

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 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

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.

N.B. THIS LIST IS NOT EXHAUSTIVE AND THE PD (PRINCIPAL CONTRACTOR) HAS A DUTY TO OPERATE, COORDINATE 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 DESIGNED 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. CONTRACTOR 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. IF 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 - 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
- SHTC 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
- Q DENOTES SOIL VENT PIPE
- DENOTES DEMOLITION LINES
- 500 DENOTES AS EXISTING SURVEYED DIMENSIONS
- 500 DENOTES PROPOSED DIMENSIONS
- 30MIN DENOTES MINIMUM 30 MINUTE CAVITY BARRIER - PARTY WALL
- 30MIN DENOTES MINIMUM 30 MINUTE CAVITY CLOSER

WALL LEGEND

WT01 - EXTERNAL MASONRY WALL ABOVE RETAINING WALL

- TO ACHIEVE U-VALUE 0.13 W/M²K
- 200MM TWO COAT SAND/CEMENT RENDER TO COMPLY TO BS EN 12914:1 WITH WATERPROOF ADDITIVE
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M²K
- 50MM CLEAR RESIDUAL CAVITY
- 120MM KINGSPAN K108 INSULATION BOARD WITH INSULATION RETAINING CLIPS
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M²K
- 4MM PARGE COAT TO INNER LEAF OF BLOCKWORK
- INTERNAL FINISH TO BE 12.5MM PLASTERBOARD ON 10MM DABS
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALY, 400MM VERTICALLY AND 250MM CTS AT REVEALS AND CORNERS IN STAGGERED ROWS
- WALLS TO BE BUILT WITH 1:3:4 CEMENT MORTAR

WT02 - EXTERNAL MASONRY RETAINING WALL

- TO ACHIEVE MIN U-VALUE 0.18 W/M²K
- RC RETAINING WALL TO STRUCTURAL ENGINEER'S DESIGN AND DETAIL WITH RW WATERPROOFING TO BOTH SIDES (SEE DETAIL)
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M²K E.G. STOWELL
- 175MM CAVITY
- FULL FILL THE CAVITY WITH WITH ROCKWOOL FULL CAVITY BATT
- 100MM BLOCKWORK ANHES LEAF - STRENGTH CLASS TO STRUCTURAL ENGINEER'S DESIGN
- 4MM PARGE COAT TO INNER LEAF OF BLOCKWORK
- INTERNAL FINISH TO BE 12.5MM PLASTERBOARD ON 10MM DABS
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALY, 400MM VERTICALLY AND 250MM CTS AT REVEALS AND CORNERS IN STAGGERED ROWS
- WALLS TO BE BUILT WITH 1:3:4 CEMENT MORTAR

WT03 - EXTERNAL MASONRY WALL - COMPOSITE CLADDING

- TO ACHIEVE U-VALUE 0.18 W/M²K
- 50MM COMPOSITE CLADDING PANELS TO CLIENT APPROVAL
- 25MM BATTENS (AND COUNTER BATTENS IF REQUIRED FOR VENTED AND DRAINED CAVITY)
- IF REQUIRED BY E.C.O. LINE OUTLETS OF BLOCKWORK WITH TYVEK HOUSE WRAP
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M²K
- 50MM CLEAR RESIDUAL CAVITY
- 120MM KINGSPAN K108 INSULATION BOARD WITH INSULATION RETAINING CLIPS
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M²K
- 4MM PARGE COAT TO INNER LEAF OF BLOCKWORK
- INTERNAL FINISH TO BE 12.5MM PLASTERBOARD ON 10MM DABS
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALY, 400MM VERTICALLY AND 250MM CTS AT REVEALS AND CORNERS IN STAGGERED ROWS
- WALLS TO BE BUILT WITH 1:3:4 CEMENT MORTAR

WT04 - INTERNAL MASONRY WALL

- CONSTRUCT NON LOAD BEARING INTERNAL MASONRY PARTITIONS USING DENSE CONCRETE BLOCKS BUILT OFF THICKENED FLOOR SLAB
- WALL TO BE TIED AT 225MM CENTRES WITH PROPRIETARY STEEL PROFILES OR BLOCKS BONDED TO ALL INTERNAL AND EXTERNAL WALLS
- WALLS FACED THROUGHOUT WITH 4MM PARGE COAT, 12.5MM PLASTERBOARD ON 10MM DABS WITH 10MM PLASTER FINISH READY TO RECEIVE DECORATION
- WALLS TO BE BUILT WITH 1:3:4 CEMENT MORTAR

WALL TYPE WT05 - INTERNAL WALL

- 89MM x 38MM SW TREATED STUDS AT 400 - 600MM CTS WITH HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGIN AT 1/3 HEIGHT OR 450MM
- PROVIDE MIN 100KG/M³ DENSITY ACOUSTIC SOUNDPROOF GUILT TIGHTLY PACKED (E.G. 100MM ROCKWOOL OR ROCKWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE JTD.
- LINE DRY SIDES WITH 2 x LAYERS OF 12.5MM GYPROC FRELINE PLASTERBOARD WHERE FORMING PROTECTED FIRE ESCAPE ROUTE AND FINISH WITH 3MM SWM READY TO RECEIVE DECORATION.
- ELSEWHERE LINE DRY SIDES WITH 2 x LAYERS OF 12.5MM GYPROC SOUNDLOC PLASTERBOARD WITH 3MM SWM READY TO RECEIVE DECORATION
- AREAS SUSCEPTIBLE TO HIGH LEVELS OF MOISTURE (E.G. KITCHENS) TO RECEIVE MOISTURE RESISTANT PLASTERBOARD

WALL TYPE WT06 - INTERNAL WALL LINING

WHERE INDICATED ON PLAN LINE STUDS WITH:

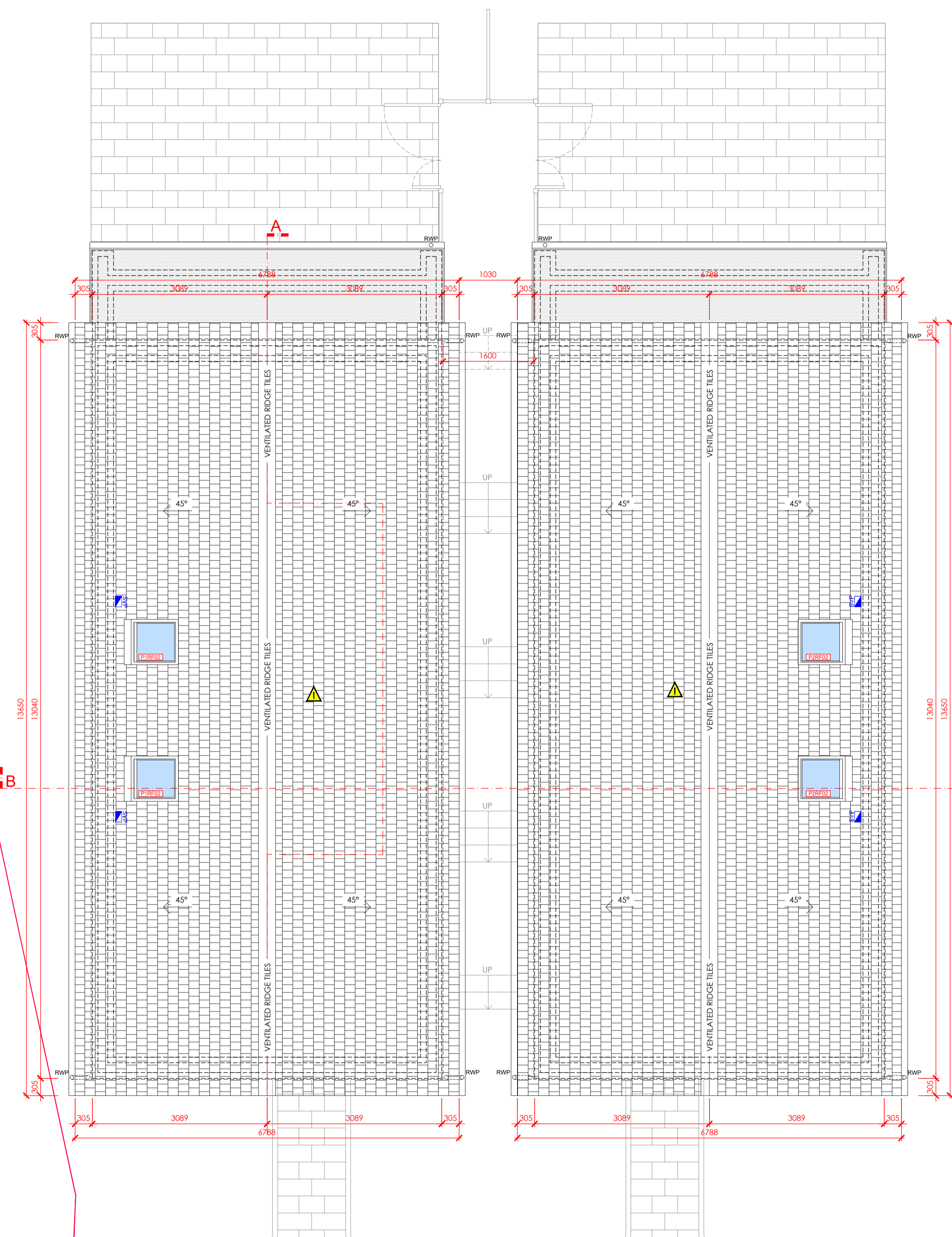
- 12MM HARDBACKER CEMENT BOARD
- APPLY TANKING CURRY SUITABLE FOR WET ROOM APPLICATIONS
- 4MM ACROTHENE OR DHPH AS SPECIFIED BY TILE MANUFACTURER (INSTALLATION GUIDANCE)
- FINISH WITH 12MM TILES & GROUT TO CLIENT SPECIFICATION
- IF REQUIRED FOR ROBUST FINISH INCLUDE 1 x LAYER OF 18MM MARINE GRADE FLY TO THE REAR FACE OF CEMENT BOARD - FOR EXAMPLE, TO RECEIVE SHOWER CONTROL UNIT OVER BATH

WALL TYPE WT07 - INTERNAL WALL

- 89MM x 38MM SW TREATED STUDS AT 400 - 600MM CTS WITH HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGIN AT 1/3 HEIGHT OR 450MM
- LINE DRY SIDES WITH 2 x LAYERS OF 12.5MM GYPROC FRELINE PLASTERBOARD WHERE FORMING PROTECTED FIRE ESCAPE ROUTE AND FINISH WITH 3MM SWM READY TO RECEIVE DECORATION.
- ELSEWHERE LINE DRY SIDES WITH 2 x LAYERS OF 12.5MM GYPROC SOUNDLOC PLASTERBOARD WITH 3MM SWM READY TO RECEIVE DECORATION
- AREAS SUSCEPTIBLE TO HIGH LEVELS OF MOISTURE (E.G. KITCHENS) TO RECEIVE MOISTURE RESISTANT PLASTERBOARD

ROBUST FIXINGS

- IF REQUIRED APPLY 1 x LAYER OF 18MM WBP FLY TO ACT AS ROBUST FIXING FOR CABINERY IN LIEU OF 1 x LAYER OF PLASTERBOARD.



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 EURO CODE 5: DESIGN OF TIMBER STRUCTURES (1+2:2014). 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
- 25 x 38MM TANALISED SW COUNTER BATTENS
- KINGSPAN NILVENT BREATHABLE MEMBRANE

VENTILATION:

- PROPRIETARY EAVES CARRIER SYSTEM TO MAINTAIN 50MM ABOVE INSULATION LAYERS
- PROPRIETARY DRY RIDGE VENT TILES

INSULATION AND INTERNAL FINISH:

- TO ACHIEVE U-VALUE 0.11 W/M²K
- 150MM KINGSPAN K107 BETWEEN RAFTERS
- 72.5MM KINGSPAN K118 INSULATED PLASTERBOARD BELOW RAFTERS ALL JOINTS TAPED TO FORM VCL
- 35MM BATTEN ZONE FOR SERVICES (TOTAL RECESS FOR DOWNLIGHTERS = 50MM)
- 15MM GYPROC FRELINE PLASTERBOARD
- FINISH 3MM SWM COAT OF FINISHING PLASTER READY TO RECEIVE DECORATION

EAVES AND RAINWATER GOODS

- EAVES WITH OVER FASCIA VENT EQUIVALENT TO A CONTINUOUS 25MM AIR GAP
- 25MM SW TREATED FASCIA
- DEEPLYLOW UPVC RAINWATER GUTTER AND ASSOCIATED STOP ENDS, CORNERS, OUTLETS AND FIXING BRACKETS.
- 68MM UPVC DIA RAINWATER DOWNPIPES AND ASSOCIATED FIXING BRACKETS AT LOCATIONS SHOWN ON THE DRAWINGS

LEADWORK & FLASHING GENERALLY:

- ALL LEADWORK TO BE TREATED WITH PATINATION OIL
- ALL LEAD FLASHINGS TO BE CODE S LEAD AND LAID ACCORDING TO LEAD DEVELOPMENT ASSOCIATION.
- JOINTS TO BE LAPPED MIN 150MM AND LEAD TO BE DRESSED 200MM UNDER TILES, ETC.
- PROVIDE PROPRIETARY FLASHING KITS FOR ALL PENETRATIONS THROUGH THE ROOF (E.G. SVP'S)

ROOF LIGHTS

- MIN U-VALUE OF 1.6 W/M²K (ACTUAL 1.3W/M²K)
- ROOF-LIGHTS TO BE DOUBLE GLAZED WITH 6MM ARGON GAP AND SOFT LOW-E GLASS.
- WINDOW ENERGY RATING TO BE BAND C OR BETTER. R
- OOF LIGHTS TO BE FITTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH RAFTERS DOUBLED UP TO SIDES AND SUITABLE FLASHINGS PROVIDED.
- PROVISIONALLY ALLOWED FOR VELUX MK06 1180 x 780MM ROOFLIGHT
- ALLOW FOR ELECTRICALLY OPERATED OPENING

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
CHKD BY: TAD

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SHEET TITLE

B007
Roof Plan

FA-R-20-17

Scale: 1: 50 @ A1

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