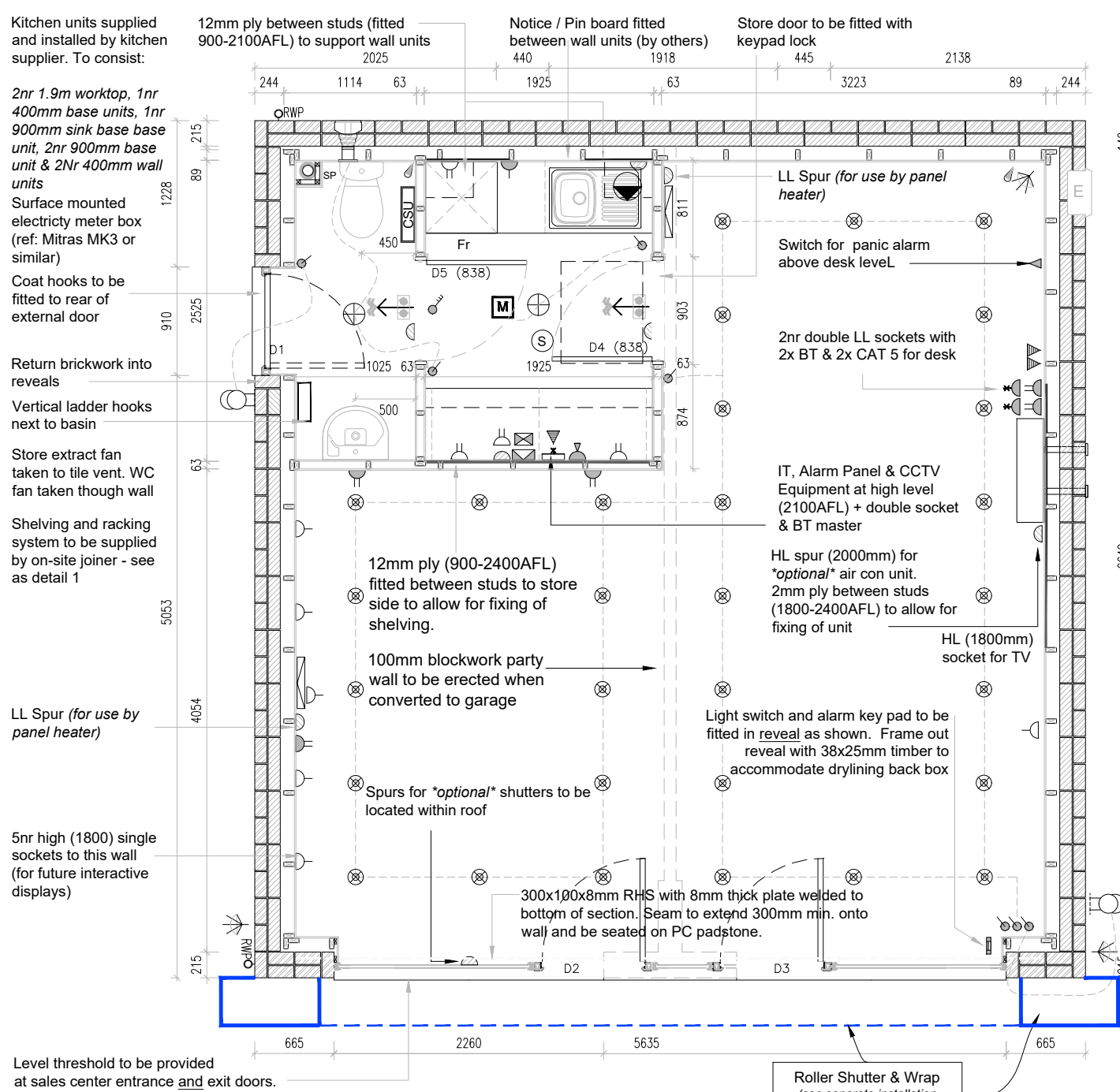


Legend & Notes

- Low level 13A socket
- Twin low level 13A socket
- Twin low level 13A socket w/ 2x USB charge points
- High level 13A socket
- Twin high 13A level socket
- Single CAT 5 network point
- CAT 5 network switchgear
- Telephone point
- TV Coaxial Point
- 13A Fused spur
- Panic Alarm Point
- Isolator switch for extract fan
- Lightswitch - multi-gang plate where required. Number = ways
- Switch for shutter operation "optional"
- Consumer unit fitted with switches between 1350 - 1450 AFL
- Where required fit isolator, within external electricity meter housing, and extend tails to indicated CSU position
- Smoke / Heat detector with mains power supply and battery backup. To be interlinked as BS5446. To be 300mm from light fittings and walls.
- Provide switches and socket outlets for lighting and other equipment at an appropriate height between 450mm & 1200mm AFL
- All switches & sockets in Kitchen areas to be installed min 300mm clear of an adjacent sink / drainer or hob / cooker. Fused spur for boiler to be located within boiler housing where possible.
- Pendant light fitting
- Wall mounted external / internal light
- LED Downlight (FR)
- Alarm Key Pad
- Alarm PIR
- CCTV camera
- Ceiling / Wall mounted intermittent extract fan. Vented to outside air.
- Intermittent Fan Ventilation Rates & Switching Requirements
- Kitchen - 60/s controlled via separate wall switch.
- WC - 6/s linked to light switch with 15min overrun facility. Omit if window present
- *Optional* Air condition unit to provide heating and cooling
- *Optional* 2kw Panel Heater (not required if A/C unit installed, spurs to be installed in all instances)
- Plinth heater (operated via fused spur)
- Wall mounted meter position.
- Undercounter fridge position



External wall constructed with:

- 215mm wall to comprise 102.5mm concrete (*) brickwork with 100mm dense blockwork (1500kg/m³) to inner leaf.
- 3 layers of BUR (Bakelit SCF40W/15 or similar) in outer leaf at 450mm centers in bottom of gable walls (225mm DPC) - see elevation
- Both leaves to be collar jointed with Ancon SPS CJ ties (or similar) at 900mm (horizontal) and 450mm (vertical) centers. Fully fill cavity with mortar
- Where rendered, both leaves to be dense blockwork to receive 16mm render

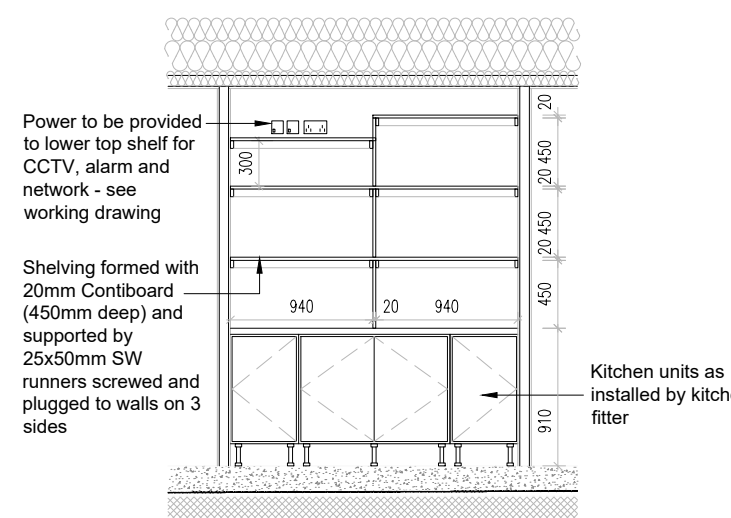
(*) Where clay brickwork is used, both leaves to be clay brickwork (to avoid cracking due to differential movement)

Wall lining (S) formed with:

- Independent 38x89mm CLS timbers with head and sole plate and noggin at 900mm centers. Min 25mm gap between CLS and masonry to prevent transfer of moisture.
- 100mm mineral wool batt compressed and fitted between CLS members
- Additional ply lining (fitted between studs) where noted
- Vapour control layer
- 1 layer of 12.5mm plasterboard with skim coat

(S) Wall lining to be removed when sales center is converted to a double garage upon closure of sales office

CHECK HANDING WITH SALES



Detail 1

Roof to be constructed with interlocking concrete roof tiles (to site specification), on 25x50mm SW battens on untearable felt on SW roof trusses to B.S. 5268 designed by specialist manufacturer.

Provide 100x100mm SW wall plates throughout and secure with 30x5mm galvanised mild steel straps at 2m centres maximum.

Strap truss to masonry at max 2m centres, straps to be fixed across to 3no. trusses at rafter and ceiling joist levels (provide saw blocking noggin under straps). UPVC soffits and fascias as site specification.

TIMBER STUDWORK OVER OPENING TO BE FIXED TO STEEL BEAM WITH HEAVY DUTY BRACKETS AND TEK SCREWS. EACH STUD AND TO BE STRAPPED TO TRUSSES ABOVE.

Roller Shutter & Wrap (see separate installation details and fixing arrangement)

175mm thick concrete sat on DPM, over 50mm sand blinding over min 100mm clean and well compacted hardcore. Floor slab thickened to be at threshold. Slab to be reinforced with 1 layer A393 mesh to bottom and 1 layer A393 at top (min 50mm cover)

Outside ground level

Foundation type & design to suit ground conditions & BS EN 1997-1:2004 / BS EN 1992-1-1:2004. See Engineers details where provided.

SLAB TO BE SUPPORTED ON WALL IN SITU REINFORCED SUSPENDED SLAB.

Roof Plan Notes

- All roof trusses to be @ 600mm crs max. & fixed in accordance with BS5268. Spandrel panels used where required
- Manufacturer to check dimensions prior to fabrication.
- 100 x 50mm sw walplates throughout.
- All roof bracing to comply with BS5268. All timber bracing to trussed rafters to be 100x25mm min. C16 grade timber and nailed twice into each trussed rafter, and to the wall plate. Nailing should be 3.35mm (10 gauge) x 65mm long galvanized round wire nails.
- No longitudinal or diagonal bracing to penetrate any separating / party wall. Longitudinal bracing to tightly abut separating / party wall and be in line or nearly in line on both sides of separating / party wall.
- Long bracing members may be lap jointed, providing the overlap is nailed to at least 2 No. roof truss members.
- For alternative or 'Specialist' bracing refer to Truss Manufacturers or Engineers specific details.
- Adjacent ends of bracing members are to be fixed in close proximity to one another.
- Restraint straps to be provided where highlighted within separate specification notes.
- The top of all party walls to be fire stopped with minimum of 25mm thick mineral wool laid above & below roofing membrane.

CL = Ceiling Longitudinal bracing 100 x 25mm SW C16 fixed to trusses @ ceiling node points.

RD = Rafter Diagonal Provide 100 x 25mm SW C16 diagonal bracing fixed to underside of rafters

Foundation Key

- 100mm Ø waste pipe & rest bend to I.C
- RWP Rainwater pipe with access gully
- Main bars in the bottom mesh laid parallel to the direction at 100mm c/c (suspended in-situ slab only). Laps as below:
- Lap 400 side 400 end 400 side 600 end
- Mesh A193 / A252 / A393 B1131
- Note End is the end of the primary direction for the wires. Where possible laps should be staggered.
- A252 mesh in top of slab with 35mm cover (where indicated on plan - suspended in-situ slab only)
- Floor slabs to be cast as one (per dwelling)
- For sites implementing a beam and block floor, please refer to beam and block manufacturers details / drawings for sleeper wall requirements.

Foundation Notes

- Foundations to be of a site specific design to suit individual site conditions, as produced and approved by site engineering consultant.
- Foundations to be to the satisfaction of the Building Inspector.
- Design should be in accordance with relevant Building Regulations (Section A1/2 Section 2E) and other statutory requirements with min. cover in accordance with BS 8004:1988 and BS 8110:1997
- Foundations to be taken down to a level below invert of any adjacent drainage. All services to pass through wall above foundation - provide PCC intel over services where they pass through walls.
- Ensure DPM is lapped up side of floor slab & returned under blockwork

NB - Footprint is 675mm deeper and 225mm wider than a 6x3m (clear space) double garage

Gutters and rainwater pipes sized in accordance with AD/H3.

RL = Rafter Longitudinal bracing 100 x 25mm SW C16 fixed to trusses @ rafter node point

30x5mm galv. mild steel gable peak & ceiling line straps. Straps to extend over min. 3 No. Trusses @ max. 2m crs with 75x50mm sw noggin below

CB = Web Chevron Brace 100 x 25mm SW C16 WD = Web Raking Brace 100 x 25mm SW C16

Spandrel Panel to be formed with minimum 70mm x 44mm timber sections with screwed connections and vertical studs to be a 600mm c/c. Clad both sides with 1 layer of 15mm fermacell.

CL = Ceiling Longitudinal bracing 100 x 25mm SW C16 fixed to trusses @ ceiling node points.

RD = Rafter Diagonal Provide 100 x 25mm SW C16 diagonal bracing fixed to underside of rafters

12mm plywood sheets nailed to underside of roof trusses throughout. Provide blocking pieces to all unsupported edges.

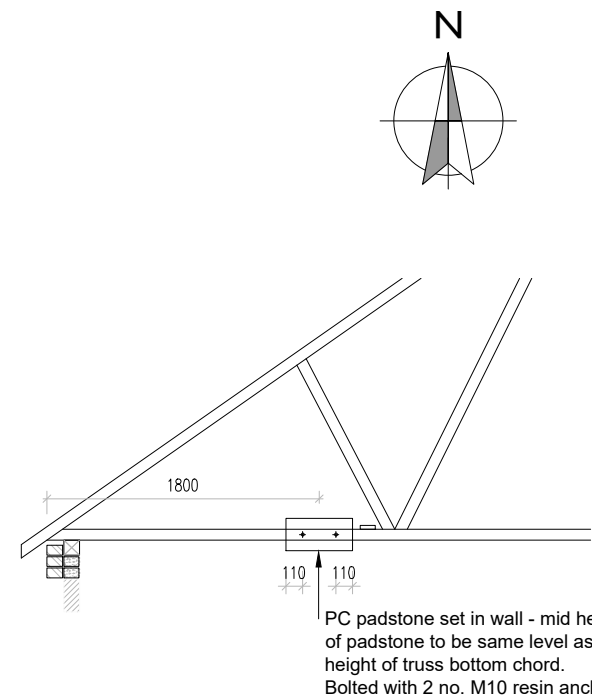
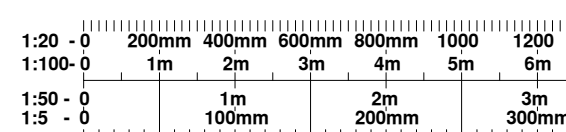
Additional timber 35x60mm 3.35 Ø x 60mm long square twisted nails at 150mm centres from each side (staggered)

Detail at joint in Plywood Parallel to Trusses (Section)

IF FURTHER INFORMATION REQUIRED IN RELATION TO STRUCTURAL FIXINGS CONTACT ANDREW WOOD & EASTWOODS ON 0114 2554554

NB - Footprint is 675mm deeper and 225mm wider than a 6x3m (clear space) double garage

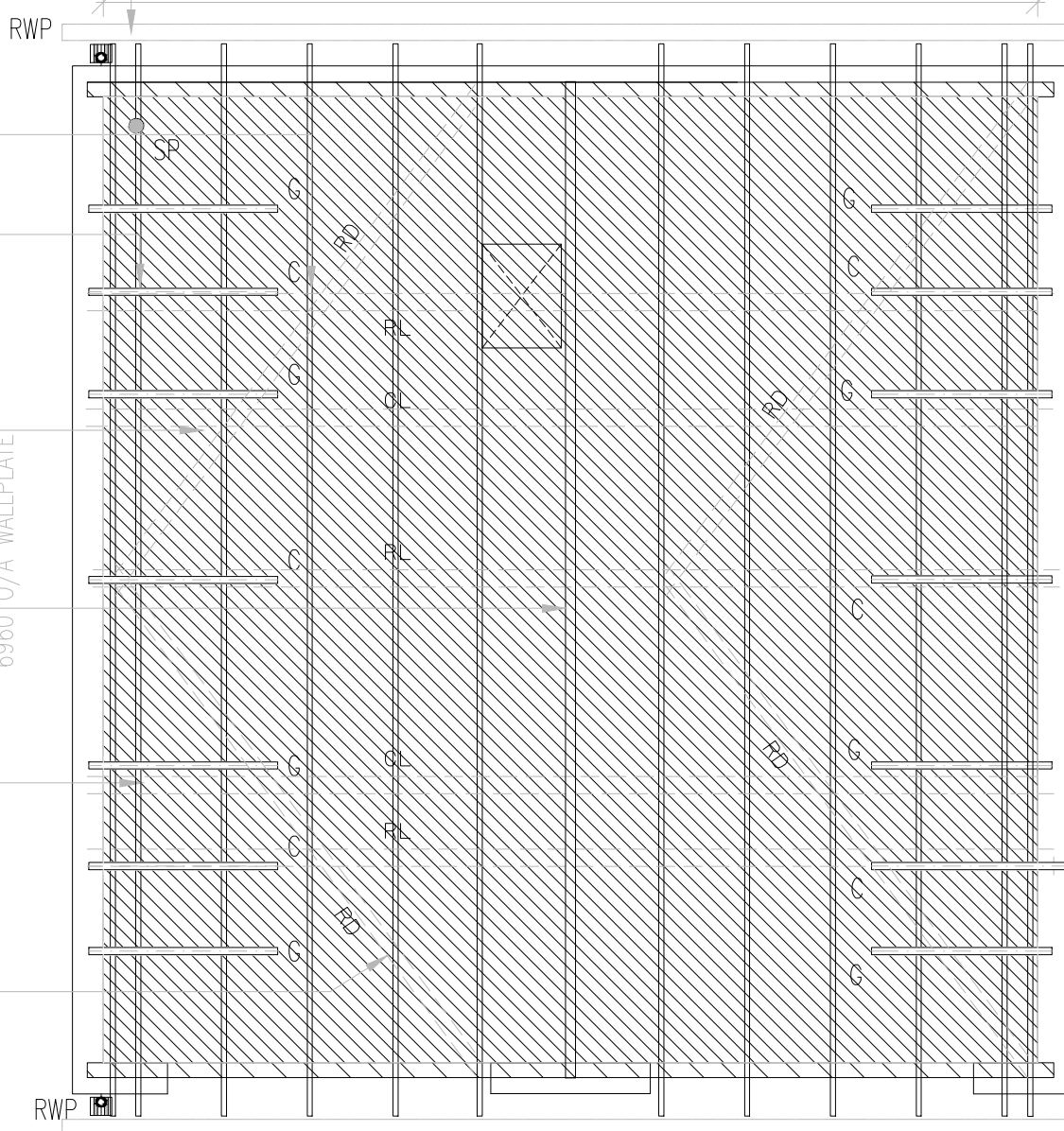
Scale Check:



Section extract

SP to terminate at tile vent

12Nr TRUSSES AT 35DEG AT 600mm MAX C/C



Roof Plan 1:50

Floor Finishes

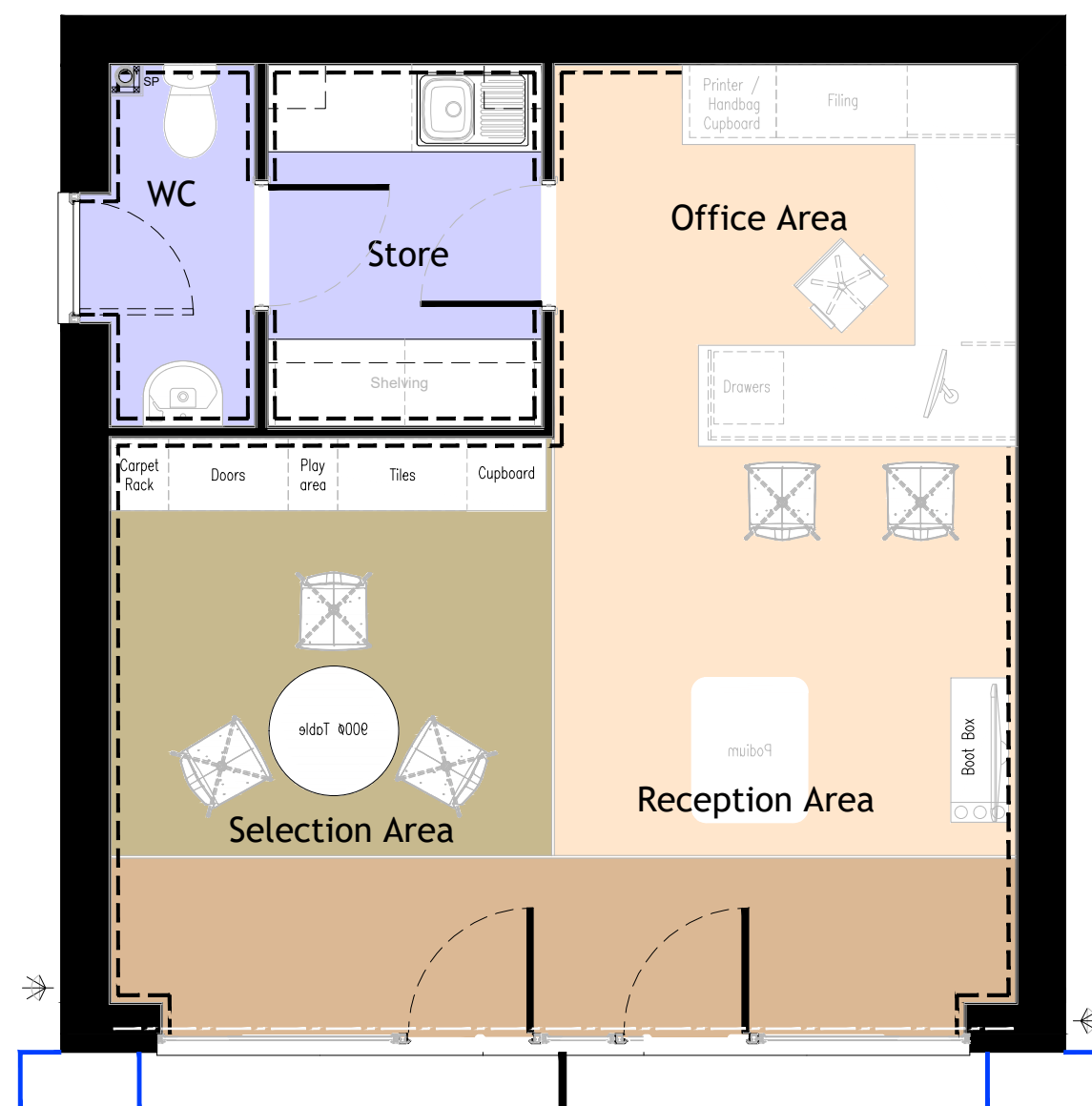
Unless otherwise directed by region, floor finishes to be as follows:-

- Barrier Matting POLYRIB Char
- Non-Slip Vinyl EvokMCharcoal ftec
- Laminate EvokMStone (non slip)
- Carpet EvokMSmoke

Chrome transition strips to used to define areas of flooring

Wall Finishes

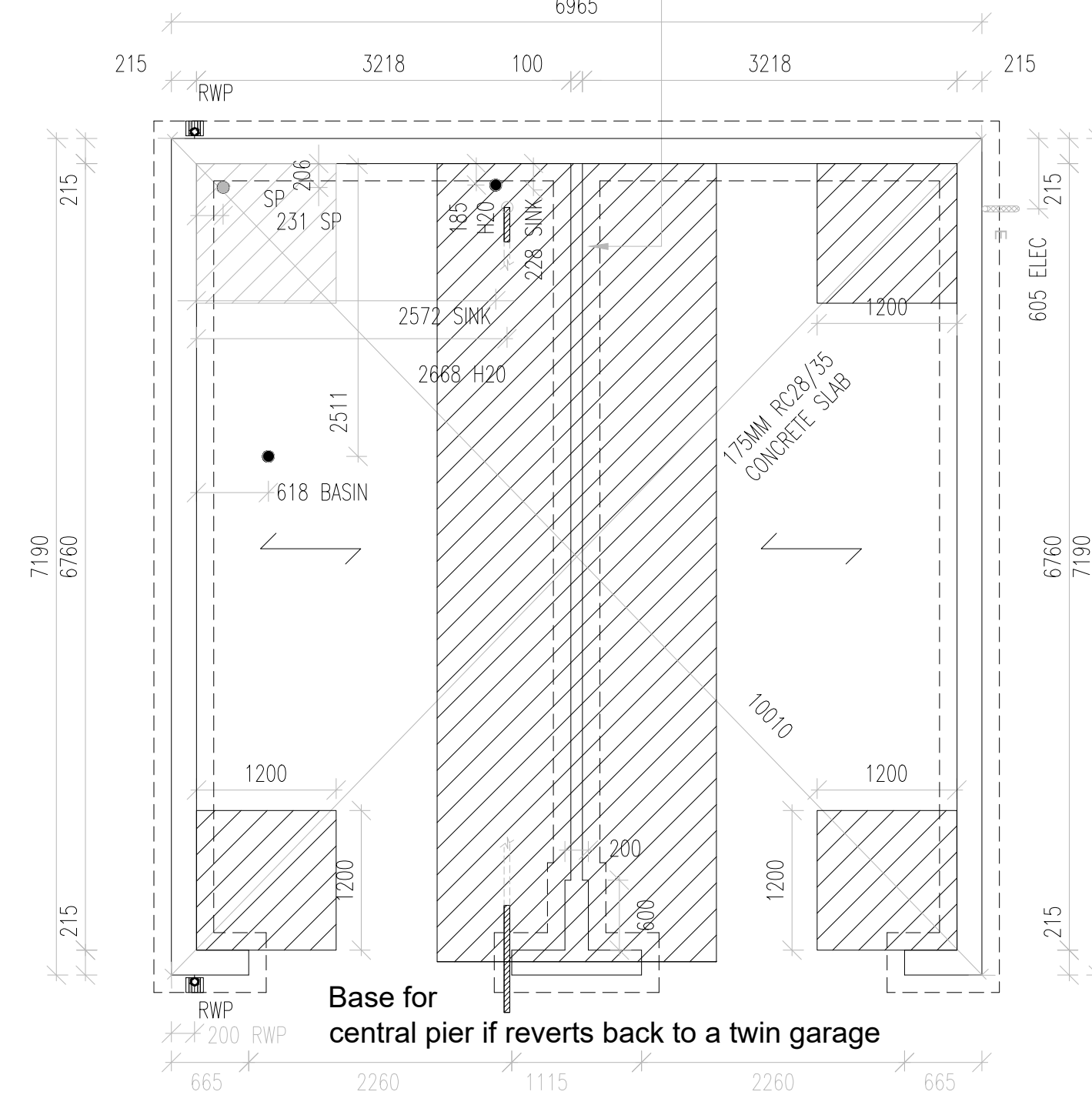
- 1 mist + 2 full coats brilliant white matt emulsion
- 2 full coats Brilliant white emulsion



Furniture & Finishes Plan 1:50

Pan to connect to SP above slab level

Sleeper wall to support slab



Foundation Plan 1:50

Rev	Details	Date	By	Chk
DATE	21-07-2020	DRAWN	JP	
SCALE	1:50	CHK	DC	
Plot 1 - Sales Garage				
Carlton Road Barnsley				
Dwg No	2028-Y2-04-1000	Rev	--	
Keepmoat, The Waterfront, Lakeside Boulevard, Doncaster, DN4 5PL. Tel: 01302 346620 www.keepmoat.com				