

**GENERAL**

- DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENT FA-R-20-17 SPECIFICATION
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND CALCULATION
- 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

**ALL DIMENSIONS TO BE CHECKED ON SITE**

**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.

NB 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 COMPLETE 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 DESIGNER CDM HAZARD IDENTIFICATION AND ANALYSIS AND OPTION MATRIX FOR FURTHER INFORMATION

**CDM - RISK REGISTER**

- 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.
- HAZARD - FALLING OBJECTS**  
CONSTRUCTION WORKERS TO BE PROTECTED FROM FALLING OBJECTS FROM WORKS TO ROOF DURING THE CONSTRUCTION WORKS.
- HAZARD - COLLAPSING STRUCTURE**  
TEMPORARY WORKS AND RESTRAINTS REQUIRED TO PROPOSED RETAINING WALLS DURING THE CONSTRUCTION WORKS. CONSTRUCTION AND STRUCTURAL ENGINEER TO CO-ORDINATE.
- HAZARD - MANUAL HANDLING**  
MANUAL LIFTING RULES TO BE OBSERVED WHEN ASSESSING WEIGHTS OF CONSTRUCTION MATERIALS. IF BLOCK WORK EXCEEDS 20KG, 2 MAN LIFT REQUIRED. PC AND SUB-CONTRACTOR TO CARRY OUT RISK ASSESSMENT PRIOR TO COMMENCEMENT.
- 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.
- HAZARD - IMTEL COLUMN & BEAM INSTALLATION**  
CONSTRUCTION LIMETS & BEARING 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:**

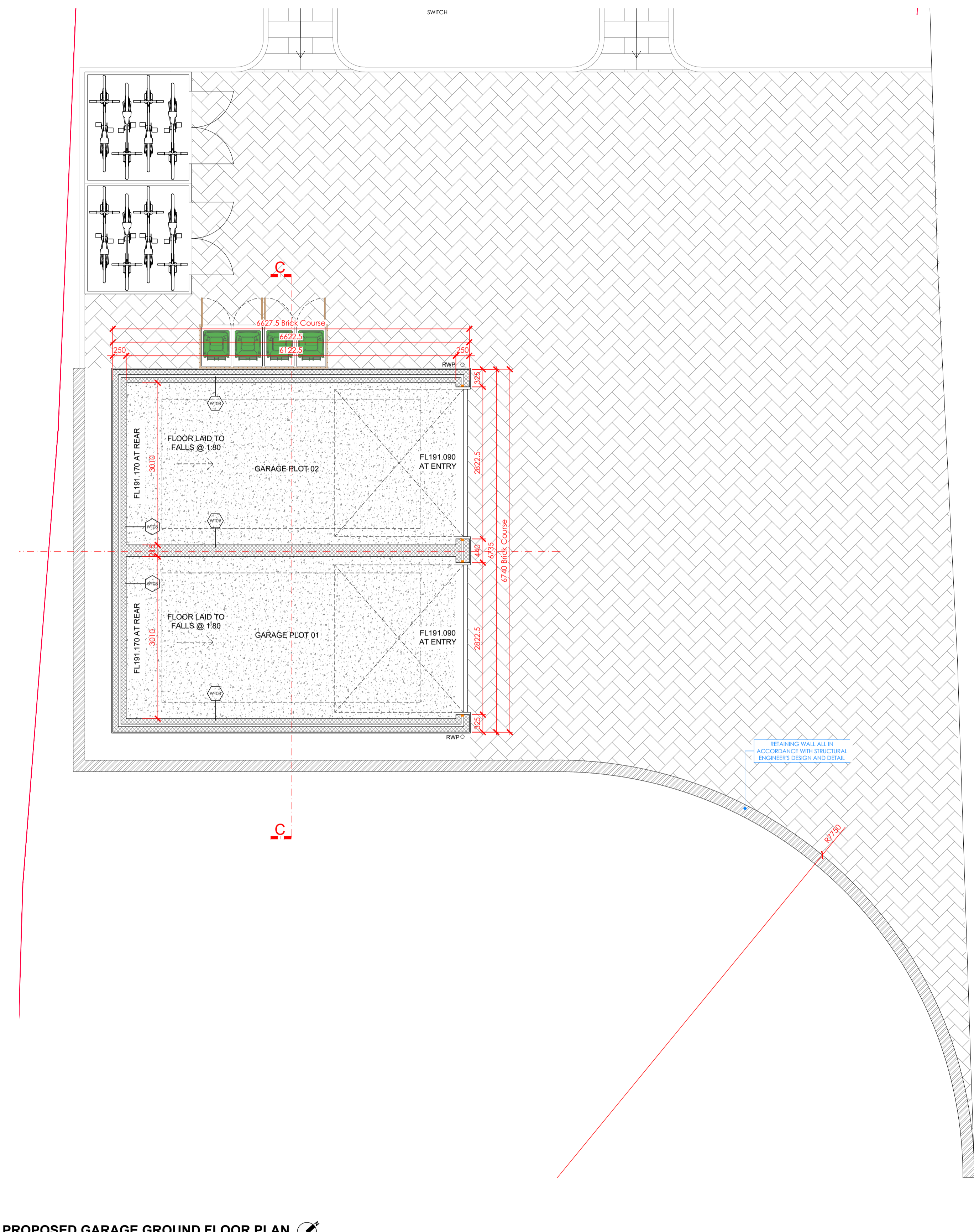
- RWP RAINWATER DOWNPIPE
- SVP SOIL VENT PIPE
- AAV AUTOMATIC AIR VALVE
- TG TOUGHENED GLASS
- MECHANICAL EXTRACT
- SMOKE/HEAT/CARBON MONOXIDE DETECTOR
- DENOTES PROPOSED DRAINAGE RUNS
- DENOTES ASSUMED EXISTING DRAINAGE RUNS
- DENOTES SITE BOUNDARY
- DENOTES INDICATIVE POSITION OF STRUCTURE OVERHEAD TO STRUCTURAL ENGINEER'S DETAILS & SPECIFICATION
- DENOTES SOIL VENT PIPE
- DENOTES DEMOLITION LINES
- DENOTES AS EXISTING SURVEYED DIMENSIONS
- 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 ADHESIVE
- 100MM 7.5N DENSE CONCRETE BLOCKS, 1.13 W/M<sup>2</sup>
- 30MM CLEAR RESIDUAL CAVITY
- 100MM CONCRETE BLOCKS TO BE 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 1:1.8 CEMENT MORTAR

**WT09 - INTERNAL MASONRY PARTY WALL**

- CONSTRUCT 215MM SOLID LOAD BEARING INTERNAL MASONRY PARTITION USING DENSE CONCRETE BLOCKS BUILT ON 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 1:1.8 CEMENT MORTAR



**PROPOSED GARAGE GROUND FLOOR PLAN**  
SCALE 1:50

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

**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 UNI) RADON MEMBRANE LAPPED 300MM DOUBLE WELDED 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 PROVIDED TO FLOOR FROM BACK OF GARAGE TO FRONT GARAGE DOOR.

# 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 Shrove  
Four Marks,  
Hampshire, GU34 5BH

REVISION	DATE	DESCRIPTION

PROJECT NO: FA-R-20-17  
MODEL FILE:  
DRAWN BY: HBR  
CHKD BY: TAD

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SHEET TITLE

B009  
Garage Ground Floor Plan

FA-R-20-17  
Scale: 1: 50 @ A1