

General Notes

Drainage
RWP connection points shown are indicative, refer to drainage layout for plot specific positions.

Movement Joints
Typically used in unbroken lengths of:
Clay brickwork - 12m
Concrete brickwork - 6m.

Shared Ownerships
Where garages are in different ownership, separating wall to be taken up to underside of roof and fire stopped.

Construction Notes

Foundations
Shown indicative only, refer to SI / schedule for actual foundation requirement.

Floor
Ground bearing trowelled waterproof concrete slab laid with 50mm fall towards front, min thickness 100mm, slab cast on 25mm hoggin on minimum 100mm thick well consolidated hardcore.

OPF
Suspended beam and block floor to suit engineer's and BCO's requirements to suit site conditions.

Roof
Timber truss roof to specialist's details. Install felt membrane over trusses with selected concrete interlocking tiles, suitable for roof pitch fixed in accordance with manufacturer's details to 50x25mm timber battens. All leadwork to be in accordance with NHBC standard and to Lead Association details.

GENERAL NOTES

DRAINAGE:
RWP connection points shown are indicative - refer to drainage layout for plot specific positions.
Drainage valves indicated to SP's to have access panel. Where property is at the head of a drainage run, the last manhole must be ventilated - this may require a noted Drain to be replaced with a VSP.

FOUNDATIONS:
Are shown indicative - refer to SI/schedule for actual foundation requirement.

GROUND FLOOR:
Is shown indicative - refer to SI/engineers schedule for floor type/gas membrane requirements.

WALLS:
Refer to construction specification for all wall and partition types.

MOVEMENT JOINTS:
Typically at party wall line of semidetached dwellings, ideally behind RWP - if in doubt ask - concrete outer layer requires additional joints - see NHBC standards 6.1 D3.

General	JOINTS mm	Normal Spacing
Brickwork	10	Maximum
Concrete	10	7.5 to 9m
Concrete to wall and brick	10	6m
Any masonry in a parapet wall	10	Half of the storey height and 1.5m, whichever is the less

ROOF:
Refer to construction spec for insulation/ventilation requirements.

FRONT DOOR:
Min. 775mm clear opening. Actual structural opening to suit suppliers requirement.

ACCREDITED DETAILS:
Relevant tick sheets are to be completed for each plot when building to 2006 or later Building Regulations.

ENERGY EFFICIENT LIGHTING:
2006 Building Regulations = 25% fittings
2010 Building Regulations = 75% fittings require energy efficient bulbs.

EXTRACT FANS:
Flat dependent, wall to take preference over ceiling, cooker hood to take preference over wall. Where 2 are shown in a room only 1 to be installed.

CARBON MONOXIDE DETECTOR:
To be fitted to ALL properties with gas installation from 01/09/12.

SALES SPECIFICATION:
Reference should also be made to the feature of sales specification for the particular development to confirm all items indicated are relevant and to the kitchen suppliers kitchen layout drawing. Where utility areas are indicated, these may be a Finishing Touch item.

PATIO:
Refer to site sales spec for patio door/french window and whether a patio is provided as standard or finishing touch.

GARAGE DOOR:
Depending on development, roller shutter or up & over.

GABLE WINDOWS:
May not be relevant on all plots depending on orientation.

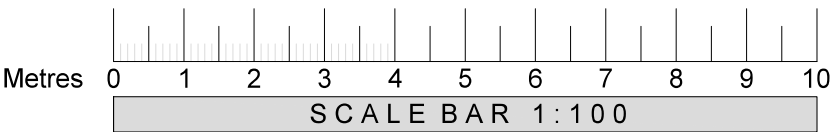
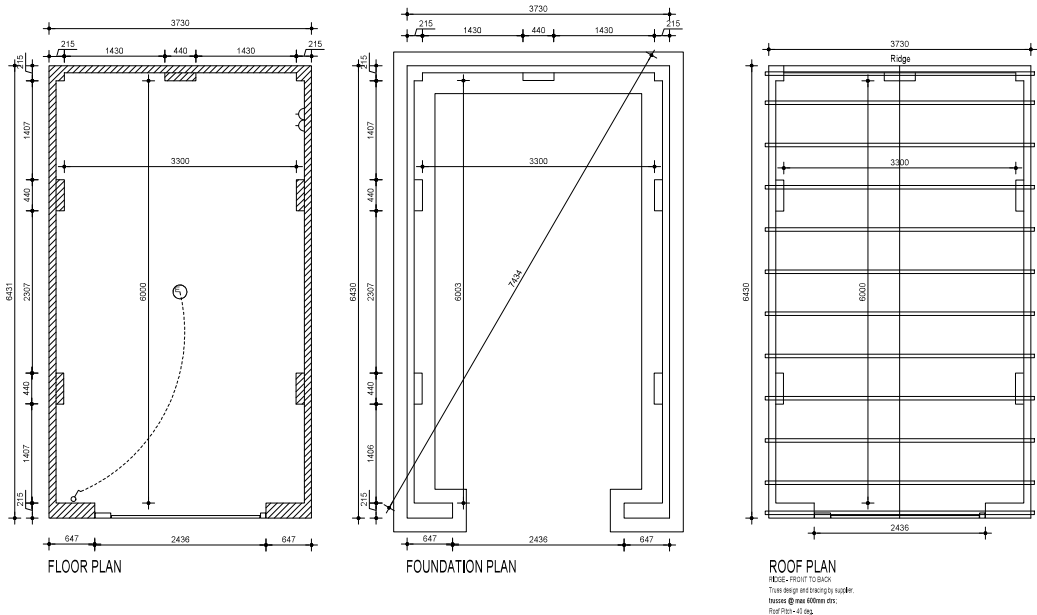
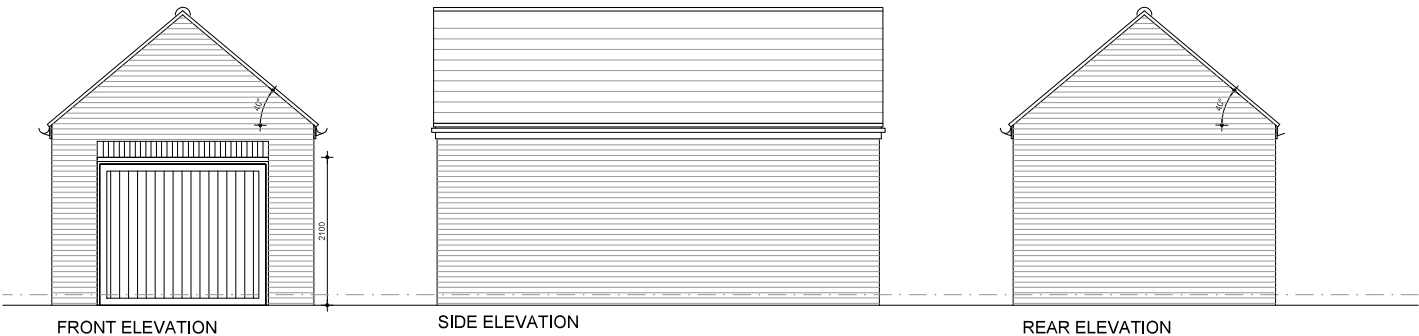
JOINT LAYOUTS:
Refer to manufacturer's detail.

PLUMBING & HEATING:
Refer to final design and specification by others (DHD).

NOTE: Emergency egress windows to have a clear opening of 450 x 750mm (0.33m²), operable part of windows to be located within 800 to 1100mm from finished floor level.

NOTE: Buildings within 1m of the plot boundary to have a maximum 1m² operable area. Buildings between 1 & 2m of the plot boundary to have a maximum 5.6m² operable area as per Part B Building Regulations.

NOTE: Aluminium flue shield should be used if the distance between the boiler flue extract and the RWP is less than 300mm.



Rev	Date	By
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**PERSIMMON**

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Tel : 01733 379200

Site Name:
WESTON

Drawing:
**Single Garage
6x3m Internal Size**

Scale@A1: 1:50 & 1:100	Drawn By: DV	Date: 24.03.21
Version:	Drawing No: G336-PD-01	Rev: -