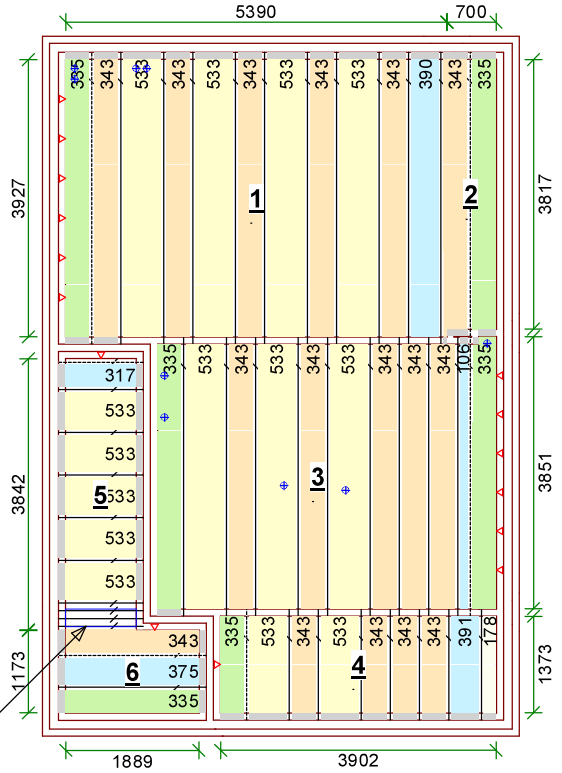
MAISONETTE
PLOTS 13-14, 52-53



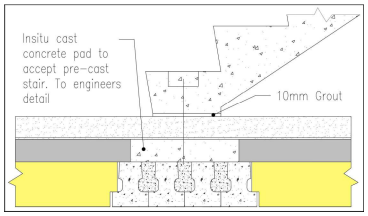
PLEASE CHECK ALL DIMENSIONS AND BEAM LENGTHS DETAILED IN THE FLOOR SCHEDULE LOCATED ON THE RIGHT HAND SIDE OF THE DRAWING. IF NO CHANGES ARE REQUIRED PLEASE SIGN, PRINT AND DATE BELOW.

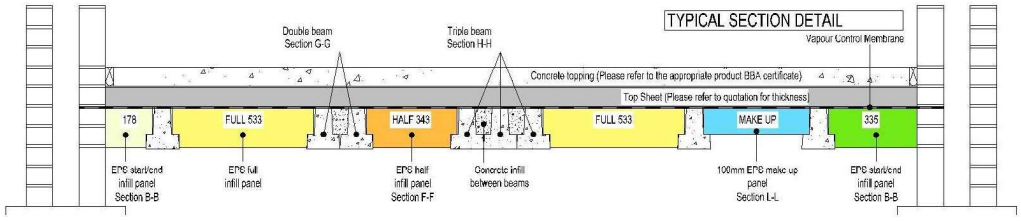
SIGN
PRINT
DATE **APPROVED**

DESIGN ALLOWS FOR AN ADDITIONAL 1.0KN/m² LOAD FOR NON-LOADBEARING STUDWORK PARTITIONS IN ALL BAYS

PLEASE NOTE THIS DESIGN USES 225mm DEEP BEAMS. AREAS USING 225mm DEEP BEAMS WILL NEED THE SUPPORTING BLOCKWORK TO BE CONSTRUCTED 75mm LOWER THAN AREAS USING 150mm BEAMS TO RETAIN THE SAME FLOOR LEVEL HEIGHT AND WILL REQUIRE ONE COURSE OF BRICKS TO BE MORTAR BEDDED UNDER THE CLOSURE BLOCKS TO INFILL BETWEEN THE SUPPORTING BLOCKWORK AND UNDERSIDE OF THE CLOSURE BLOCKS.

DESIGN ALLOWS FOR A MAXIMUM ASSUMED LINE LOAD OF 15kN/m RUN UNDER THE FIRST TREAD OF THE PCC STAIRCASE. EPS UNDER THIS LOCATION IS TO BE REMOVED AND BACK FILLED WITH THE CONCRETE TOPPING TO TRANSFER THE LOAD DIRECT TO THE BEAM TOP.





T-CLOSURE BLOCKS ALLOWED FOR IN AREAS DETAILED WITH GREY HATCHING ONLY. REMAINING WALLS ARE TO BE INFILLED/BUILT UP BY OTHERS

DWELLING 530 x 100mm - 32
340 x 100mm - 13
530 x 140mm -
340 x 140mm -

GARAGE 440 x 100mm -
210 x 100mm -
385 x 100 x 40mm COURSING SLIP -
385 x 140 x 40mm COURSING SLIP -
172 x 100 x 40mm COURSING SLIP -

VENT/AIR BRICK COMBINATION -

OUR VENTS AND AIR BRICKS ARE MANUFACTURED BY TIMLOC. VENTS ARE TO THE 1201XL SPEC AND AIR BRICKS ARE TO THE 1201AB SPEC. QUANTITIES ARE BASED ON PRODUCT BEING POSITIONED 450mm FROM CORNERS AND EVERY 2000mm SPACINGS THEREAFTER.

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Imposed Load
1.5 kN/m²

Lightweight Partitions
1.0 kN/m²

Finishes
Re-Inforced Concrete Topping 75mm 1.80 kN/m²
Garage Finish
Re-Inforced Concrete Topping 100mm 2.40 kN/m²

Floor Schedule

155 BEAM TP

Bay	No Typ	Lgth	Bay	No Typ	Lgth
1	11 4	4150	2	1 4	4000
3	10 4	3950	4	8 3	1550
5	10 3	1200	6	2 3	2100

STRUCTURAL BOARD -WASTE FACTOR ASSUMED: 3.00%

Full (533): **30**
Half (343): **43**
178: **2**
335: **16**
Make Up (400): **11**

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Top Sheet: 20
Edge Strips: 31

Blocks
Jablite Structural Board 48m² nett

Floor Area	Floor Length	Floor Weight
53.80 m²	117.75 m	3.62 tonnes

Client Houlihan & Co Ltd

Job Title
MAISONETTE

Site Redrow Homes
Saffron Walden CB10 2LD

Scale N/A Drawn By AK

Date 20/05/2024

Address
UNIT A,RUDFORD INDUSTRIAL ESTATE, FORD ROAD,
FORD, NR ARUNDEL,
WEST SUSSEX
BN18 0BD

02083209199

BEWI for a better everyday

Drawing No 4743.11a - MAISONETTE