GENERAL:

- DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENT **FA-R-20-17 - SPECIFICATION.**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND CALCULATIONS
- DO NOT SCALE FROM THIS DRAWING
- LANDSCAPING INDICATIVE ONLY AND SUBJECT TO A FULL DETAILED DESIGN
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE SHOWN TO STRUCTURE

A L L D I M E N S I O N S T O B E C H E C K E D O N S I T E

BUILDING SAFETY ACT

THE CLIENT MUST ABIDE BY THEIR DUTIES AS DEFINED WITHIN THE BUILDING SAFETY ACT 2022 WHICH RELATE TO ANY BUILDING WORKS.

CDM REGULATIONS

THE CLIENT MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH:

(a) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT.

OR:

(b) EXCEEDS 500 PERSON DAYS.

N.B THIS LIST IS NOT EXHAUSTIVE AND THE PC (PRINCIPAL CONTRACTOR) HAS A DUTY TO CO-OPERATE, COMMUNICATE AND CO-ORDINATE WITH THE PD (PRINCIPAL DESIGNER) AND DESIGN TEAM AND COMPILE A COMPREHENSIVE RISK REGISTER WITH METHODS OF WORK STATEMENTS AT THE DESIGN STAGE PRIOR TO COMMENCEMENT OF WORK ON SITE. RISKS SHALL BE ANTICIPATED, REDUCED AND OR AVOIDED WHERE POSSIBLE. THIS LIST SERVES TO HIGHLIGHT KEY RISKS IDENTIFIED BY THE DESIGN TEAM AND PD IN THE CONSTRUCTION, USE AND MAINTENANCE OF THE BUILDING.

REFER TO DESIGNERS CDM HAZARD IDENTIFICATION AND ANALYSIS AND OPTION MATRIX FOR FURTHER INFORMATION

CDM - RISK REGISTER

1. HAZARD - WORKING AT HEIGHT

ADEQUATE PROVISION OF SAFE ACCESS VIA SCAFFOLDING DURING THE WORKS. WORKING AT HEIGHT RULES TO BE OBSERVED DURING CONSTRUCTION PHASE AND FOR ALL ROUTINE ROOF MAINTENANCE INCLUDING GUTTER MAINTENANCE.

2. HAZARD - FALLING OBJECTS

CONSTRUCTION WORKERS TO BE PROTECTED FROM FALLING OBJECTS FROM WORKS TO ROOF DURING THE CONSTRUCTION WORKS

3. HAZARD - COLLAPSING STRUCTURE

TEMPORARY WORKS AND RESTRAINTS REQUIRED TO PROPOSED RETAINING WALLS DURING THE CONSTRUCTION WORKS, CONTRACTOR AND STRUCTURAL ENGINEER TO CO-ORDINATE.

4. HAZARD - MANUAL HANDLING

MANUAL LIFTING RULES TO BE OBSERVED WHEN ASSESSING WEIGHTS OF CONSTRUCTION MATERIALS. IF BLOCK WORK EXCEEDS 20KG, 2 x MAN LIFT REQUIRED. PC AND SUB-CONTRACTOR TO CARRY OUT RISK ASSESSMENT PRIOR TO COMMENCEMENT.

5. HAZARD - GLAZING PANELS

CONSTRUCTION & MAINTENANCE - NEW GLAZING WILL REQUIRE ROUTINE MAINTENANCE/CLEANING. IT IS CONSIDERED THAT THE HEIGHT OF THE GLAZING IS WITHIN THE LIMITS OF EXTENDABLE WINDOW CLEANING EQUIPMENT AND IT IS THEREFORE FORESEEN THAT WINDOW CLEANING OPERATIVES WILL CARRY OUT THE WORK FROM GROUND LEVEL. WHERE HEIGHTS OF WINDOWS OR ACCESS ISSUES PRECLUDE EXTERNAL MAINTENANCE INTERNALLY HINGED WINDOW FRAMES WILL BE SPECIFIED FOR CLEANING / MAINTENANCE. IN THE UNLIKELY EVENT THAT A FULL HEIGHT GLAZING PANEL NEEDS TO BE REPLACED, THE OCCUPIER SHOULD ARRANGE TO DO SO OBSERVING THE 20KG LIFTING TWO MAN LIFT RULE.

6. HAZARD - LINTEL COLUMN & BEAM INSTALLATION

CONSTRUCTION LINTELS & BEAMS/STRUCTURAL ELEMENTS TO BE LIFTED INTO PLACE WITH APPROPRIATE EQUIPMENT BY SKILLED OPERATIVES.

IN ALL CASES - REFER TO CDM RISK REGISTER PROVIDED BY MAIN CONTRACTOR

ABBREVIATION NOTES:

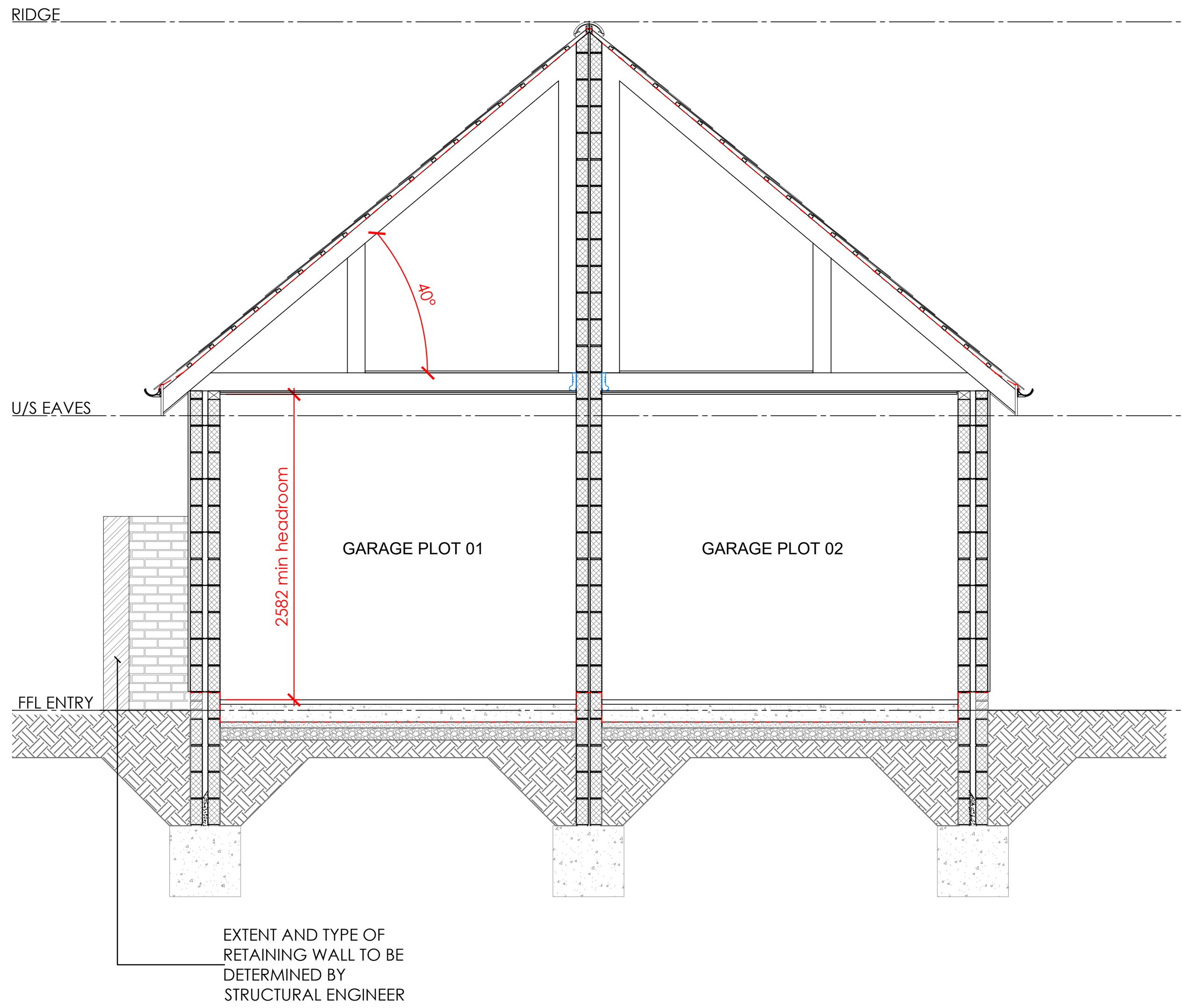
RWP	RAINWATER DOWNPIPE
SVP	SOIL VENT PIPE
AAV	AUTOMATIC AIR VALVE
TG	TOUGHENED GLASS
	MECHANICAL EXTRACT
S H C	SMOKE/HEAT/CARBON MONOXIDE DETECTOR
	DENOTES PROPOSED DRAINAGE RUNS
	DENOTES ASSUMED EXISTING DRAINAGE RUNS
	DENOTES SITE BOUNDARY
	DENOTES INDICATIVE POSITION OF STRUCTURE OVERHEAD TO STRUCTURAL ENGINEER'S DETAILS & SPECIFICATION
	DENOTES SOIL VENT PIPE
	DENOTES DEMOLITION LINES
500	DENOTES AS EXISTING SURVEYED DIMENSIONS
500	DENOTES PROPOSED DIMENSIONS
	DENOTES MINIMUM 30 MINUTE CAVITY BARRIER - PARTY WALL
	DENOTES MINIMUM 30 MINUTE CAVITY CLOSER

WT08 - EXTERNAL MASONRY WALL GARAGE

- 20MM TWO COAT SAND/CEMENT RENDER TO COMPLY TO BS EN 13914-1 WITH WATERPROOF ADDITIVE
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M²K
- 50MM CLEAR RESIDUAL CAVITY
- 100MM CONCRETE BLOCKS TO SE SPECIFICATION
- INTERNAL FACE OF BLOCKWORK TO BE FLUSH POINTING
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALLY, 450MM VERTICALLY AND 225MM CTS AT REVEALS AND CORNERS IN STAGGERED ROWS
- WALLS TO BE BUILT WITH 1:1:6 CEMENT MORTAR

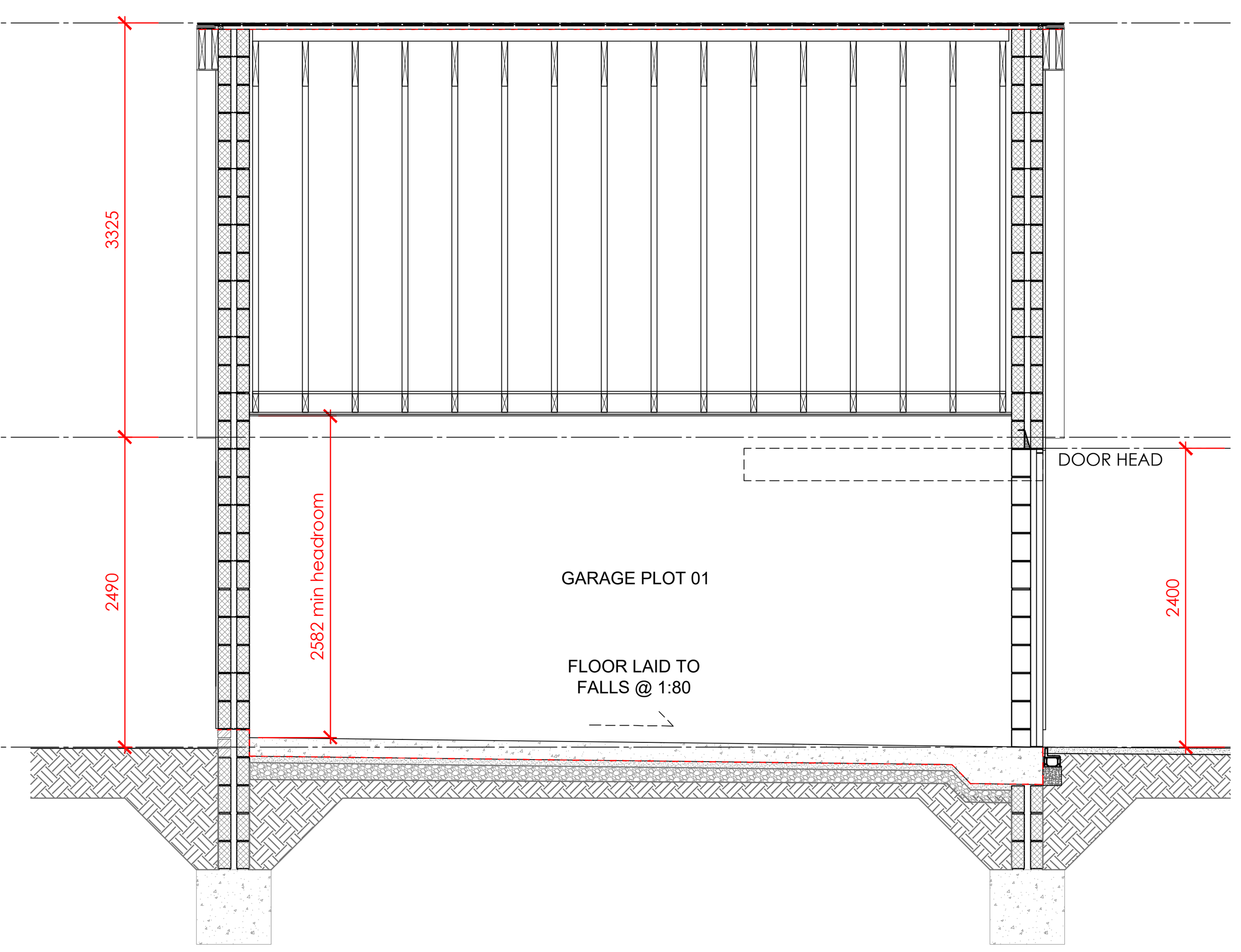
WT09 - INTERNAL MASONRY PARTY WALL

- CONSTRUCT 215MM SOLID LOAD BEARING INTERNAL MASONRY PARTITION USING DENSE CONCRETE BLOCKS BUILT OFF THICKENED FLOOR SLAB
- WALL TO BE TIED AT 225MM CENTRES WITH PROPRIETARY STEEL PROFILES OR BLOCK BONDED TO ALL INTERNAL AND EXTERNAL WALLS
- WALLS TO BE BUILT WITH 1:1:6 CEMENT MORTAR



PROPOSED SECTION C
SCALE 1:50

1:50 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 m



PROPOSED SECTION D
SCALE 1:50

1:50 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 m

SITE INVESTIGATION

- A SURVEY OF THE SITE IS TO BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON INCLUDING AN INITIAL GROUND INVESTIGATION, A DESK STUDY AND A WALK OVER SURVEY. A COPY OF ALL REPORTS AND SURVEYS TO BE SENT TO BUILDING CONTROL FOR APPROVAL BEFORE WORKS COMMENCE ON SITE.
- ANY ASBESTOS, CONTAMINATED SOIL OR LEAD PAINT FOUND ON THE SITE IS TO BE REMOVED BY A SPECIALIST. ASBESTOS IS TO BE DEALT WITH IN ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2012.

SITE PREPARATION

- GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

SOLID GARAGE FLOOR

- SOLID GARAGE FLOOR TO CONSIST OF 150MM CONSOLIDATED WELL-RAMMED HARDCORE.
- BLINDED WITH 50MM SAND BLINDING.
- PROVIDE 150MM ST2 OR GEN1 GROUND BEARING SLAB THICKENED 300MM AT GARAGE ENTRANCE, CONCRETE MIX TO CONFORM TO BS 8500-2:2023 AND BS EN 206.
- 1 LAYER OF 252 STEEL MESH TO BE PROVIDED WITHIN THE SLAB.
- SLAB TO BE LAID OVER A 1200G (300 UM) RADON MEMBRANE LAPPED 300MM DOUBLE WELTED AND TAPED WITH GAS PROOF TAPE AT JOINTS AND SERVICE ENTRY POINTS. CARRY MEMBRANE OVER CAVITY AND PROVIDE SUITABLE CAVITY TRAY AND WEEP HOLES.
- ENSURE A 1:80 FALL IS PROVIDE TO FLOOR FROM BACK OF GARAGE TO FRONT GARAGE DOOR.

CAVITY WALL

PROVIDE 20MM TWO COAT SAND/CEMENT RENDER TO COMPLY TO BS EN 13914 WITH WATERPROOF ADDITIVE ON OUTER LEAF OF BLOCK CAVITY WALL. WALLS TO BE BUILT WITH 1:1:6 CEMENT MORTAR.

WALLS BELOW GROUND

ALL NEW WALLS BELOW GROUND TO BE CONSTRUCTED USING BLOCKWORK COMPLIANT WITH BS EN 771 AND SUITABLE FOR BELOW GROUND LEVEL OR SEMI ENGINEERING BRICKWORK. WALLS TO BE BUILT USING 1:4 MASONRY MORTAR MIX OR EQUAL APPROVED SPECIFICATION TO BS EN 1996-1-1. CAVITIES BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE MIN 225MM BELOW DAMP PROOF COURSE. OR PROVIDE LEAN MIX BACKFILL AT BASE OF CAVITY WALL (150MM BELOW DAMP COURSE) LAID TO FALL TO WEEPHOLES

RAINWATER DRAINAGE

RAINWATER GOODS TO BE NEW 110MM UPVC HALF ROUND GUTTERS TAKEN AND CONNECTED INTO 68MM DIA UPVC DOWNPIPES. RAINWATER TAKEN TO NEW SOAKAWAY, SITUATED A MIN DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL. SOAKAWAY TO BE MIN OF 1 CUBIC METRE CAPACITY (OR TO DEPTH TO LOCAL AUTHORITIES APPROVAL) WITH SUITABLE GRANULAR FILL WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

MAIN ROOF STRUCTURE:

- ROOF STRUCTURE TO BE DESIGNED BY AN ENGINEER IN ACCORDANCE WITH NHBC TECHNICAL REQUIREMENT R5 STRUCTURAL DESIGN. CALCULATIONS TO BE BASED ON BS EN 1995-1-1:2004 EUROCODE 5: DESIGN OF TIMBER STRUCTURES (+A2:2014). CALCULATIONS AND STRUCTURAL DRAWINGS TO BE SUBMITTED TO BCO FOR APPROVAL.
- GRADE C24 RAFTERS AT MAX 400MM CENTRES, SPAN TO ENGINEER'S DETAILS. RAFTERS SUPPORTED ON 100 X 50MM SW WALL PLATES

ROOF COVERING:

- NATURAL GREY SLATE ROOFING TILES
- 25 x 38MM TANALISED SW TREATED BATTENS
- KINGSPAN NILVENT BREATHABLE MEMBRANE
- FINISH UNDERSIDE WITH 2 x LAYERS OF 15MM GYPROC FIRELINE BOARD

DRAFT - SUBJECT TO REVIEW BY BUILDING CONTROL & STRUCTURAL ENGINEER.
TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION

BUILDING REGULATIONS

THIS DOCUMENT DOES NOT CONSTITUTE A WORKING DRAWING AND HAS BEEN PREPARED FOR PRICING & BUILDING REGULATIONS APPROVAL ONLY. NO LIABILITY IS ACCEPTED FOR ANY LOSS OF ANY SORT OR ADDITIONAL EXPENSE INCURRED CONSEQUENT ON ANY FAILURE, REAL OR ALLEGED, OF THE DRAWINGS AND SPECIFICATION.

SPECIALIST SUPPLIERS/SUBCONTRACTORS TO SUBMIT DRAWINGS AND DETAILS TO FREDRICK ADAM ARCHITECTS FOR APPROVAL PRIOR TO MANUFACTURE/CONSTRUCTION.

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO FABRICATION OF COMPONENTS / SETTING OUT. REPORT ANY DISCREPANCIES TO FREDRICK ADAM IMMEDIATELY.

LAND TO THE REAR OF DEERHURST
Mr and Mrs P Wheeler
The Shrave
Four Marks,
Hampshire, GU34 5BH

REVISION	DATE	DESCRIPTION

PROJECT NO: *FA-R-20-17*
MODEL FILE:
DRAWN BY: *HBR*
CHK'D BY: *TAD*

SHEET TITLE

B302
Proposed Section C & D
Garage

FA-R-20-17

Scale: 1: 50 @ A1

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