud wall is to be supported by the first floor only, then the floor will need to be designed for the additional loading. This will need to be assessed on a plot by plot basis, and referred to a structural Engineer.

3.35mmØ galv. nails
@ 300c/c internally

3.35mmØ galv. nails @ 150c/c
to perimeter of ply sheet

m10 resin anchors
@ 450 vert cts.

Standard line load of
?.??kN/m to be applied
for weight of partition.

50 x 75mm stud @
nominal 400c/c

2no.50 x 75mm stud
@ ply joint. Stud frame to
be nailed together at joints.

12.5mm ply to one side only
fixed with 3mm Ø nails at
200mm c/c to perimeter
and 300mm c/c internally.

Min 12.5mm plasterboard
fixed to both sides at
150mm c/c with 2.65mm
Ø nails min. 40mm long.

soleplate nailed to
floor structure

blocking panel

Side view

REFER TO STRUCTURAL ENGINEERS
(ABACUS) CALCULATIONS,
REFERENCE No. 37055-015

12.5mm ply to one side only
fixed with 3mm Ø nails at
200mm c/c to perimeter
and 300mm c/c internally

Min 12.5mm plasterboard
fixed to both sides at
150mm c/c with 2.65mm
Ø nails min. 40mm long.

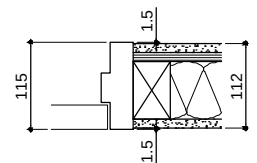
Plan

Note.

Walls between a bedroom, or a room with a W/C, and other rooms (excluding walls which contain a door) or a wall between a bedroom and it's en-suite to have 65mm Isover APR 1200 insulation or equivalent in the stud cavity. Stairwell walls to three storey properties to include the insulation to achieve 30 minutes fire resistance. Construction to BS.5268 pt. 6.1 and Structural Engineers calculations.

Design of timber stud wall acting as a structural buttress to a masonry wall over 9m:

Reference is made to the British Standards BS 5268-6.1 code of practice for timber frame walls not exceeding four storeys. In the majority of cases, the timber structural stud walls will be either at ground floor, or aligned with a ground floor wall below. If the stud wall is to be supported by the first floor only, then the floor will need to be designed for the additional loading. This will need to be assessed on a plot by plot basis, and referred to a structural Engineer.

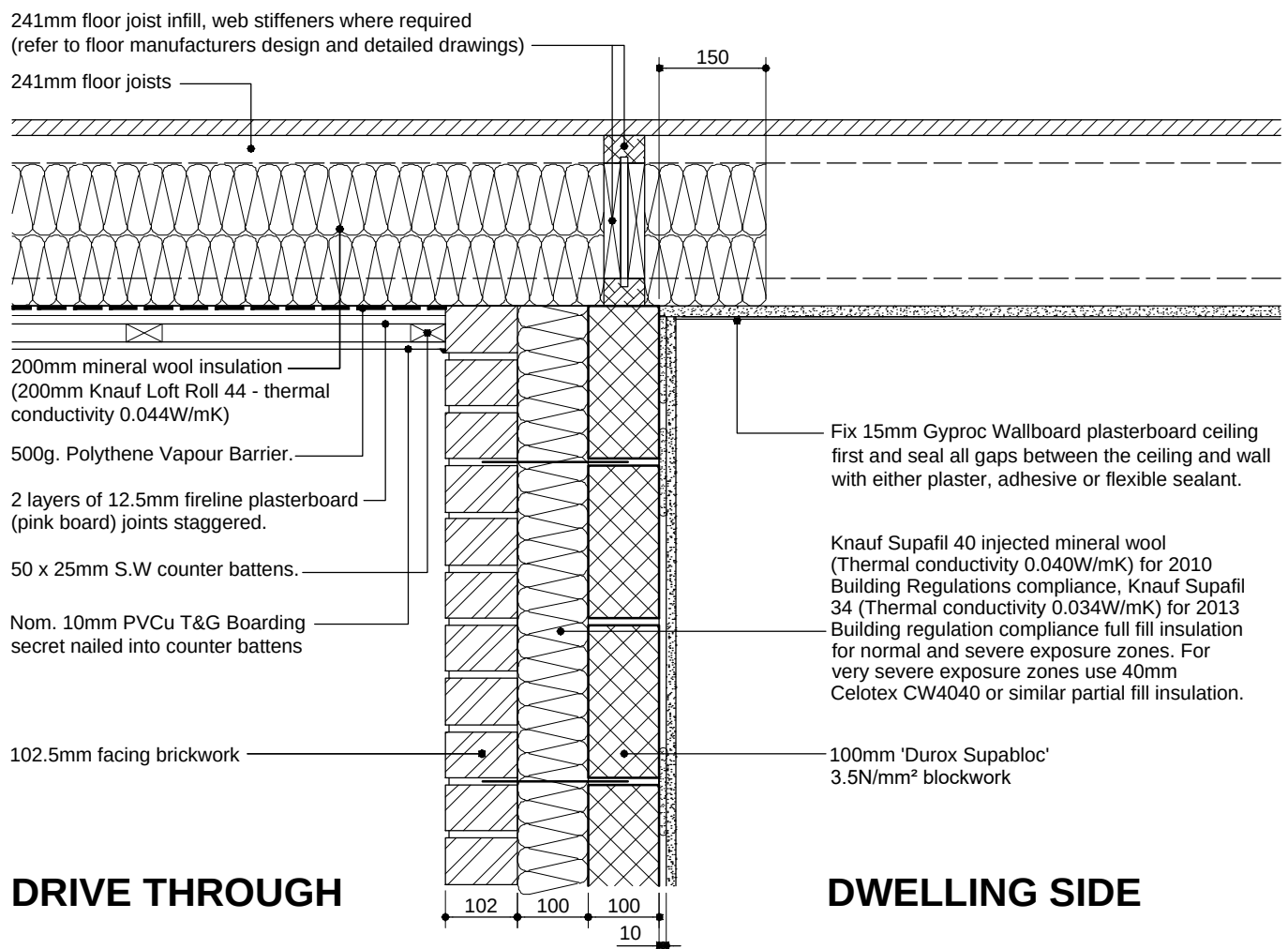


**115mm MDF
door liner**

Rev B (Feb 2017) - 9.5mm plywood increased to 12.5mm. Door liner detail added.

Air Barrier Continuity

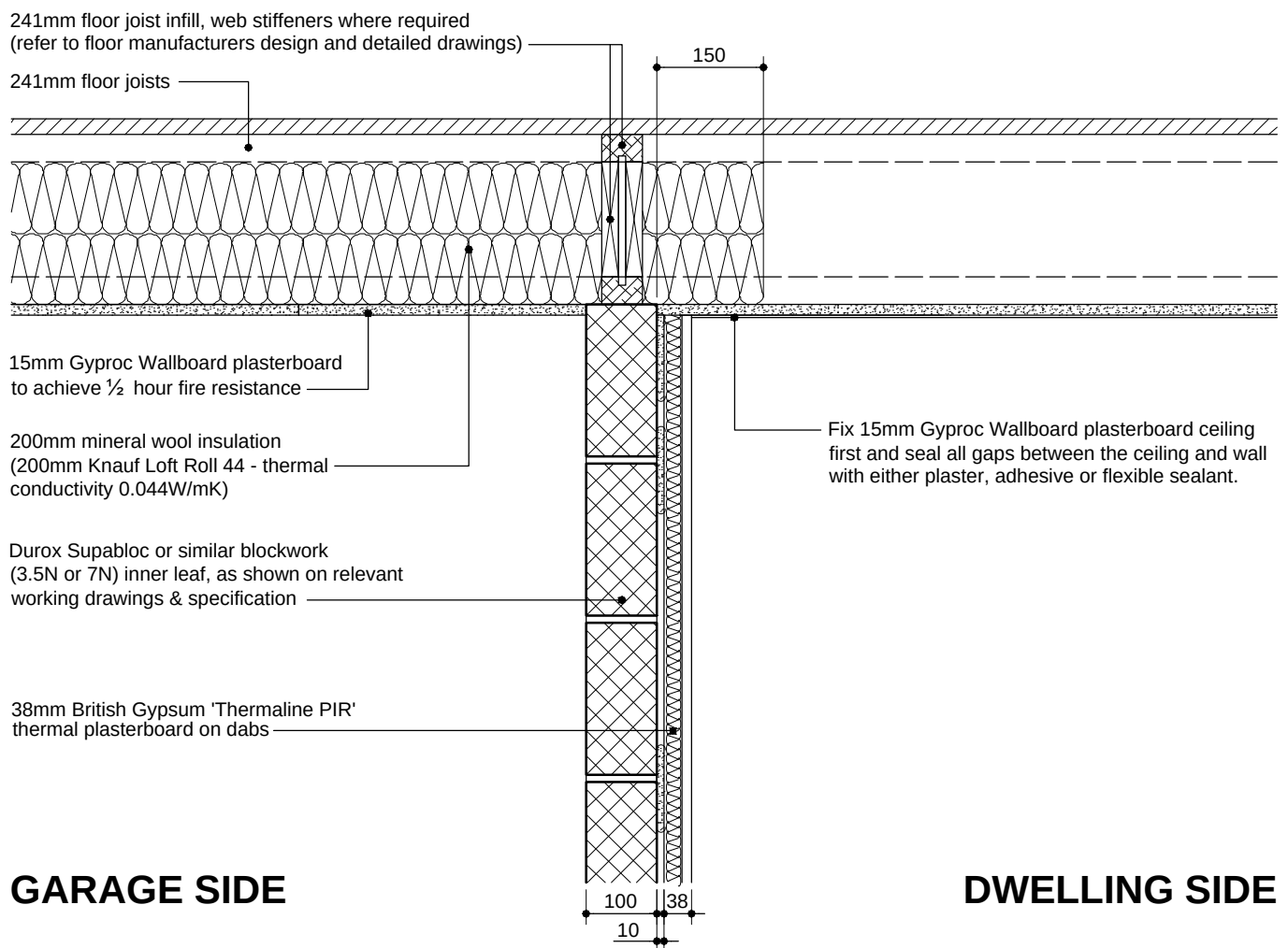
Ensure that the full depth of insulation between the joists extends beyond the Drive Thro' wall by 150mm. Ensure all pipework within joist voids are sufficiently lagged. Fix ceiling first and seal all gaps between the ceiling and the wall with flexible sealant.



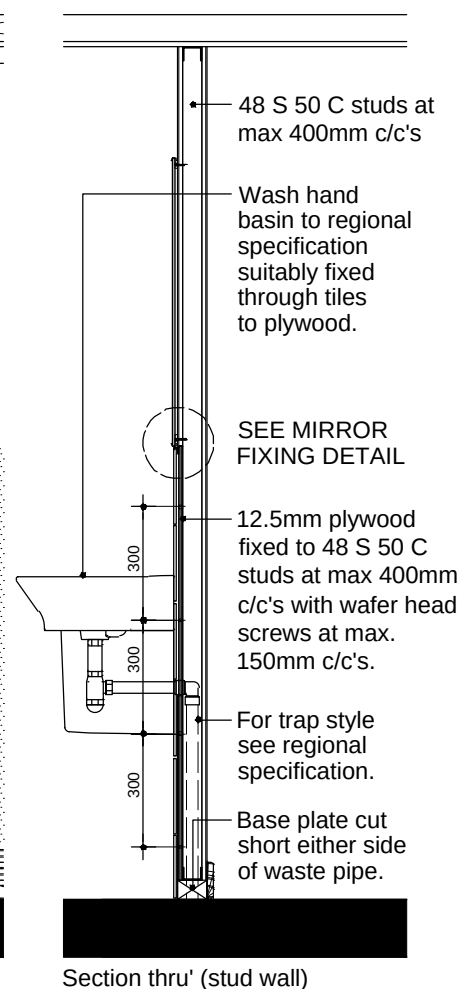
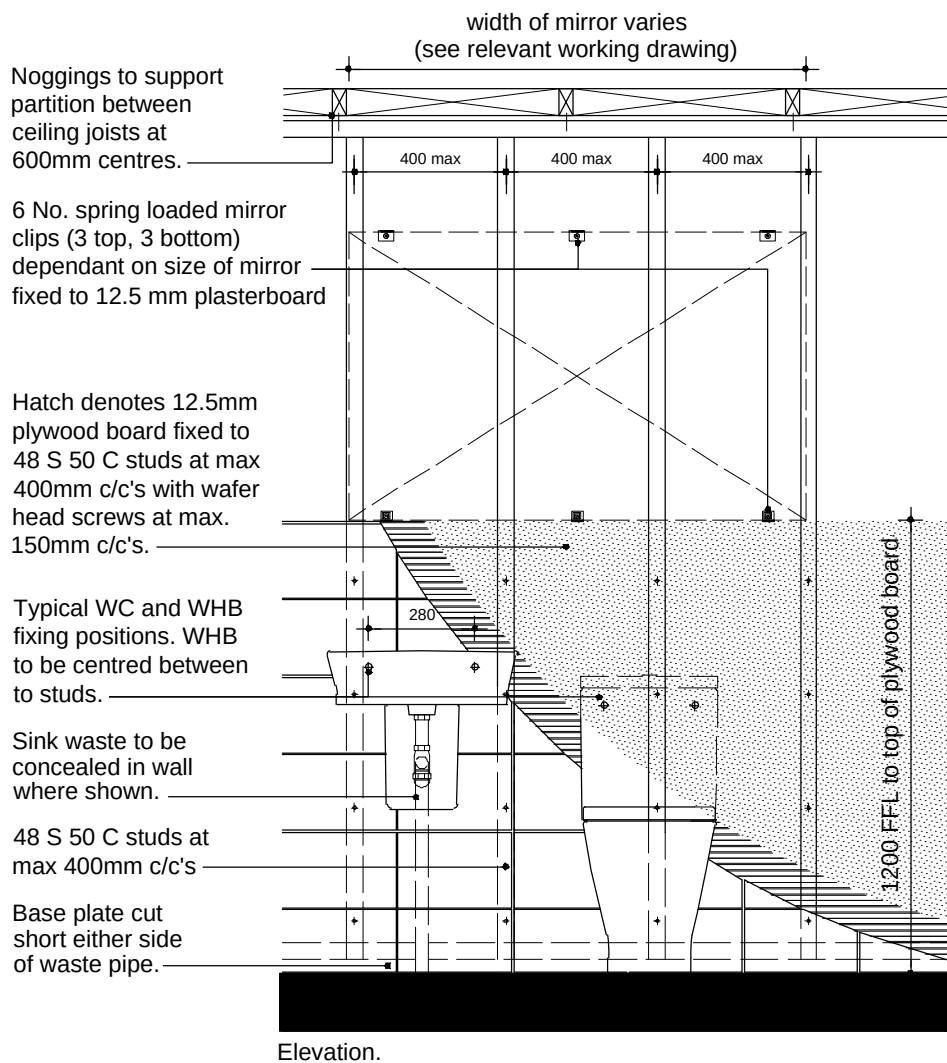
**SEMI EXPOSED DRIVE THROUGH CEILING & WALL
TO ACHIEVE 60MIN FIRE PROTECTION.**

Air Barrier Continuity

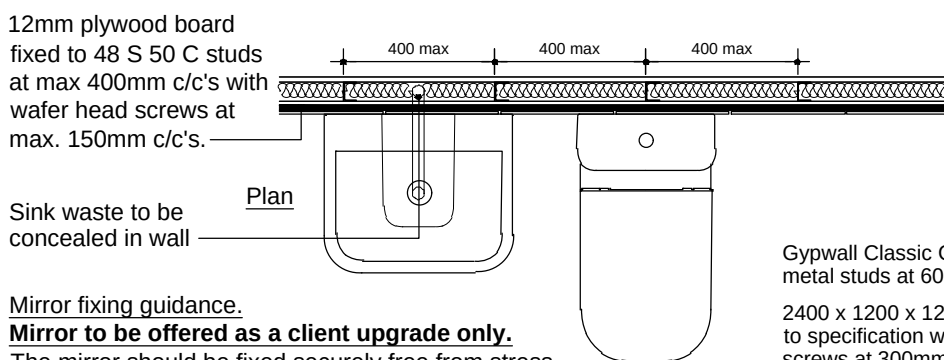
Ensure that the full depth of insulation between the joists extends beyond the Drive Thro' wall by 150mm. Ensure all pipework within joist voids are sufficiently lagged. Fix ceiling first and seal all gaps between the ceiling and the wall with flexible sealant.



SEMI EXPOSED INTERNAL GARAGE WALL (Single skin)



Typical Fixings to Drywall system



Mirror fixing guidance.

Mirror to be offered as a client upgrade only.

The mirror should be fixed securely free from stress to avoid distortion and risk of breakage.

NOTE:

Fixings to stud wall to be capable of holding specified basin and semi-pedestal with the following weights;

500 x 420mm	=	13.34kg
550 x 470mm	=	18.00kg
Semi-Pedestal	=	10.00kg

Gypwall Classic Gypframe 48 S 50 'C' metal studs at 600mm centres.

2400 x 1200 x 12.5mm plasterboard to specification with 25mm drywall screws at 300mm centres.

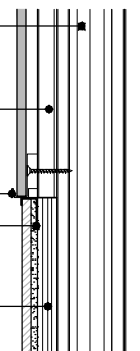
Spring loaded mirror clips (4 top, 4 bottom) fixed to 15mm plasterboard.

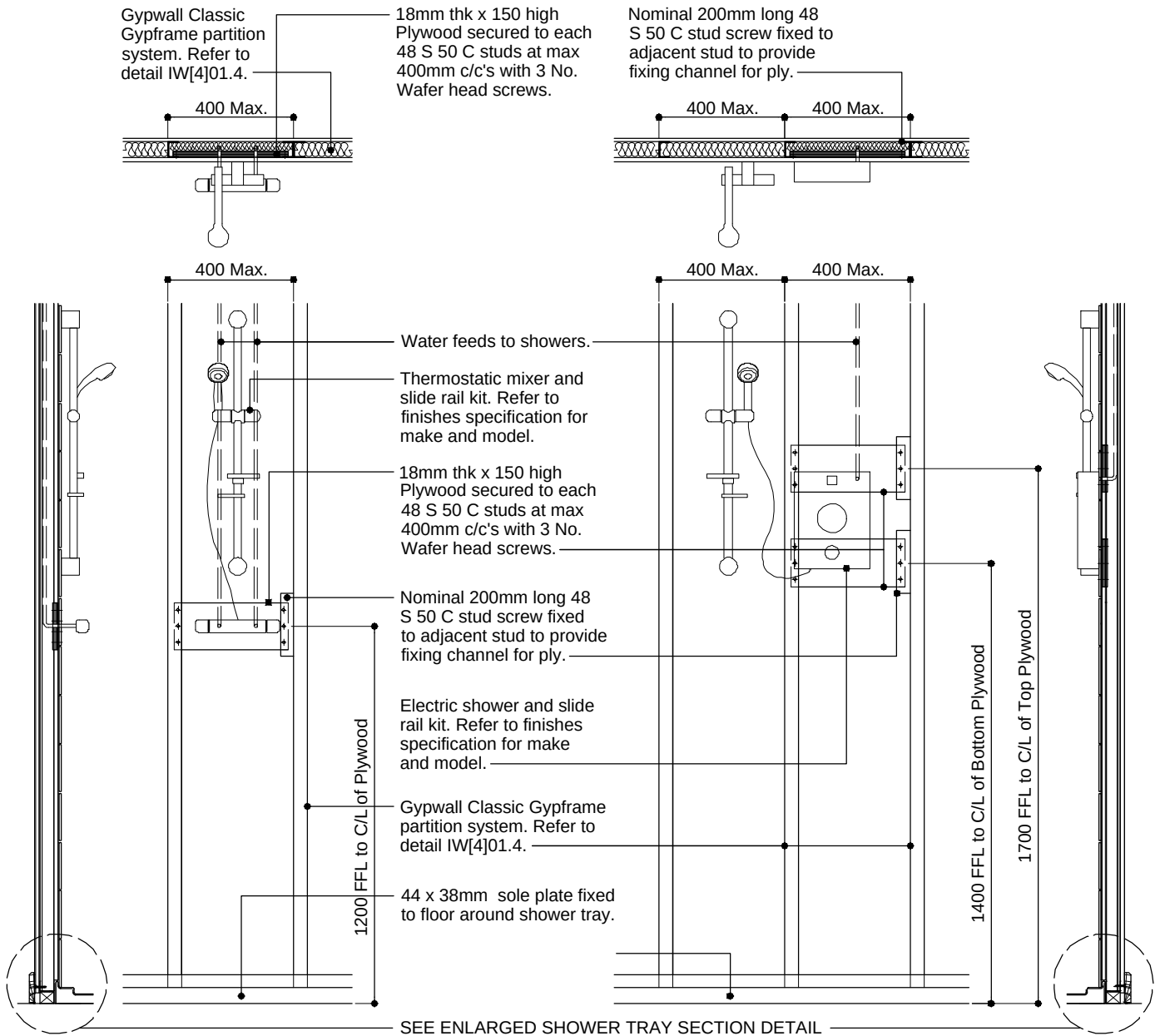
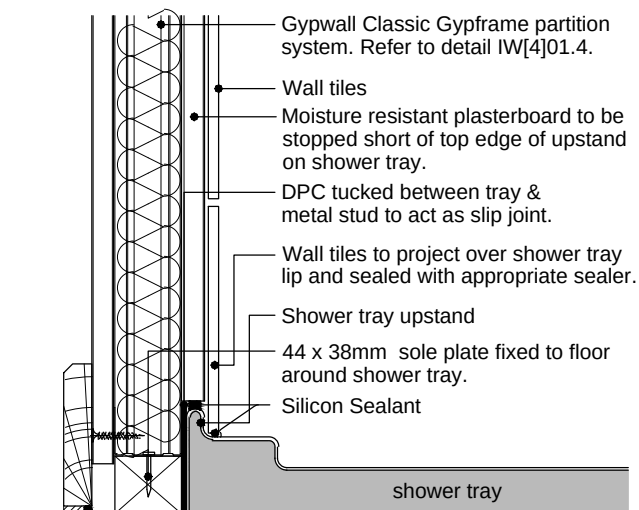
Tile capping strip.

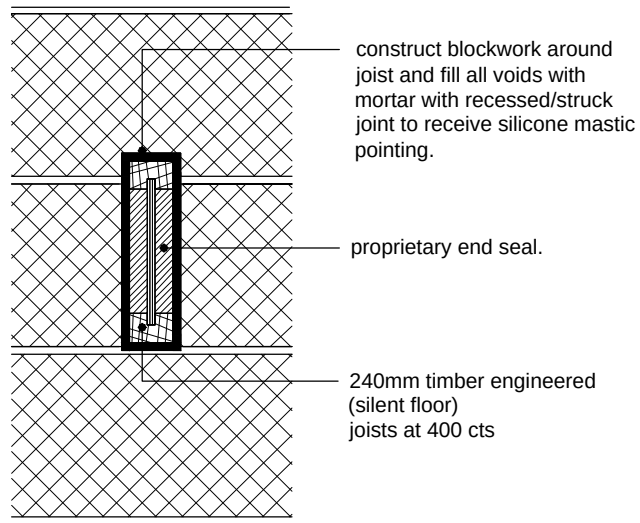
12.5 mm plywood board fixed to 48 S 50 C studs at max 400mm c/c's with wafer head screws at max. 150mm c/c's. Plywood board will be direct tiled using a primer such as weber AD250 or similar.

FIXING DETAIL.

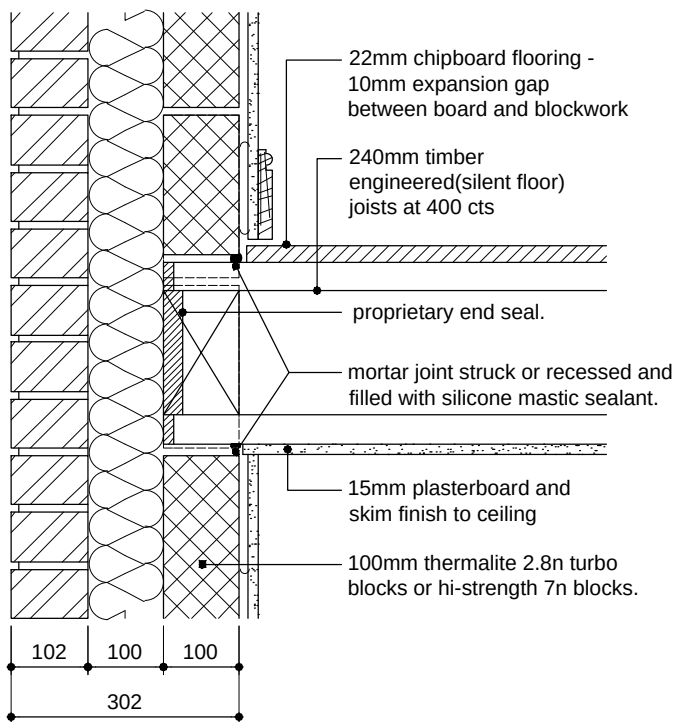
(Scale 1:5)



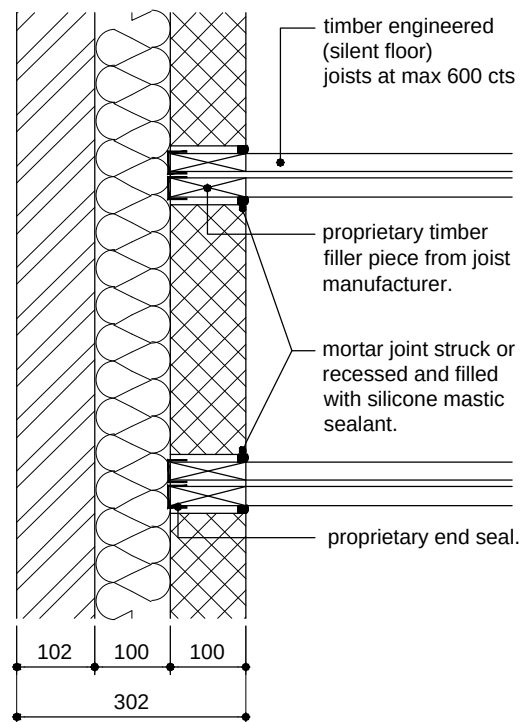
**ELEVATIONAL SECTION FOR FIXING OF SHOWER TO STUD PARTITION (Scale 1:20)****SHOWER TRAY SECTION (Scale 1:5)**



END SECTION



SIDE SECTION



PLAN

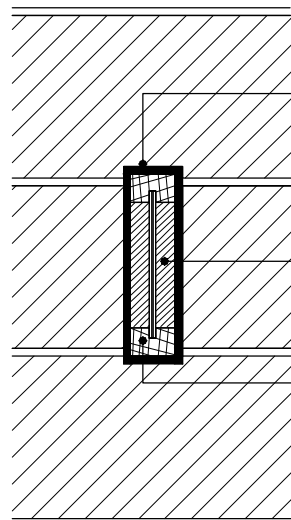
TIMBER ENGINEERED JOISTS (SILENT FLOOR)NOTE:

TO ENSURE THAT AN ADEQUATE SEAL IS ACHIEVED BETWEEN THE JOIST ENDS AND SURROUNDING BLOCKWORK, THE BLOCKS WILL NEED TO BE CUT ACCURATELY TO MAINTAIN A NOMINAL CLEAN JOINT THICKNESS TO RECEIVE SEALANT.

EXTERNAL WALLS

E-WM-28

Blockwork to all party walls to be 302mm wall to consist of 2No. leaves of 100mm Hemelite standard lightweight aggregate blocks, density 1350 to 1600KG/M³ - 3.5 N/mm²



END SECTION

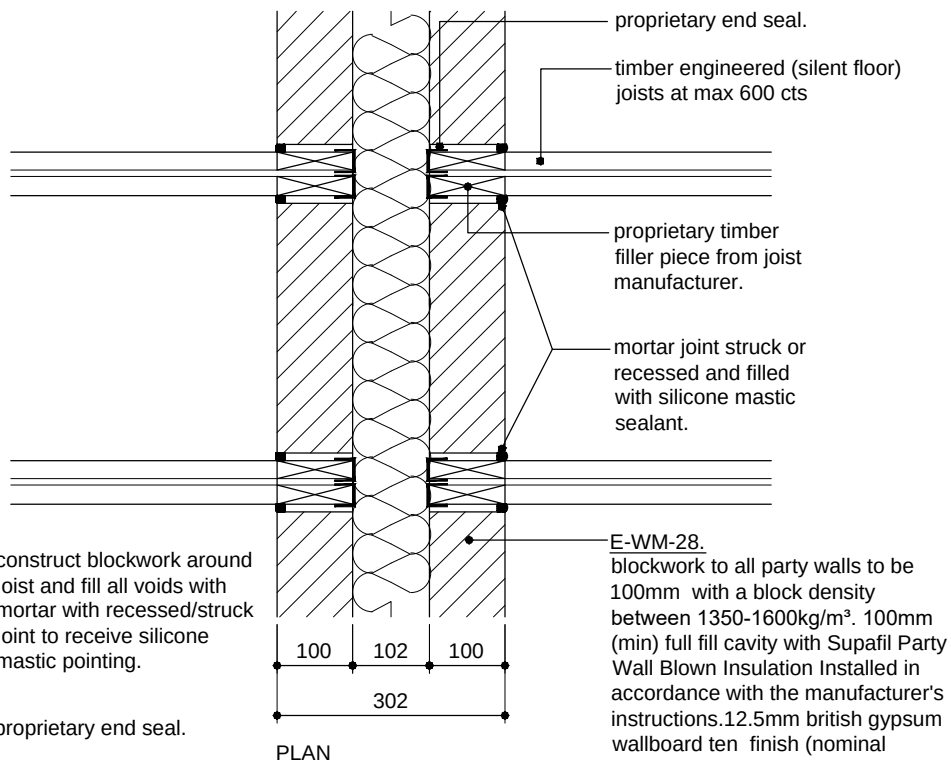
Note:
To ensure that an adequate seal is achieved between the joist ends and surrounding blockwork, the blocks will need to be cut accurately to maintain a nominal clean joint thickness to receive sealant.

PARTY WALLS**TIMBER ENGINEERED JOISTS (SILENT FLOOR)****Timber I-Joists**

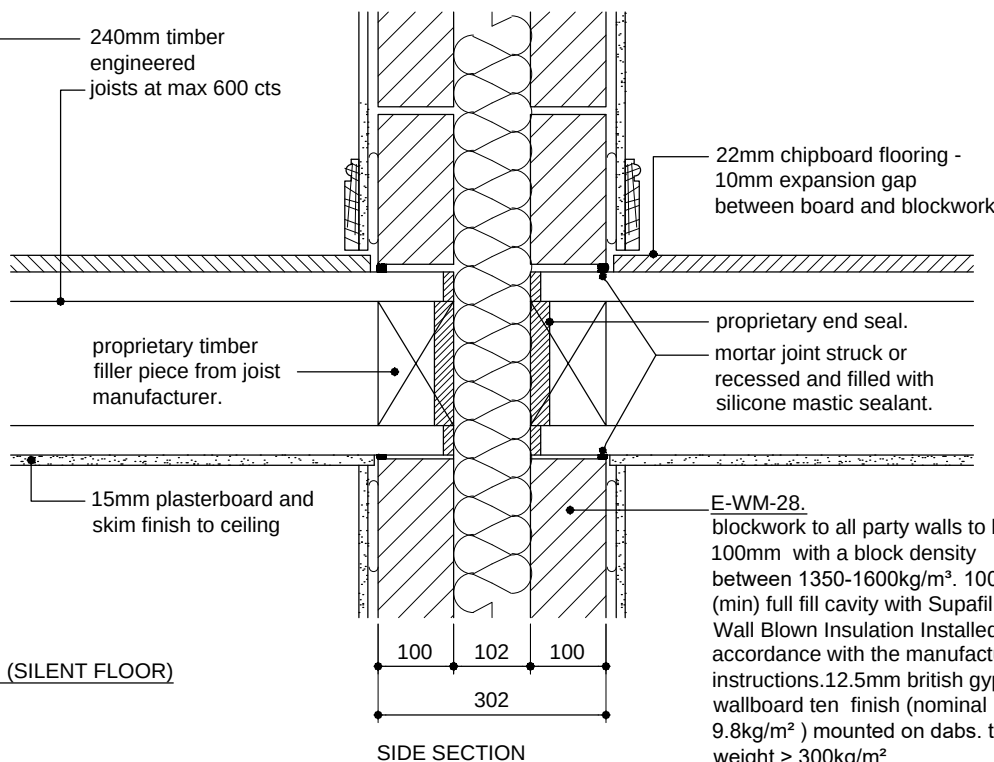
Timber I joists may be built into the separating wall, provided that:

- proprietary filler pieces are fitted on both sides of the web between the top and bottom flanges. These filler pieces must not damage the joist flanges - their depth should be slightly less than the dimension between joist flanges to achieve a "loose fit".
- the mortar joints around each joist perimeter are recessed or struck, and
- the joint between the masonry and the timber and any other air paths are carefully pointed with silicone sealant.

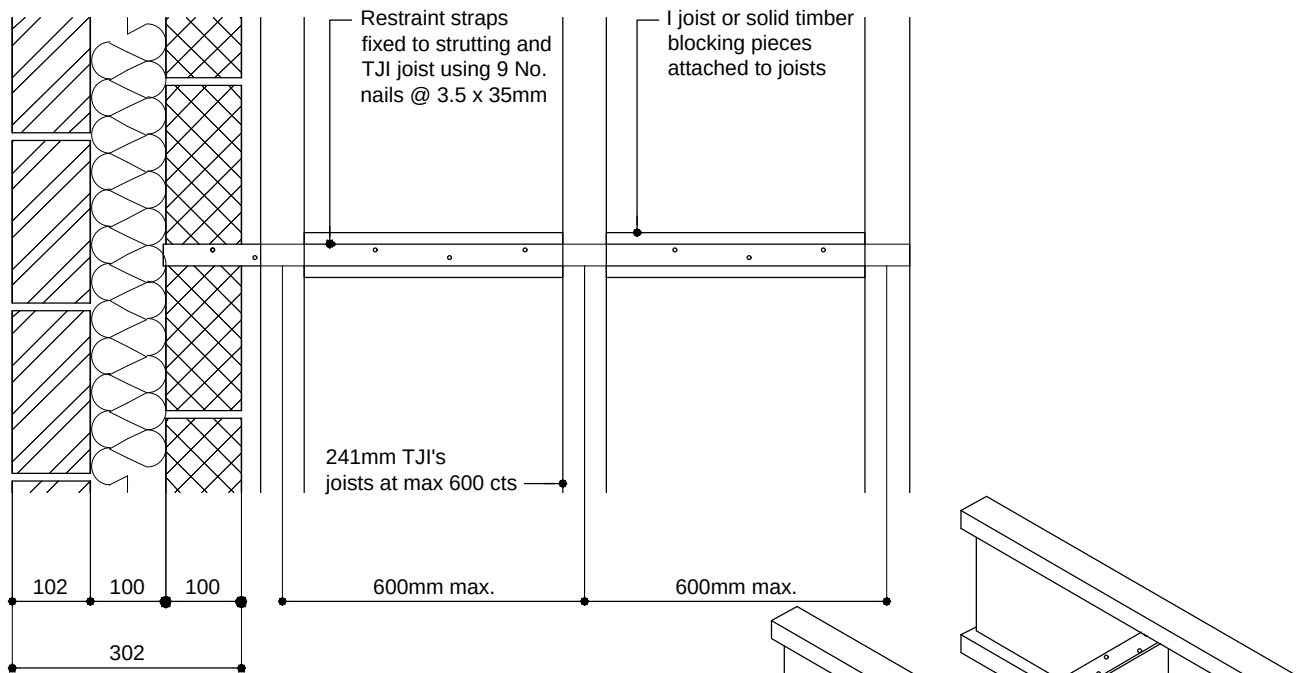
Alternatively, proprietary joist caps/ends designed to satisfy the air leakage requirements of Approved Document L1 may be used. They should be installed in accordance with the manufacturers instructions. In circumstances where the joist end cap is larger than the depth of the joist, such that there is a gap between the top of the joist and the joist end cap, this should be filled with mineral wool or other suitable material such that the acoustic performance of the wall is maintained.



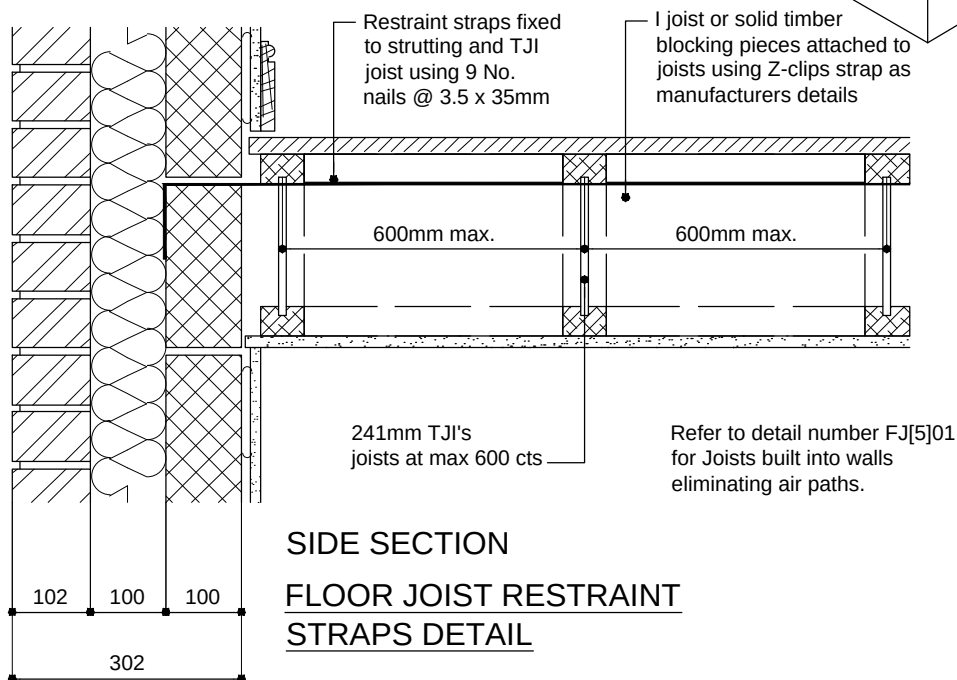
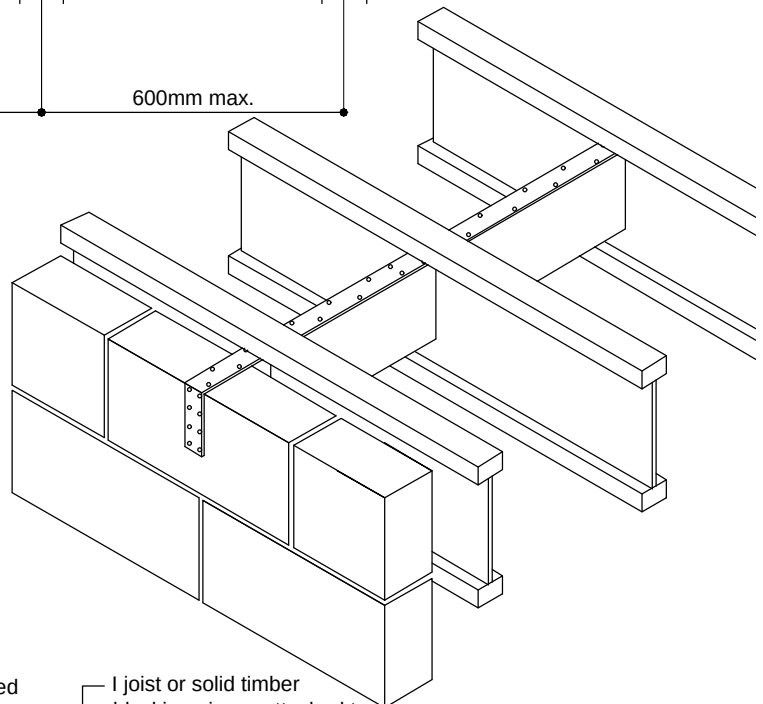
PLAN

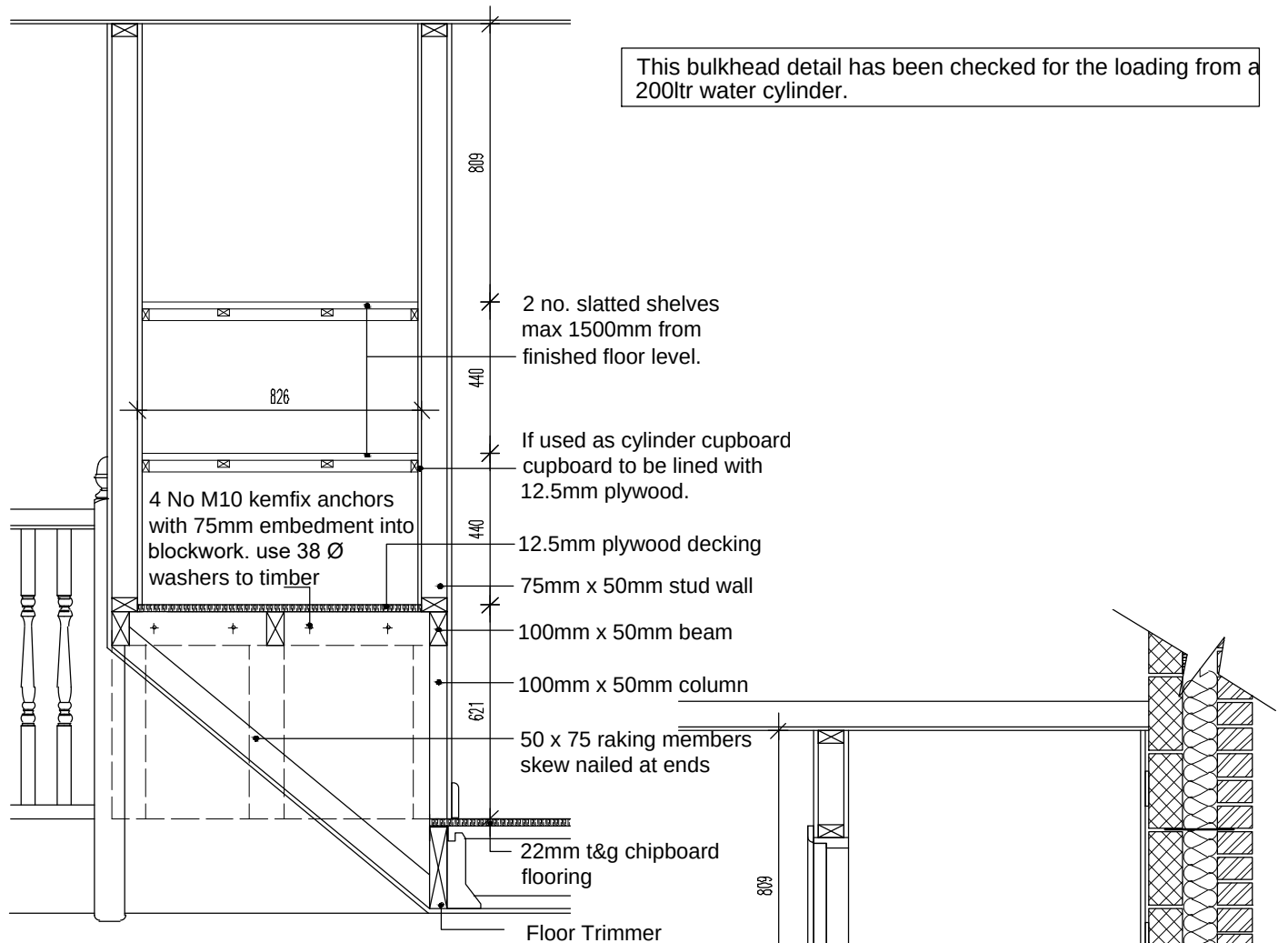
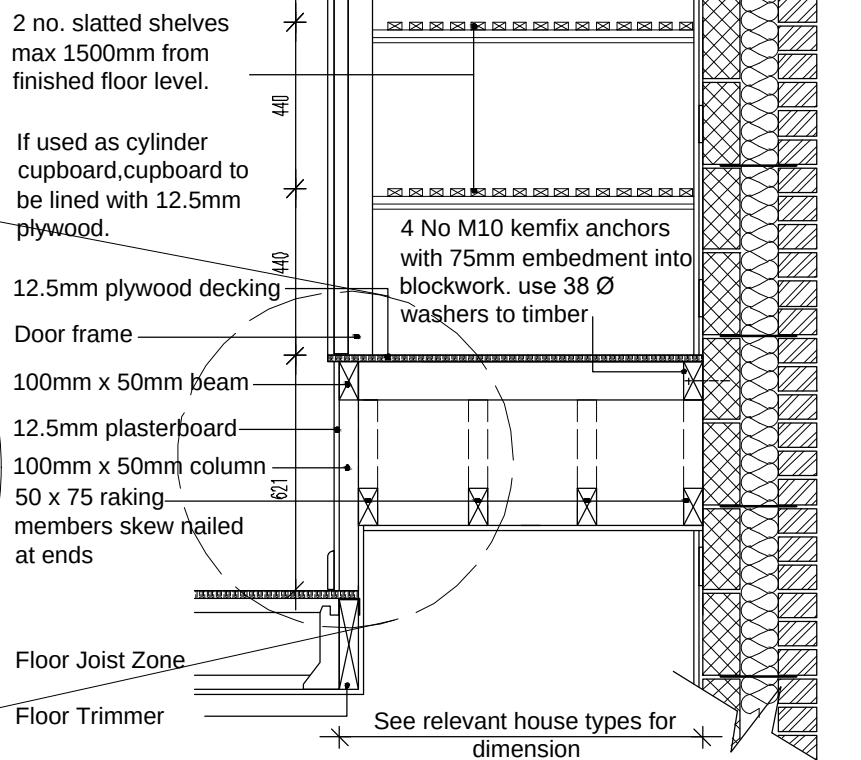
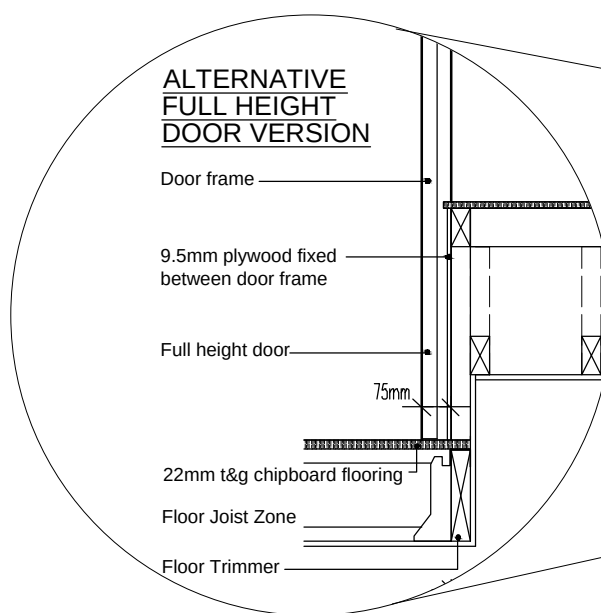


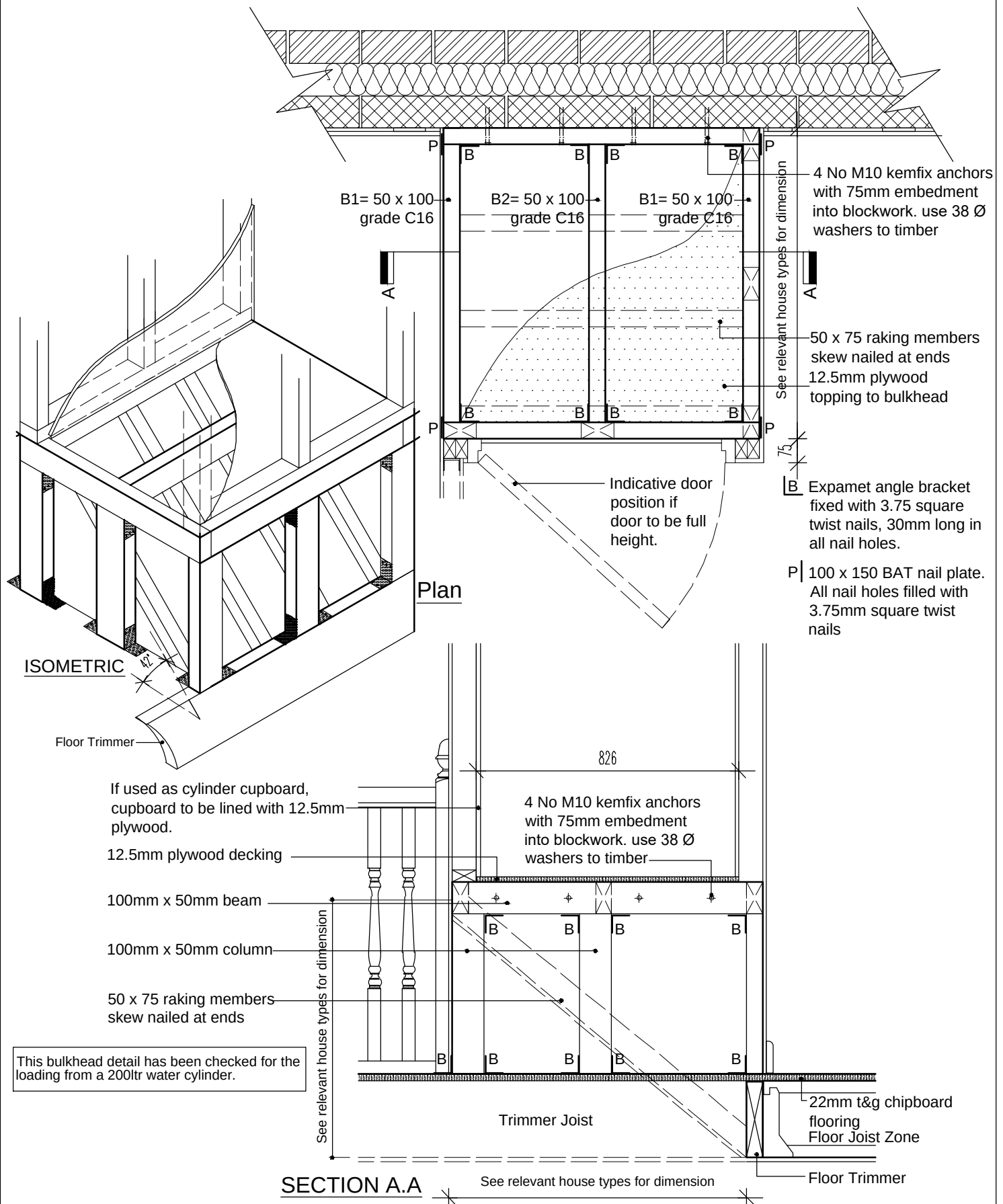
SIDE SECTION

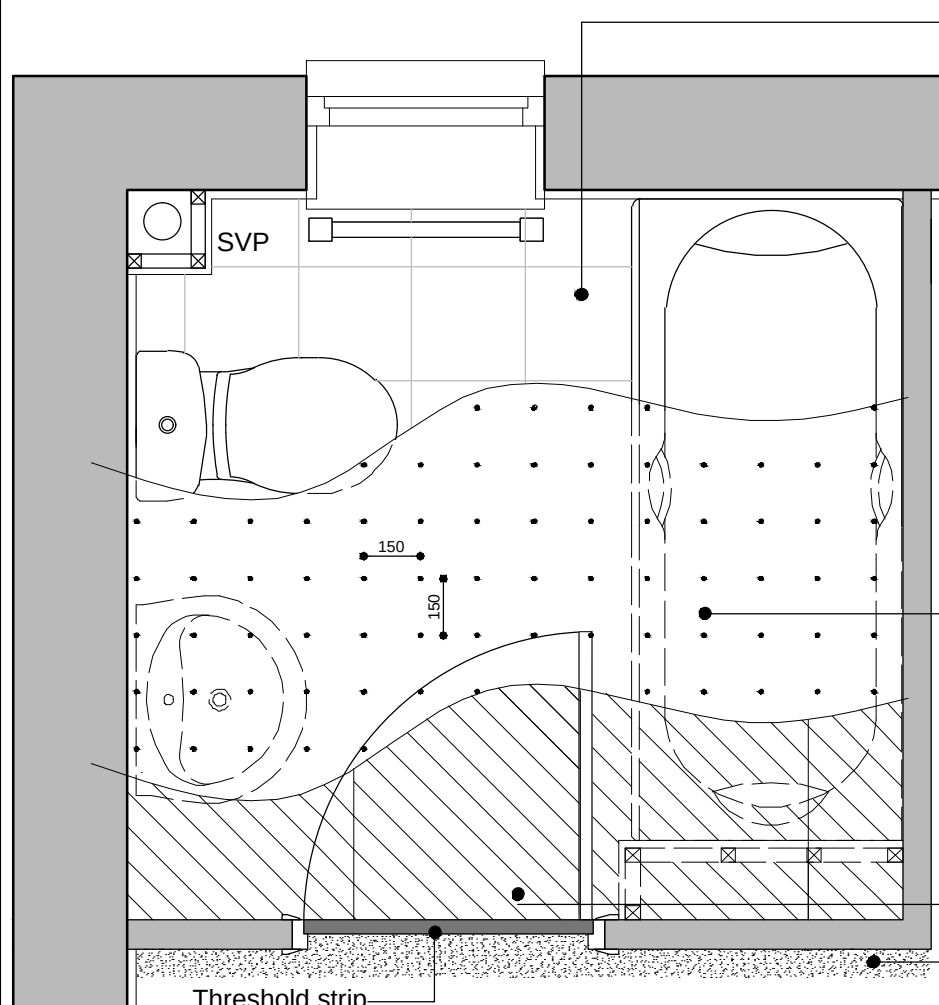
**PLAN**

Mortar joints around built-in joists should be recessed or struck and carefully pointed with flexible sealant. Alternatively, joists may be fitted with proprietary shoes as they are installed. The shoe should be sealed to the face of the blockwork with a flexible sealant.

**SIDE SECTION****FLOOR JOIST RESTRAINT STRAPS DETAIL**

**STAIR BULKHEAD STORE CUPBOARD****SECTION B.B**

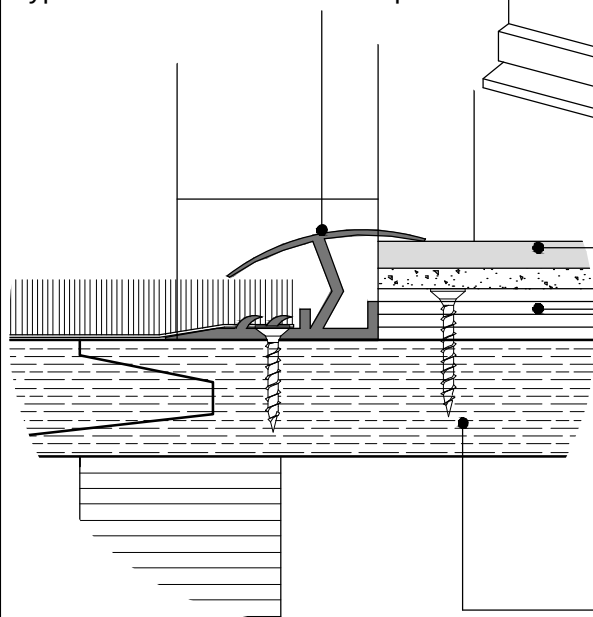




Plan.

Threshold strip
to form a transition
between tiled floor
and carpet see detail

Typical Threshold transition strip



Tiled Floor to regional specification

The floor should be designed to take the additional loads of the tiles and any other materials (e.g. overlays). Tiles should be suitable for laying over the timber base. All tongued and grooved boards should be glued together securely. In accordance with the NHBC standards.

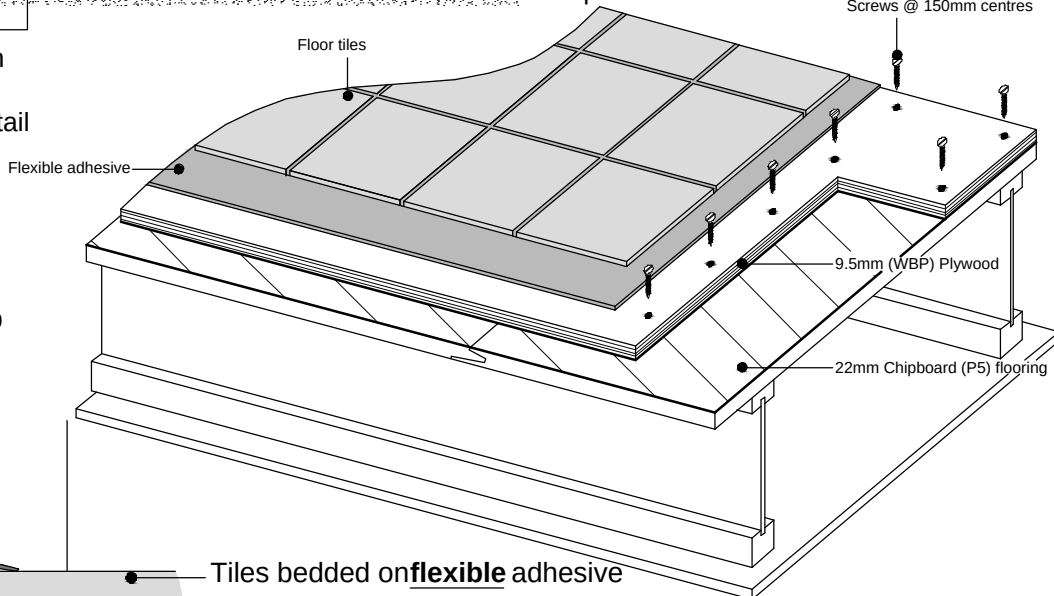
Flexible tile adhesive (e.g. C2S1) and grout should be used in accordance with adhesive manufacturer's recommendations. 9.5mm WBP grade plywood primed on face and edges with weber AD250 or similar. Boards should be laid so that the joints do not coincide with joints in the existing chipboard, a gap between boards to allow for expansion should be allowed. Glue and Screw the boards at 150 mm c/c (12mm from edges). Leave a movement joint around the perimeter of 10mm for expansion.

Note for Timber Frame house types:

an alternative proprietary separating/decoupling layer, or tile bedding reinforcement sheet to be fitted on top of existing chipboard, used in accordance with manufacturers recommendations.

22mm Chipboard (P5) Flooring
glued & screwed to floor joists.

Carpet



Tiles bedded on **flexible** adhesive

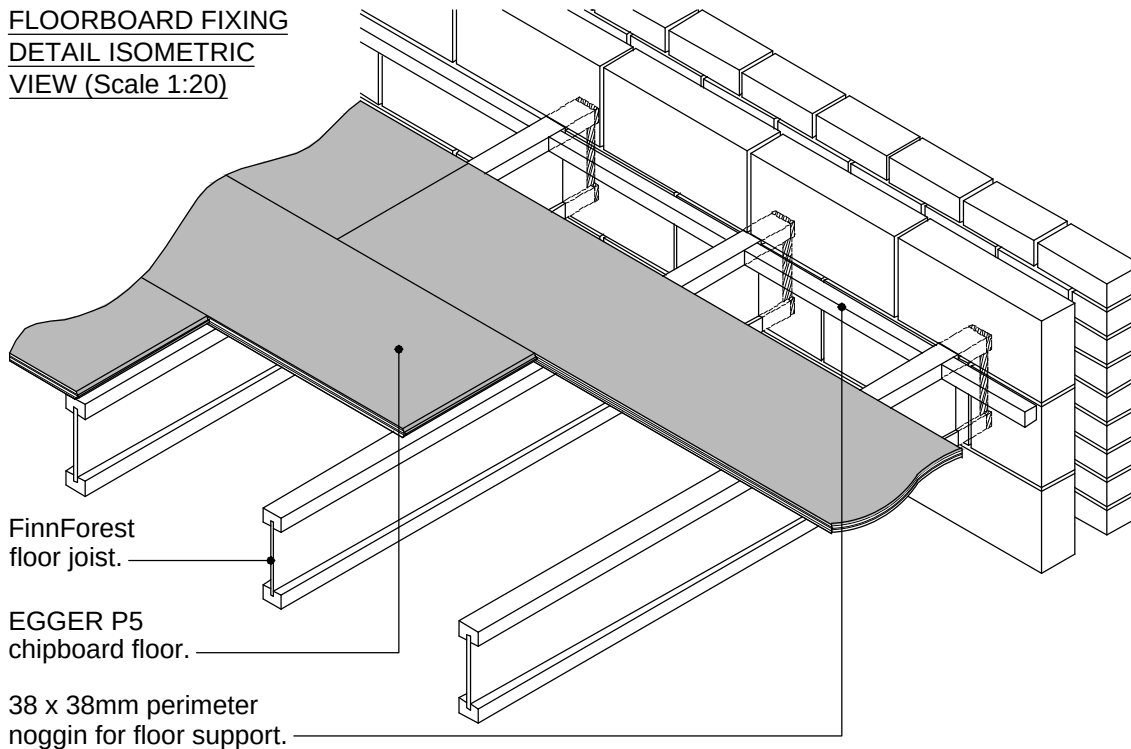
9.5mm WBP grade plywood primed on face and edges with weber AD250 or similar. Boards should be laid so that the joints do not coincide with joints in the existing chipboard, a gap between boards to allow for expansion should be allowed. Glue and Screw the boards at 150 mm c/c (12mm from edges). Leave a movement joint around the perimeter of 10mm for expansion.

Note for Timber Frame house types:

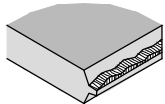
an alternative proprietary separating/decoupling layers, or tile bedding reinforcement sheet to be fitted on top of existing chipboard, used in accordance with manufacturers recommendations.

22mm Chipboard (P5) flooring

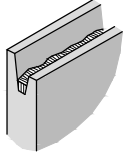
**FLOORBOARD FIXING
DETAIL ISOMETRIC
VIEW (Scale 1:20)**



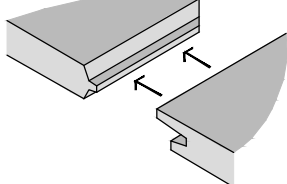
1.



2.



3.



**EGGER TONGUE & GROOVE FLOOR BOARD
JOINTING DETAILS / PRECEDURES**

1. & 2. Apply two parallel and liberal beads of EGGER D4 adhesive to the top of the joist along the first row of boards. Lay the boards across the joist and fix the first row of boards with only one nail per joist from the board edge using an annular ring shank nail 2.5 times the board thickness. Then apply a liberal amount of EGGER D4 adhesive directly onto the shoulder of the tongue as well as a generous bead of EGGER D4 adhesive directly into the groove of the board.
3. Apply EGGER D4 adhesive along the next row of joints and stagger the next row of boards by approx. half a board to form a brick bond laying pattern. Apply a generous bead of EGGER D4 adhesive directly into the groove of the board. Ensure the boards are tightly jointed. Excess adhesive should be left to dry and can be removed with a scraper.

Repeat steps 1, 2 & 3 (excluding the nail fixing)

REFER TO EGGER (UK) LIMITED PRODUCT LITERATURE FOR INFORMATION.

NOTES:

All short end joints should fall on the centre of a secured joist.

All unsupported perimeter edges and short end joints must be supported by a joist or timber noggin.

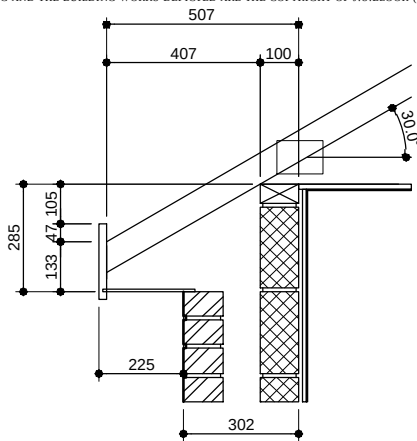
Seal any exposed nail heads and perimeter edges, cut edges and stairwells using EGGER Joint & Joist D4 Adhesive.

On joists up to 600mm c/c's 22mm panels must be used.

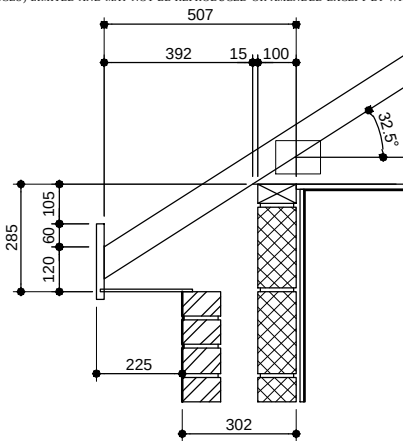
An expansion gap of 10mm or 2mm per meter run of floor, whichever is greater, should be left against all walls. For floors which are in excess of 10 meters long intermediate movement joints (min. 10mm) should be incorporated.

Flat headed annular grooved or ring shank nails should be used as below;
22mm boards - 1 nail per joist at start of boards only min. fixing length 55mm - min. fixing diameter 3.5mm.

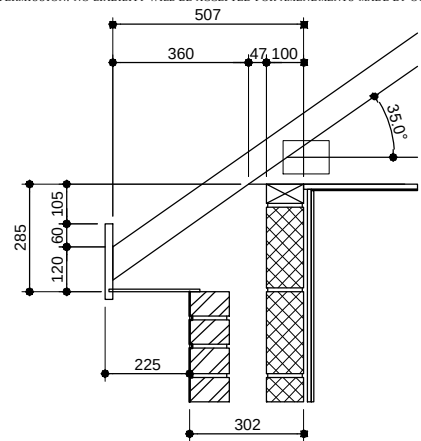
For bonding the board to the joist and within the tongue and groove joint
1 bottle of EGGER D4 Joint & Joist Adhesive should be used per 7 boards (2400mm x 600mm)



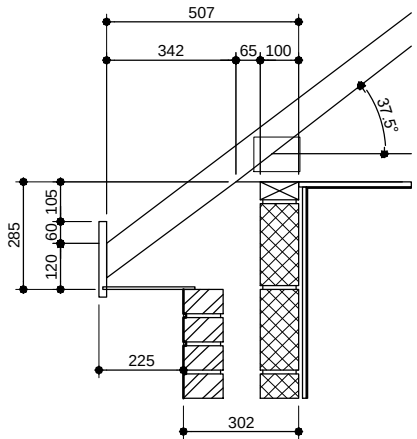
30° PITCH.



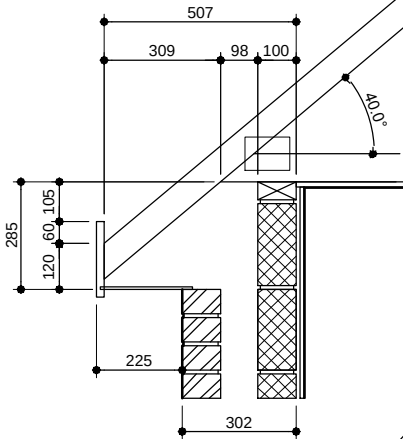
32.5° PITCH.



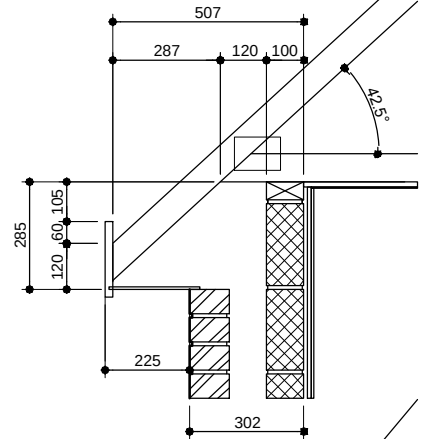
35° PITCH.



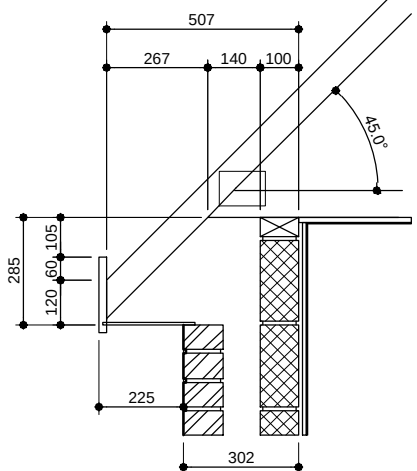
37.5° PITCH.



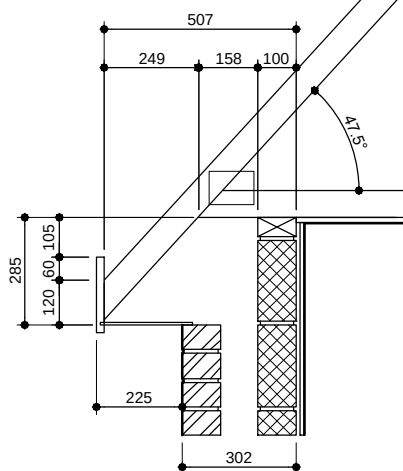
40° PITCH.



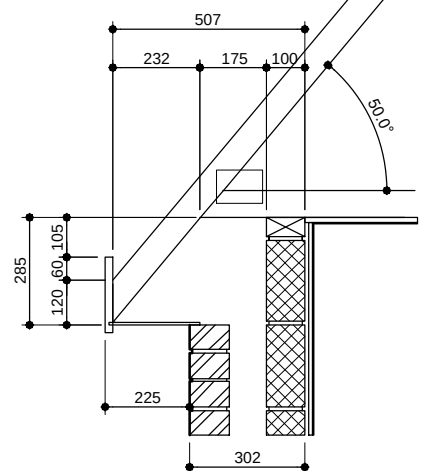
42.5° PITCH.



45° PITCH.



47.5° PITCH.



50° PITCH.

Required truss overspans first floor roofs only.

Roof Pitch °	Truss overspan (mm)
30°	0mm
32.5°	16mm
35°	47mm
37.5°	65mm
40°	98mm
42.5°	120mm
45°	140mm
47.5°	158mm
50°	175mm

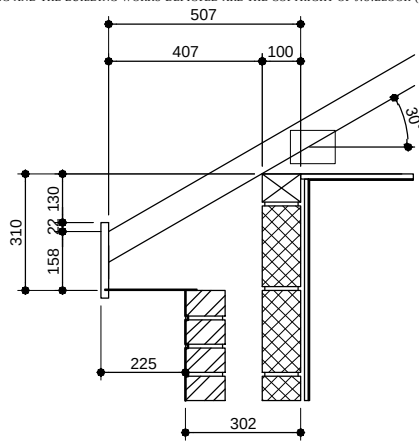
The table shows the required truss overspans to maintain a 225mm soffit with a 200mm deep fascia.

NOTE: Roof & wall insulation omitted for clarity. See drawing RF[6]05.2 for details.

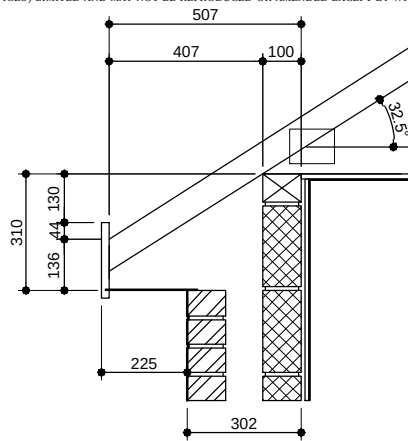
NOTE: All details are based on trusses with a 72mm top chord & 100x50mm wallplate

All details assume constant wallplate height of 4860mm see detail RF[6]05 for typical section details.

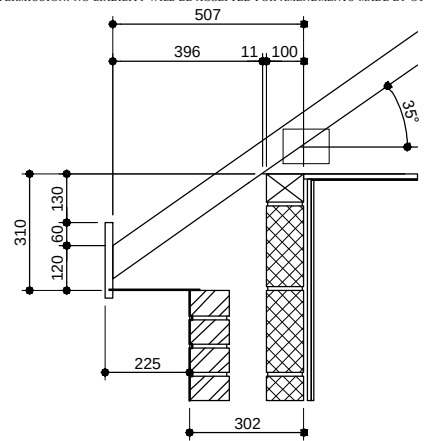
Detail to be read in strict accordance with Accredited detail Number: MCI-RE-01



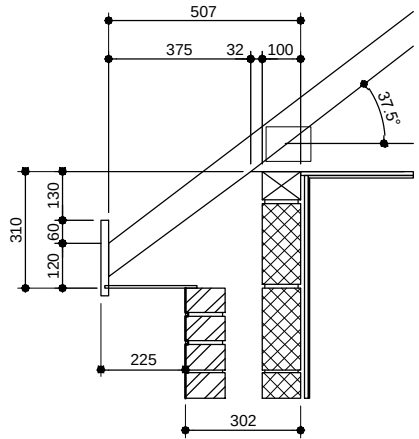
30° PITCH.



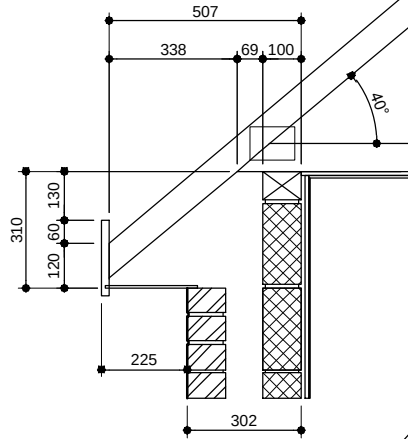
32.5° PITCH.



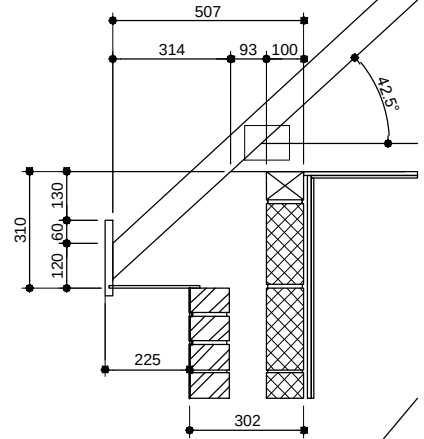
35° PITCH.



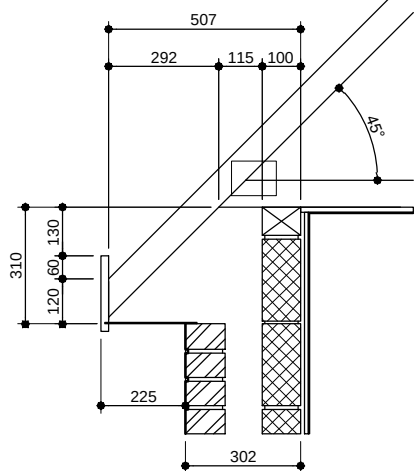
37.5° PITCH.



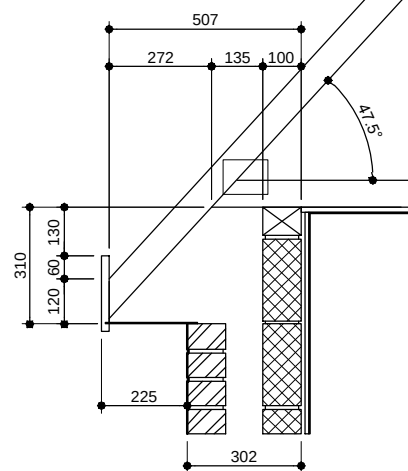
40° PITCH.



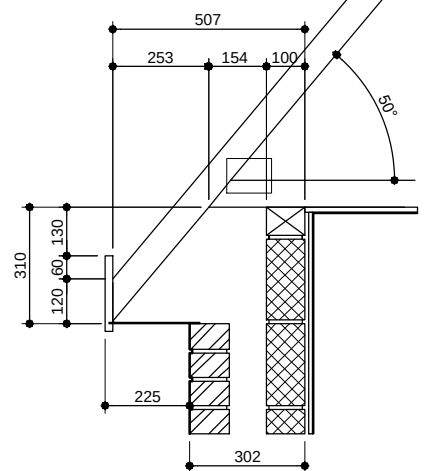
42.5° PITCH.



45° PITCH.



47.5° PITCH.



50° PITCH.

Required truss overhangs first floor roofs only.

Roof Pitch °	Truss overhang (mm)
30°	0mm
32.5°	0mm
35°	11mm
37.5°	32mm
40°	69mm
42.5°	93mm
45°	115mm
47.5°	135mm
50°	154mm

The table shows the required truss overhangs to maintain a 225mm soffit with a 200mm deep fascia.

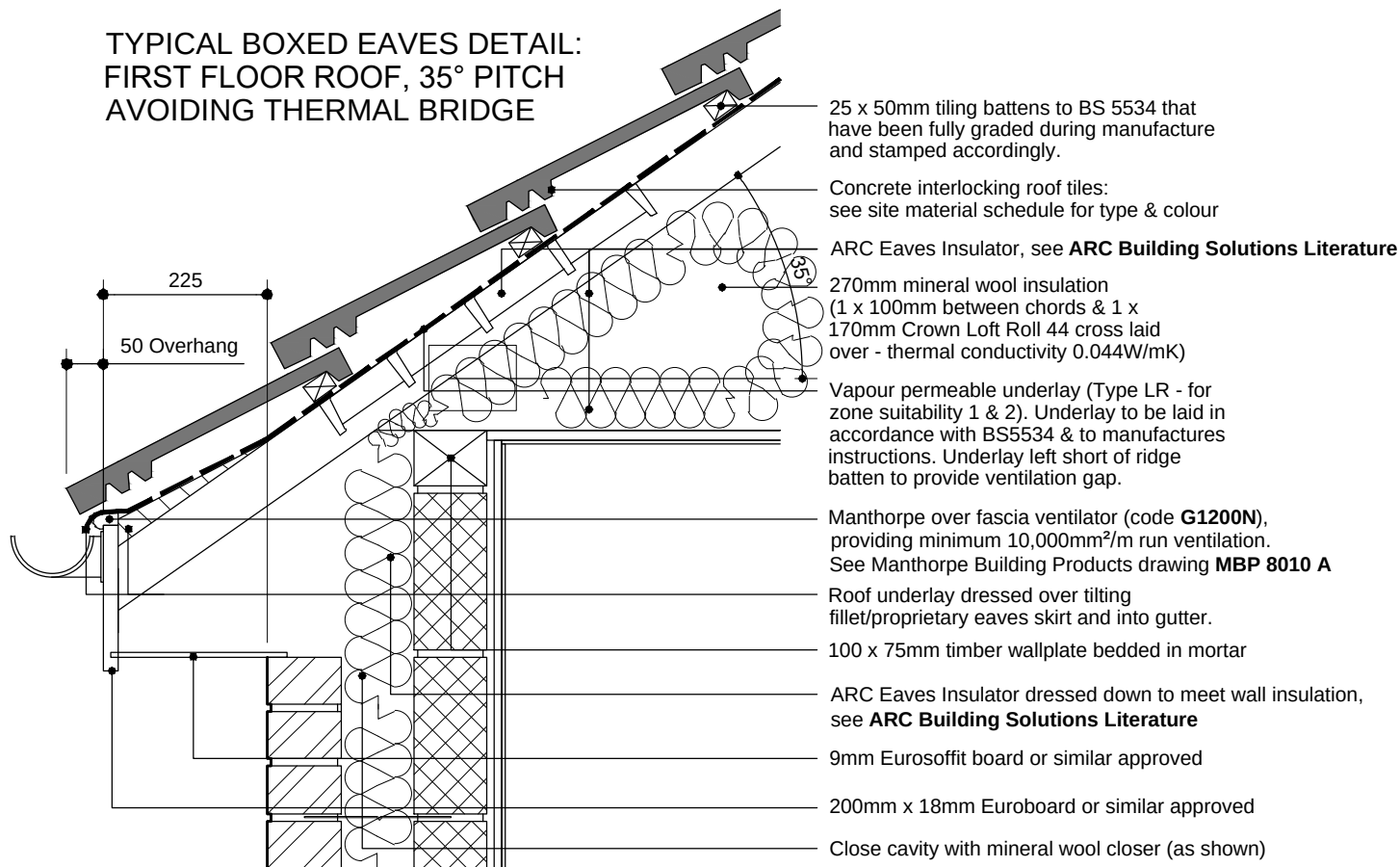
NOTE: Roof & wall insulation omitted for clarity. See drawing RF[6]05.2 for details.

NOTE: All details are based on trusses with a 72mm top chord & **100x75mm** wallplate

All details assume constant wallplate height of 5185mm

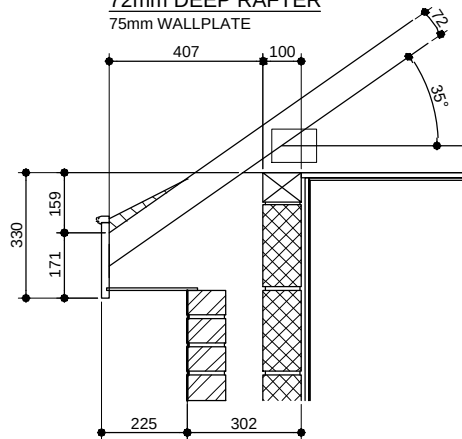
Detail to be read in strict accordance with Accredited detail Number: MCI-RE-01

TYPICAL BOXED EAVES DETAIL: FIRST FLOOR ROOF, 35° PITCH AVOIDING THERMAL BRIDGE



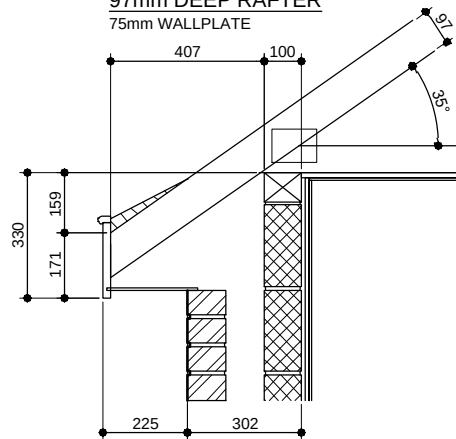
Detail to be read in strict accordance with Accredited detail Number: **MCI-RE-01**

FASCIA SETTING OUT DETAIL 72mm DEEP RAFTER 75mm WALLPLATE



Fascia setting out detail suitable for roof pitches of 35°, 37.5°, 40°, 42.5°, 45°, 47.5°, 50°
NOTE: Roof & wall insulation omitted for clarity.

FASCIA SETTING OUT DETAIL 97mm DEEP RAFTER 75mm WALLPLATE



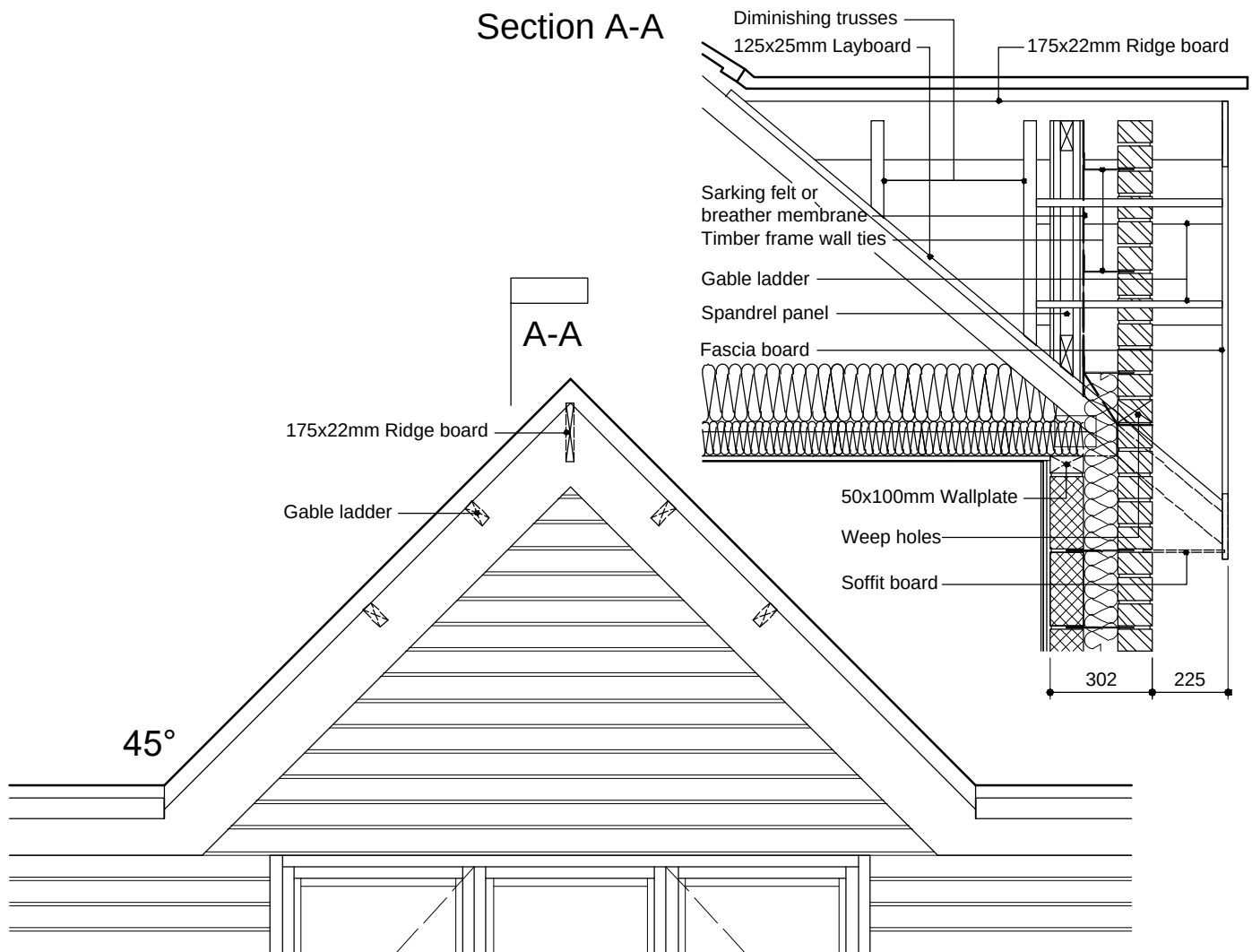
Fascia setting out detail suitable for roof pitches of 35°, 37.5°, 40°, 42.5°, 45°, 47.5°, 50°
NOTE: Roof & wall insulation omitted for clarity.

Rev D (Sept 2018) ARC Eaves Insulator updated.

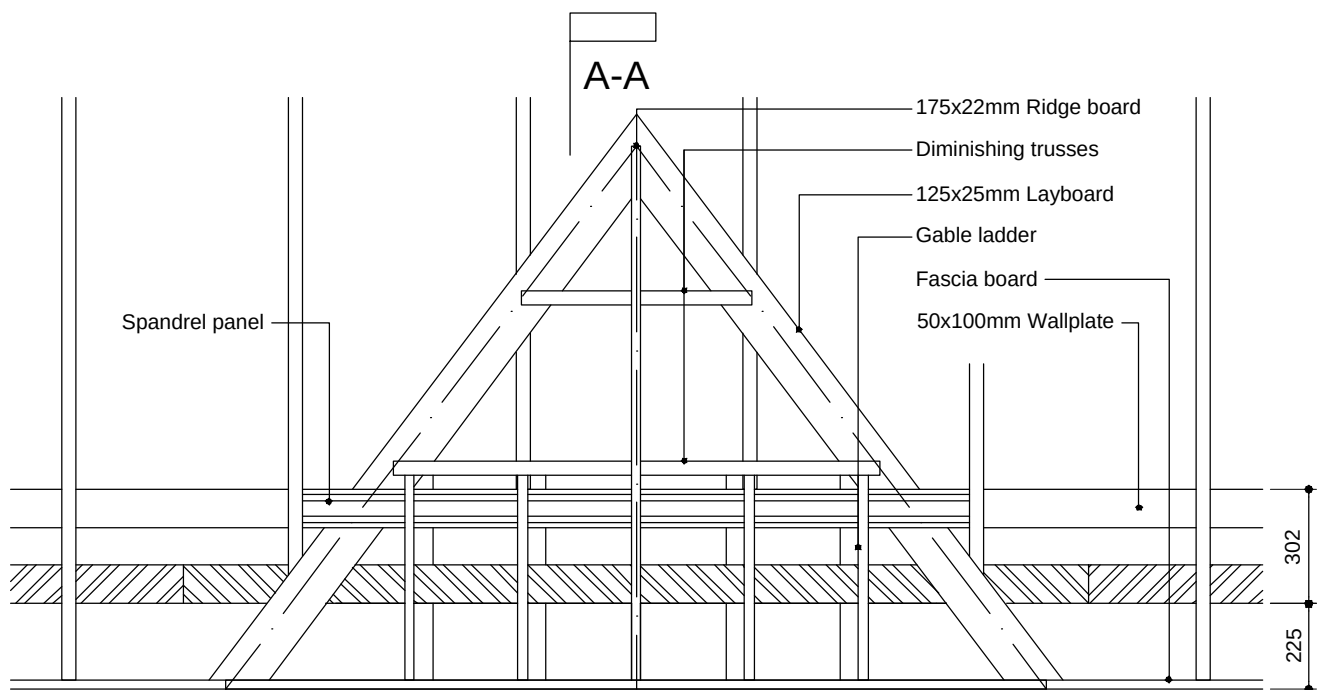
Rev C (March 2017) - Fascia setting out details added. Eaves Insulator shown on eaves detail.

Rev B (Jan 2017) - Ventilation run through soffit removed, Manthorpe over fascia ventilator now shown. Proprietary eaves skirt replaced with tilting fillet.

Section A-A



Part Elevation



Part Plan

Section at Clipped Verge (1:10)

Restraint straps fixed to spandrel panel.

Restraint straps fixed to first three trusses and fixed to spandrel panel as shown on detail RF[6]14 @ max. 2000mm centres

Timber blocking to be fixed to panel and adjacent truss on one side using 12 x 100mm wood screws. Length dependent on blocking thickness. Restraint straps to be fixed at 1800mm centres, over 3 trusses with noggins to be provided between trusses for fixing of restraint straps.

Additional timber noggins to fix wall ties to.

Timber frame wall ties to be supplied by builders merchant, not truss manufacturer. Minimum stud spacing 225mm vertically x 600mm horizontally.

Breather membrane pre-installed by truss manufacturer.

Spandrel panel to engineers and manufacturers details consisting of 1 layer of 9mm OSB to one side.

Cavity tray.

Mechanically fix the soleplate to the block work using EJOT FBS R 6.3' (aggregate blocks) or 'FPS E 8.0' (aerated concrete blocks) masonry screws or similar at 300mm c/c with 40mm embedment.

Strapping to be fixed to wall and extend up spandrel panel by 300mm, fixed to every stud. 2No. fixings to panel and 4No. to blockwork. Fixings to stud to be either 4.0 x 75mm wire nails or 12 x 50mm wood screws. Fixings to blockwork to be 12 x 57mm masonry screws. Straps to be 1200mm long.

Insulated cavity

Trusses

Restraint strap through wall and down cavity side of block work. Fixed at Max. 2m centres to longitudinal bracing which in turn should be tight against the wall. Additional intermediate boards will need to be provided if longitudinal bracing is more than 2m apart. These should be tight against the wall and fixed over at least 3 trussed rafters. See NHBC Technical Standards 2017 refer to Chapter 7.2 clause 7.2.8.

Wall lining to standard specification

Ensure that full fill wall insulation continues to at least 200mm above the top of the ceiling insulation. A cavity tray should be install above its termination point unless it extends up full height.

Gable Wall Spandrel Panel Detail (1:10)

Section at Verge (Barge Board) (1:10)

Additional timber noggins to fix wall ties to.

Gable Ladder

In all cases where the gable ladder is providing restraint the gable soffit board should be cut carefully against the outer face of the wall and fixed securely

Perpend weepholes at 450mm cts.

NOTE :

Spandrel Panel manufacturer to factory fit breather membrane prior to delivery to site. Timber stud locations to be identified by tape to allow for fixing of ties to stud at correct location.

102mm outer leaf brickwork.

Insulation as per the standard construction specification

ARC Spandrel Barrier cavity barrier installed to manufacturers instructions.

Site Safety

Spandrel panel to be made up at ground level prior to lifting into position.

Panel to be craned into position

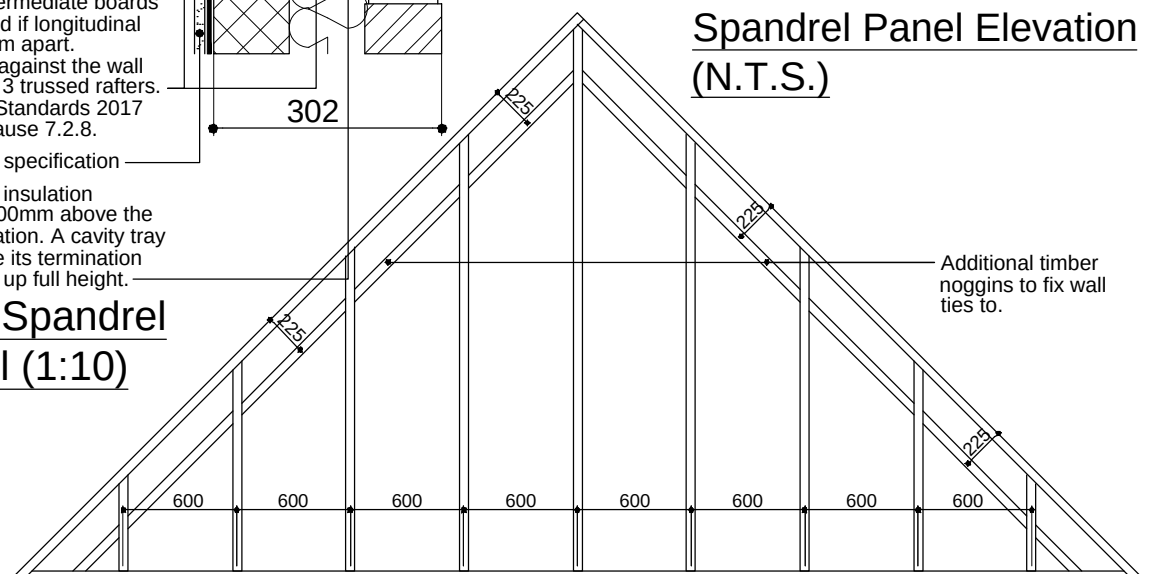
Panel to be braced and strapped to main truss whilst held by crane

Crane to release panel only when panel is fully and securely strapped.

NOTE :

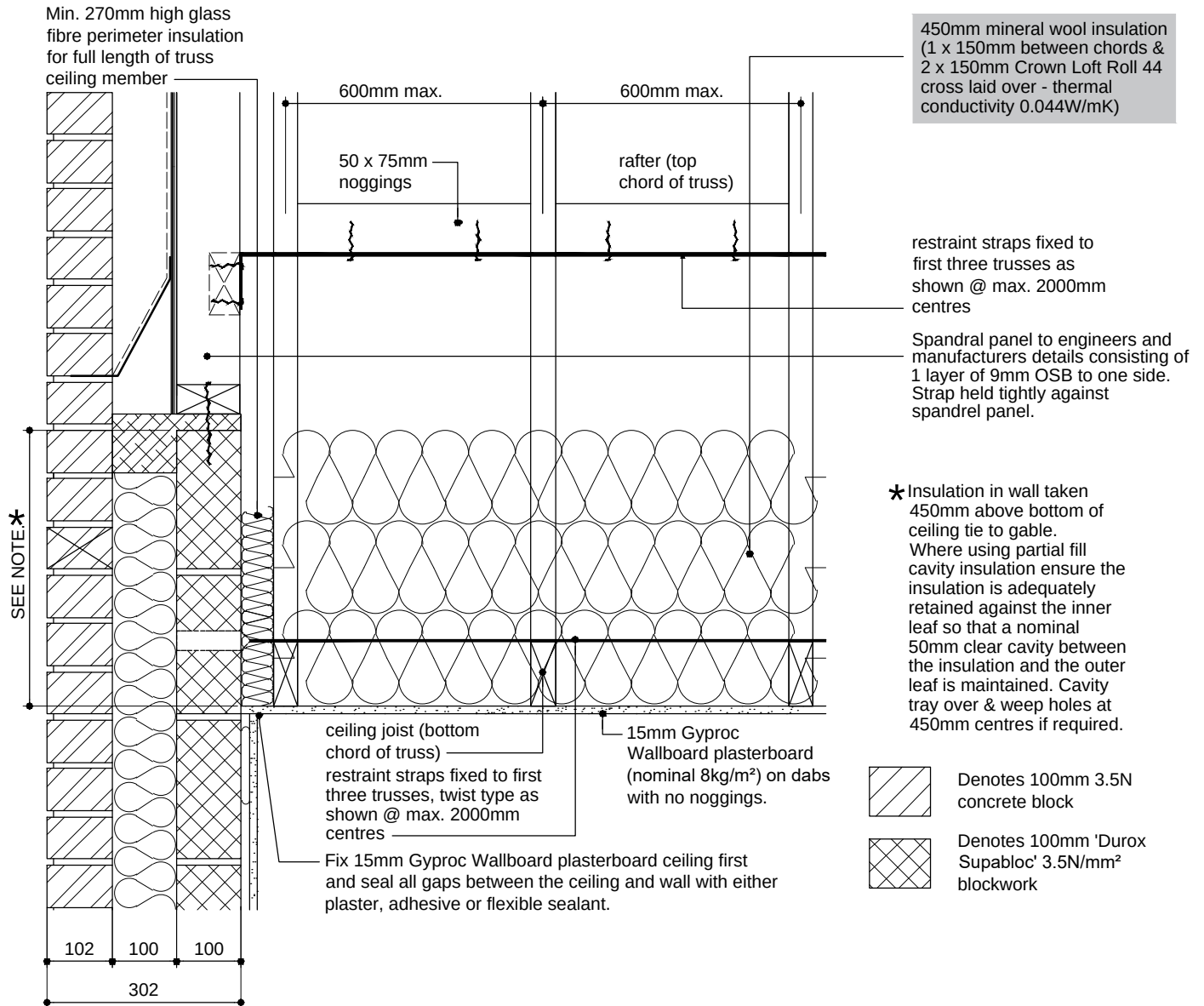
Cavity side of panel to be lined with breather membrane and timber stud identification tapes so that bricklayers have solid fixing points for wall ties.

Spandrel Panel Elevation (N.T.S.)

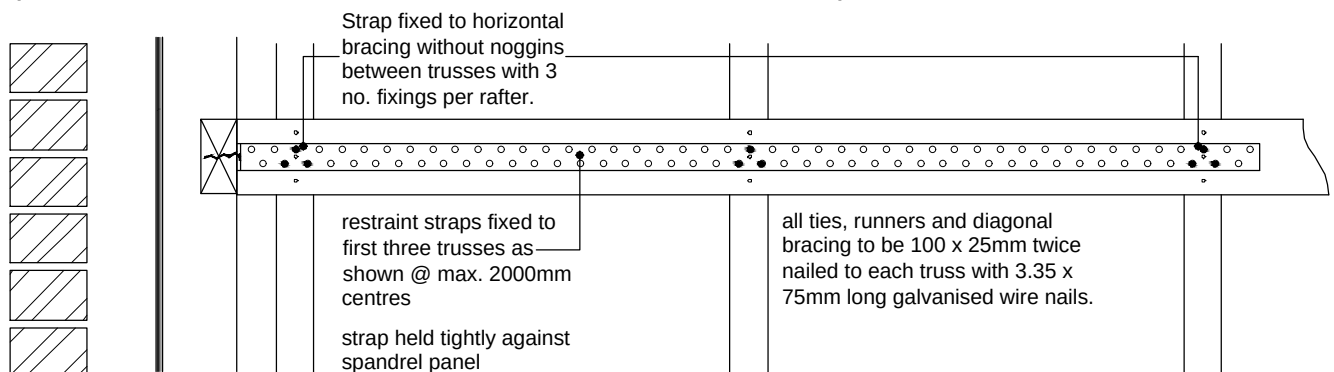


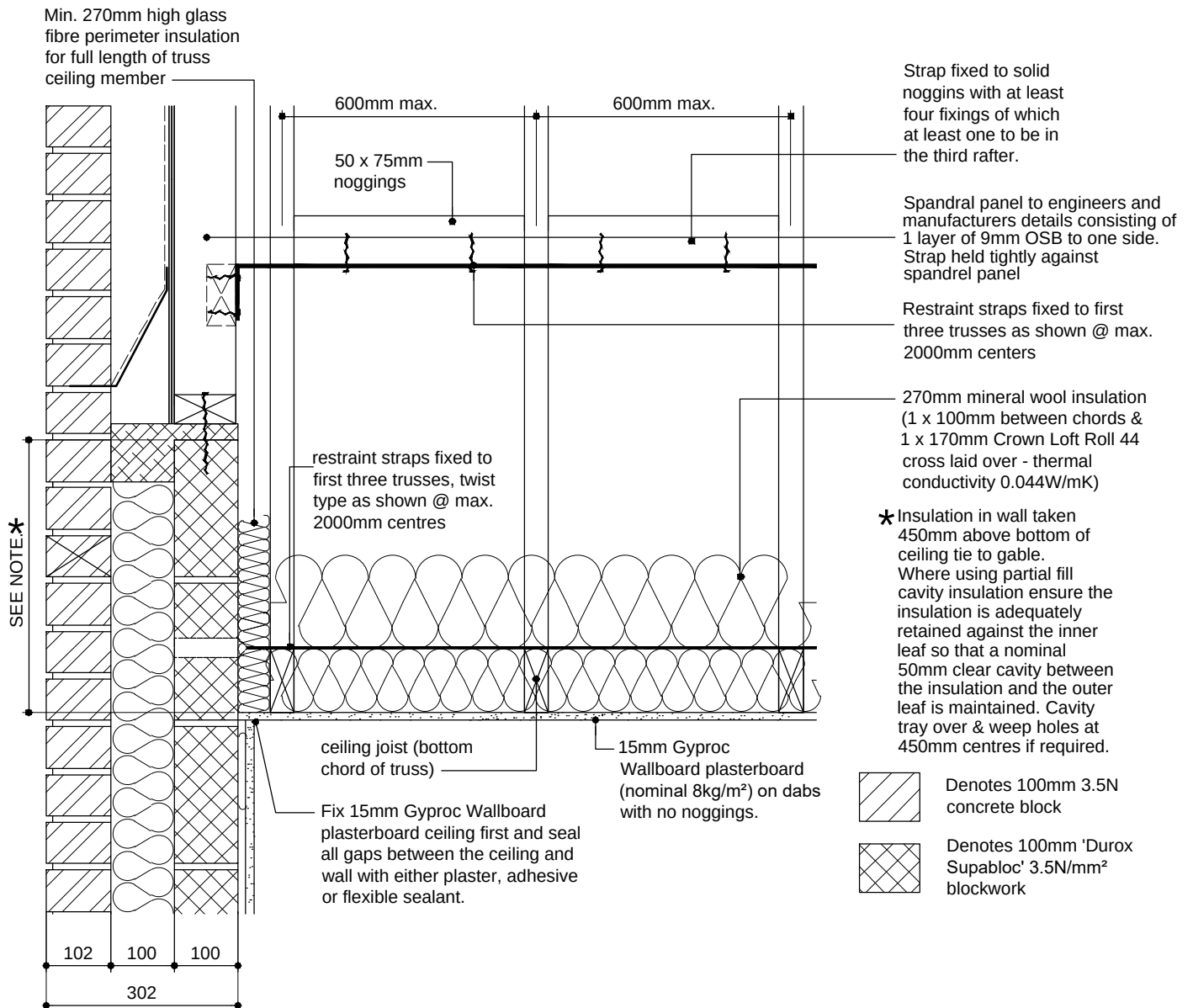
Rev A (Nov 2016) - ARC Spandrel Barrier shown. Notation for wall tie spacing amended also. Elevation added.

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**ROOF TRUSS RESTRAINT STRAPS & GABLE WALL THERMAL BRIDGE DETAIL**

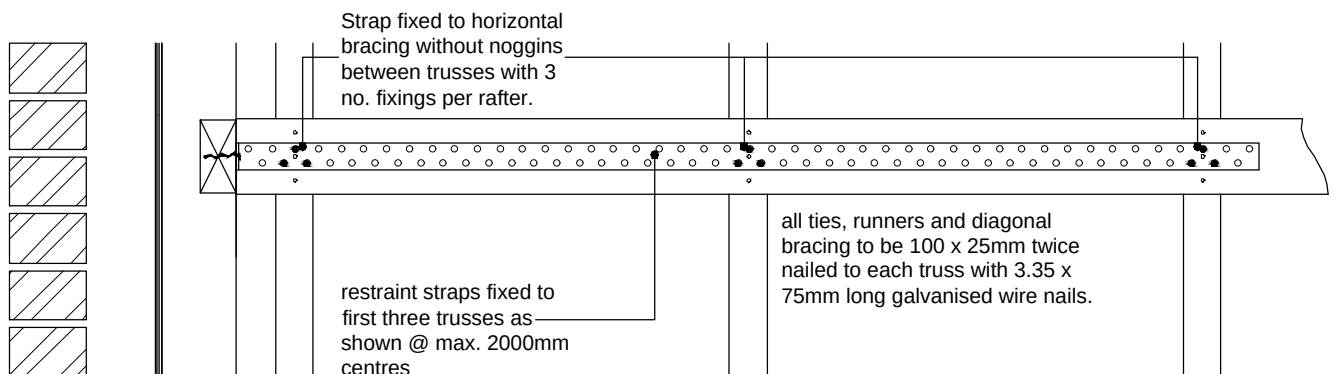
(TO BE READ IN CONJUNCTION WITH ACCREDITED DETAIL NUMBER MCI-RG-01)

**ALTERNATIVE RAFTER RESTRAINT STRAP FIXED TO HORIZONTAL BRACING WITHOUT NOGGINS BETWEEN THE TRUSSES.****ENHANCED SPECIFICATION****ONLY TO BE USED WHEN ENHANCED CONSTRUCTION SPECIFICATION IS REQUIRED ON A SITE BY SITE BASIS**

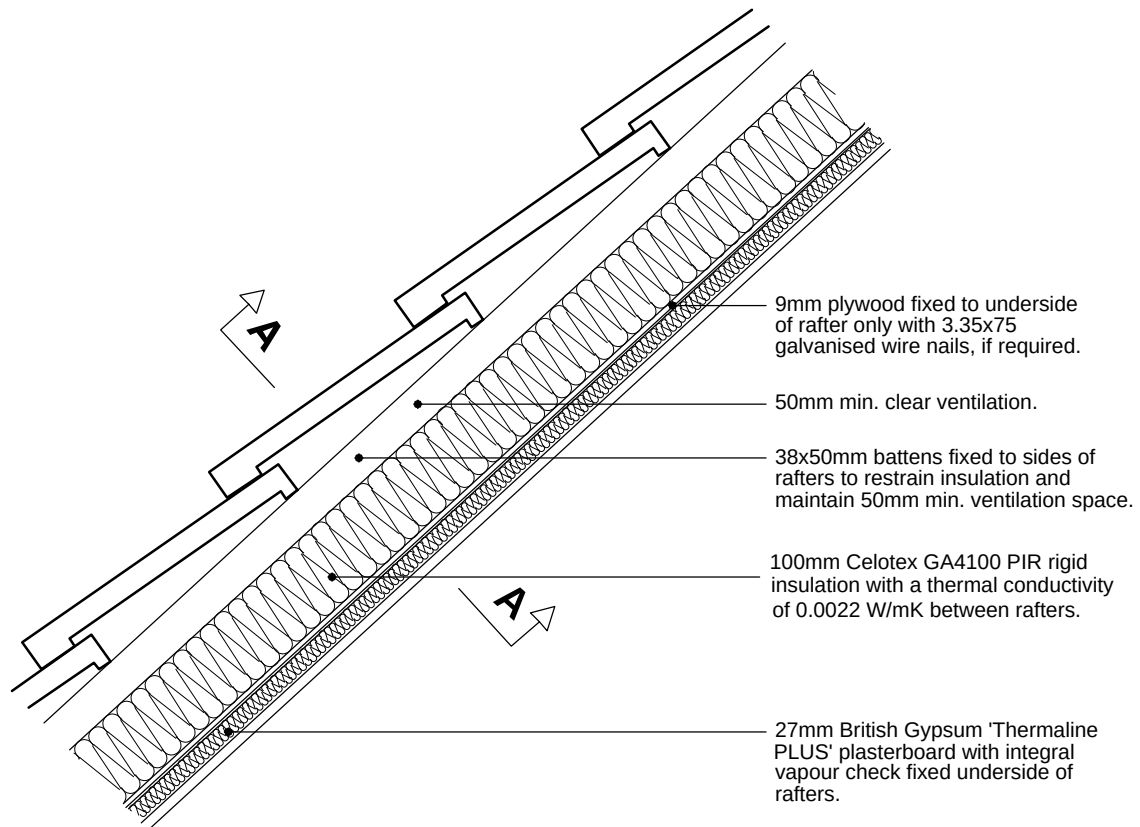


ROOF TRUSS RESTRAINT STRAPS & GABLE WALL THERMAL BRIDGE DETAIL

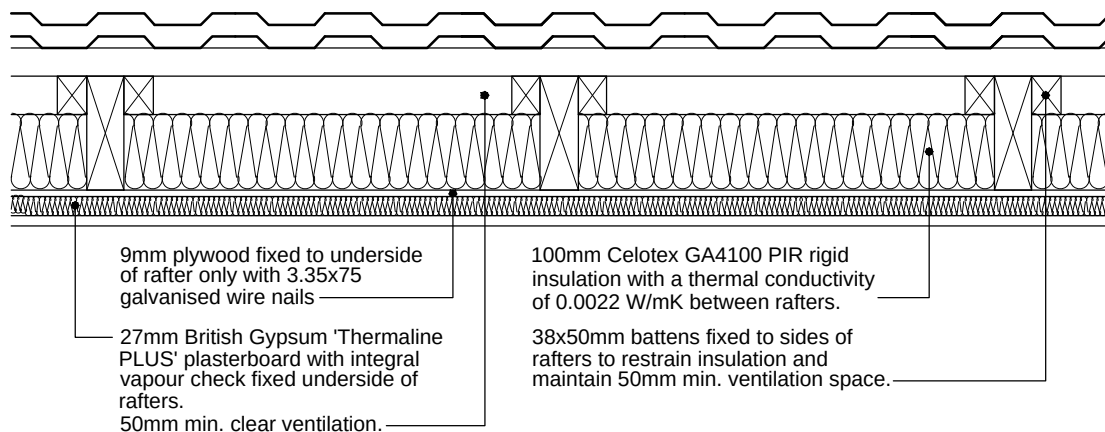
(TO BE READ IN CONJUNCTION WITH ACCREDITED DETAIL NUMBER MCI-RG-01)



ALTERNATIVE RAFTER RESTRAINT STRAP FIXED TO HORIZONTAL BRACING WITHOUT NOGGINS BETWEEN THE TRUSSES.



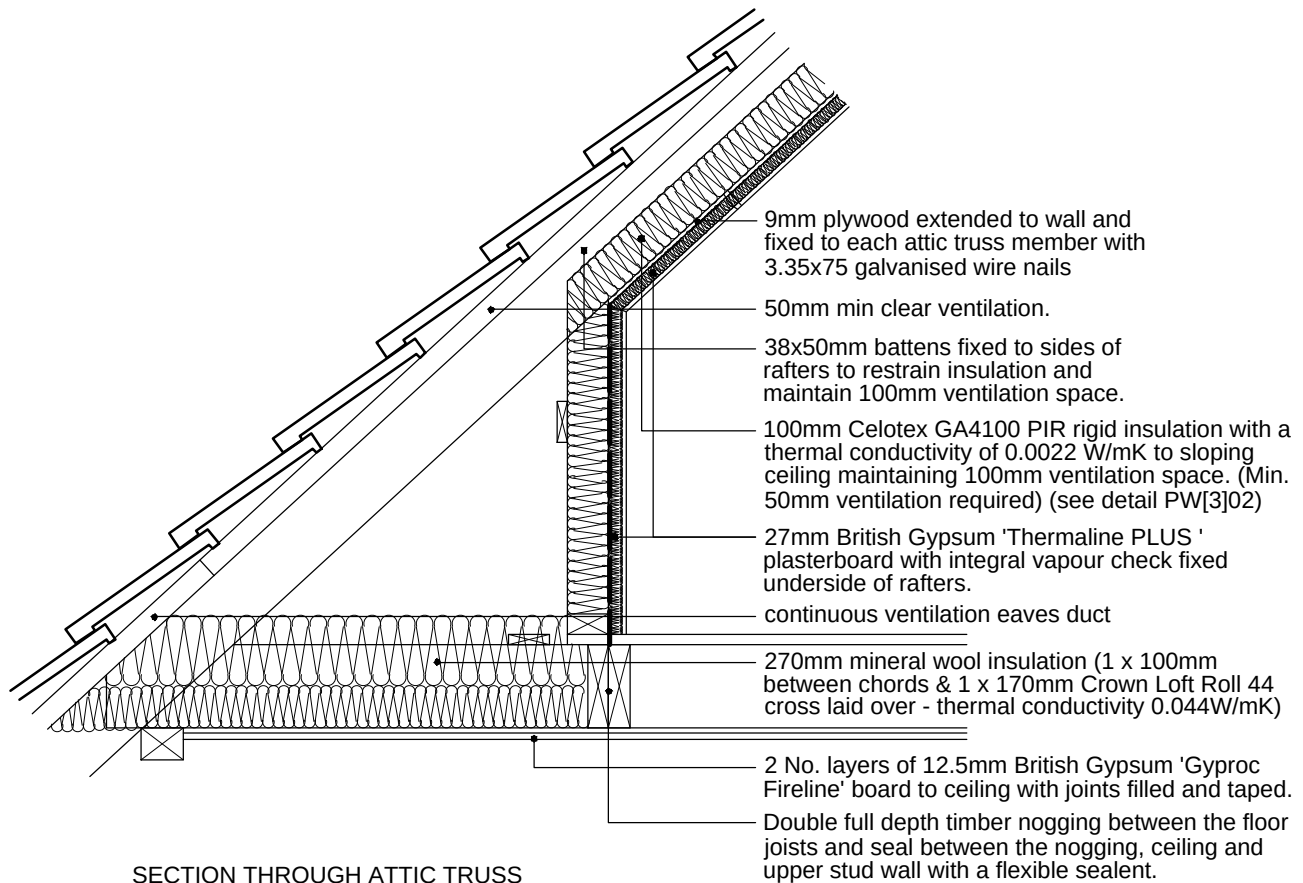
SECTION THROUGH SLOPING CEILING



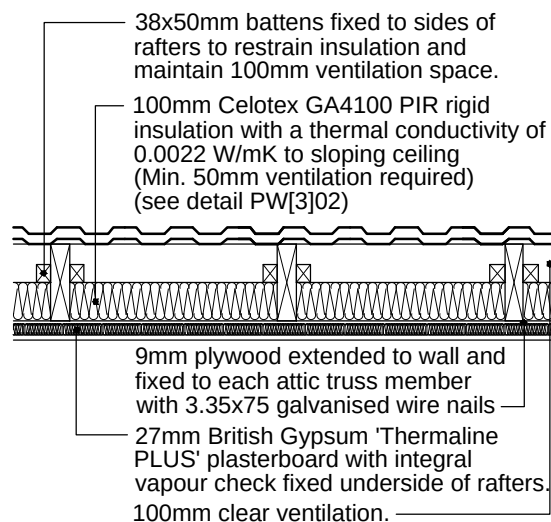
SECTION THROUGH A.A

SLOPING CEILING INSULATION DETAIL

(TO BE READ IN CONJUNCTION WITH ACCREDITED DETAIL NUMBER MCI-RE-06)



SECTION THROUGH ATTIC TRUSS

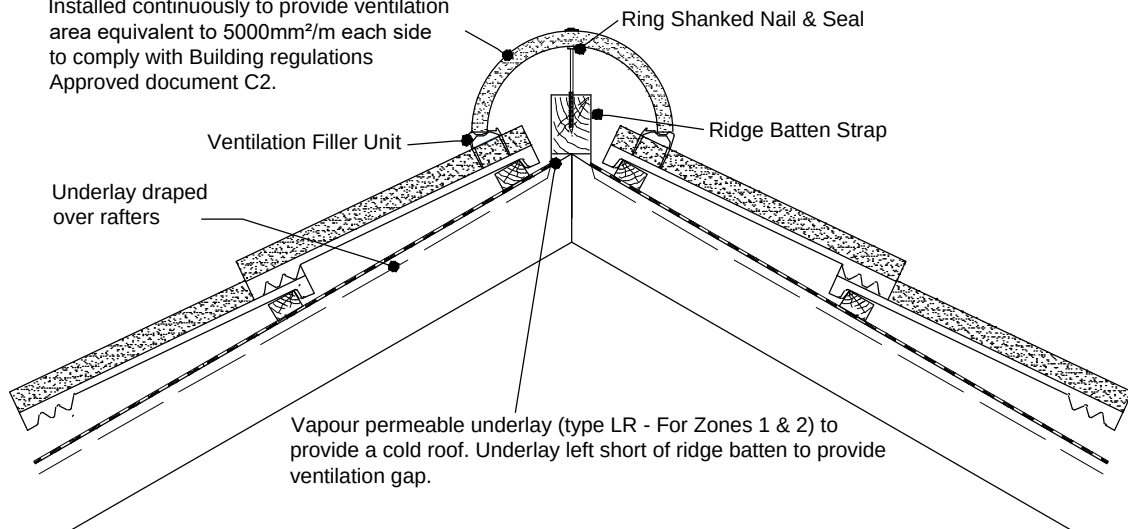


SECTION THROUGH SLOPING CEILING.

(TO BE READ IN CONJUNCTION WITH ACCREDITED DETAIL NUMBER MCI-RE-05)

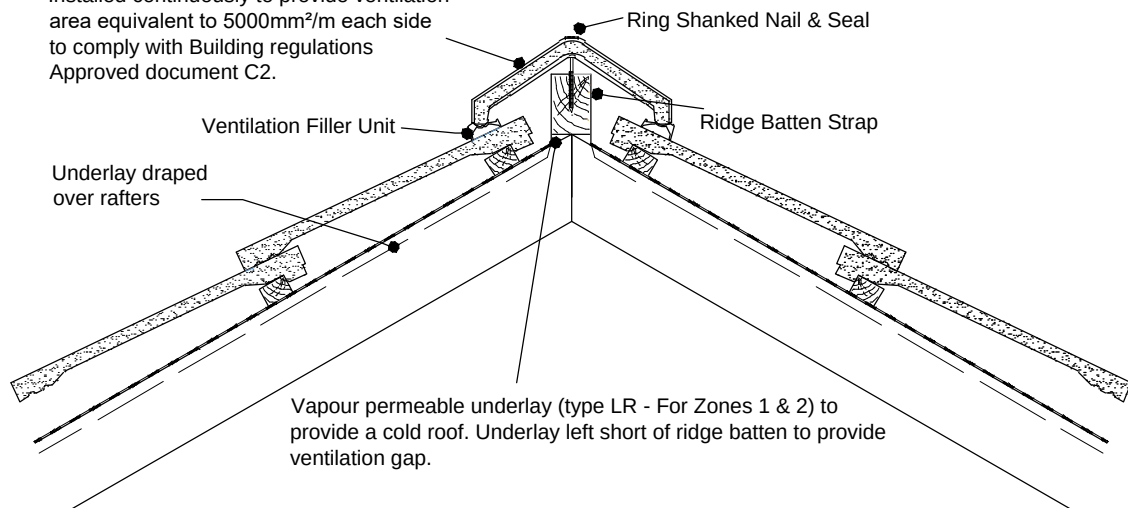
Typical half round In-Line Ventilated Dry Ridge

Half round ridge tile
Installed continuously to provide ventilation
area equivalent to 5000mm²/m each side
to comply with Building regulations
Approved document C2.



Typical angled In-Line Ventilated Dry Ridge

Angled ridge tile
Installed continuously to provide ventilation
area equivalent to 5000mm²/m each side
to comply with Building regulations
Approved document C2.



TYPICAL DRY RIDGE DETAILS:

For eaves level ventilation see Standard Details:

RF[6]05.1 - Monovent detail

RF[6]05.2 - Eaves detail Soffit ventilation (Boxed eaves version)

RF[6]05.3 - Eaves detail over fascia vent (Corbel eaves version)

expanded metal fixed to
blockwork extending
down to bead to provide
key for rendering

dashed line indicates edge
of soakers overlapped by
lead flashing

visible flashing

bell cast fixed to blockwork
forming render stop

REFER TO Z-LED
MANUFACTURERS FOR
FURTHER INFORMATION

BLOCKWORK RENDERED WALLS

Where a pitched roof abuts
the wall at an angle, a
stepped cavity tray linked to
a stepped flashing should
be used.

dashed line indicates edge
of soakers overlapped by
lead flashing

flashing should be held
in mortar joints with
lead wedges

stepped flashing should be
cut from a strip at least
150mm wide

REFER TO NHBC
STANDARDS
CHAPTER 7.2

BRICKWORK WALLS

underlay turned
up behind
flashing

min. 75

lead flashing
wedged into joint
below wall DPC

min. 150

clip free edge of
flashing-method
depends on
exposure

REFER TO NHBC
STANDARDS
CHAPTER 7.2

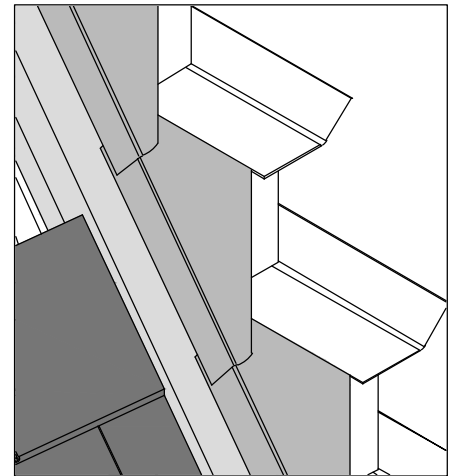
Klober Permo Air
(Air Open) (Type LR Underlay)
or similar approved underlay
to avoid abutment ventilation.

PITCHED ROOF ABUTMENT

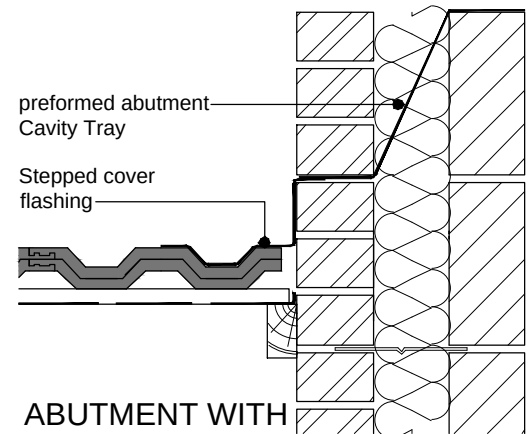
All abutments should be weatherproofed using non-ferrous metal flashings. Lead flashings should be at least Code 4 (colour coded blue), while soakers should be Code 3 (colour coded green). Lead flashing should not exceed 1.5m min length, with laps of not less than 100mm.

Flashing should be tucked into a mortar joint or chase 25mm deep and at least 75mm above the tiling level and lead wedged in place. The joint should then be pointed in cement mortar of 1:3, cement: sharp sand.

Cavity trays should be linked to the flashing to prevent water penetrating into an enclosed area where a flat or a pitched roof over an enclosed area abuts a wall or a balcony abuts a wall. - See NHBC standards 7.2 Pitched Roofs (f) Abutments.



STEPPED CAVITY TRAYS LINKED INTO FLASHING



ABUTMENT WITH CAVITY TRAY

Code 4 lead apron
dressed down over
valley and tiles to gutter.
ensure lead is dressed
under Proprietary valley
system.

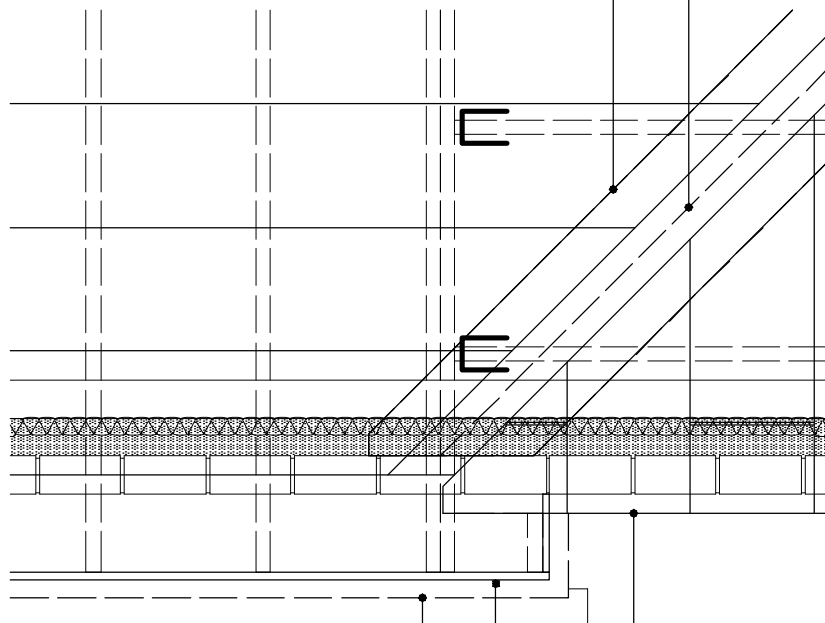
Flashing tucked
under tile.

Full tile width

ELEVATION

Valley line.

Proprietary valley system fixed in
accordance to manufacturers
recommendations.



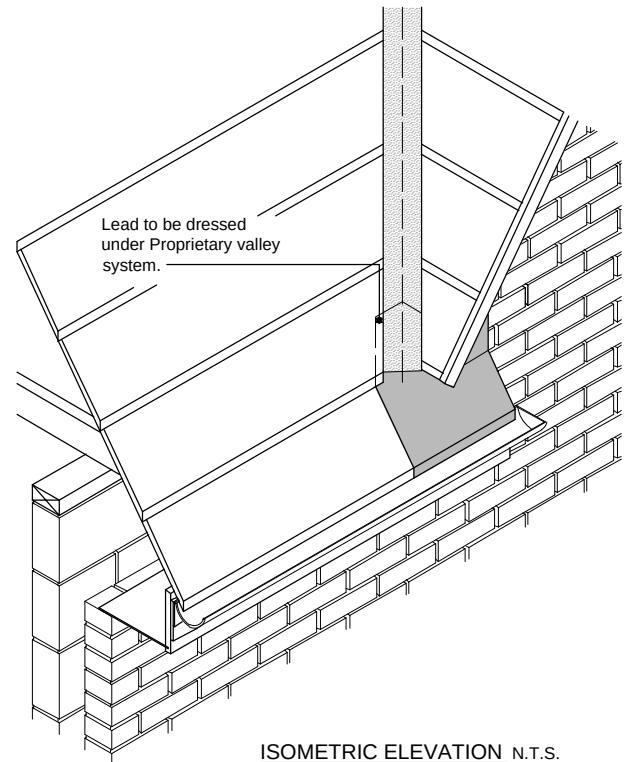
Roof layout and design as per specific
housetype working drawing.

Line of tiles. Edge tiles to be cut to rake
of roof and bedded in mortar on an
undercloak.

Return fascia around eaves
and terminate at wall.

PLAN DETAIL

NOTE; REFER TO STANDARD DETAIL
RF[6]05.2 FOR EAVES CONSTRUCTION
AND FIXING OF GUTTER.



ISOMETRIC ELEVATION N.T.S.

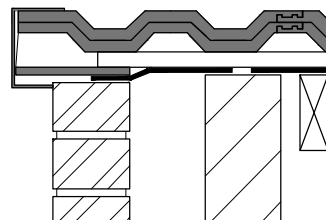
NOTE:

Roof tiles should be cut to the correct rake, cut neatly and bedded in mortar. 125mm min wide channel should be left. 19mm thick marine ply valley boards should be used as support to the proprietary valley system.

Min. 38 x 25mm raking support battens to gutter boards on each side of the valley, underlay should be cut to the rake of the roof and dressed over the support battens.

Ensure underlay is not laid under proprietary valley system. Make sure the lead is dressed under the proprietary valley system.

All valley fixings are to be galvanised.



VERGE UNDERCLOAK
DETAIL - 1:10

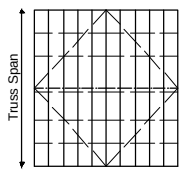
Underlay taken over wall cavity.

The undercloak should lap the roof underlay but not tilt inwards. Alternatively proprietary dry verge systems should be fitted in accordance with the manufacturers instructions.

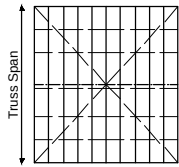
For further information refer to
NHBC Standards 2011,
Section 7.2, page 11

Position of bracing

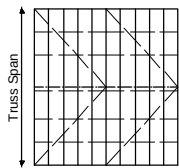
Styles of bracing
for roofs that are
approximately square



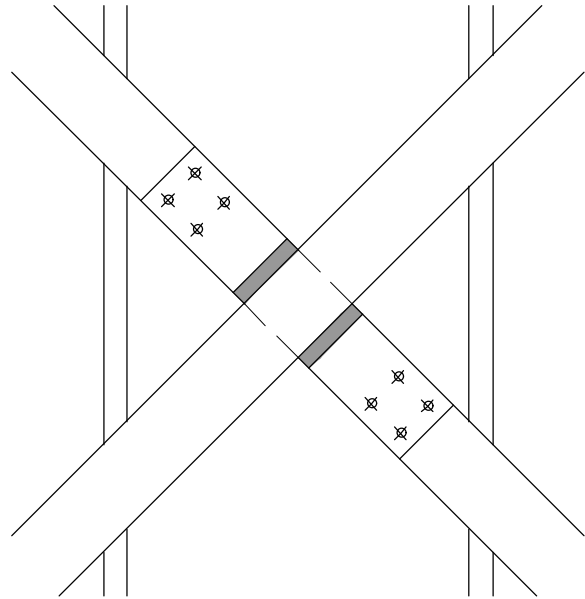
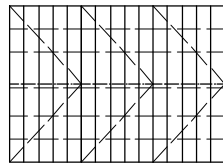
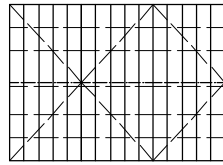
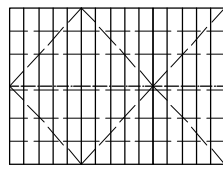
or



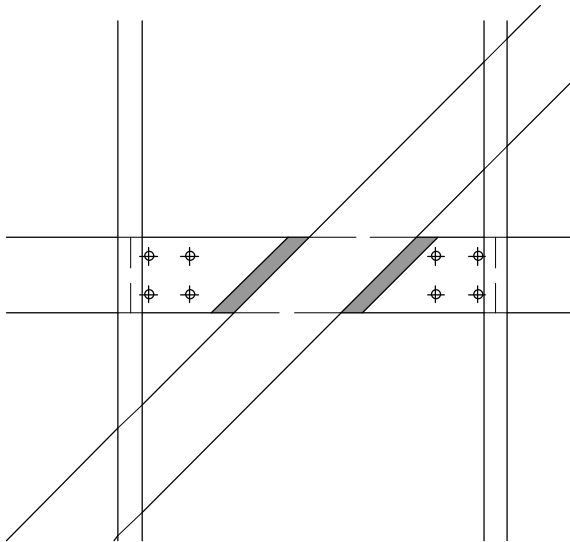
or



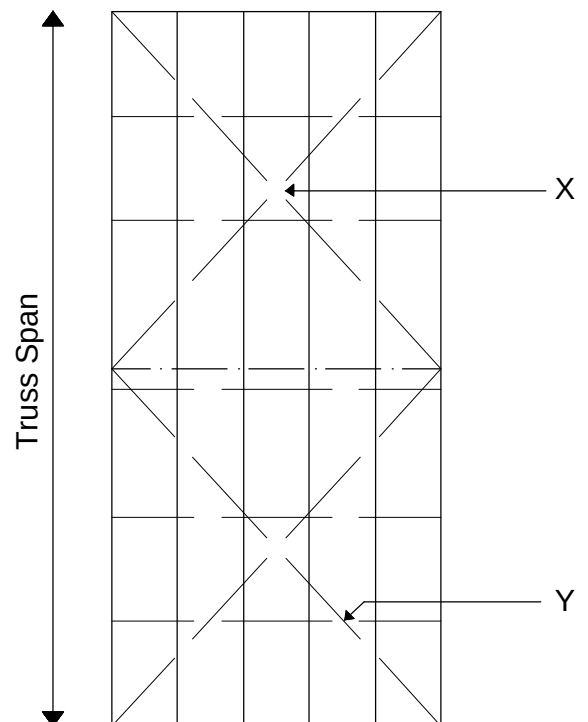
Alternative styles of bracing
for larger roofs.

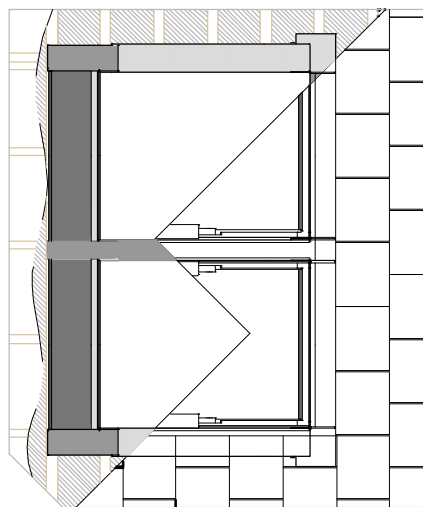
Intersection Detail 'X'

22 x 97 x 600mm long timber splice plate nailed using 4no.
3.35mm x 65mm long galvanised round wire nails to each side
of intersection driven through bracing and clenched over. refer
to NHBC standards chapter 7.2

Longitudinal bracing 'Y'

Longitudinal bracing members should permit diagonal
bracing to pass. In order for diagonal bracing to pass
through, cut longitudinal brace to suit, and provide 100 x 25
x 600 long splice plate. Plate to be fixed with 4No. 3.35 x 65
wire nails to each side of intersection driven through bracing
and clenched over. refer to NHBC standards chapter 7.2

Position of bracing



Centre Pivot - Combination Window Installation*

Typical size - 780 x 1180.

267 x 333 double plain interlocking roof tiles of similar colour to that of the main roof, installed in accordance with manufacturers instructions. Refer to material schedule for type and colour.

Klobber Permo Air (air-open) (Type LR underlay) or similar approved underlay to avoid abutment ventilation.

25 x 50mm tiling battens to BS 5534.

Felt support.

Universal eaves filler.

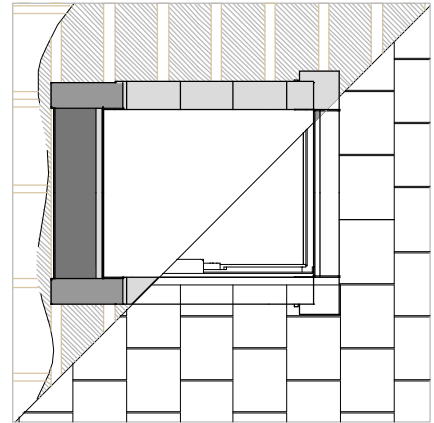
9mm vented soffit board.

27mm Thermal line Plus Thermal Board fixed in accordance with manufacturers instructions.

100mm rigid insulation installed in accordance with manufacturers instructions.

9.5mm plywood bracing

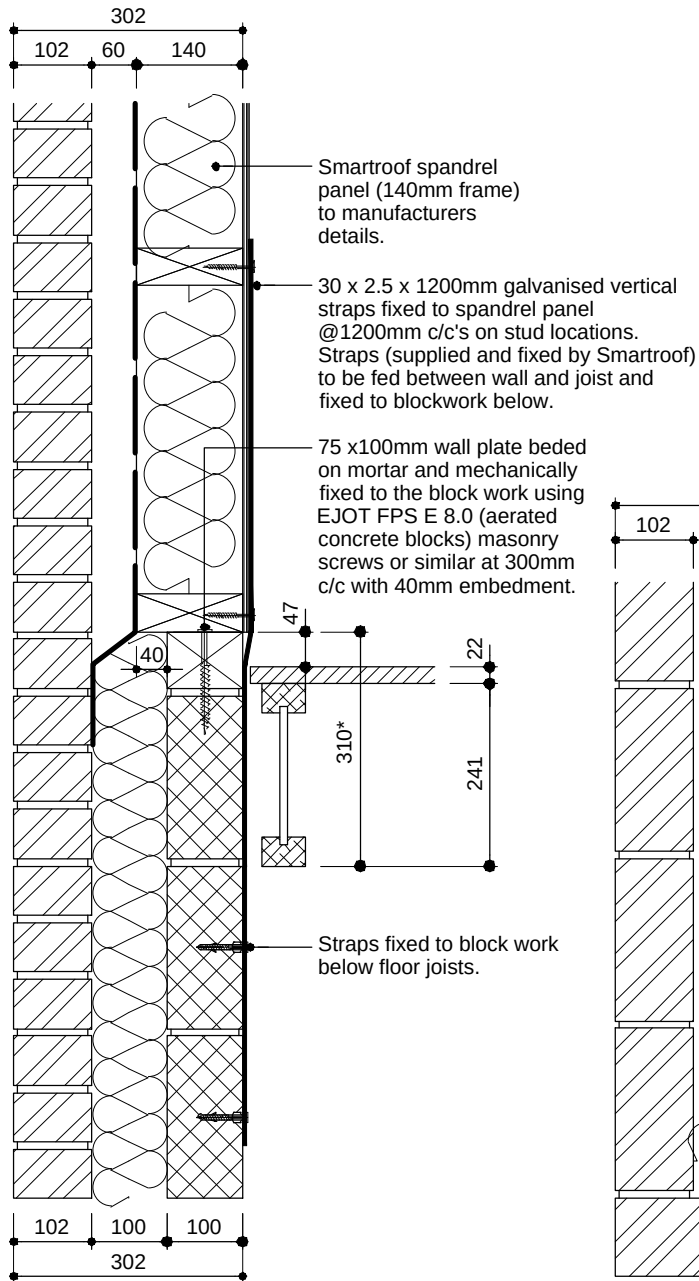
Insulated Keystone cavity lintel to be fully insulated.



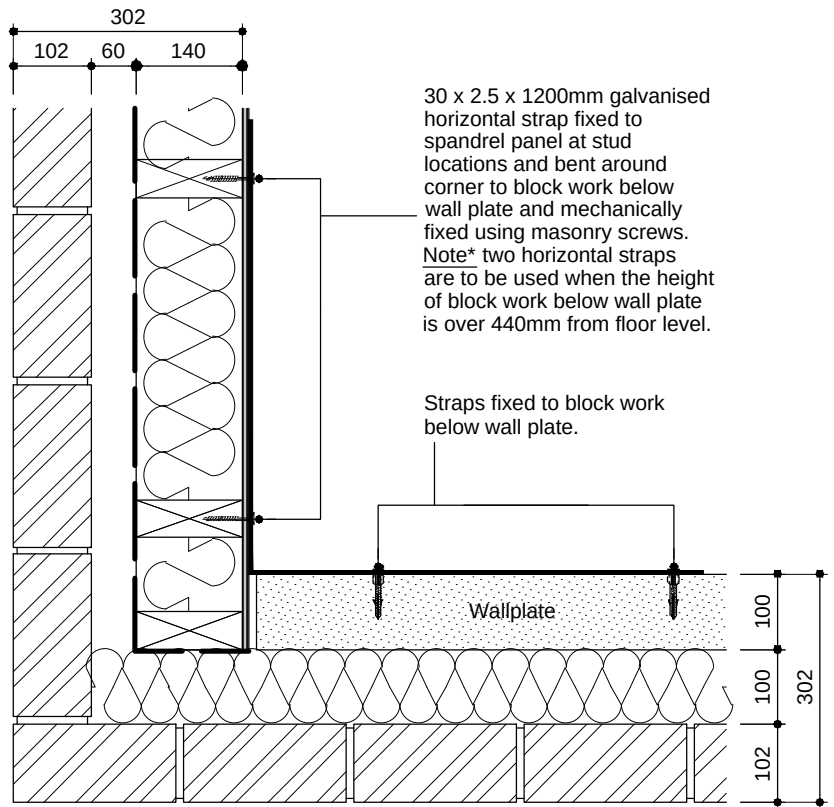
Centre Pivot - Single Window Installation

Rev A (May 2018) - Lead flashing updated.

S:\Technical\Group Standard House Types\Working Folder\Smart Roof\INFO\Smartroof Logo.jpg

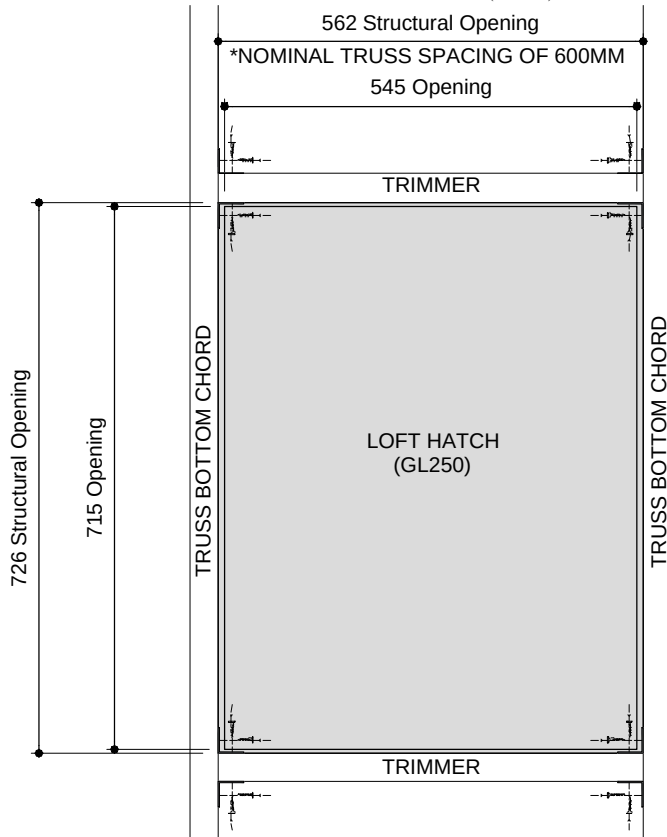


SECTION



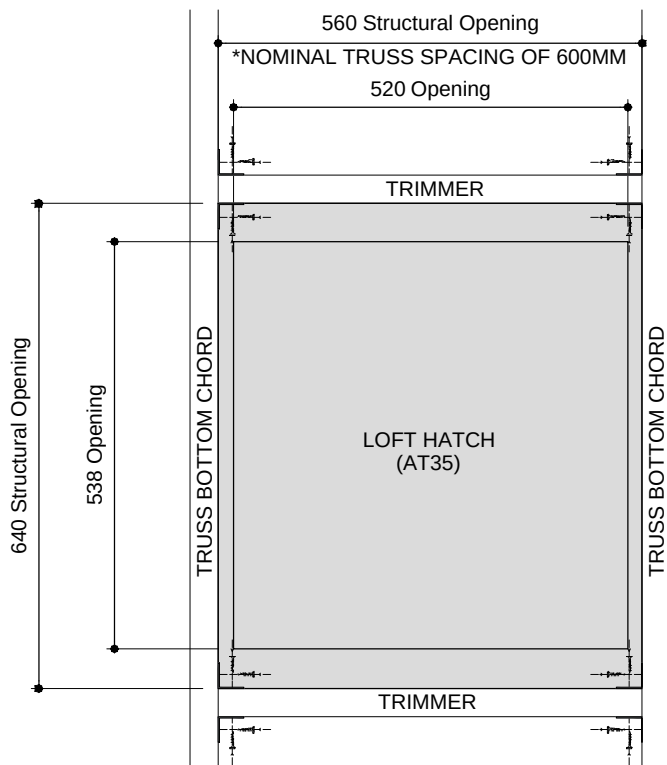
PLAN

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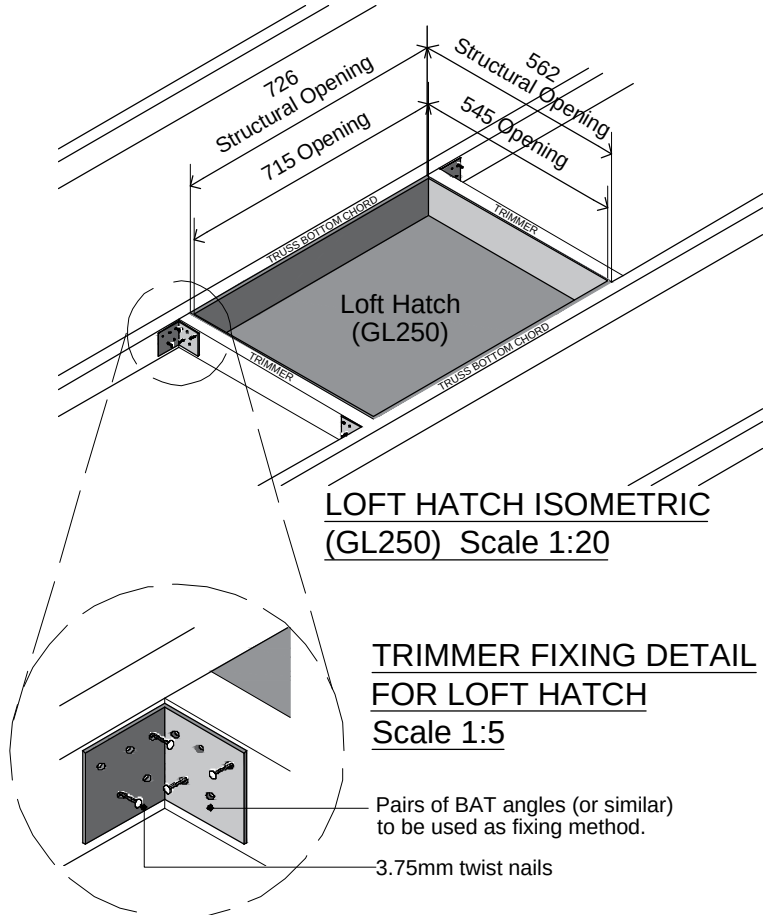
LOFT HATCH (GL250) Scale 1:10

FOR FURTHER INFORMATION REGARDING THE ABOVE, PLEASE REFER TO MANTHORPE BUILDING PRODUCTS INFORMATION SHEET GL250-035-PU. DWG NO. MBP 8301.



LOFT HATCH (AT35) Scale 1:10

FOR FURTHER INFORMATION REGARDING THE ABOVE, PLEASE REFER TO ACCESS BUILDING PRODUCTS BROCHURE PAGE 15.



LOFT HATCH ISOMETRIC (GL250) Scale 1:20

TRIMMER FIXING DETAIL FOR LOFT HATCH Scale 1:5

Pairs of BAT angles (or similar) to be used as fixing method.
3.75mm twist nails

***NOTE :**

The loft hatch is intended to fit between trusses which are spaced 600mm apart (centre to centre).

The frame must be a good fit into the trimmed opening and fit tightly against the ceiling to create an airtight seal.

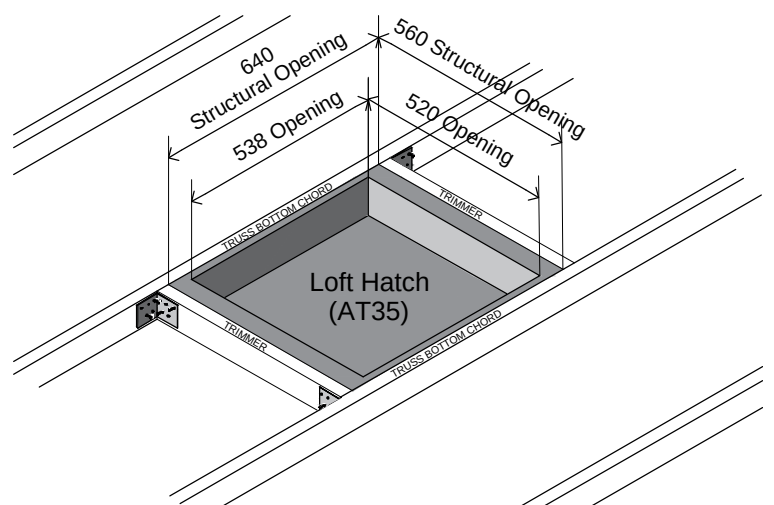
Make sure the frame is sitting squarely in the opening and then fix the frame in place using the screws supplied.

See relevant house type working drawings for position of loft hatch.

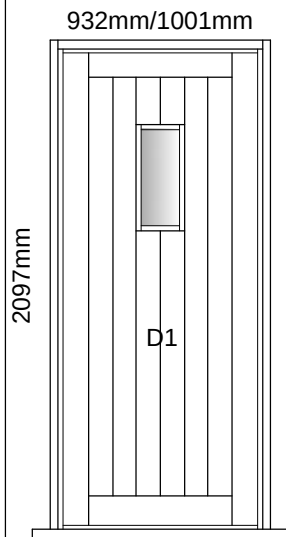
Site Safety

All work at height is to be properly planned, supervised, and carried out in a safe manner in accordance with Work at Height Regulations 2005.

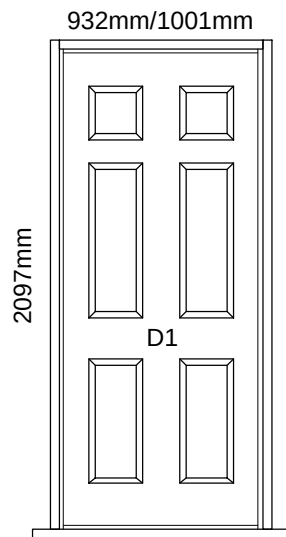
A suitable risk assessment for known common problems, and refined by a site specific one, is required to highlight what measures need to be taken in order to make this work operation as safe as possible.



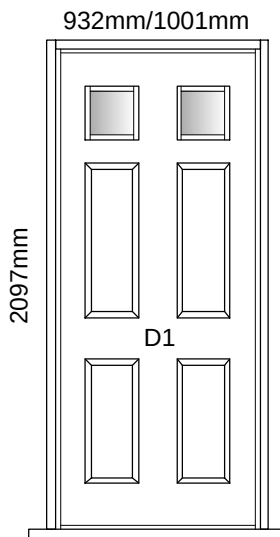
LOFT HATCH ISOMETRIC (AT35) Scale 1:20



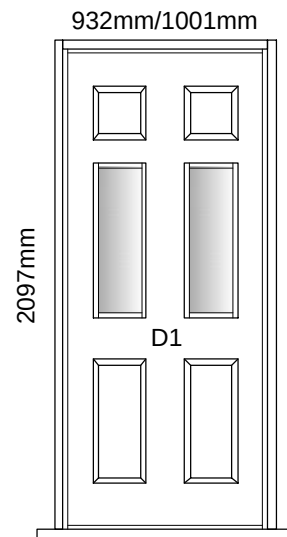
CG1M
PART Q REF (XNG1M)



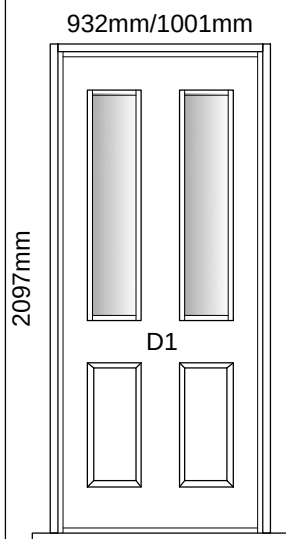
CG01.
PART Q REF (XNG01)



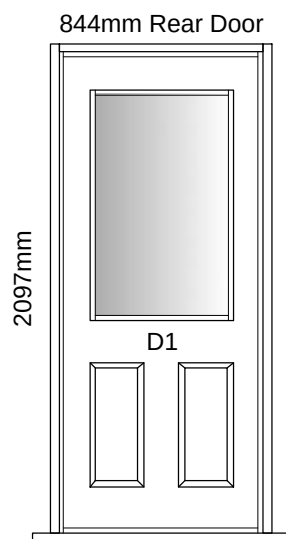
CG02.
PART Q REF (XNG02)



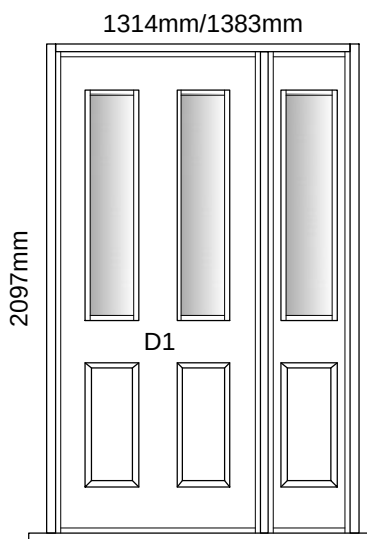
CG03.
PART Q REF (XNG03)



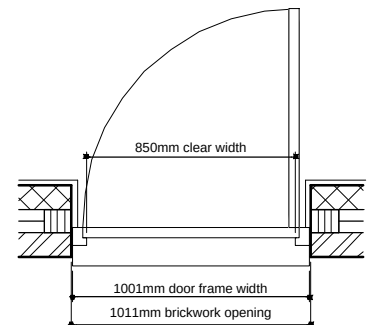
CG04.
PART Q REF (XNG04)



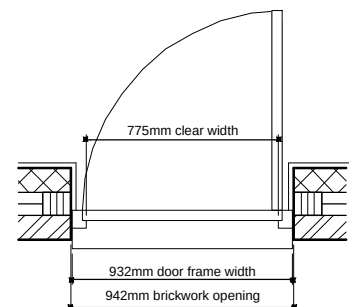
CG06.
PART Q REF (XNG06)



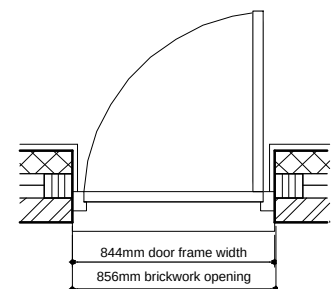
CG04
PART Q REF (XNG04)



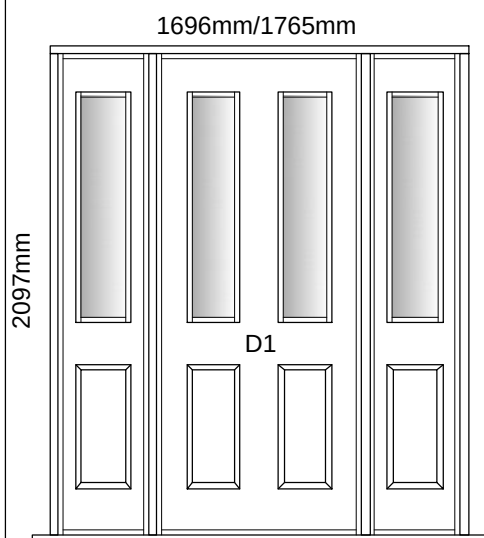
1001mm Door



932mm Door



844mm Rear Door



CG04
PART Q REF (XNG04)

D1 - DENOTES DOOR REFERENCE.
TOUGHENED SAFETY GLASS TO BS.6206:1981
INSTALLED IN AREAS MARKED THUS: ▼ ON PLANS.
SEE DETAIL WD[7]04. ALL WINDOWS / DOORS TO BE

Single Door (Front)

Overall Frame Size	Door Width	Clear Opening
932mm x 2097mm	845mm	775mm
1001mm x 2097mm	914mm	850mm

Single Door with Sidelight

1314mm x 2097mm (932 door)	845mm	775mm
1383mm x 2097mm (1001 door)	914mm	850mm

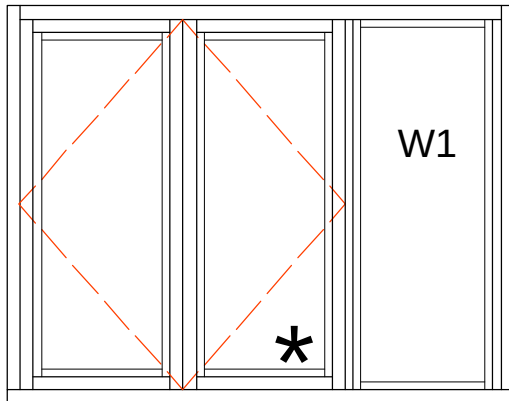
Single Door with Double Sidelight

1696mm x 2097mm (932 door)	845mm	775mm
1765mm x 2097mm (1001 door)	914mm	850mm

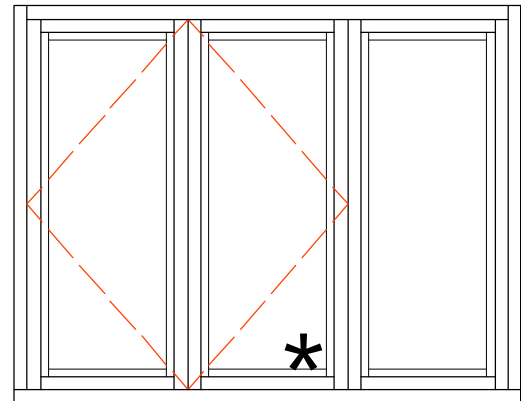
Single Door (Rear)

849mm x 2097mm	762mm	n/a
----------------	-------	-----

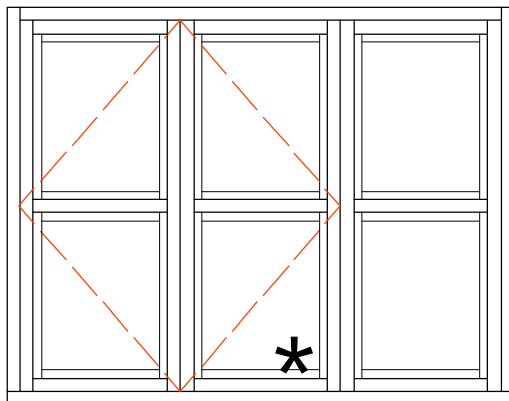
Rev D (Apr 2017) - Part Q door references added.



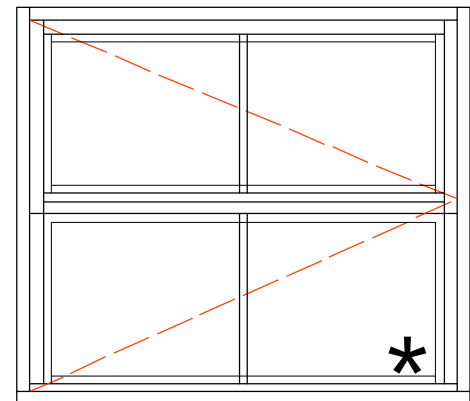
NARROW MODULE PLAIN



NARROW FULL CASEMENT



NARROW MODULE COTTAGE



'V' STYLE WINDOWS

WINDOW MANUFACTURER PLEASE NOTE:

Timber or PVC U windows to be fitted with 24mm o/a thickness (16mm air gap) Low E Argon filled (hard coat) double glazed units to BS.5713. Installed in accordance with BS.8000:Part 7. Toughened safety glass to BS.6206:1981 installed in areas marked thus:  on plans, see detail WD[7]04. All windows / doors to be draught proofed. Where applicable, all windows on front elevations to have matching casements and rebates sufficient to accommodate minimum 24mm o/a sealed units.

N.B. where reconstructed stone cills are used, corresponding windows to be manufactured with 90mm stub cill - all other doors / windows to have min 155mm section cills.

Note:

All side elevation windows aspecting adjacent houses to be fitted with obscure glass as standard. See relevant site layout.

Note:

All inner rooms where applicable and all first floor habitable rooms to be provided with an escape window (or external door) which complies with Approved Document B1 section 2 paragraphs 2.8 & 2.9 of the 2006 Building Regulations:-

Unobstructed opening casement area to be at least 0.33m² and at least 450mm high and 450mm wide.

Bottom of openable area of window to be not more than 1100mm and not less than 800mm above the floor min.

Escape windows to have non lockable fasteners and hinged to achieve the min. opening required

For windows with cills less than 800mm, refer to detail WD[7]04.1 for guarding locations and details.

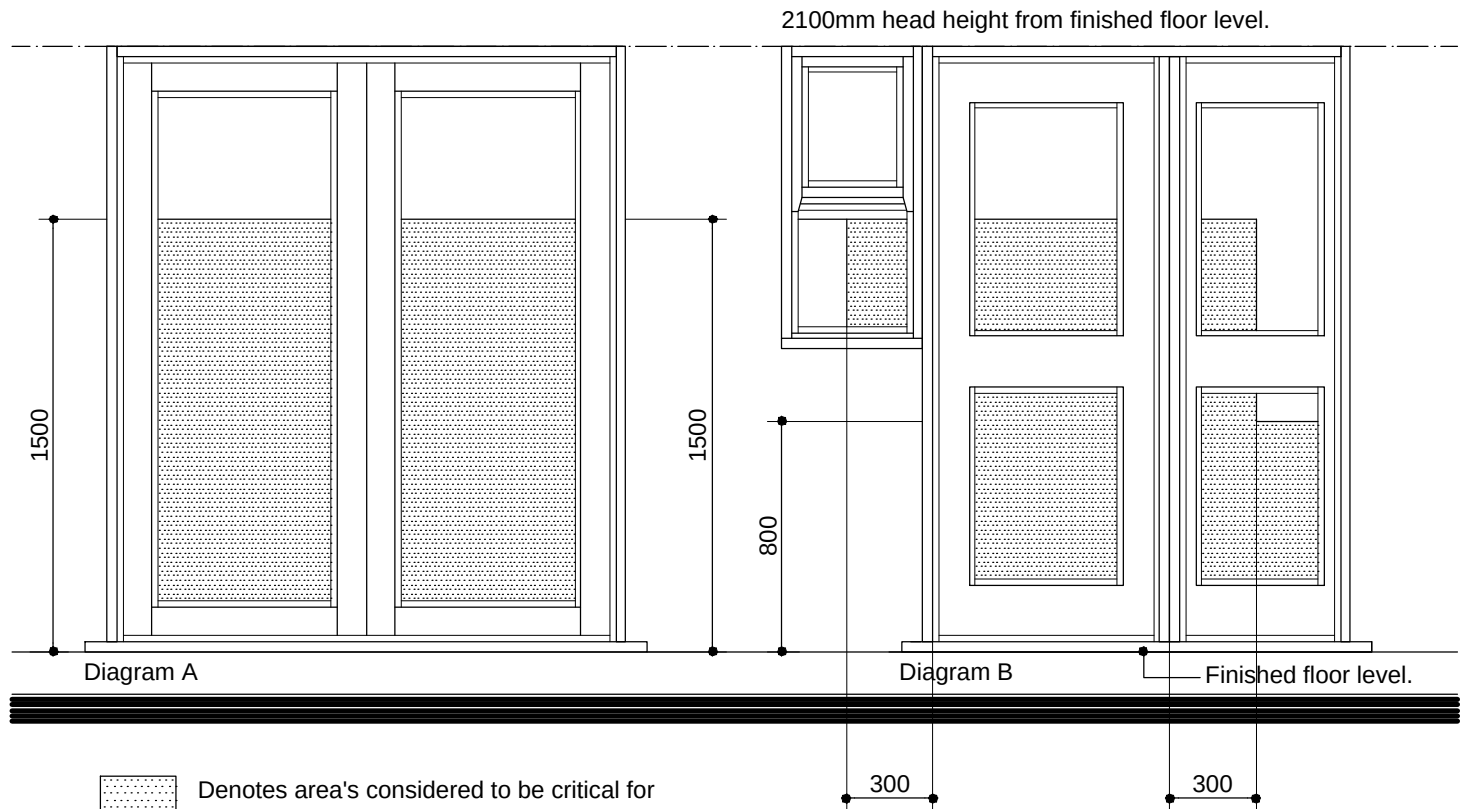
Note:

Emergency egress windows not required to habitable rooms on first and second floor of 3 or more storey dwelling windows due to fire protected route from those rooms to the final exit.

W1 - Denotes window reference

*** - Denotes windows to be supplied as fire escape.**

See detail no: WD[7]03.



Toughened safety glass to B.S 6206 1981 to be used where a pane enters any zone indicated above. These critical zones are defined as being:

Doors Internal & External

1500mm from finished floor level (Diag.A) and side panels / combination frames within a zone of 300mm from

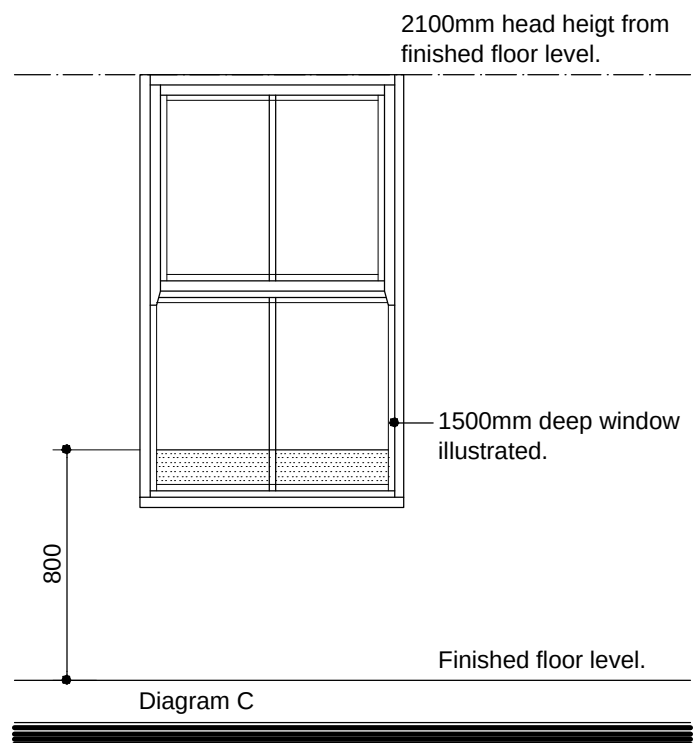
Doors Internal & External

1500mm from finished floor level (Diag.A) and side panels / combination frames within a zone of 300mm from

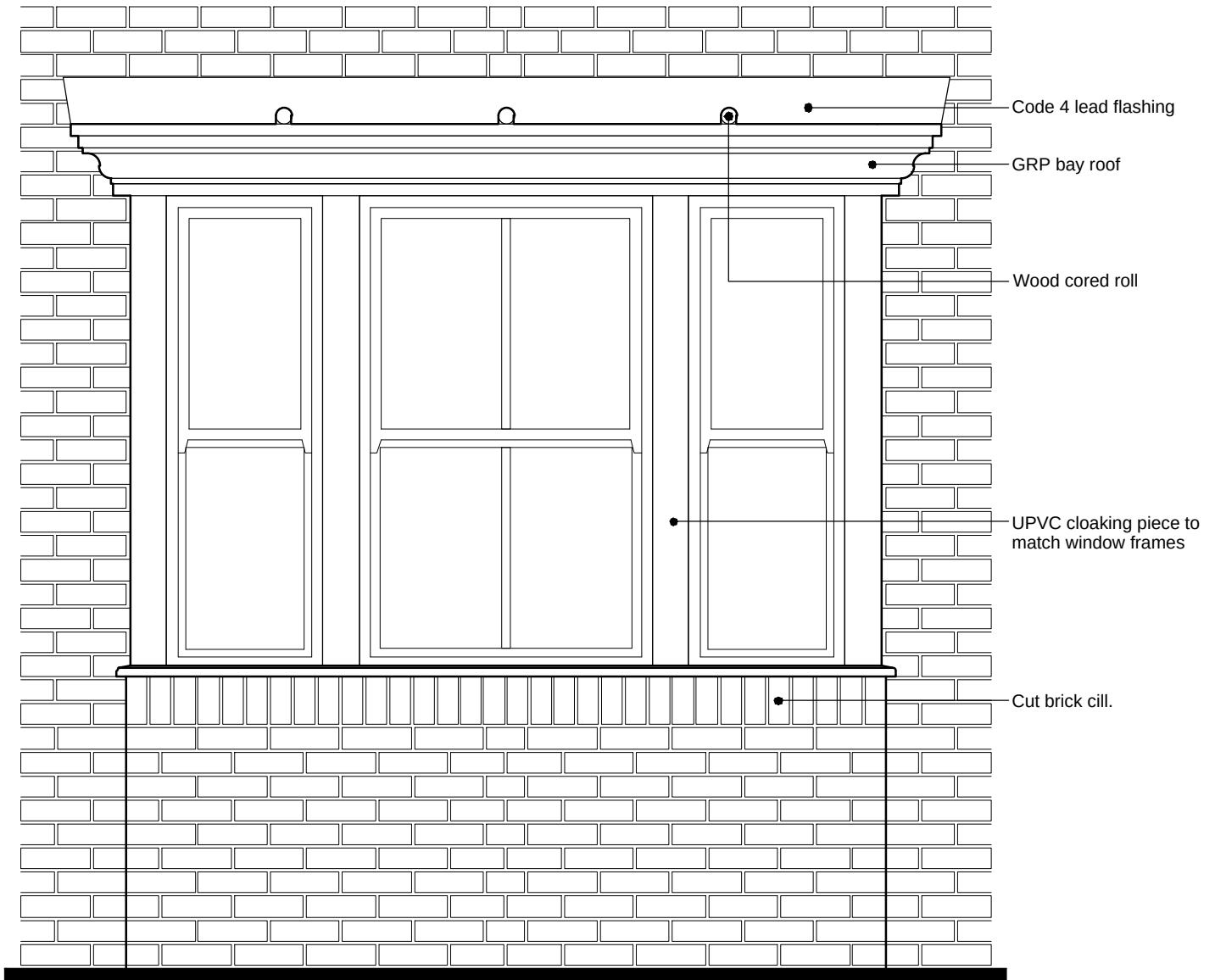
Windows

800mm from finished floor level (Diag.c) note only windows with a cill height of less than 750mm from finished floor level will require safety glass

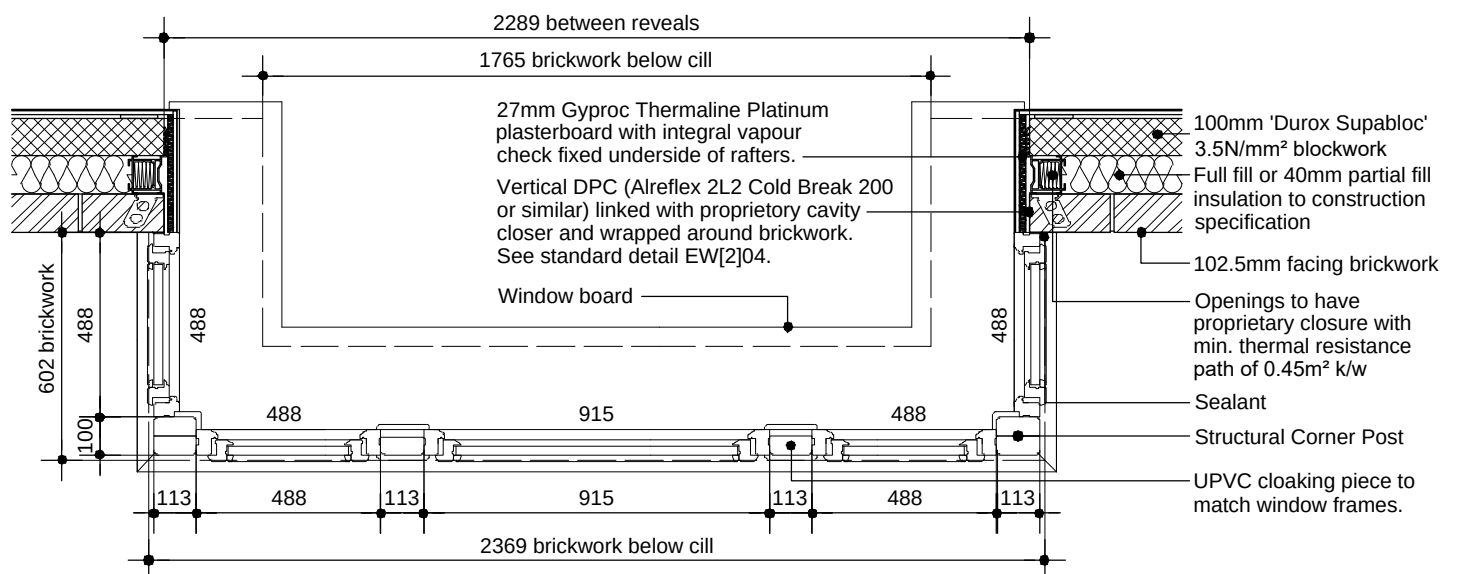
Positions where safety glass is required indicated thus ▼ on working drawings.



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FRONT ELEVATION (Scale 1:20)



BAY PLAN (Scale 1:20)



Q = PAS 24:2012 Compliant Window / Door

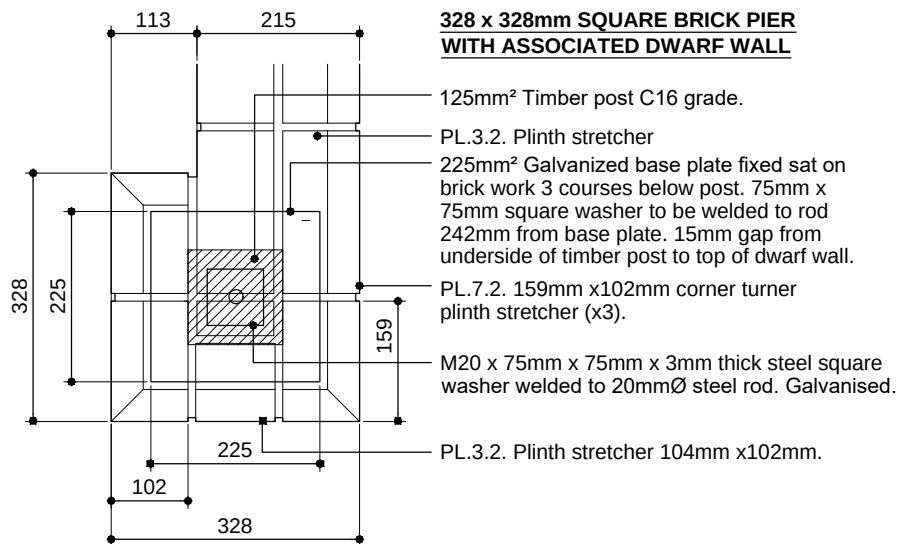
***** = Only if roof pitch is less than 30°

NOTE: Certification to be provided to Building Control prior to occupation.

An easily accessible door or window is:

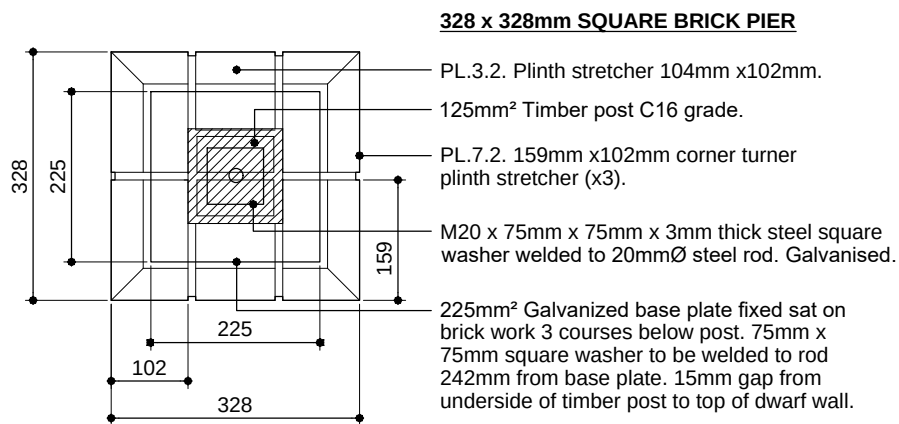
- a doorset or window, any part of which is within 2m vertically of an accessible surface such as the ground level.
- a window within 2m vertically of a flat or sloping roof (with a pitch of less than 30 degrees) that is within 3.5m of ground level.





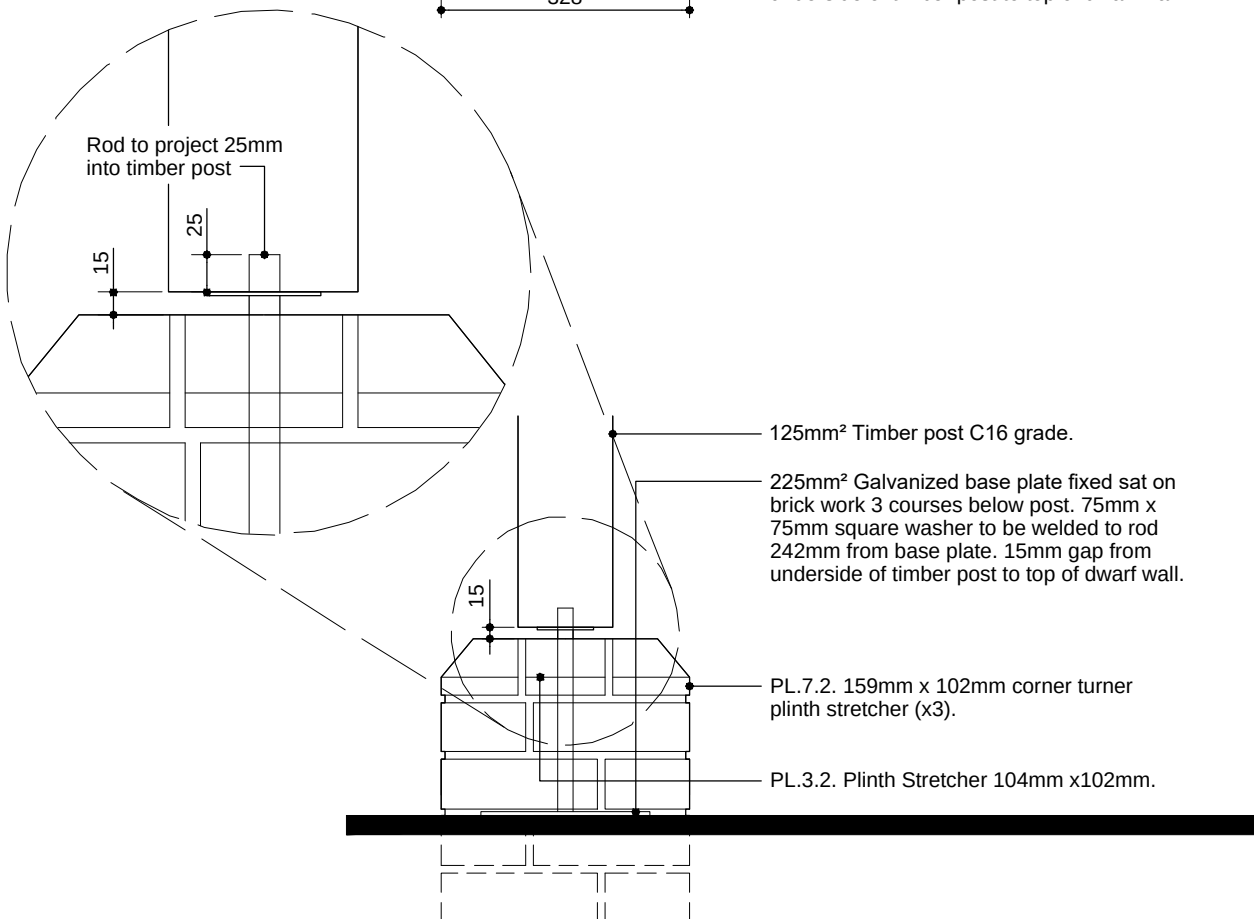
328 x 328mm SQUARE BRICK PIER WITH ASSOCIATED DWARF WALL

- 125mm² Timber post C16 grade.
- PL.3.2. Plinth stretcher
- 225mm² Galvanized base plate fixed sat on brick work 3 courses below post. 75mm x 75mm square washer to be welded to rod 242mm from base plate. 15mm gap from underside of timber post to top of dwarf wall.
- PL.7.2. 159mm x 102mm corner turner plinth stretcher (x3).
- M20 x 75mm x 75mm x 3mm thick steel square washer welded to 20mmØ steel rod. Galvanised.
- PL.3.2. Plinth stretcher 104mm x 102mm.



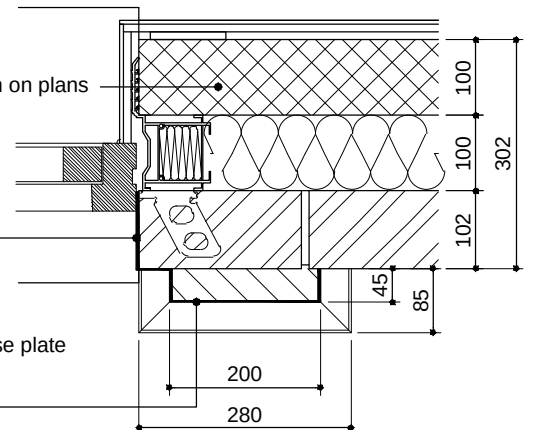
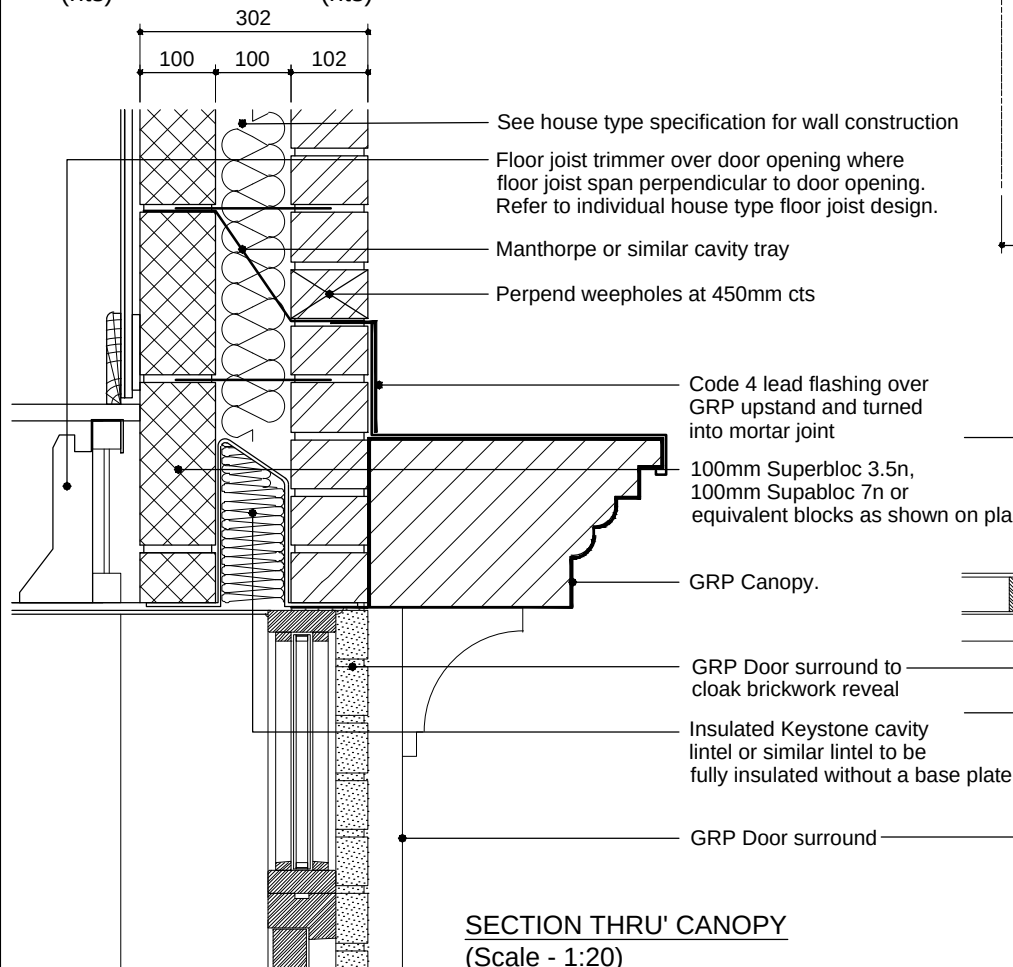
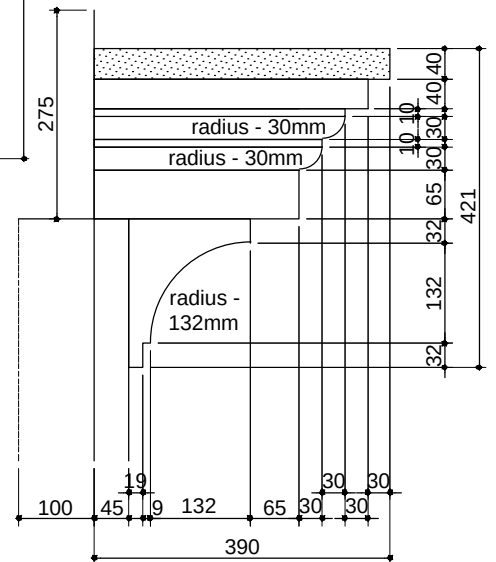
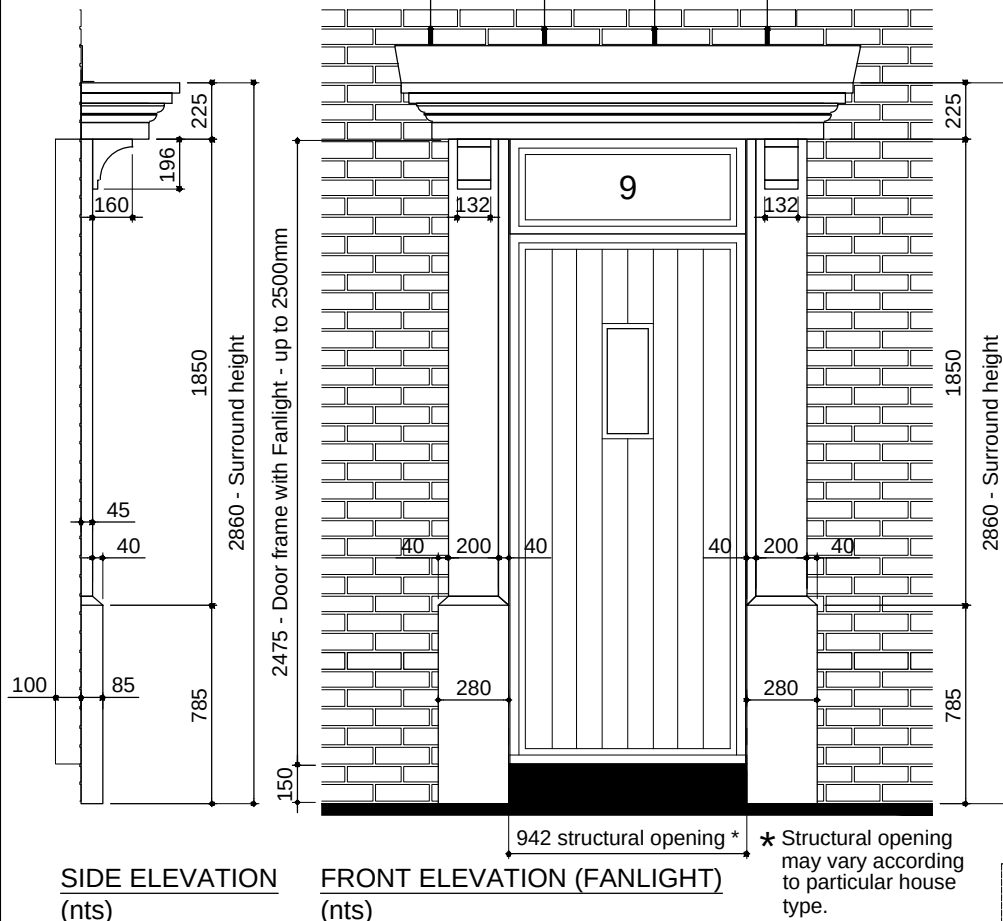
328 x 328mm SQUARE BRICK PIER

- PL.3.2. Plinth stretcher 104mm x 102mm.
- 125mm² Timber post C16 grade.
- PL.7.2. 159mm x 102mm corner turner plinth stretcher (x3).
- M20 x 75mm x 75mm x 3mm thick steel square washer welded to 20mmØ steel rod. Galvanised.
- 225mm² Galvanized base plate fixed sat on brick work 3 courses below post. 75mm x 75mm square washer to be welded to rod 242mm from base plate. 15mm gap from underside of timber post to top of dwarf wall.



- 125mm² Timber post C16 grade.
- 225mm² Galvanized base plate fixed sat on brick work 3 courses below post. 75mm x 75mm square washer to be welded to rod 242mm from base plate. 15mm gap from underside of timber post to top of dwarf wall.
- PL.7.2. 159mm x 102mm corner turner plinth stretcher (x3).
- PL.3.2. Plinth Stretcher 104mm x 102mm.

Perpend weepholes at 450mm cts



Rev D (May 2018) - Lead Flashing updated.

Floor joist trimmer over door opening where floor joist span perpendicular to door opening. Refer to individual house type floor joist design.

Lintel by Keystone.

Weep holes x2 Min.

Canopy profile, refer to AE[14]20 for details.

Glazed Fanlight.

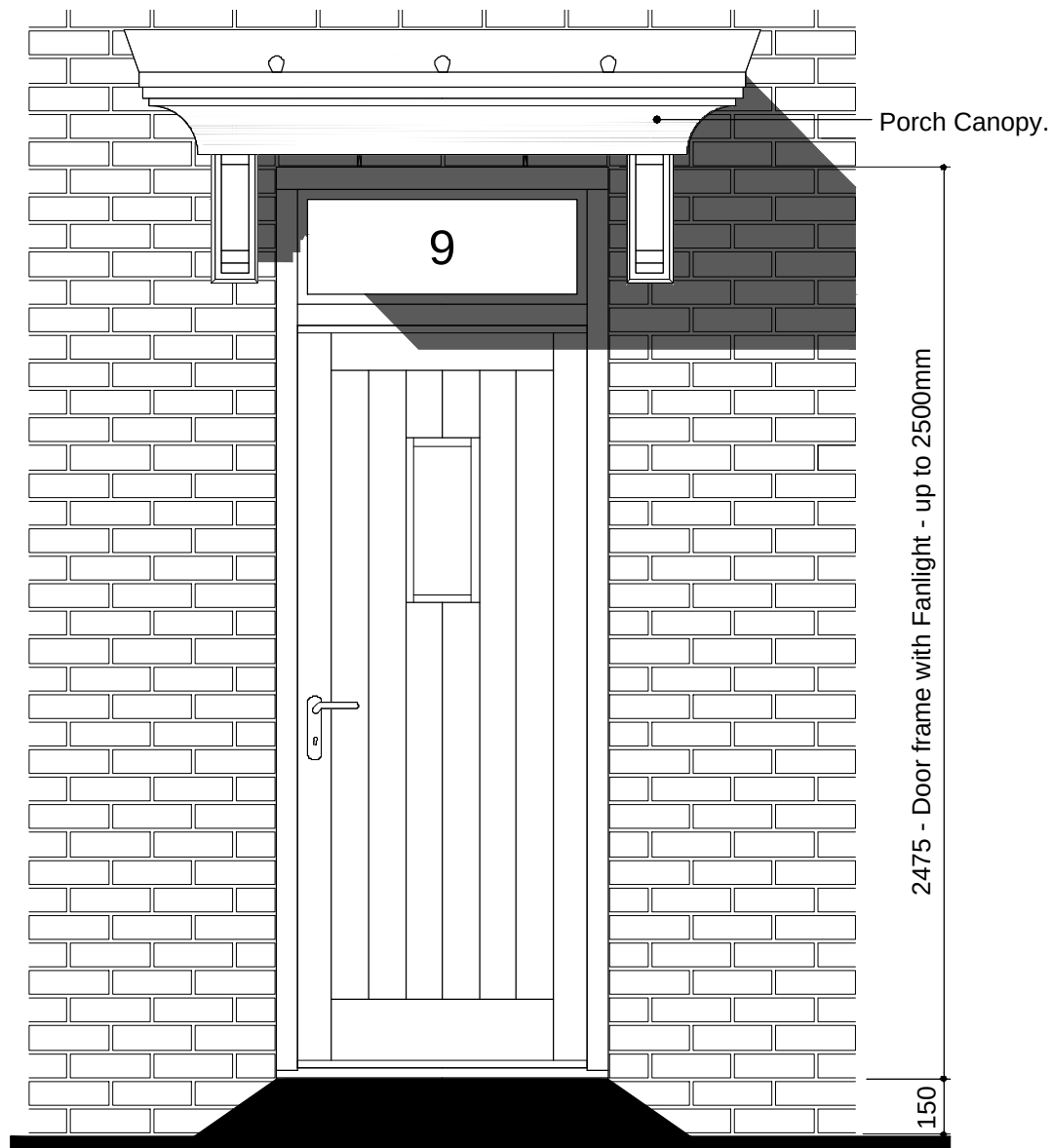
Expandable foam to voids around Door frame, & colour match external mastic bead to internal junctions.

Style site specific Door leaf, refer to schedule.

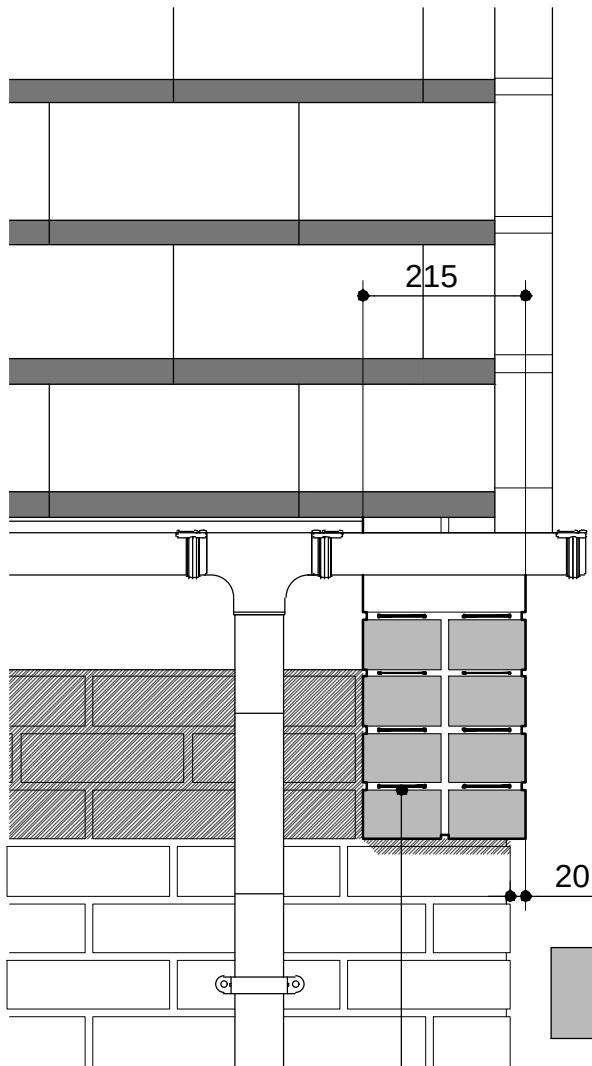
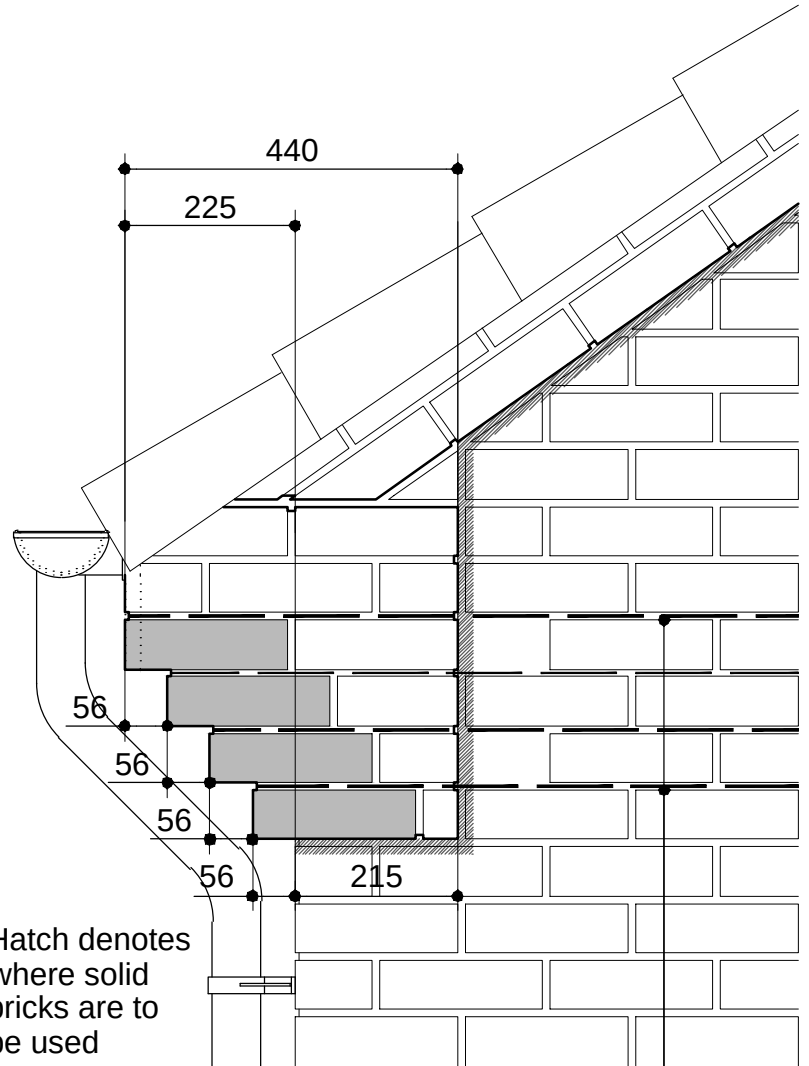
SECTION THROU ENTRANCE
DOOR FANLIGHT - 1:10

2475 - Door frame with Fanlight
- up to 2500mm

First Floor
Joist zone



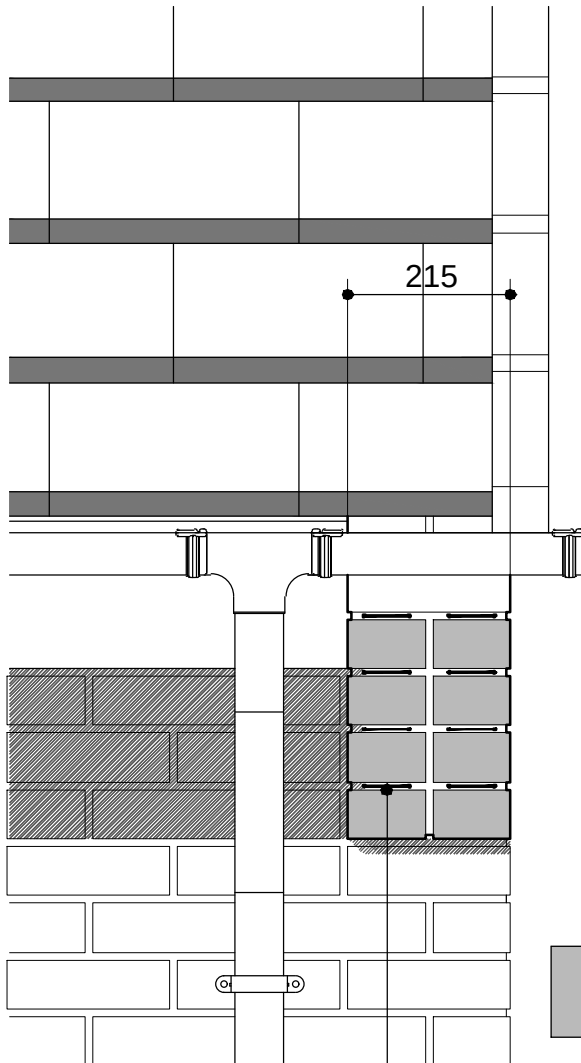
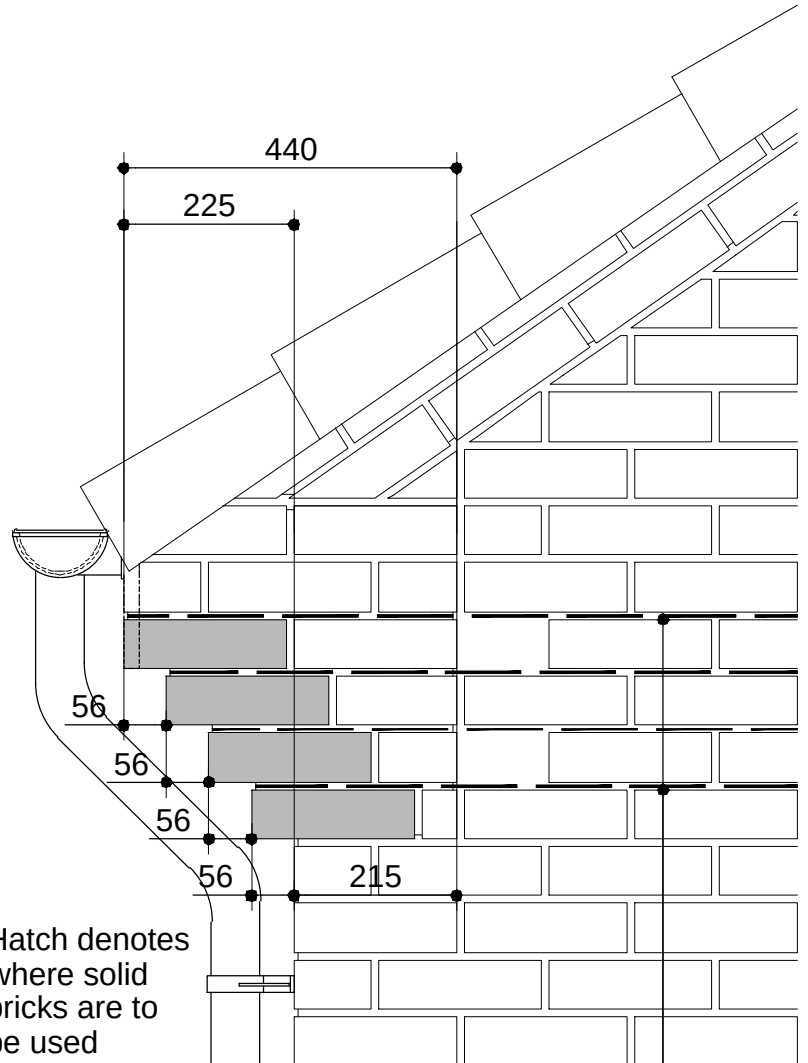
FRONT ELEVATION 1:20

CORBEL FRONT ELEVATION.CORBEL SIDE ELEVATION.

Hatch denotes
where solid
bricks are to
be used

1000mm length of stainless steel Brickforce
mortar bed reinforcement. (tramlines)

Rev A (March 2017) - Gutter & downpipe removed from side elevation, added to front elevation.
Hatch for cut bricks removed. Hatch for solid bricks to corbel added.

CORBEL FRONT ELEVATION.CORBEL SIDE ELEVATION.

Hatch denotes
where solid
bricks are to
be used

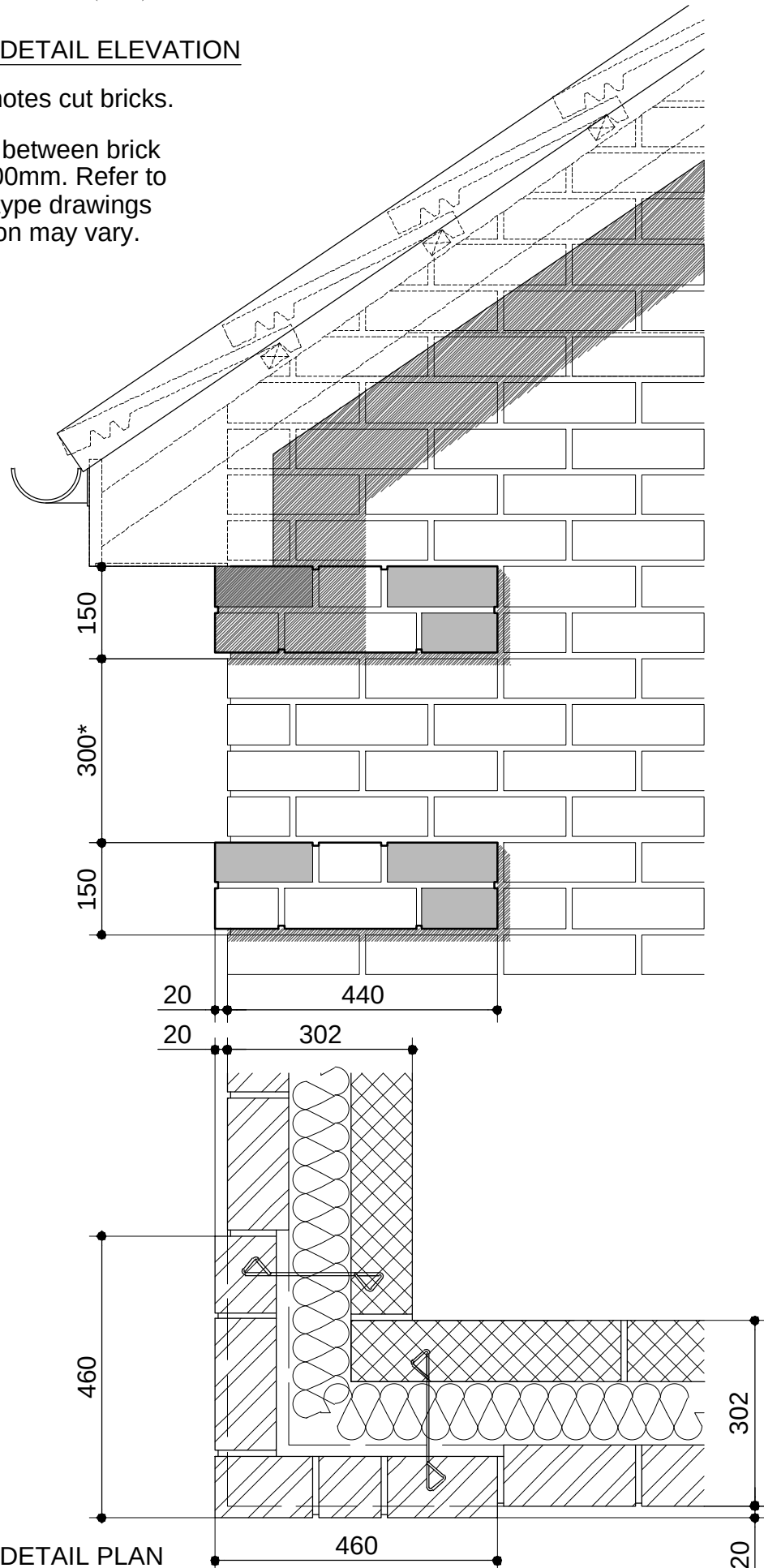
1000mm length of stainless steel Brickforce
mortar bed reinforcement. (tramlines)

Rev A (March 2017) - Gutter & downpipe removed from side elevation, added to front elevation.
Hatch for cut bricks removed. Hatch for solid bricks to corbel added.

BRICK QUION DETAIL ELEVATION

■ Hatch denotes cut bricks.

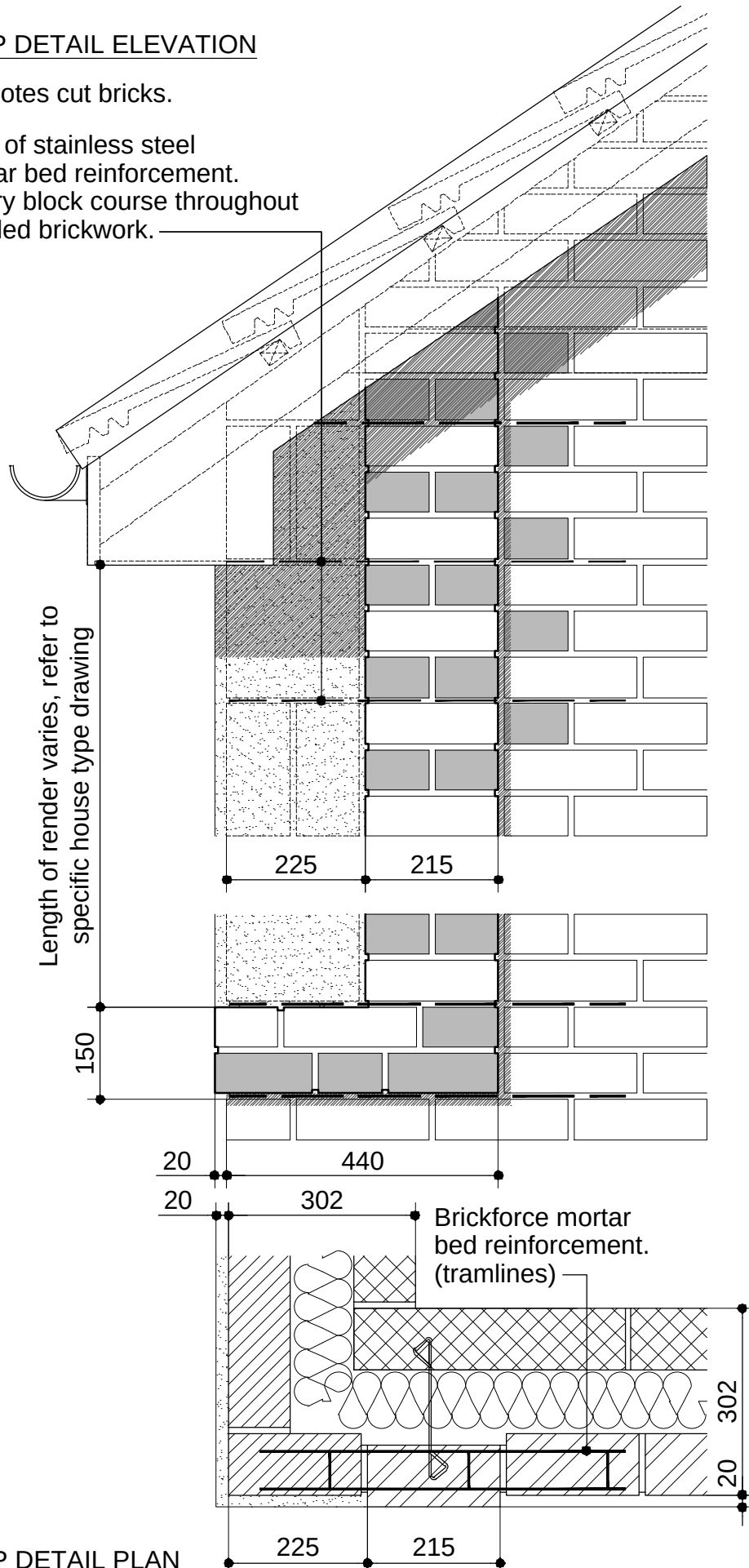
* Standard gap between brick quion's to be 300mm. Refer to specific house type drawings as this dimension may vary.

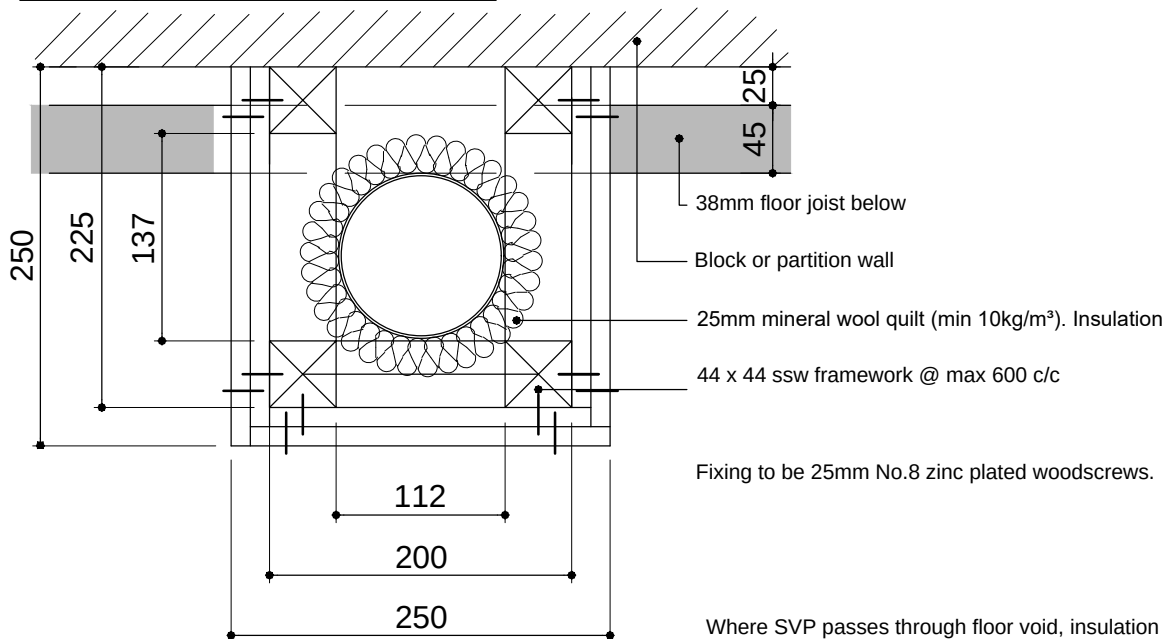
**BRICK QUION DETAIL PLAN**

RENDER STOP DETAIL ELEVATION

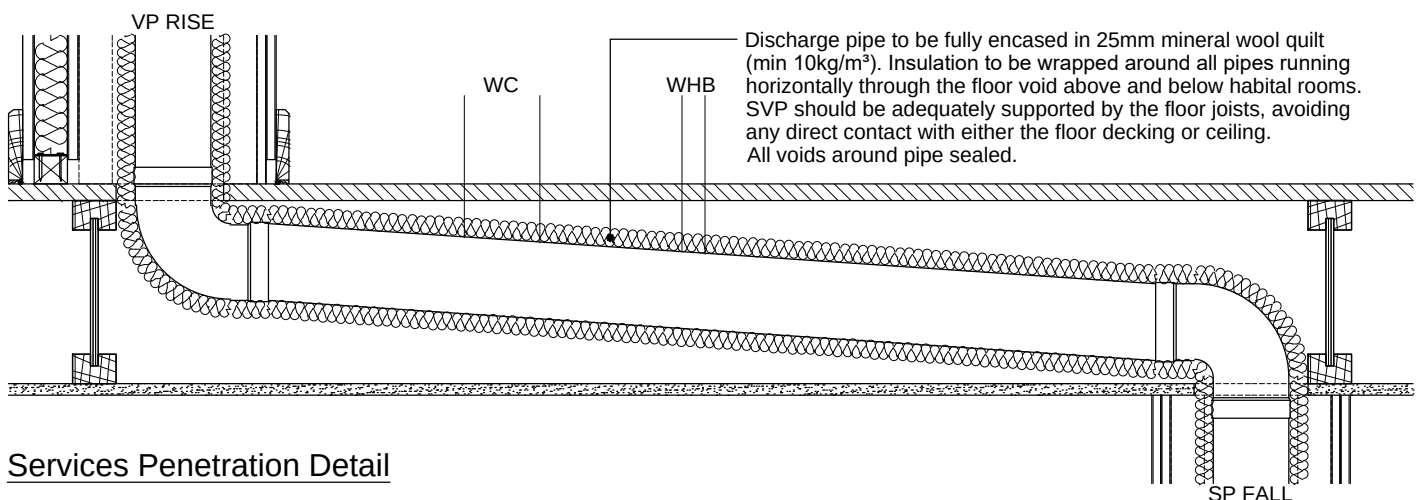
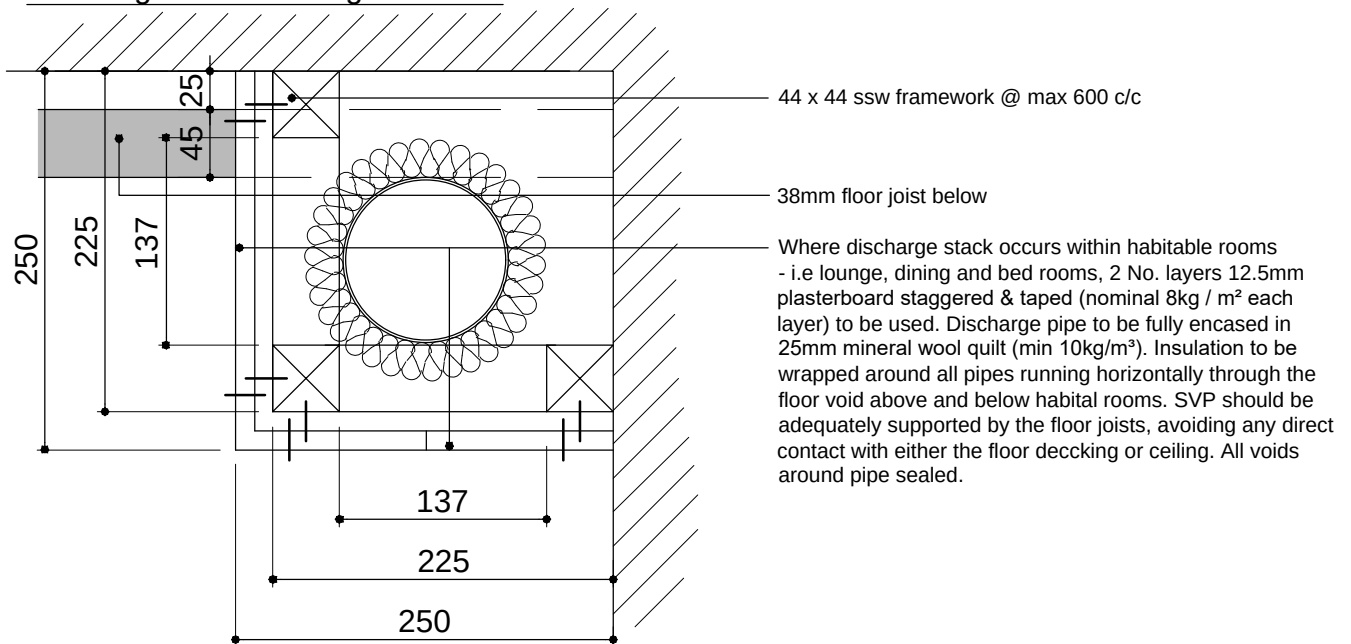
 Hatch denotes cut bricks.

1000mm length of stainless steel
Brickforce mortar bed reinforcement.
(tramlines) Every block course throughout
length of corbelled brickwork.

**RENDER STOP DETAIL PLAN**

Discharge Stack Boxing - Detail A

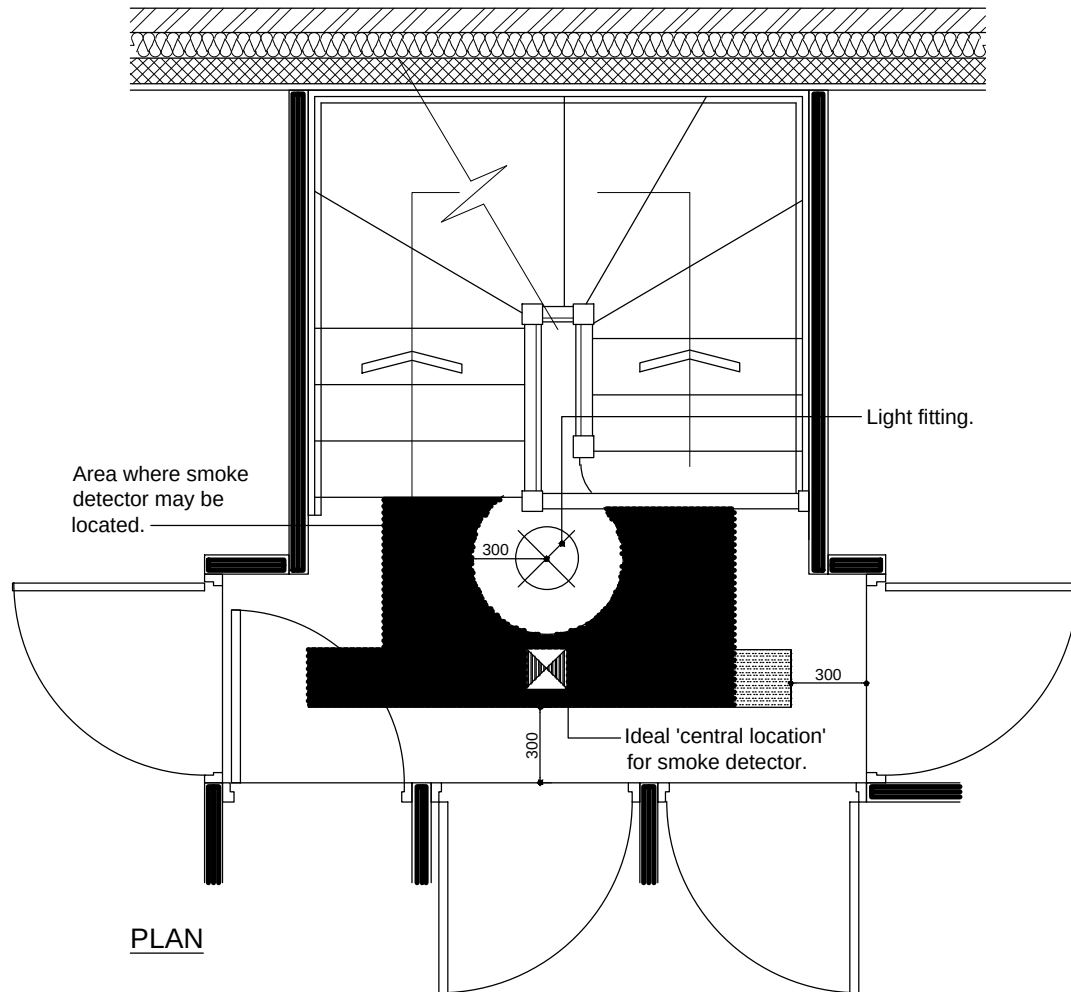
Where SVP passes through floor void, insulation should be carried through the floor and should seal all gaps in the duct to prevent sound transmission.

Discharge Stack Boxing - Detail B**Services Penetration Detail**

Requirements:

Ceiling mounted smoke detector 1 no.self contained mains operated smoke alarm installed on each storey-interconnected where there are 2No. or more. To comply in all respects with BS 5446: Part 1:2000 & installed in accordance with BS 5839-6:2004, to be interconnected & wired to a separately fused circuit. Smoke detectors to have a standby power supply, such as a battery (chargeable or non-rechargeable) or capacitor.

Ceiling mounted compatible interlinked heat detector to comply in all respects with BS 5446: Part 2:2003 & installed in accordance with BS 5839-6:2004, to be interconnected & wired to a separately fused circuit. Heat detectors to have a standby power supply, such as a battery (chargeable or non-rechargeable) or capacitor.

Positioning:

Smoke alarms are indicated thus  on working drawings, and should be positioned as above.

Ceiling mounted

Each self contained smoke alarm should be fixed to the ceiling at least 300mm from any wall or light fitting.

Wall mounted

Wall mounted units should be positioned between 150mm & 300mm below the ceiling.

Note:

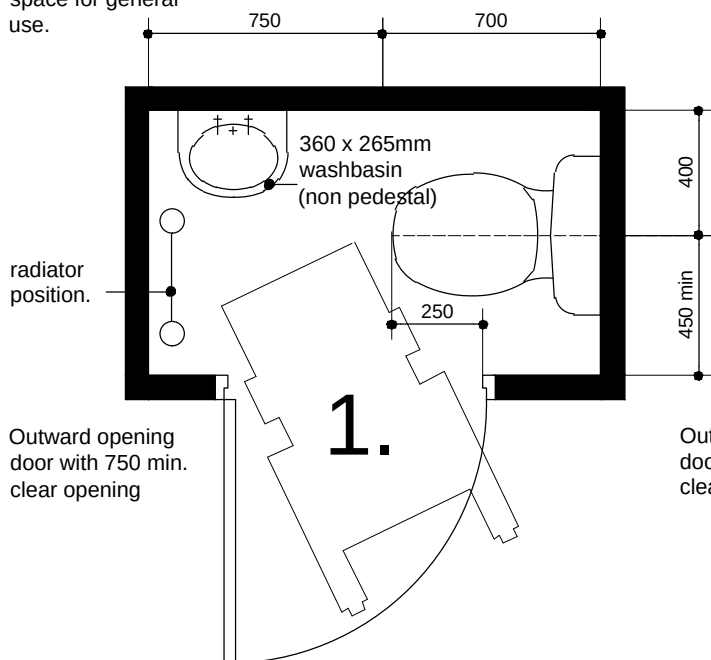
Where smoke detectors (in addition to heat detectors) are located in circulation spaces adjacent to kitchens it is advisable that optical (photo-electric) detectors are used in preference to ionization chamber smoke detectors. See Approved Document B of Building Regulations, Section 1, paragraph 1.4

All smoke alarms are to be installed in accordance with manufacturers instructions.

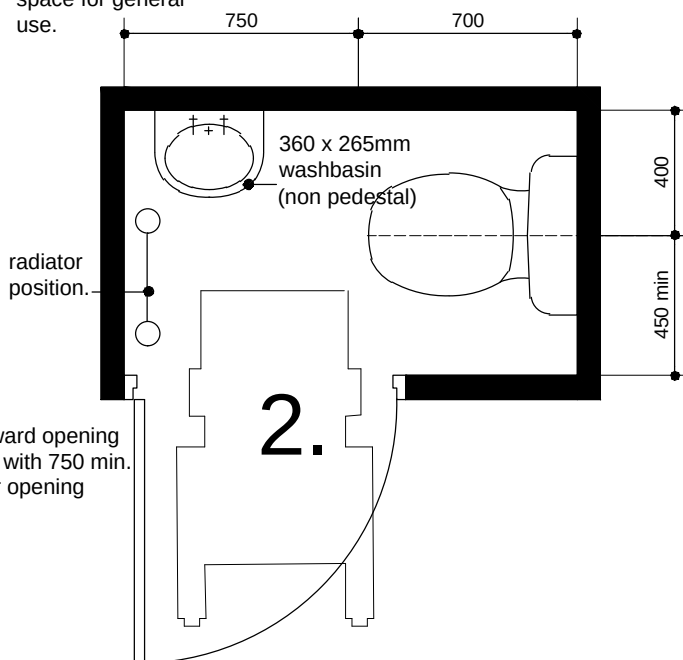
Smoke alarms should be accessible so routine maintenance such as testing & cleaning can be carried out safely - i.e not over stairwells.

Occupiers are to receive the manufacturers operating & maintenance instructions under BS 5839-1 & BS 5839-6.

The 300mm diameter circle represents a clear area around the front of the pan to provide a minimum space for general use.



The 300mm diameter circle represents a clear area around the front of the pan to provide a minimum space for general use.



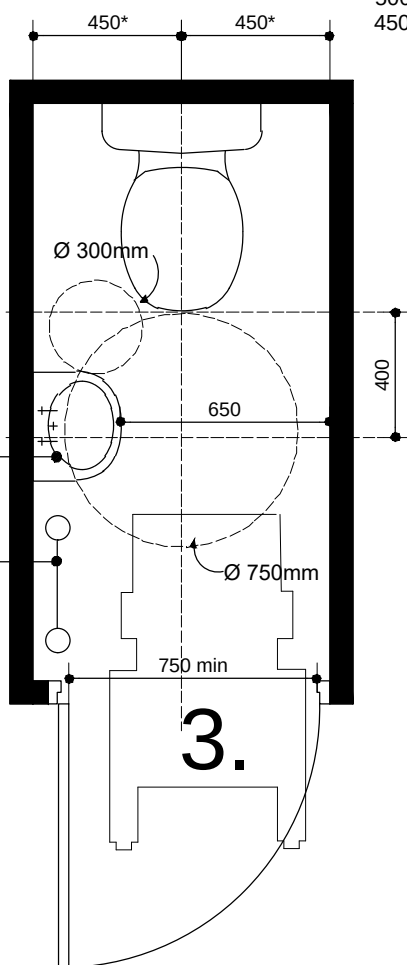
The 300mm diameter circle represents a clear area around the front of the pan to provide a minimum space for general use.

360x265mm wall mounted wash hand basin. ensure min. clearance of 700mm underneath basin.

360 x 265mm washbasin (non pedestal)

radiator position.

Outward opening door with 750 min. clear opening



* 500mm preferred
450mm min.

1. Oblique approach.

The 250mm dimension from the door edge to the front of the pan enables a lateral transfer from seat to seat. If the 250mm dimension is increased the angle of approach will be too acute. If it is decreased lateral transfer will no longer be possible because the chair will be too far away. For WC's under stairs a minimum height of 2.0m should be maintained assuming the ceiling slopes at 42° to allow reasonable manoeuvring space.

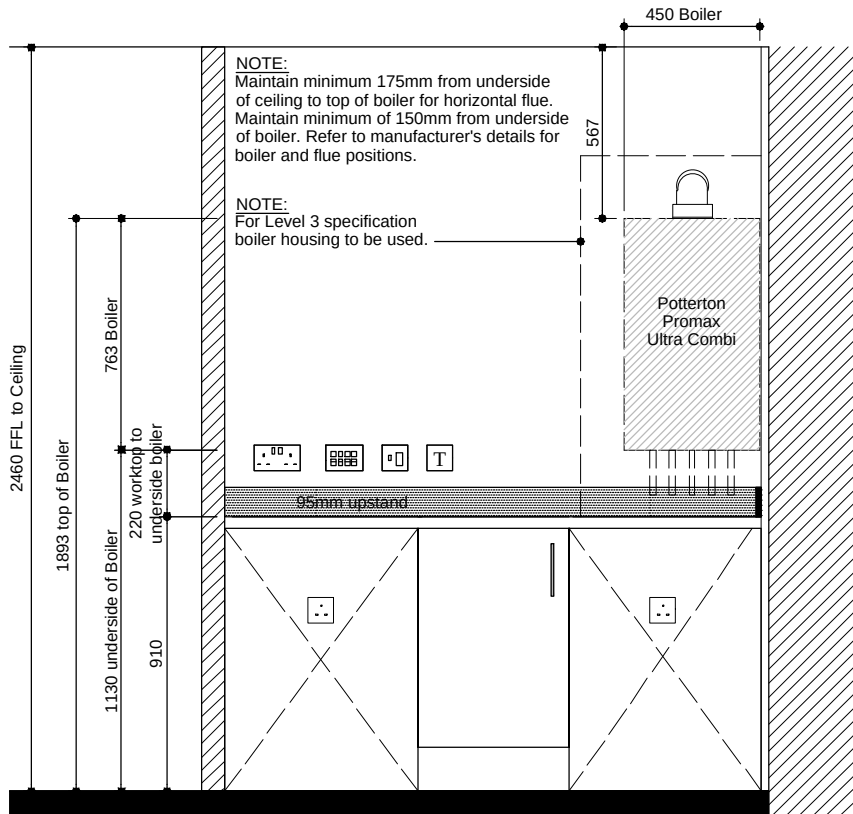
2. Perpendicular approach.

Similar considerations apply as for oblique approach. The dimensions given in the illustrations are absolute minimum, otherwise it would not be possible for a wheel chair user to properly access the WC provision.

3. Frontal approach.

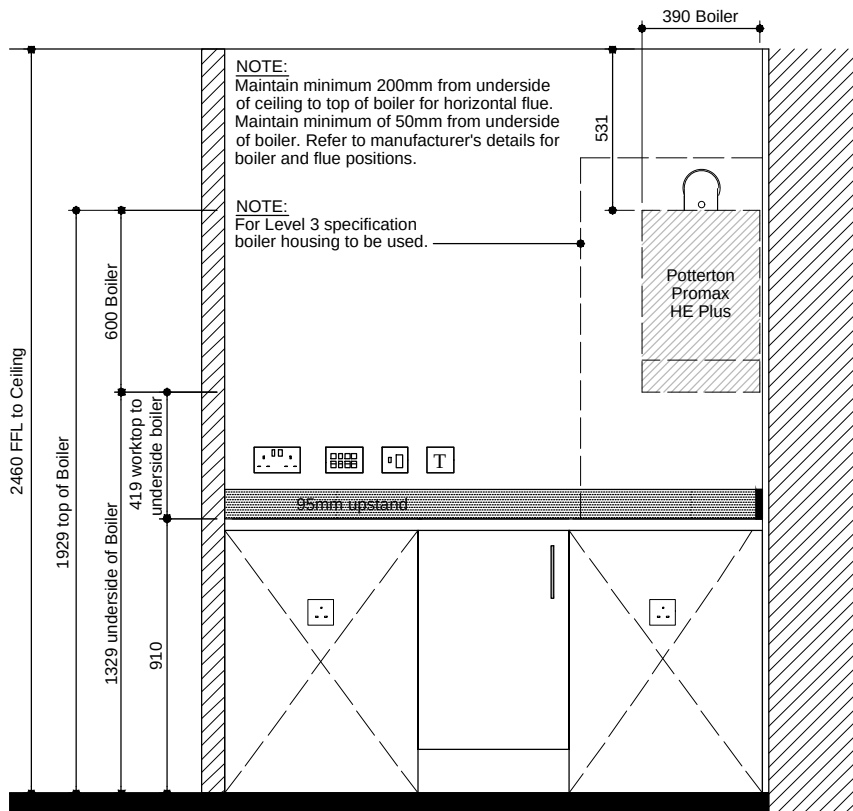
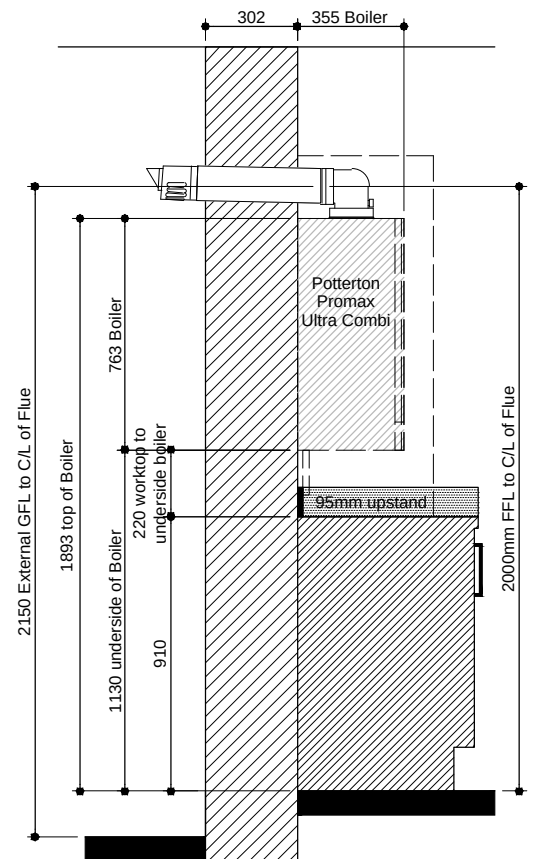
A wheel chair should be able to approach to within 400mm of WC pan and that the enclosure should provide a minimum width of 900mm. In the space necessary for the transfer has been illustrated using a circle with a Ø750mm.

All three WC configurations are based on minimum sizes. Larger WC's can accommodate standard size sinks if the above limitations are followed.



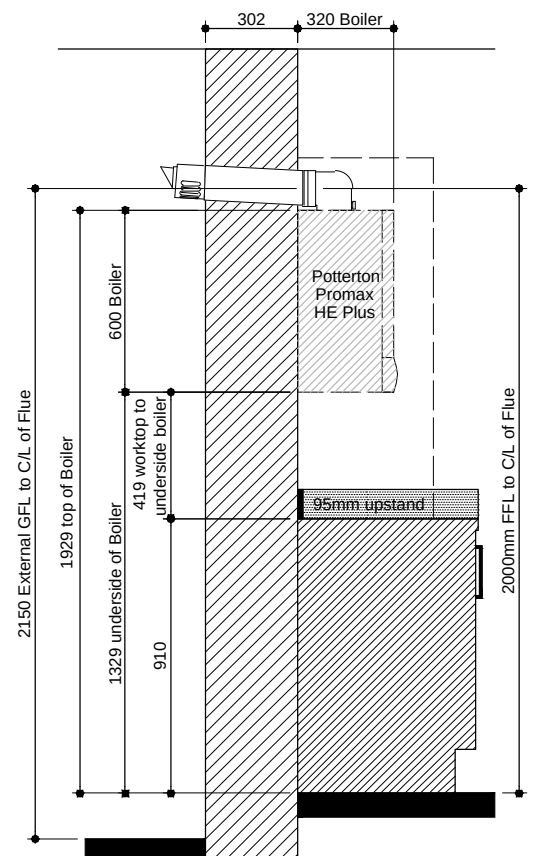
Potterton Promax Ultra Combi Boiler within Utility

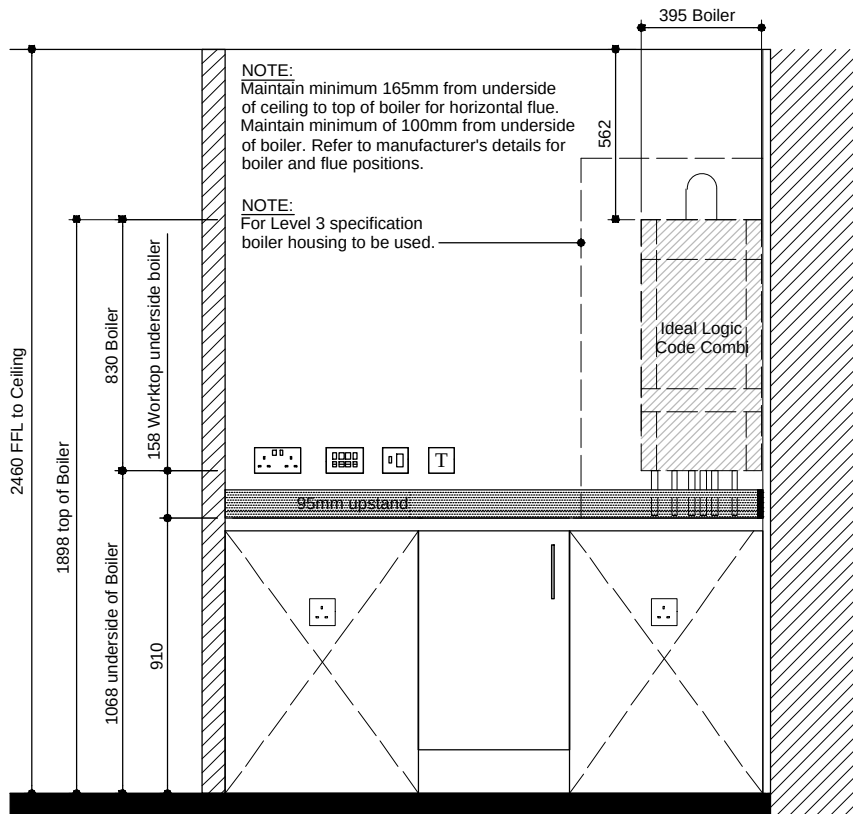
Based on 2460mm floor to ceiling heights



Potterton Promax HE Plus Boiler within Utility

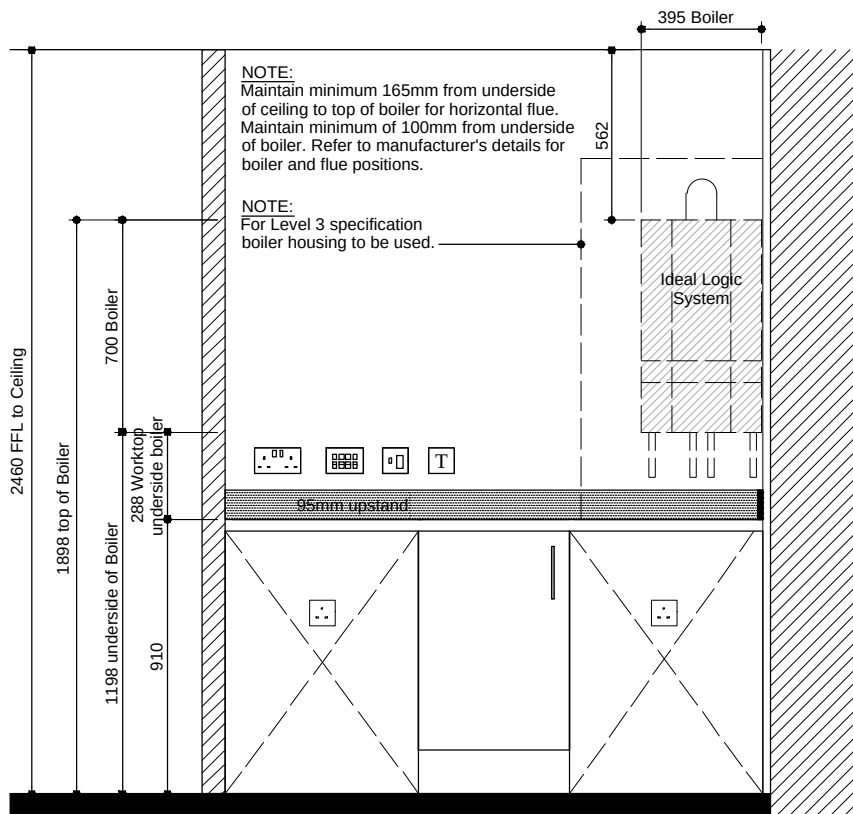
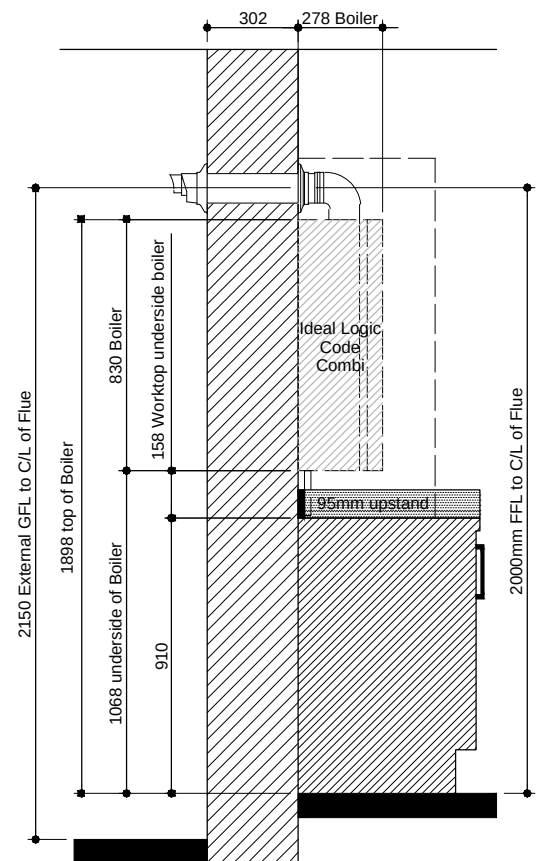
Based on 2460mm floor to ceiling heights





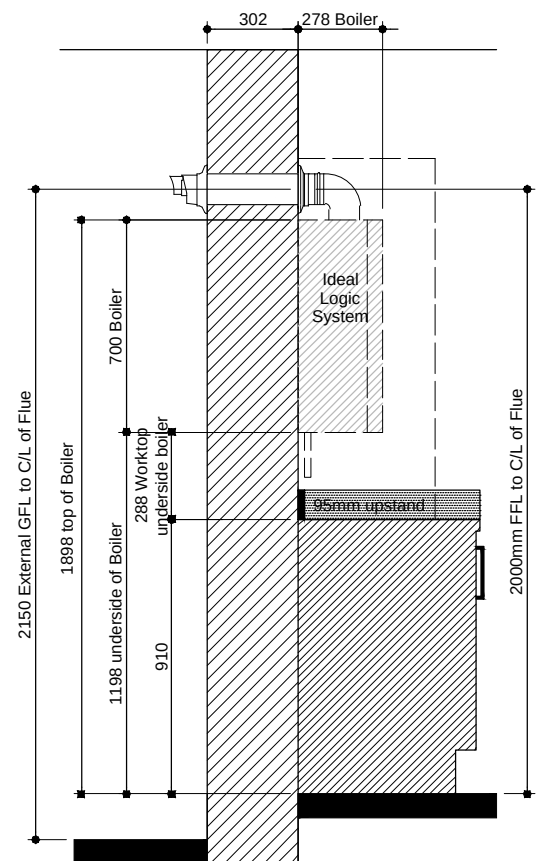
Ideal Logic Code Combi Boiler within Utility

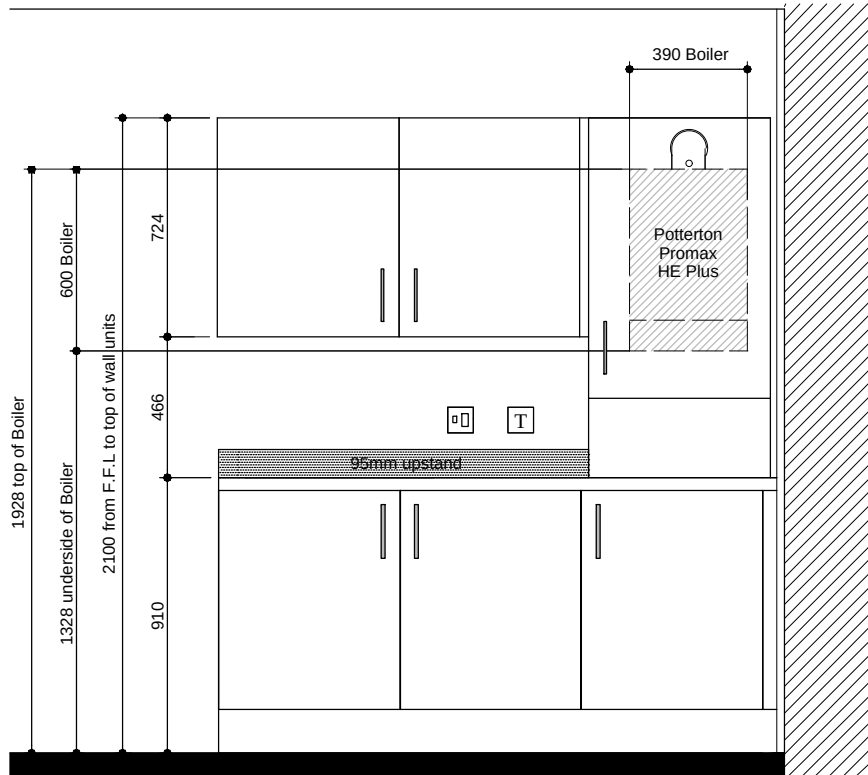
Based on 2460mm floor to ceiling heights



Ideal Logic System Boiler within Utility

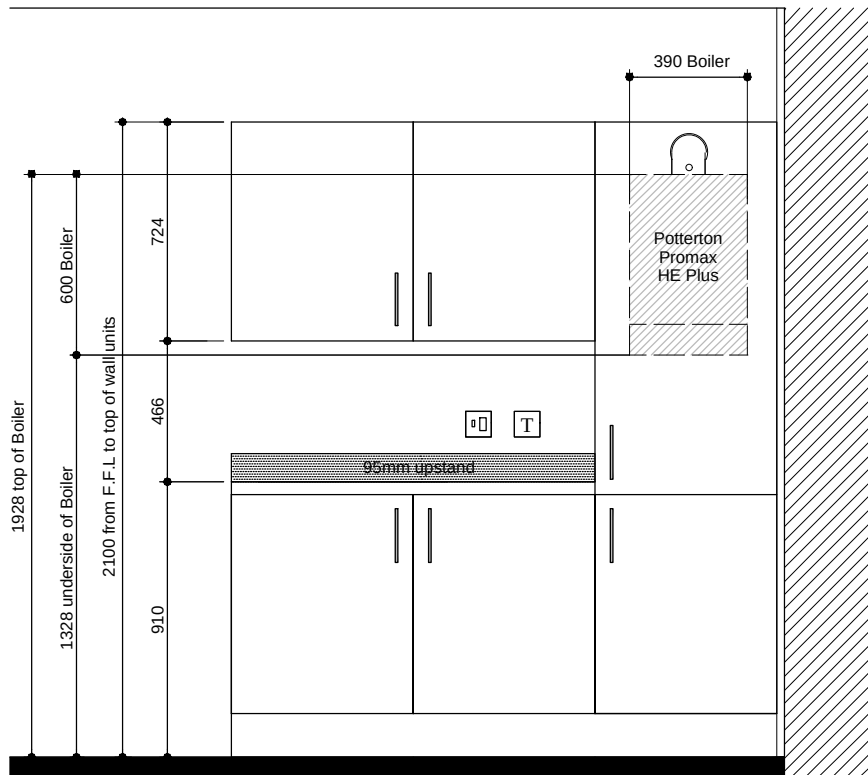
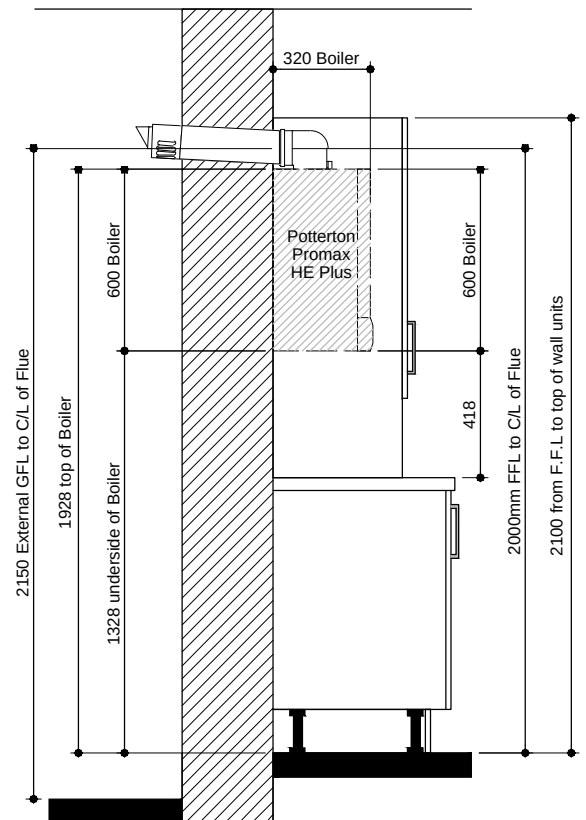
Based on 2460mm floor to ceiling heights





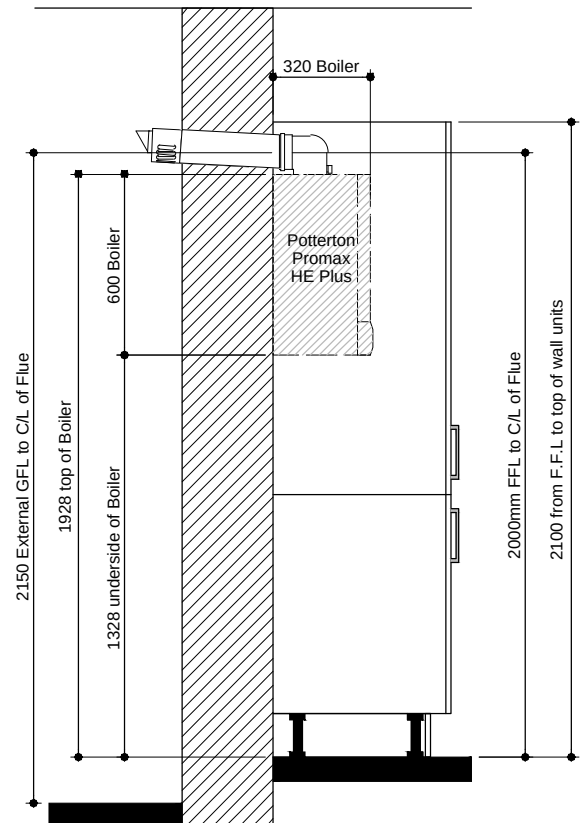
Potterton Promax HE Plus Boiler within Kitchen (Boiler Housing)

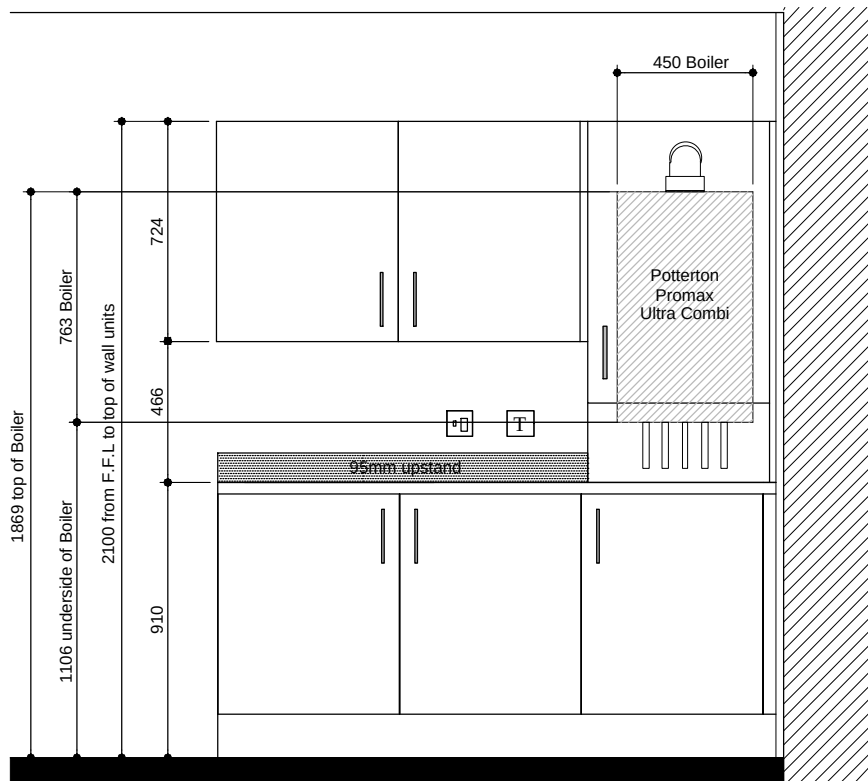
Refer to plot specific kitchen layout, boiler to be housed in housing unit as shown, other units shown indicative.



Potterton Promax HE Plus Boiler within Kitchen (Tall Cupboard)

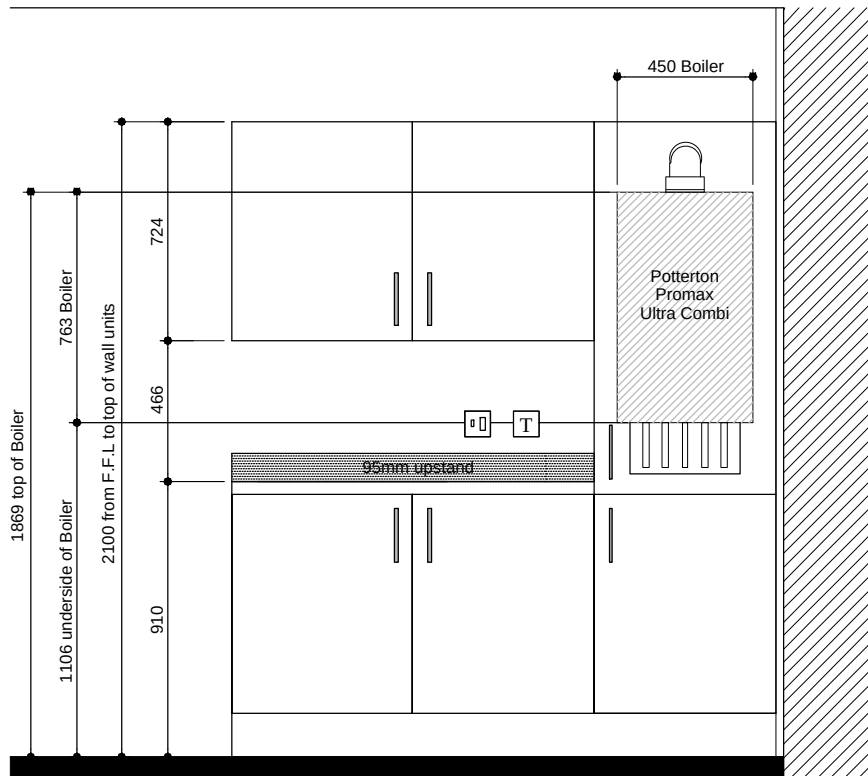
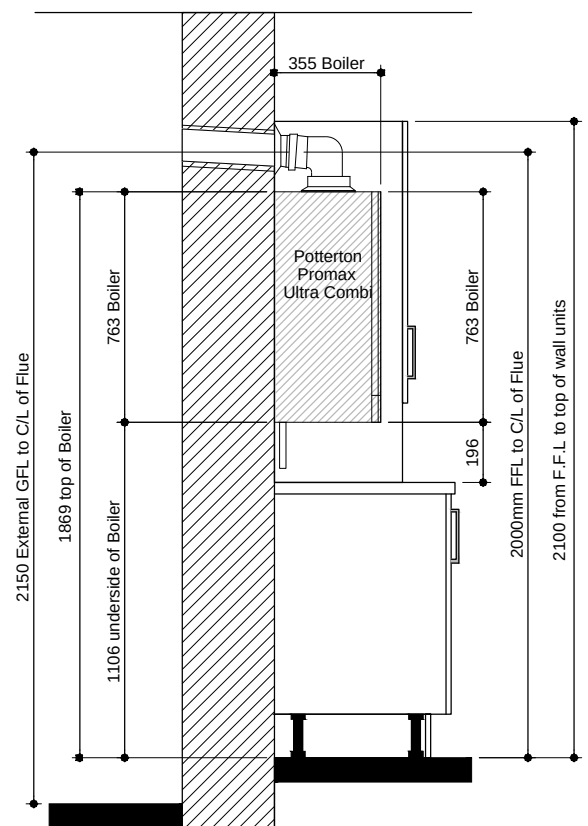
Refer to plot specific kitchen layout, boiler to be housed in tall unit as shown, other units shown indicative.





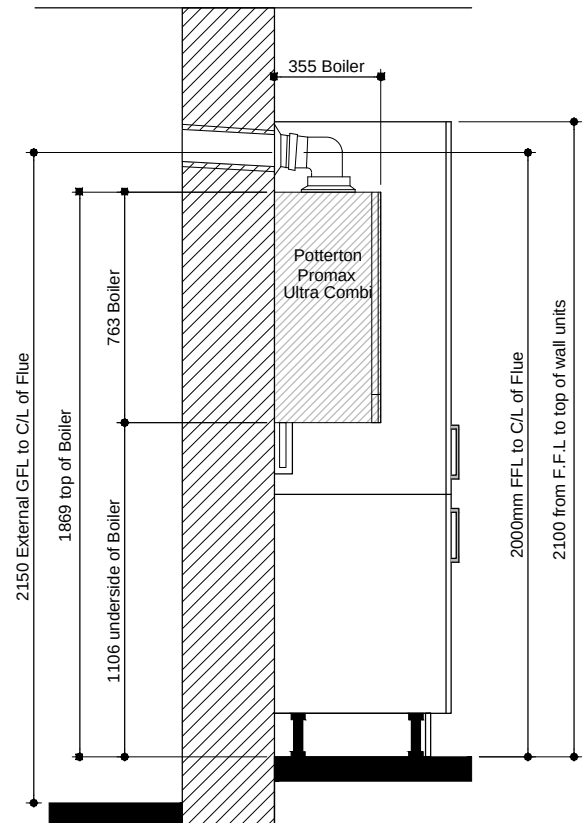
Potterton Promax Ultra Combi Boiler within Kitchen (Boiler Housing)

Refer to plot specific kitchen layout, boiler to be housed in housing unit as shown, other units shown indicative.

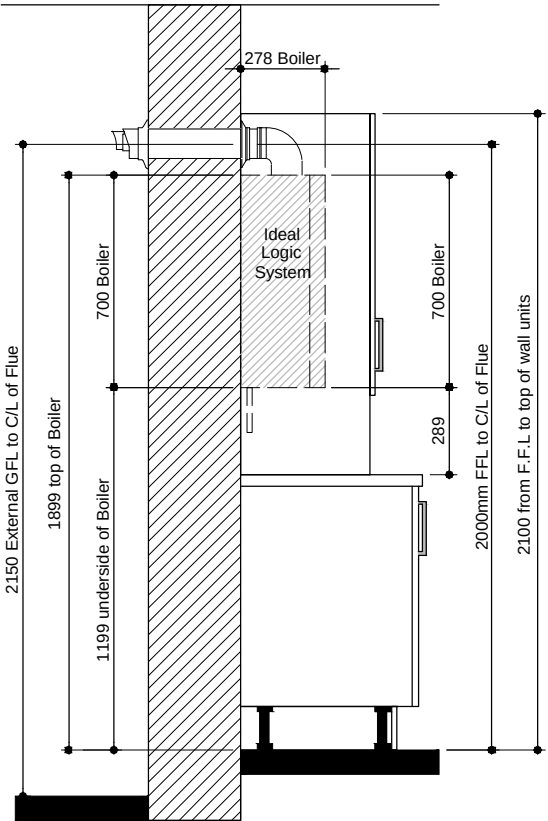
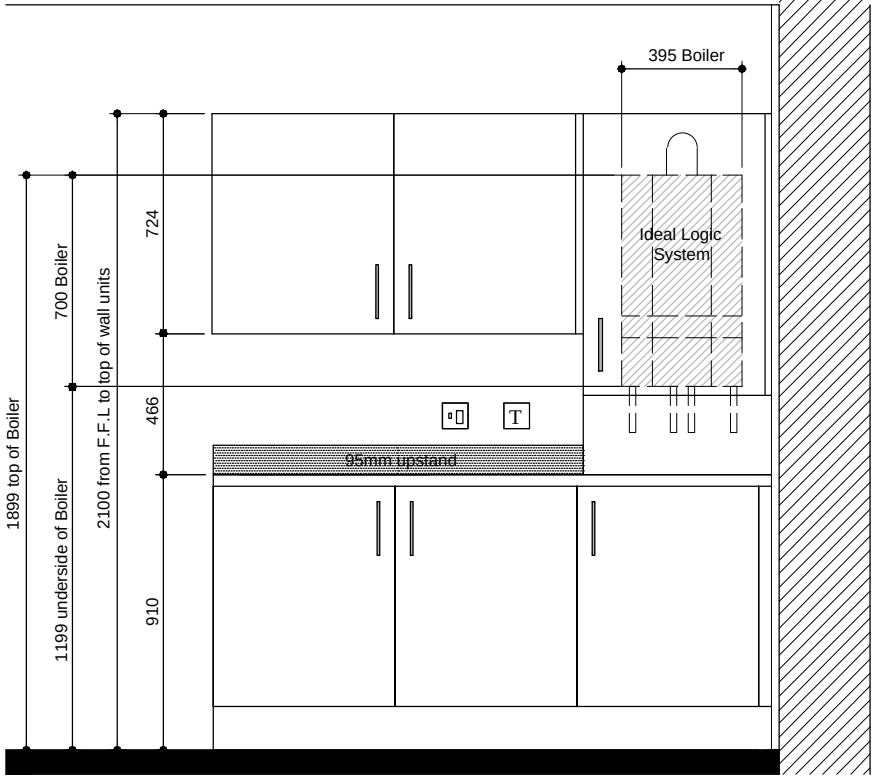


Potterton Promax Ultra Combi Boiler within Kitchen (Tall Cupboard)

Refer to plot specific kitchen layout, boiler to be housed in tall unit as shown, other units shown indicative.

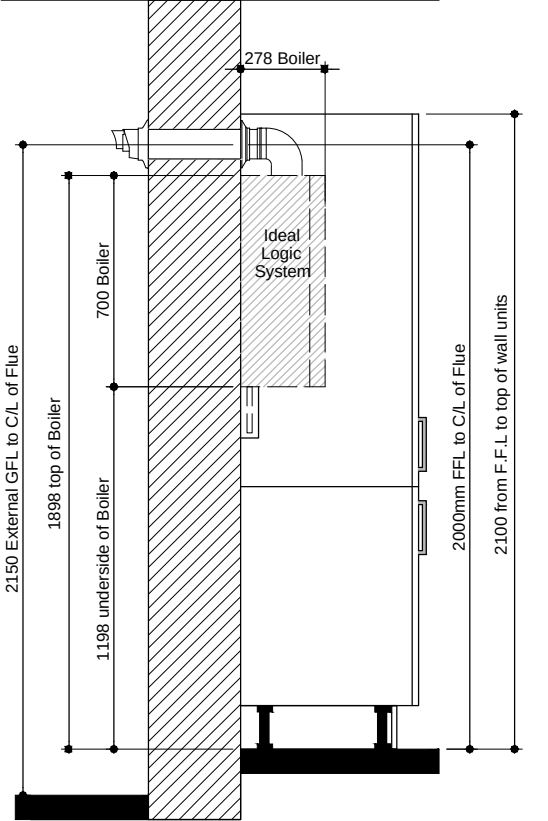
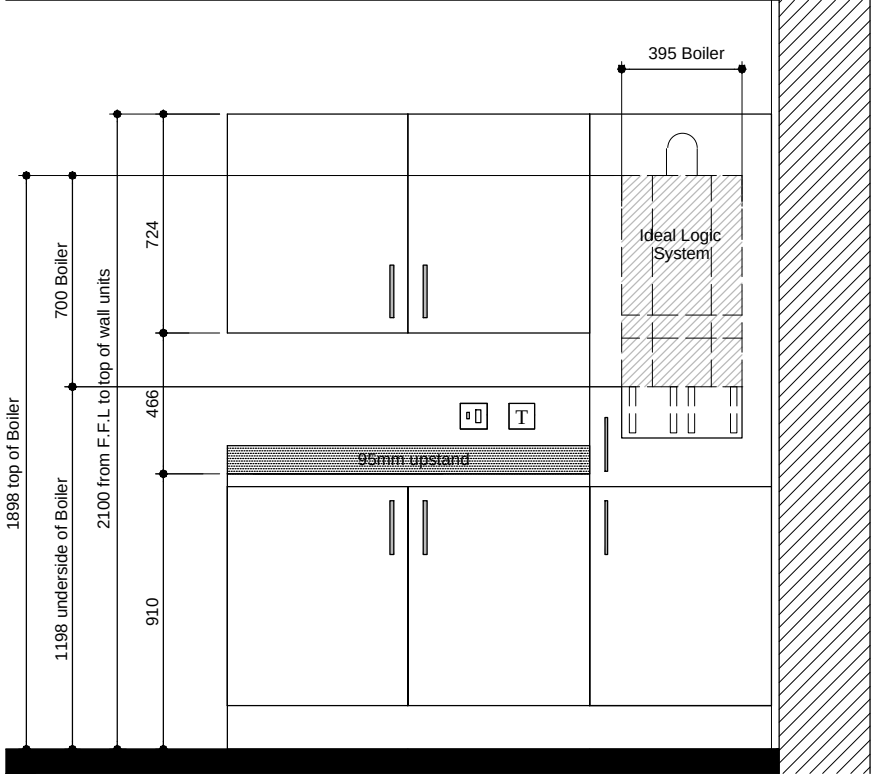


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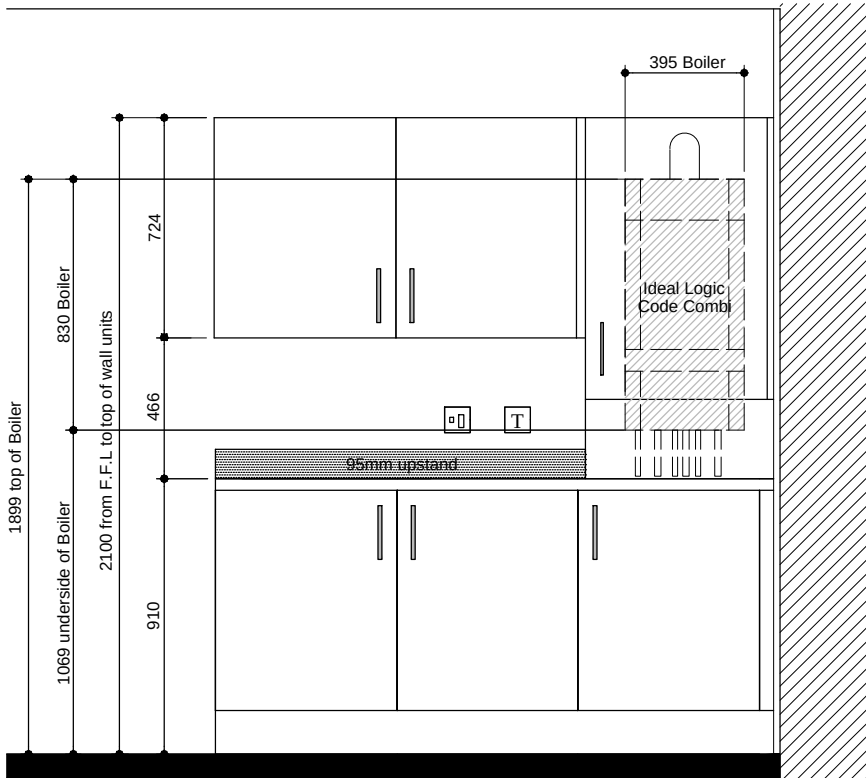
Ideal Logic System Boiler within Kitchen (Boiler Housing)

Refer to plot specific kitchen layout, boiler to be housed in housing unit as shown, other units shown indicative.



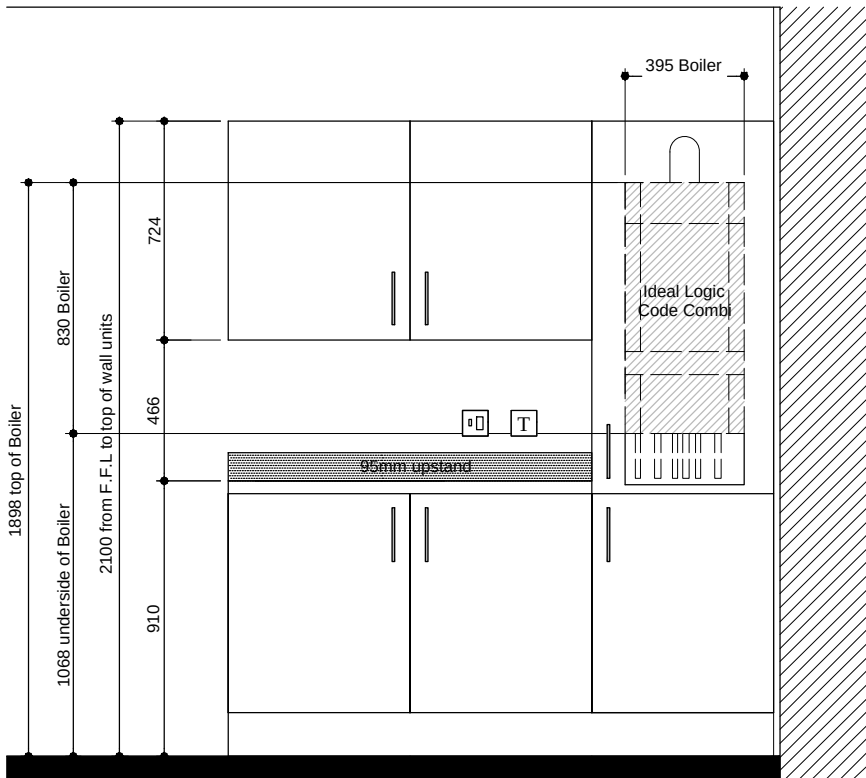
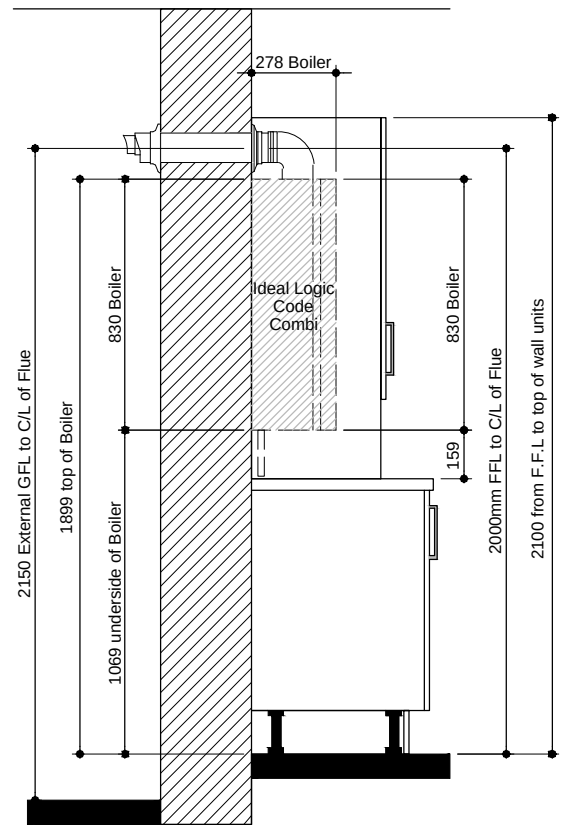
Ideal Logic System Boiler within Kitchen (Tall Cupboard)

Refer to plot specific kitchen layout, boiler to be housed in tall unit as shown, other units shown indicative.



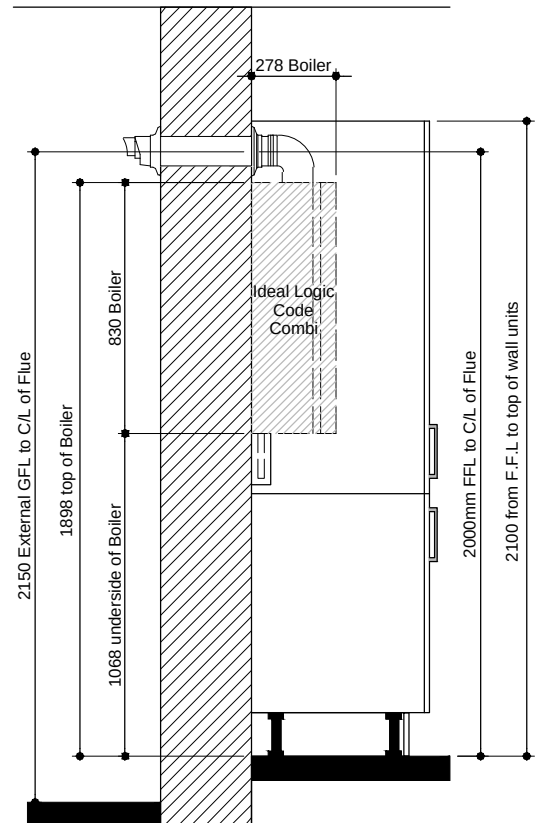
Ideal Logic Code Combi Boiler within Kitchen (Boiler Housing)

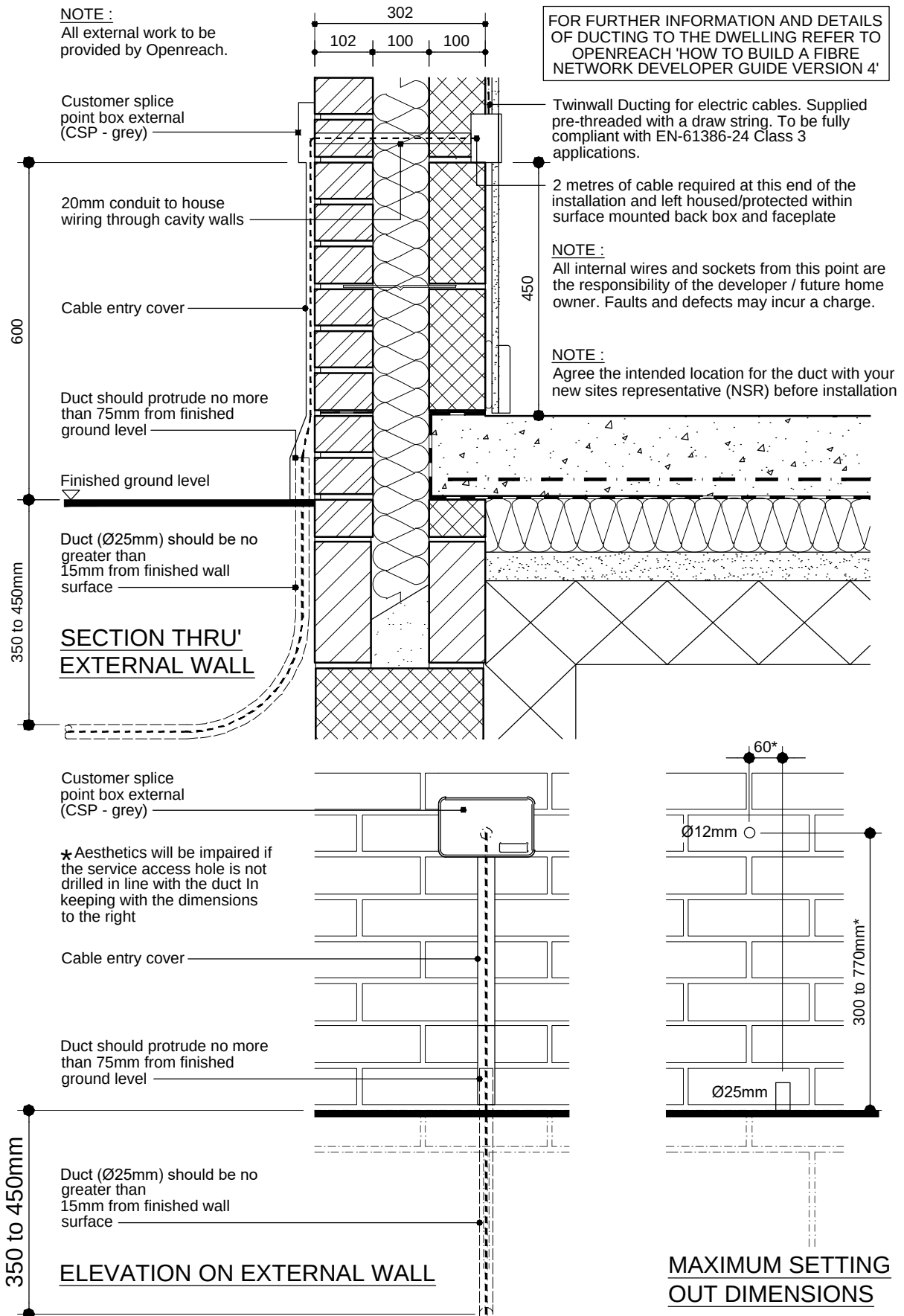
Refer to plot specific kitchen layout, boiler to be housed in housing unit as shown, other units shown indicative.



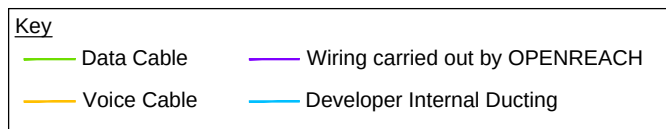
Ideal Logic Code Combi Boiler within Kitchen (Tall Cupboard)

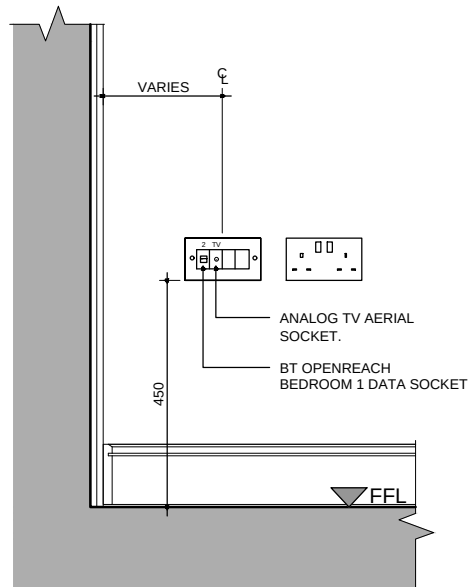
Refer to plot specific kitchen layout, boiler to be housed in tall unit as shown, other units shown indicative.



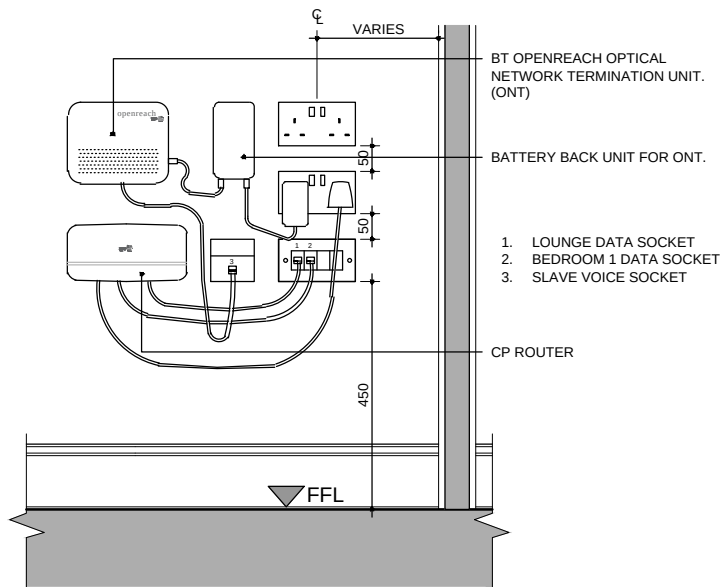


openreach
a BT Group business

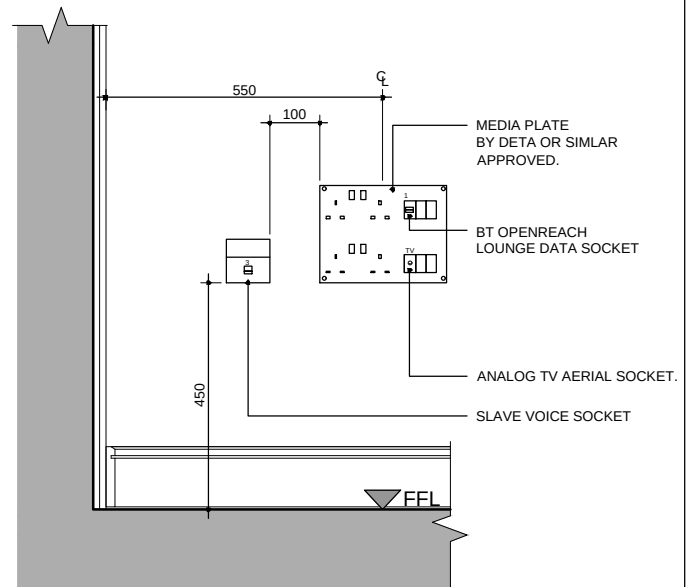


**BEDROOM 1 INTERNAL ELEVATION**

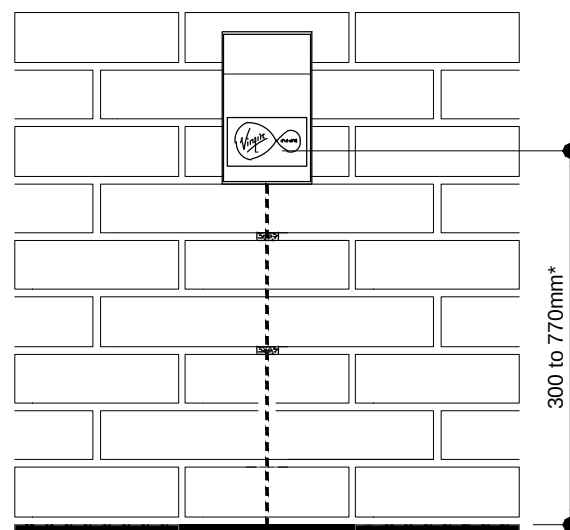
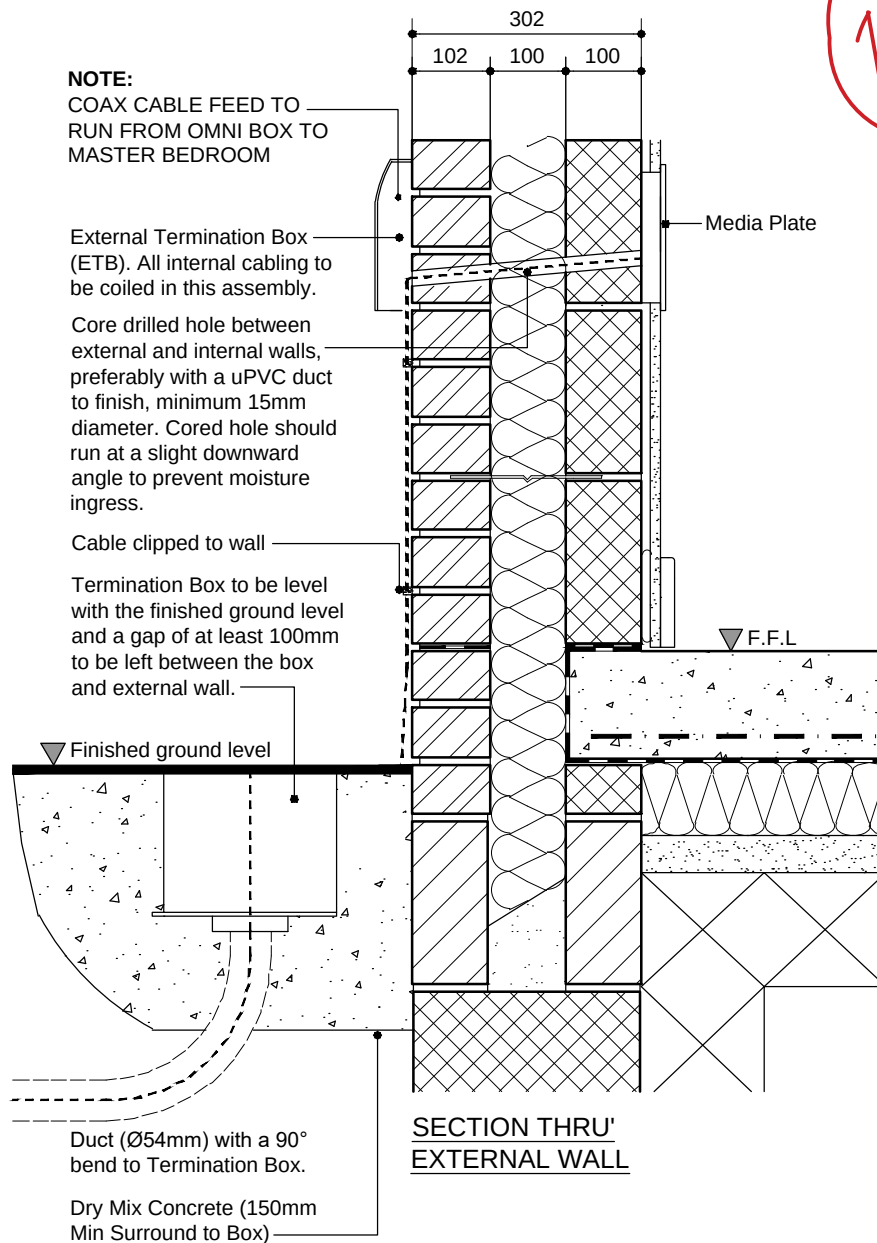
SCALE: NTS

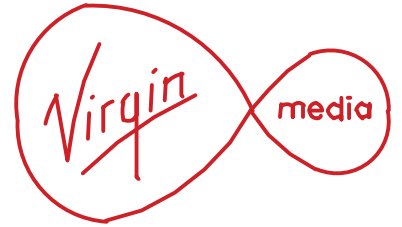
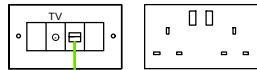
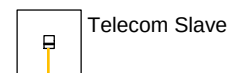
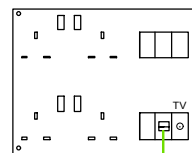
**STORE INTERNAL ELEVATION**

SCALE: NTS

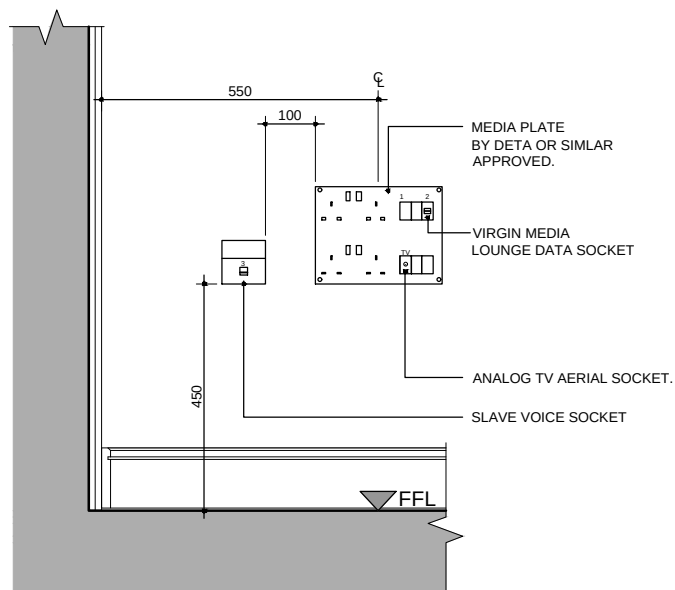
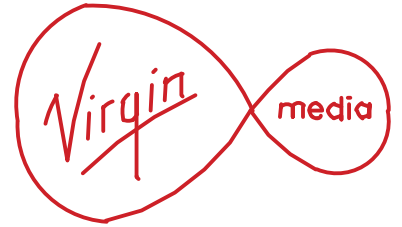
**LOUNGE INTERNAL ELEVATION**

SCALE: NTS

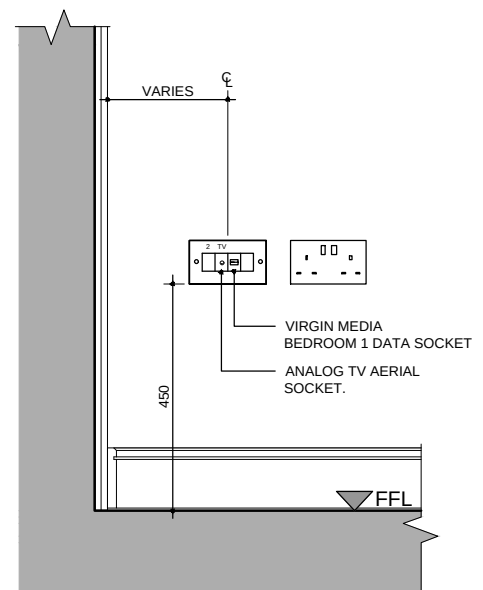
**EXTERNAL ELEVATION**

**MASTER BEDROOM****LOUNGE**Key

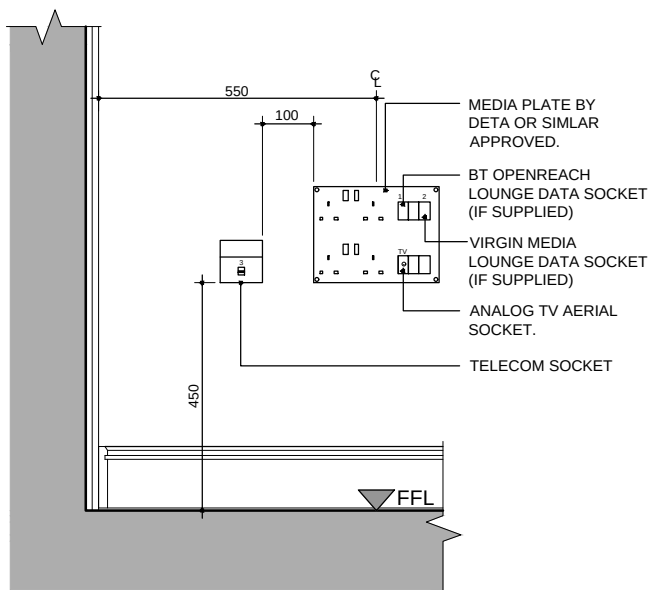
- RG6 Coaxial Cable (Supplied by Virgin Media)
- 2 Pair Copper Telephone Cable
- Wiring carried out by OPENREACH

**LOUNGE INTERNAL ELEVATION**

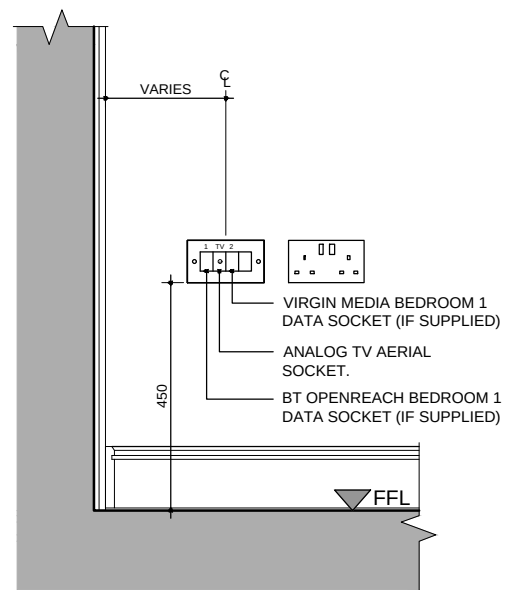
SCALE: NTS

**BEDROOM 1 INTERNAL ELEVATION**

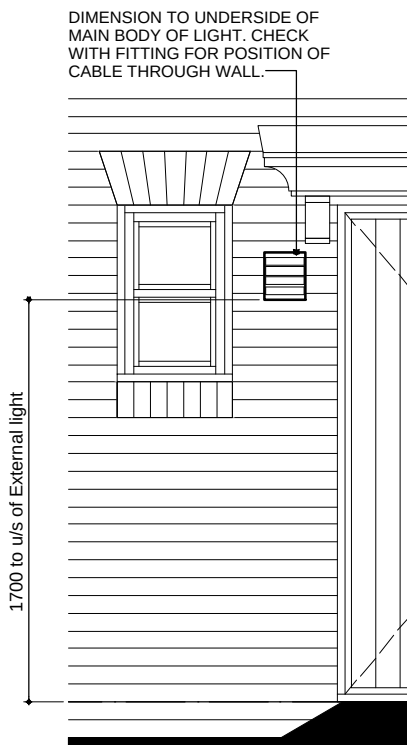
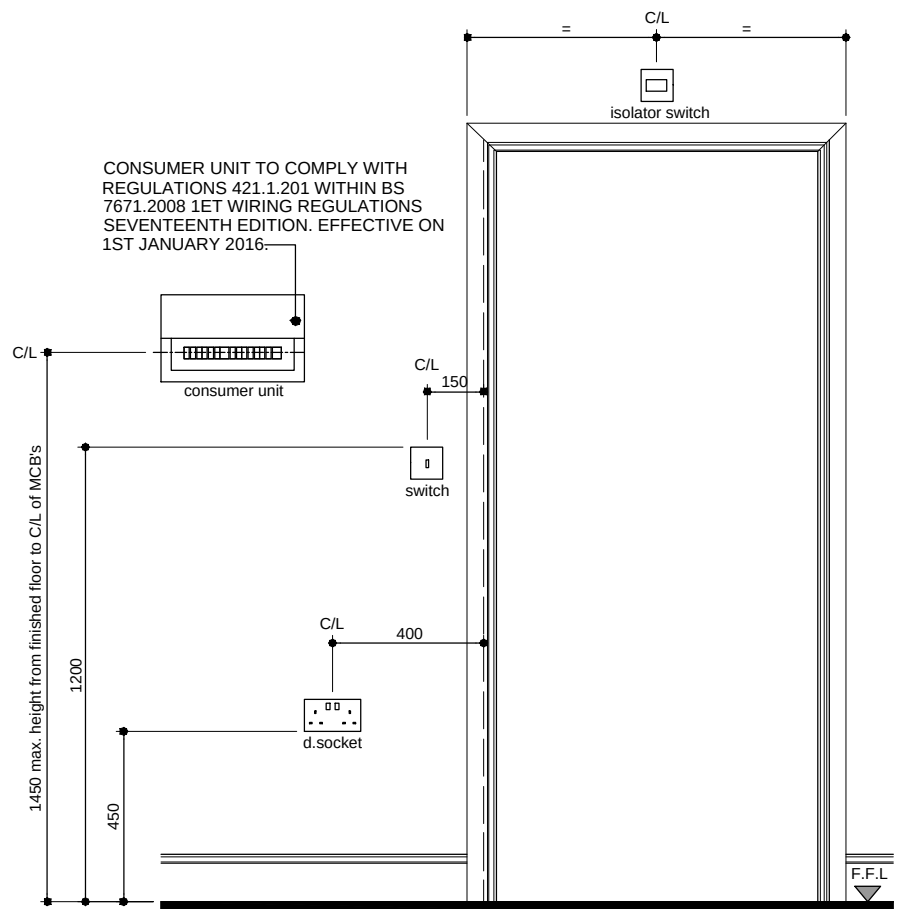
SCALE: NTS

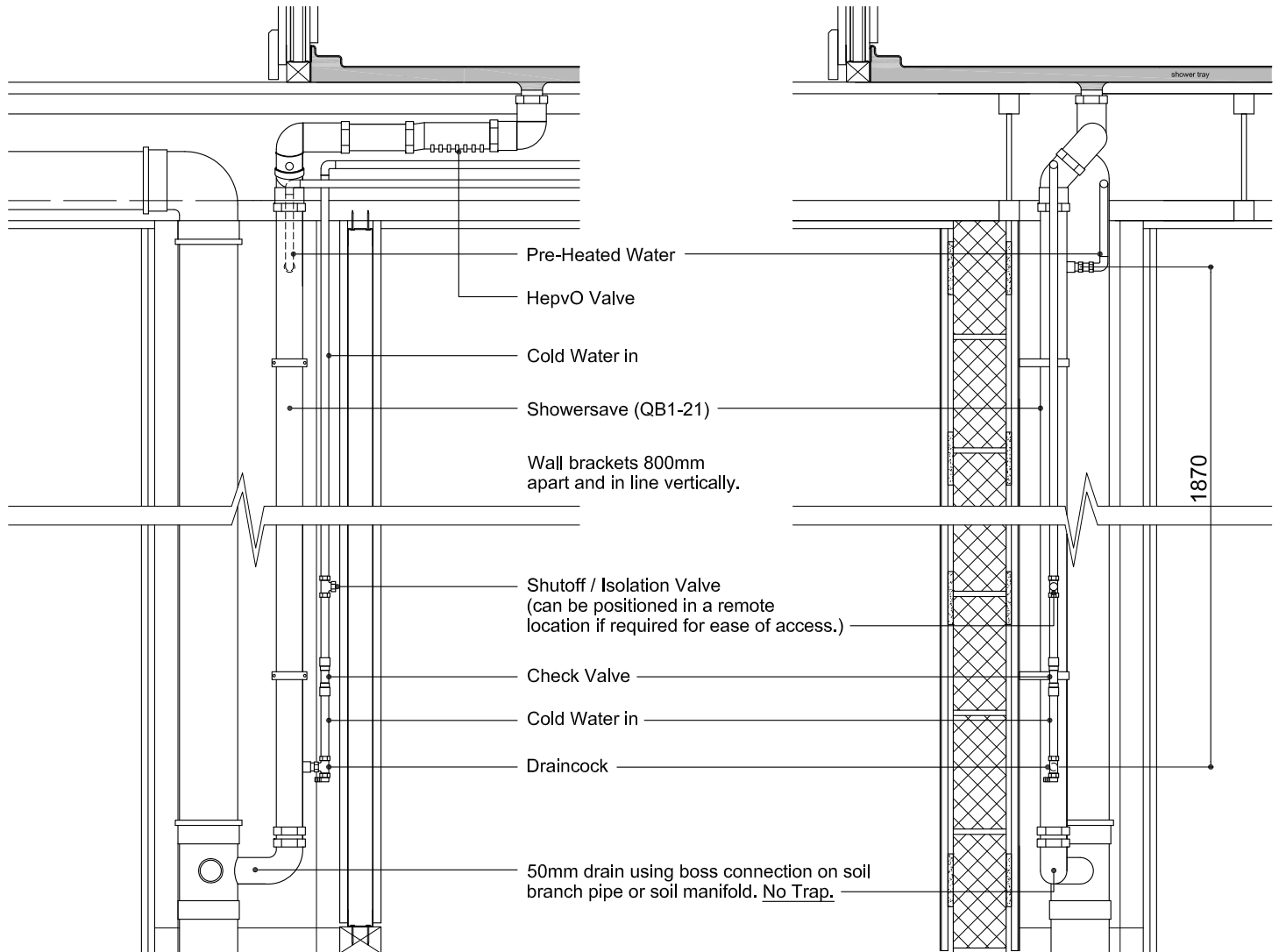
**LOUNGE INTERNAL ELEVATION**

SCALE: NTS

**BEDROOM 1 INTERNAL ELEVATION**

SCALE: NTS

**OPTIONAL EXTERNAL LIGHT LOCATION.**
(TYPICAL DETAIL SHOWN)**ELEVATION**



Front Elevation.

Side Elevation.

Discharge Stack Boxing Plan Detail

Note.
Refer to specialist heating supplier / manufacturer for plot specific heating designs for location.

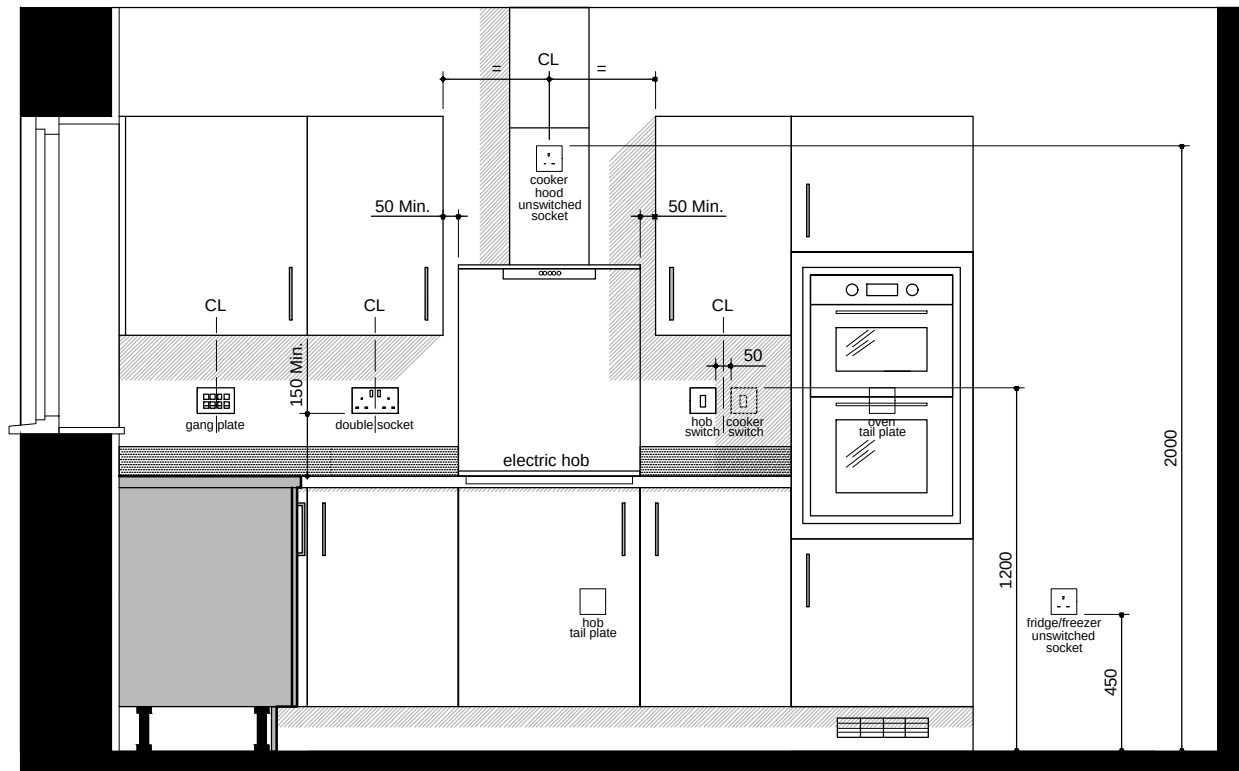
Notes:

- Ensure the Showersave QB1-21 is easily accessible so that it can be installed easily and removed easily.
- Ensure that a non-return and a shut-off valve have been installed and that these are accessible. Ideally in a remote location to avoid an access hatch.
- The heat exchanger should be installed in an area where the temperature does not normally exceed 25°C. DO NOT INSULATE the Showersave QB1-21.
- Ensure the tap water connections are made using straight thread, that no hemp is used and that the tightening moment is limited to 120Nm.
- Following installation the system should be cleaned in accordance with ACOP L8 or BS 6700.
- There may be some pressure loss on the tap side when a high flow rate shower head is used.

ENHANCED SPECIFICATION

ONLY TO BE USED WHEN ENHANCED CONSTRUCTION
SPECIFICATION IS REQUIRED ON A SITE BY SITE BASIS

Rev A (Aug 2018) - Detail renamed to new product description (QB1-21) & notation amended.



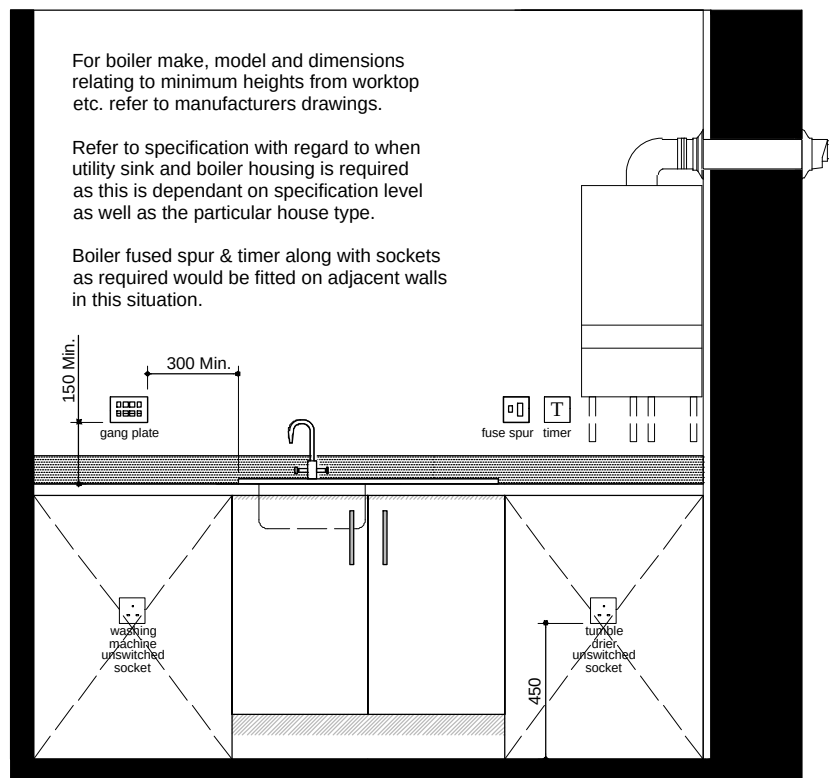
Typical Kitchen Elevation

Notes :

Sockets to be central to wall units and a minimum of 150mm from the worktop. A standard electrical fitting which is not splash resistant should not be located next to a sink or drainer. A minimum distance of 300mm measured horizontally from the edge of the fitting to the edge of any individual hob, sink or drainer is required. Refer to NHBC Technical Guidance 8.1/22 - December 2012.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

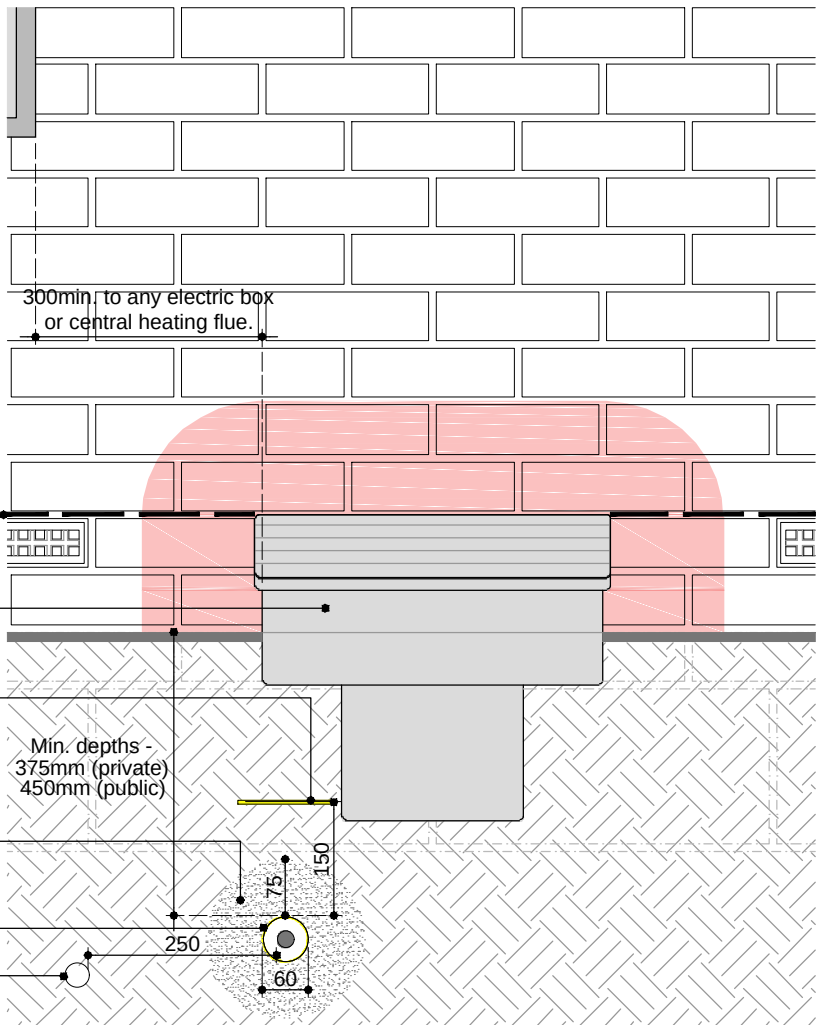
Refer to individual house type working drawing for dimensioned electrical kitchen & ensuite layouts and Symphony kitchens detailed design drawings for kitchen & utility layout and elevations.



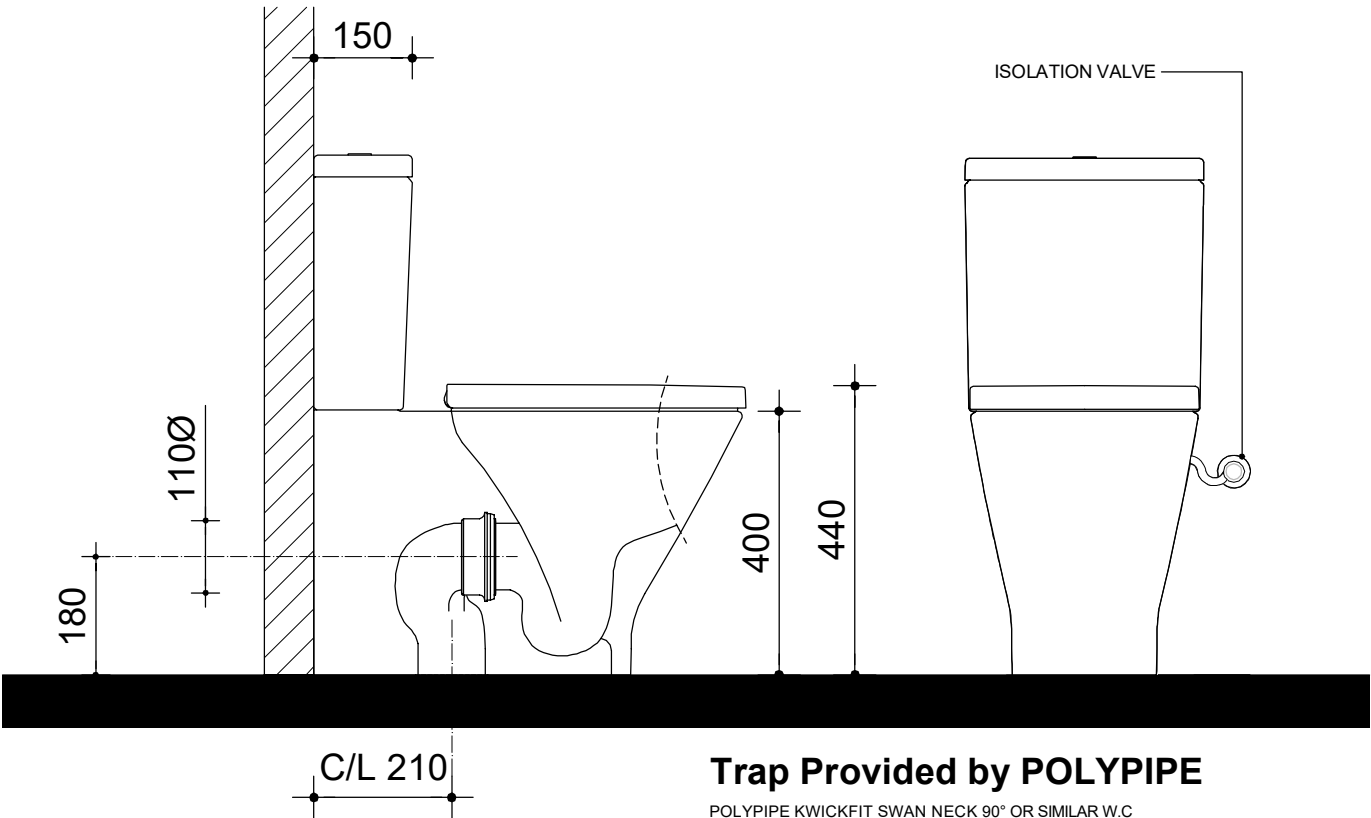
Typical Utility Elevation

Rev.

-

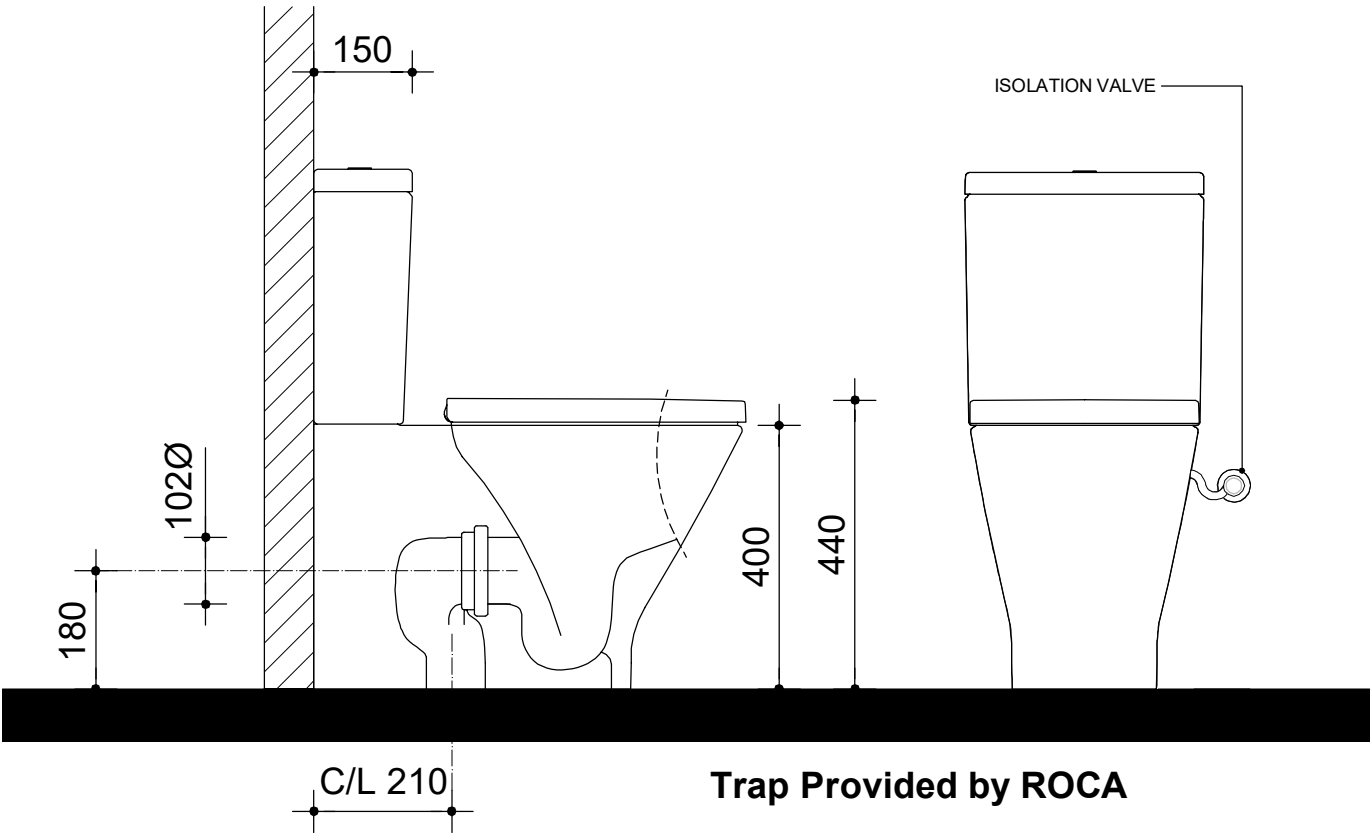


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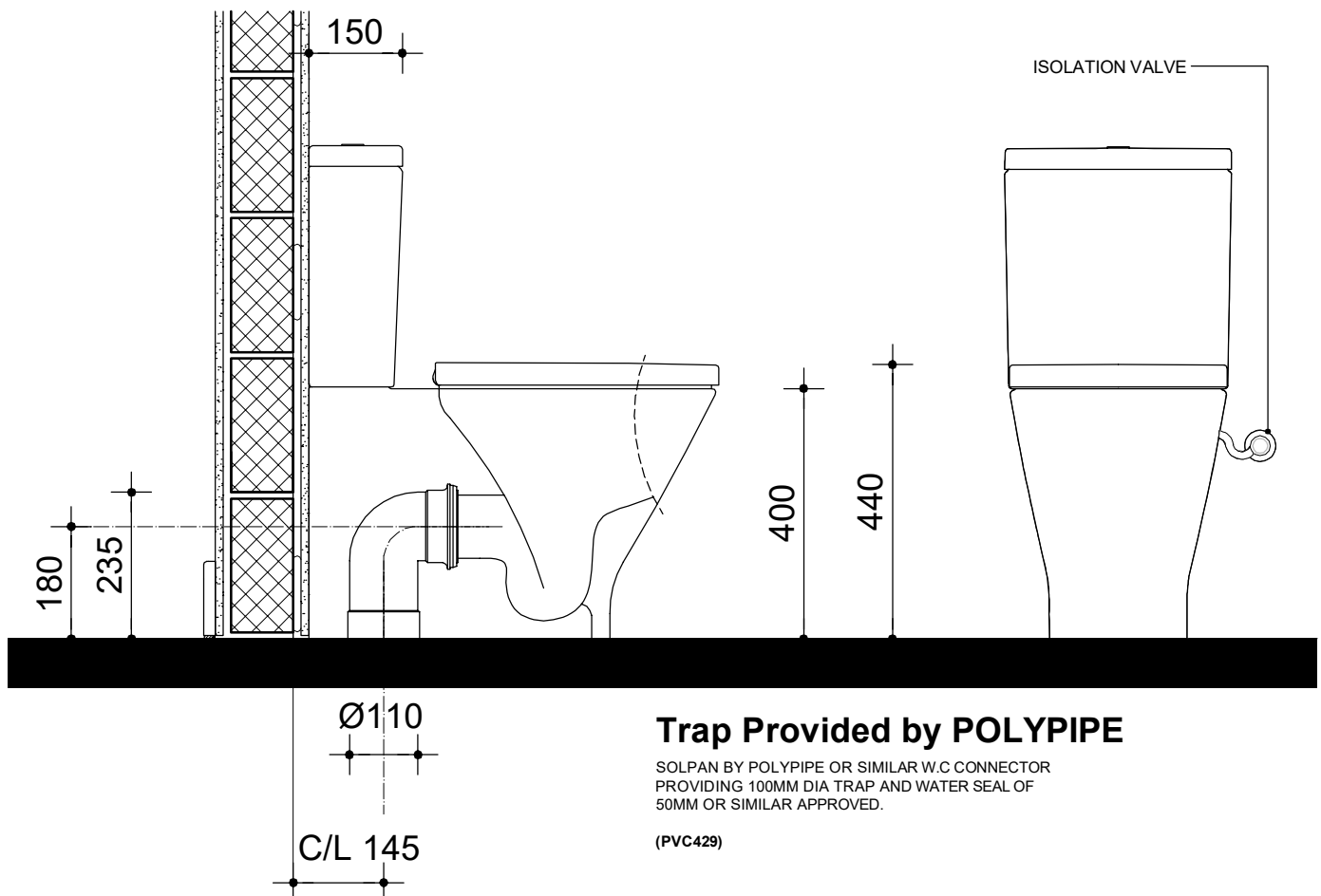
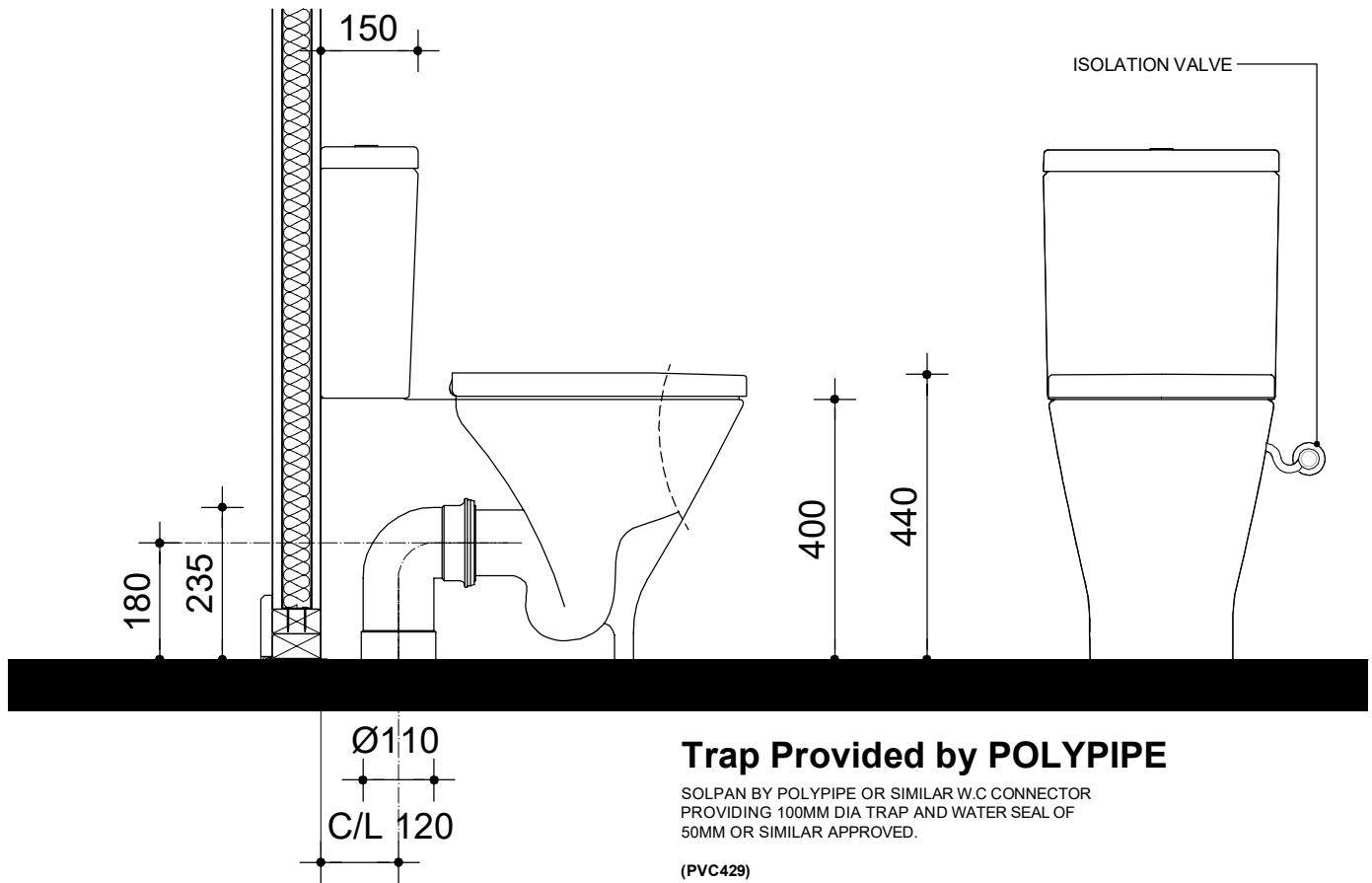
Trap Provided by POLYPIPE

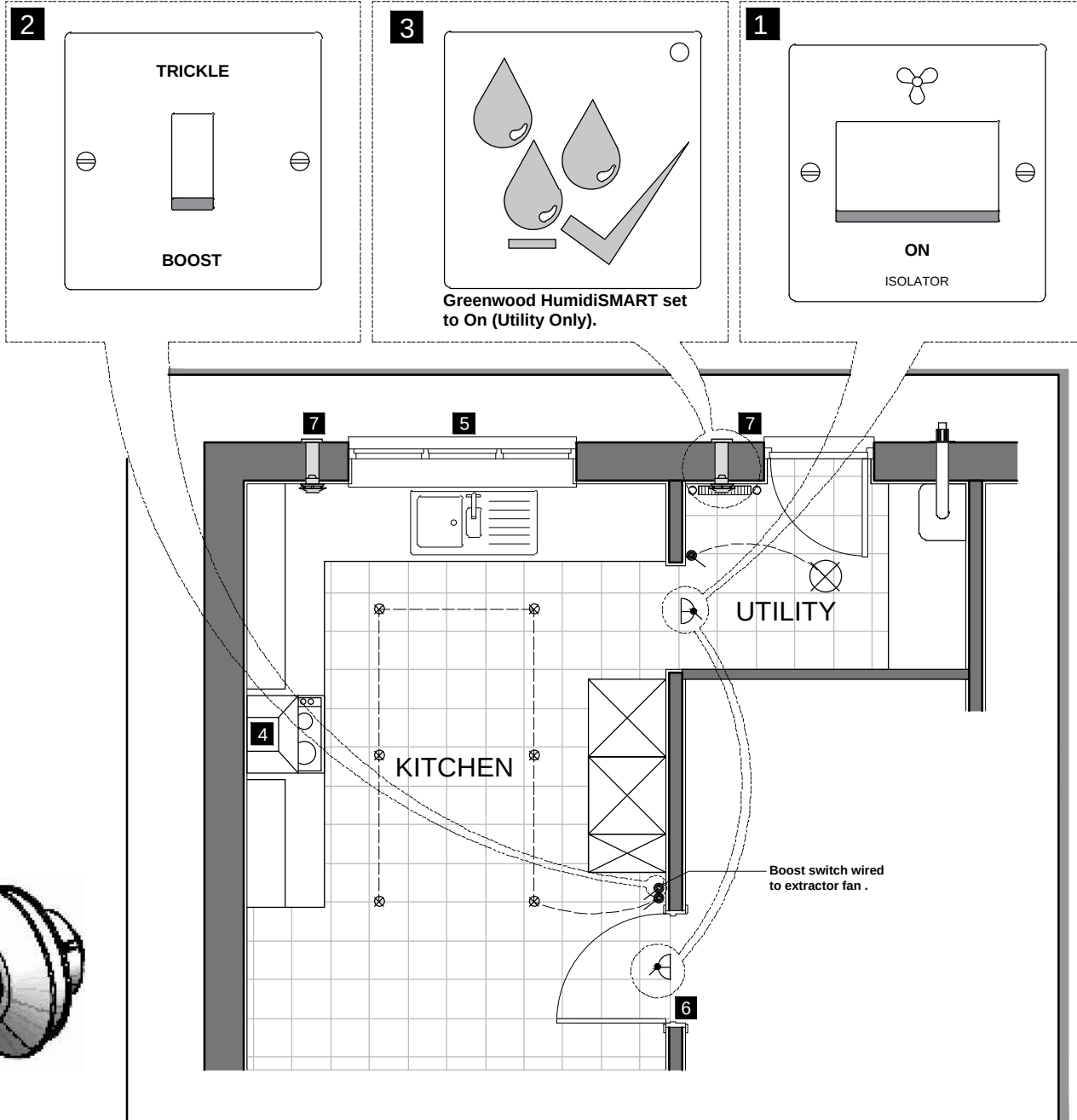
POLYPIPE KWICKFIT SWAN NECK 90° OR SIMILAR W.C CONNECTOR PROVIDING 100MM DIA TRAP AND WATER SEAL OF 50MM OR SIMILAR APPROVED.



Trap Provided by ROCA

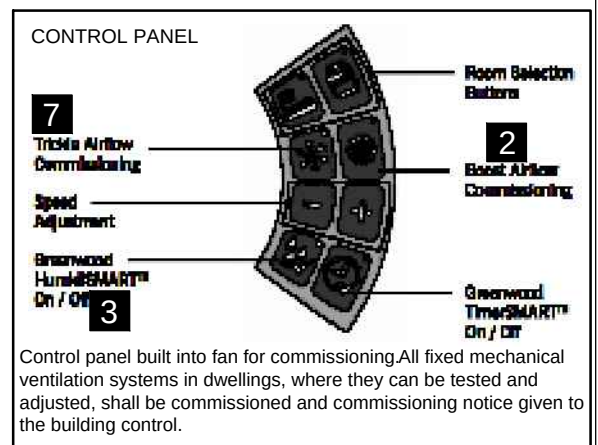
Rev A (May 2018) - POLYPIPE Connector updated to show Kwickfit Swan Neck 90°.

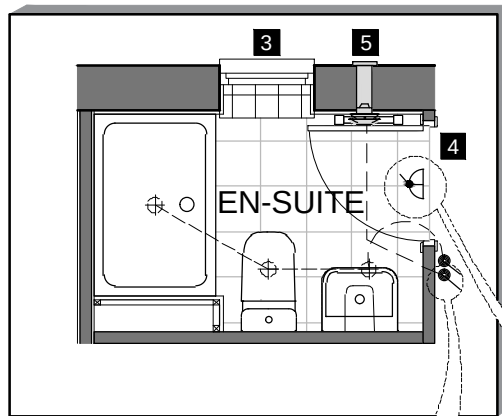




UNITY CV2GIP DECENTRALISED MECHANICAL EXTRACT VENTILATION (DMEV)

- Extract switch (On / Off)** - It is important that the fan remains in operation at all times unless switched off for maintenance.
- Trickle / Boost switch** - Located near hob. Activated manually to rapidly increase the fan speed to help reduce the increased moisture in the air usually occurring during cooking; therefore a need to switch ventilation to boost mode.
- Greenwood HumidiSMART (On)** - Monitors the ambient humidity within the room environment and looks for short peaks of humidity. This smart technology is included with the fan.
- Cooker Hood extractor set to recirculate (Not ducted to outside)
- No trickle Vents on window in same room as CV2GIP Extractor.
- To ensure good transfer of air throughout the dwelling, there should be an undercut (minimum area of 7600mm²) to all doors above the floor finish (equivalent to an undercut of 10mm per door)
- Refer to individual House Type and Greenwood designs for extract ventilation rates.





CONTROL PANEL

5
Trickle Airflow
Commissioning

Speed
Adjustment

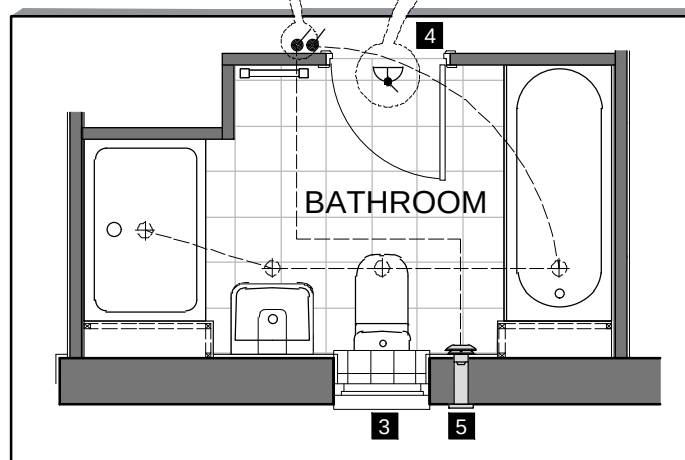
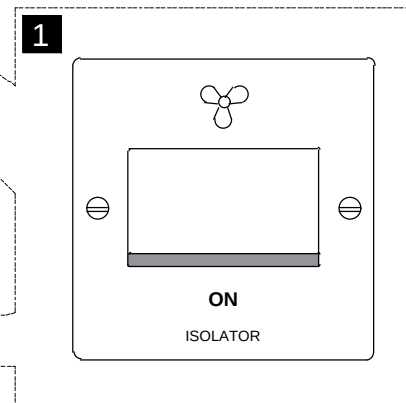
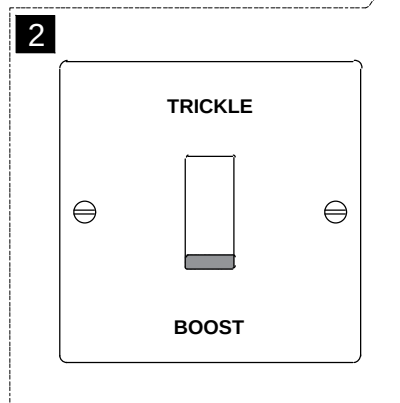
Greenwood
HumidSMART™
On / Off

Room Selection
Buttons

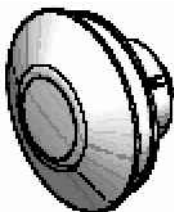
2
Boost Airflow
Commissioning

Greenwood
TimeSMART™
On / Off

Control panel built into fan for commissioning. All fixed mechanical ventilation systems in dwellings, where they can be tested and adjusted, shall be commissioned and commissioning notice given to the building control.

**UNITY CV2GIP DECENTRALISED MECHANICAL EXTRACT VENTILATION (DMEV)**

- 1. Extract switch (On / Off)** - It is important that the fan remains in operation at all times unless switched off for maintenance.
- 2. Trickle / Boost switch** - Activated manually to rapidly increase the fan speed to help reduce the increased moisture in the air usually occurring during cooking/showering; therefore a need to switch ventilation to boost mode.
- 3.** No trickle Vents on window in same room as CV2GIP Extractor.
- 4.** To ensure good transfer of air throughout the dwelling, there should be an undercut (minimum area of 7600mm²) to all doors above the floor finish (equivalent to an undercut of 10mm per door)
- 5.** Refer to individual House Type and Greenwood designs for extract ventilation rates.



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900 min. width

Note:
Accessible threshold
to comply with Part M
of B. Regs. For detail
of threshold and
access arrangements
see detail no.
FN[1]10 & FN[1]11

CROSS FALL:
MIN. 1:60 MAX. 1:40
FALL

additional DPC
150mm above
path level

cut slab to
edge of ramp

Typical Construction Detail;

50mm paving slab on mortar
on 50mm sand blinding on
consolidated hardcore

60mm block paving on 50mm
sand blinding on consolidated
hardcore

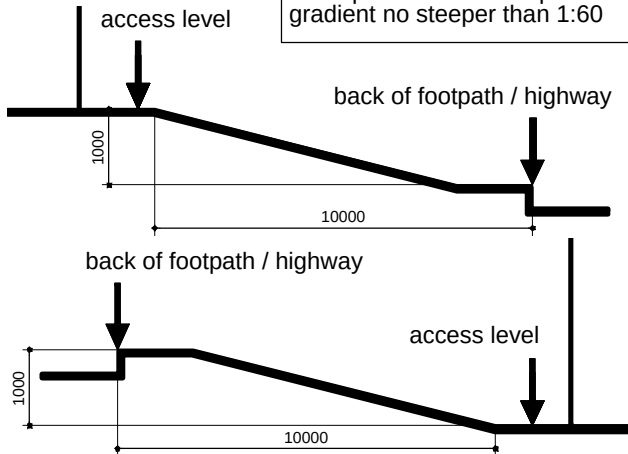
Tarmacadam as driveway
construction

Additional DPC required

1 full course Durox
supabloc n.b. only
suitable up to class
2 sulphate ground
conditions

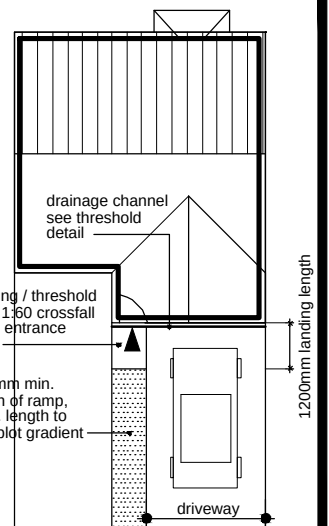
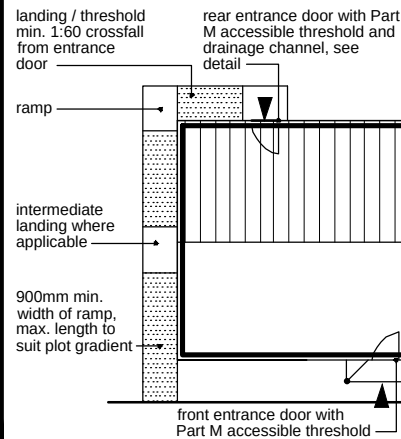
TYPICAL RAMP CONSTRUCTION SECTION A-A

Note: Level Plot
Level plot is defined as plot with
gradient no steeper than 1:60



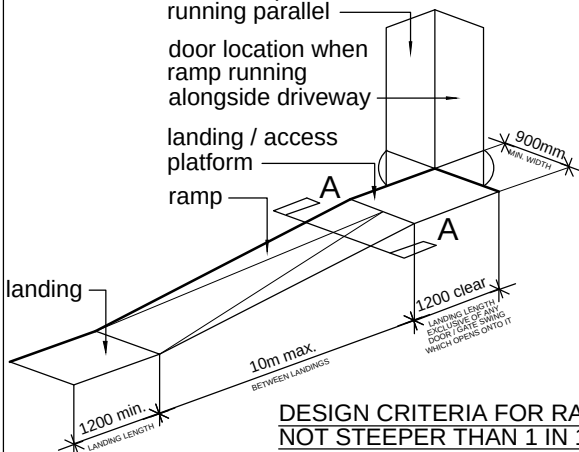
DEFINITION OF PLOT GRADIENT

RAMPED APPROACH TO FRONT AND REAR OF DWELLING



crossfall to ramp to be between 1:40
max. and 1:60 min.

door location
when ramp
running parallel
door location when
ramp running
alongside driveway
landing / access
platform
ramp



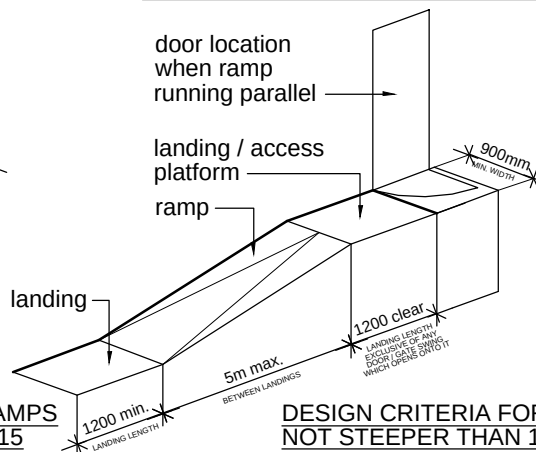
DESIGN CRITERIA FOR RAMPS
NOT STEEPER THAN 1 IN 15

FOR PLOT GRADIENTS BETWEEN
1:12 TO 1:15

crossfall to ramp to be between 1:40
max. and 1:60 min.

door location
when ramp
running parallel

landing / access
platform
ramp

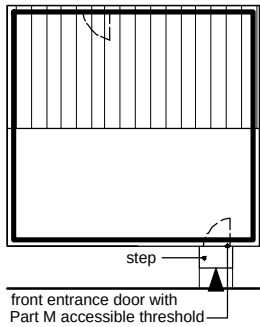


DESIGN CRITERIA FOR RAMPS
NOT STEEPER THAN 1 IN 12

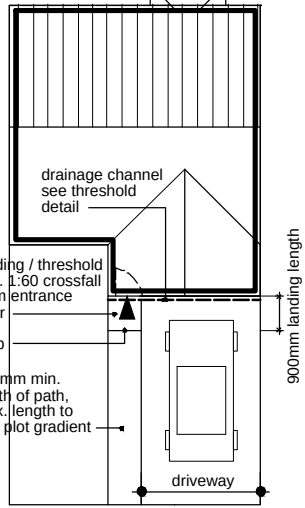


Ramp surfaces to be firm and
even suitable surfaces include:
concrete (roughened)
paving slabs
tarmacadam
brick pavers

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STEPPED APPROACH TO FRONT AND REAR OF DWELLING

EXAMPLE OF PART M REAR ENTRANCE



EXAMPLE OF PART M FRONT ENTRANCE

Note: Level Plot
Level plot is defined as plot with gradient no steeper than 1:60

Steps should be provided when the plot gradient is steeper than 1:15, or in addition to ramp

back of footpath / highway

access level

Step surfaces to be firm and even suitable surfaces include;
concrete (roughened)
paving slabs
brick paviors

DEFINITION OF ARRIVAL THROUGH STEPPED APPROACH**ALTERNATIVE STEPPED APPROACH**

access level

back of footpath / highway

900

900mm min. clear opening to landing

handrail to extend 300mm min. at top and bottom landings

SUITABLE HANDRAIL PROFILE

landing

door location when steps running parallel

door location when steps running alongside driveway

handrail extends 300mm min. over landings top and bottom

width of handrail has to be taken into consideration in width of stairs

900mm min. intermediate landing where applicable

DESIGN CRITERIA:

WIDTH OF EACH FLIGHT HAS A MIN. 900mm UNOBSTRUCTED WIDTH

EACH FLIGHT HAS A MAX. RISE OF 1800mm

EACH FLIGHT HAS A TOP AND BOTTOM LANDING, INTERMEDIATE IF NECESSARY EACH SHOULD BE MIN. 900mm IN LENGTH

EACH STEP SHOULD HAVE SUITABLE NOSING PROFILES (MAX 25MM)

THE RISE OF EACH STEP SHOULD BE BETWEEN 75 AND 150mm

THE GOING OF EACH STEP SHOULD NOT BE LESS THAN 280mm

HANDRAIL TO BE PROVIDED OVER 3 OR MORE STEPS TO ONE SIDE AND BETWEEN 850-1000mm

SUITABLE TREAD NOSING PROFILES

nosing max 25mm

nosings must avoid trip hazards

when open risers, overlap to be 16mm min.

60° max. angle of nosings

three or more risers requires a suitable continuous handrail on one side of the flight

DESIGN CRITERIA FOR STEPPED APPROACH

landing length exclusive of any door/gate swing which opens onto it

landing

approved accessible door threshold sill

crossfall to landing to be between 1:60 min. and 1:40 max.

900mm min. landing

75 Max.

280 min.

150 max

125 Min

50mm paving slab on mortar dabs on 50mm sand blinding on 150mm consolidated hardcore

CROSS SECTION THROUGH STEP
(EXAMPLE SHOWN THROUGH DOOR THRESHOLD)

75mm sand/cement screed reinforced with lightweight mesh

500g vapour barrier linked to d.p.c.

75mm kingspan thermafloor insulation or similar see regional spec for type.

30mm thick insulation upstand to external walls. min r value of 0.75m k/w

dorox 3.5n florblock infill blocks ensure blocks grouted up with 1:4 cement sand brush grout to fully fill all joints. all fixed in accordance with manufacturers instructions.

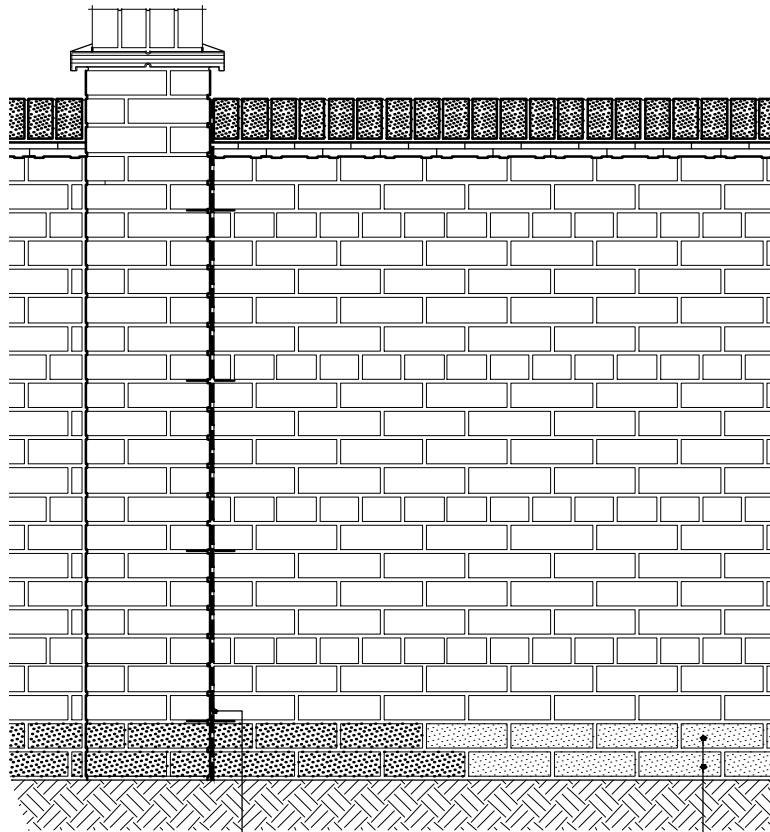
coursing blocks

concrete floor beams with block infill to manufacturers detail. 175mm deep to regional spec.

100mm cavity fill



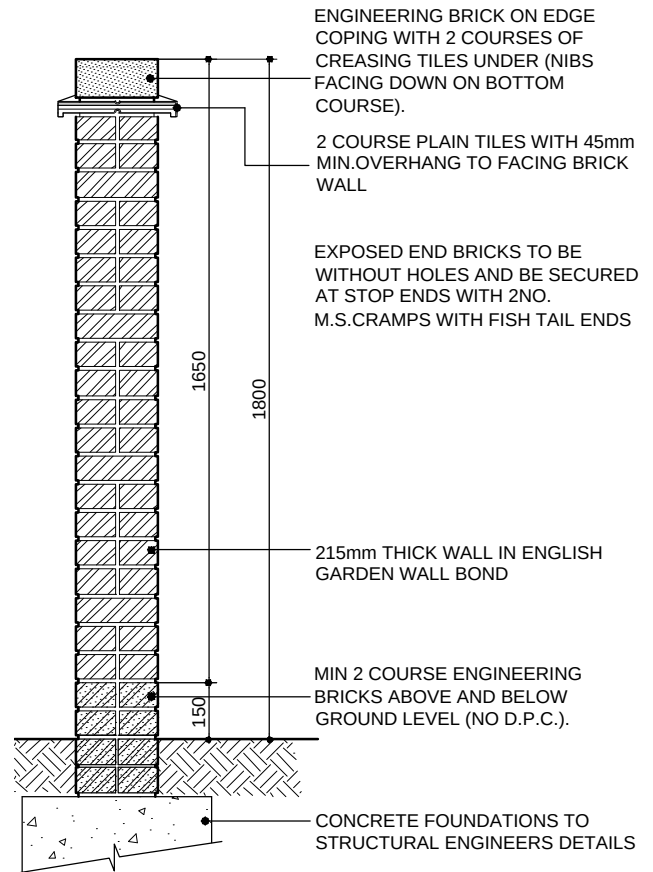
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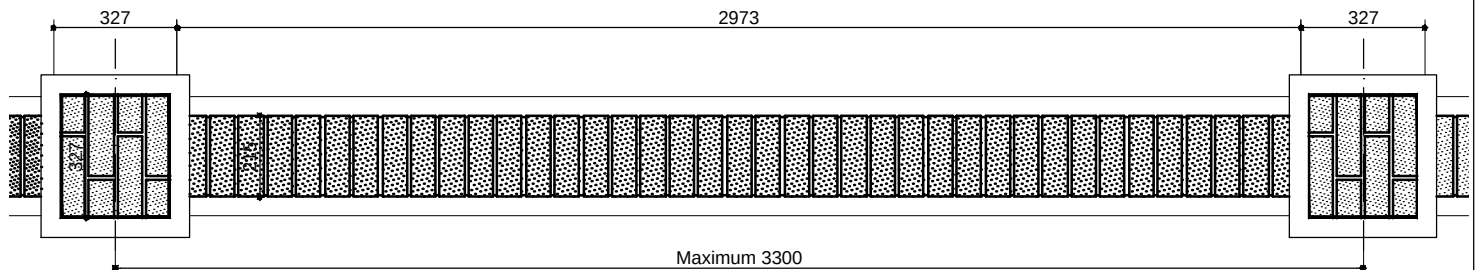
16MM WIDE MOVEMENT JOINT SET 16MM BACK FROM FACE OF BRICKWORK AND FILLED WITH POLYSULFIDE OR LOW MODULUS SILICONE. CAVITY TIES FITTED WITH DE-BONDING SLEEVES AT 450MM VERTICAL CTRS.

MIN 2 COURSE ENGINEERING BRICKS ABOVE AND BELOW GROUND LEVEL (NO D.P.C.).

ELEVATIONAL DETAIL



SECTION



PLAN OF SCREEN WALL.

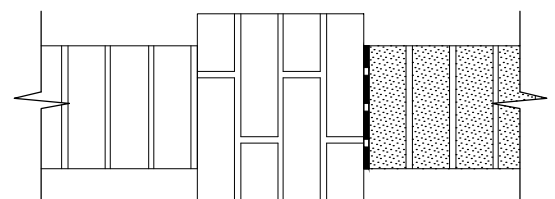
TO 1.8m HIGH SCREEN WALL PANEL WITH PIERS (SHELTERED SITES - ZONES 1 & 2 ONLY).

REFER TO BRE GOOD BUILDING GUIDE 14: BUILDING SIMPLE PLAN BRICK OR BLOCKWORK FREE-STANDING WALLS (1994) AND STRUCTURAL CALCULATIONS 'ASSESSMENT OF BRICK BOUNDARY WALLS FOR GENERAL USE ON BLOOR HOMES SITES - ABACUS DESIGN ASSOCIATES JOB NO. 37105-078

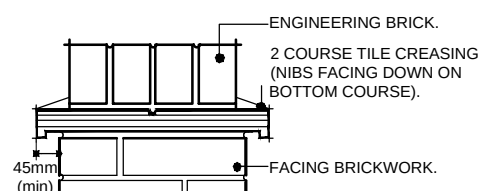
BRICKWORK FROM FOUNDATION TO 150MM ABOVE GROUND TO BE CLASS B ENGINEERING; BRICKWORK ABOVE TO BE FL RATED FACING BRICKS. MORTAR TO BE CLASS M12 THROUGHOUT.

A DPC IS NOT REQUIRED AT 150MM ABOVE GROUND.

MOVEMENT JOINTS WILL BE REQUIRED IN THE WALL AT NOT GREATER THAN 12M CENTRES. JOINT WIDTH >16MM. FOUNDATIONS TO BE DETERMINED BY REGIONAL FOUNDATION ENGINEER TO SUIT SPECIFIC SITE CONDITIONS.



16mm COMPRIBAND (OR EQUAL) COMPRESSIBLE SHEET EXPANSION JOINT STOPPED 16MM FROM FACE, SEALED WITH LOW MODULUS SILICONE SEALANT. SLEEVED CAVITY TIES DE-BONDED (SUITABLE FOR EXPANSION JOINTS) TO BE LAID AT 450MM VERTICAL CTRS.

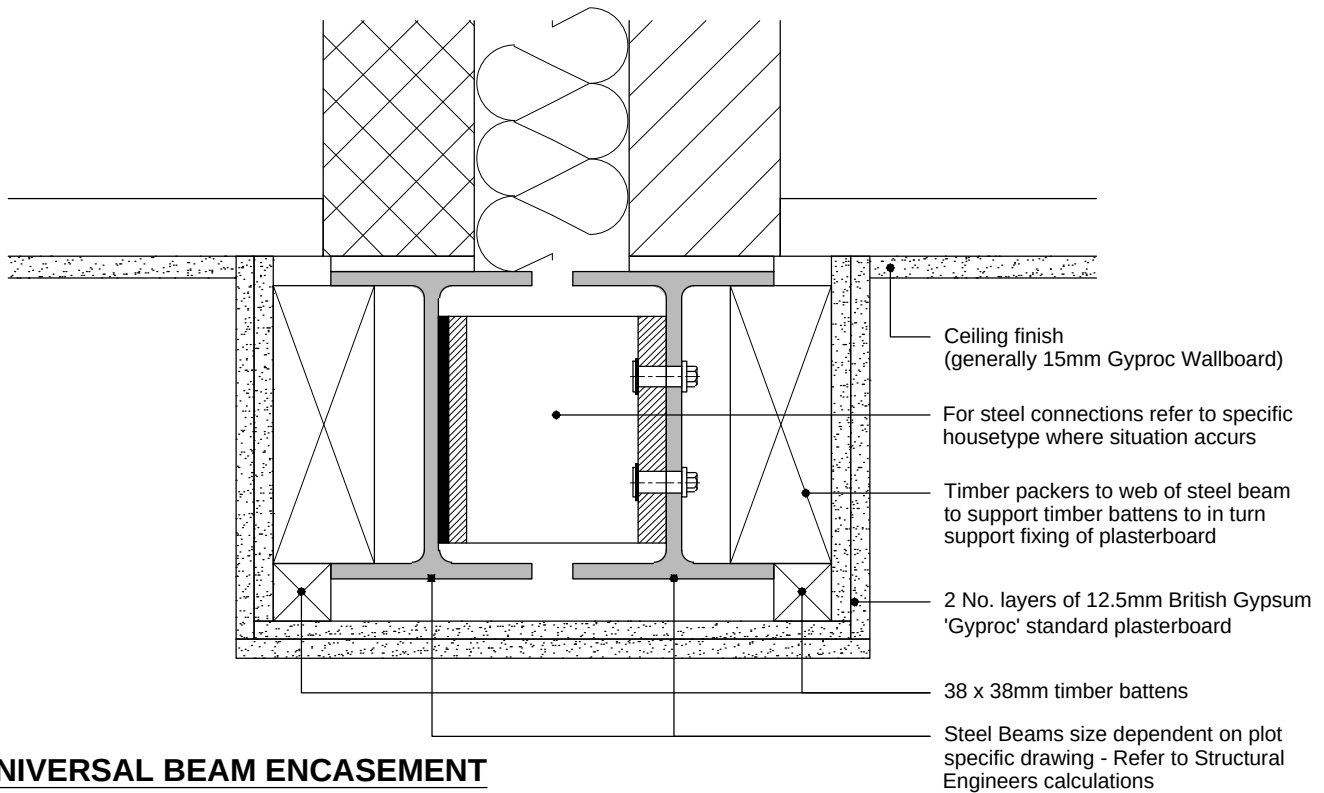


PIER CAP DETAIL.

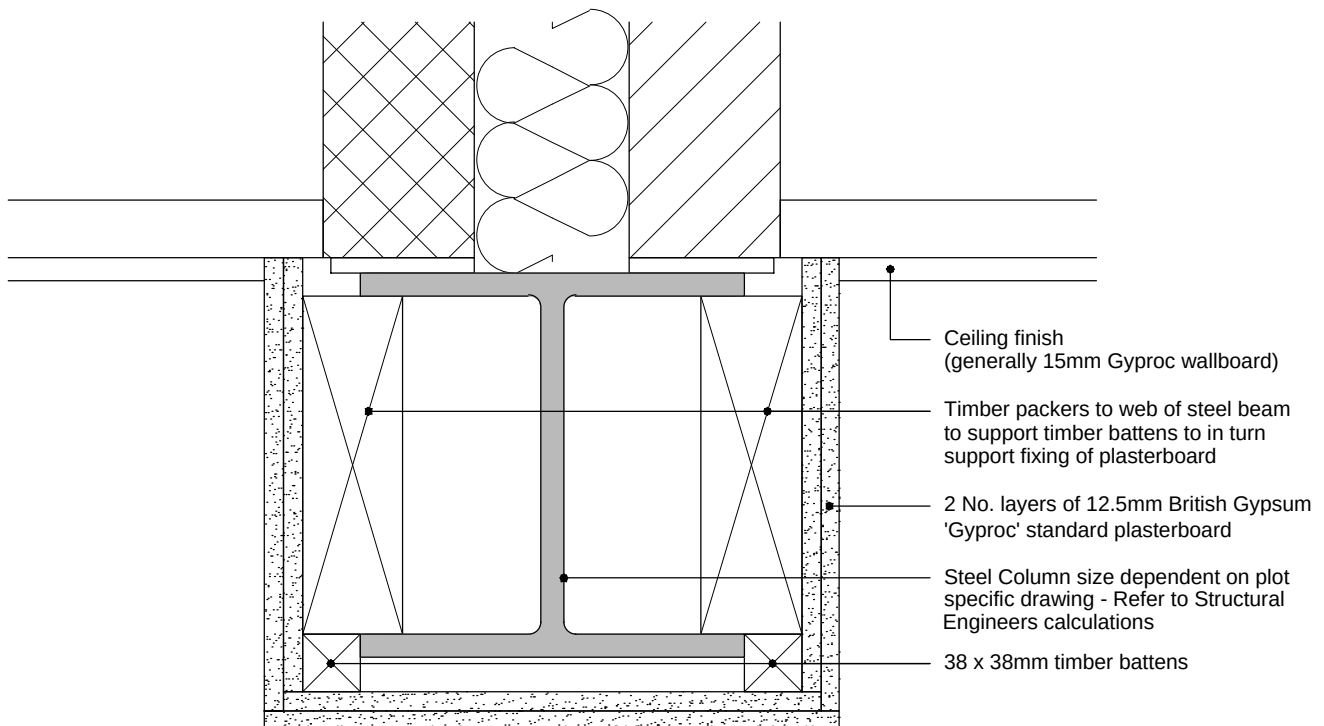
Symbol	Risk / Hazard	Symbol	Risk / Hazard
	Heavy Object		Public Adopted Highway
	Risk of Falling		Water Hazard
	Trees have protection order in place, guarding required.		Steep Gradients
	Sewer Easement		Hazardous Road Conditions
	Underground Services		Demolition Works
	Other Contractors nearby		Overhead Services
	Interaction with General Public		Large Diameter Pipe
	Fragile Roof		Glass To Be Removed

NOTES:

Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.



UNIVERSAL BEAM ENCASEMENT



UNIVERSAL COLUMN ENCASEMENT