

GENERAL:

- DRAWINGS TO BE READ IN CONJUNCTION WITH DOCUMENT FA-R-20-17 SPECIFICATION
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING 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 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 DESIGNS 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. CONSULTOR 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 LIMITS & BEAM 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

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
- 55MM 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 1:3:6 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 INNER 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 1:3:6 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 ECO LINE OUTERBUSH OF BLOCKWORK WITH TYVEK HOUSE WRAP
- 100MM 7.3N DENSE CONCRETE BLOCKS, 1.13 W/M²K
- 55MM 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 1:3:6 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 250MM CENTRES WITH PROPERBOND 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 4MM PLASTER FINISH READY TO RECEIVE DECORATION
- WALLS TO BE BUILT WITH 1:3:6 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 HIGH DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (E.G. 100MM ROCKWOOL OR EQUIVALENT) INSULATION IN ALL VOIDS THE FULL DEPTH OF THE JTD.
- LINE DRY SIDES WITH 2 LAYERS OF 12.5MM GYPROC FIRELINE PLASTERBOARD WHERE FORMING PROTECTED FIRE ESCAPE ROUTE AND FINISH WITH 5MM 55M READY TO RECEIVE DECORATION.
- ELSEWHERE LINE DRY SIDES WITH 2 LAYERS OF 12.5MM GYPROC SOUNDLOC PLASTERBOARD WITH 5MM 55M 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.

WALL TYPE WT06 - INTERNAL WALL LINING

WHERE INDICATED ON PLAN LINE STUDS WITH:

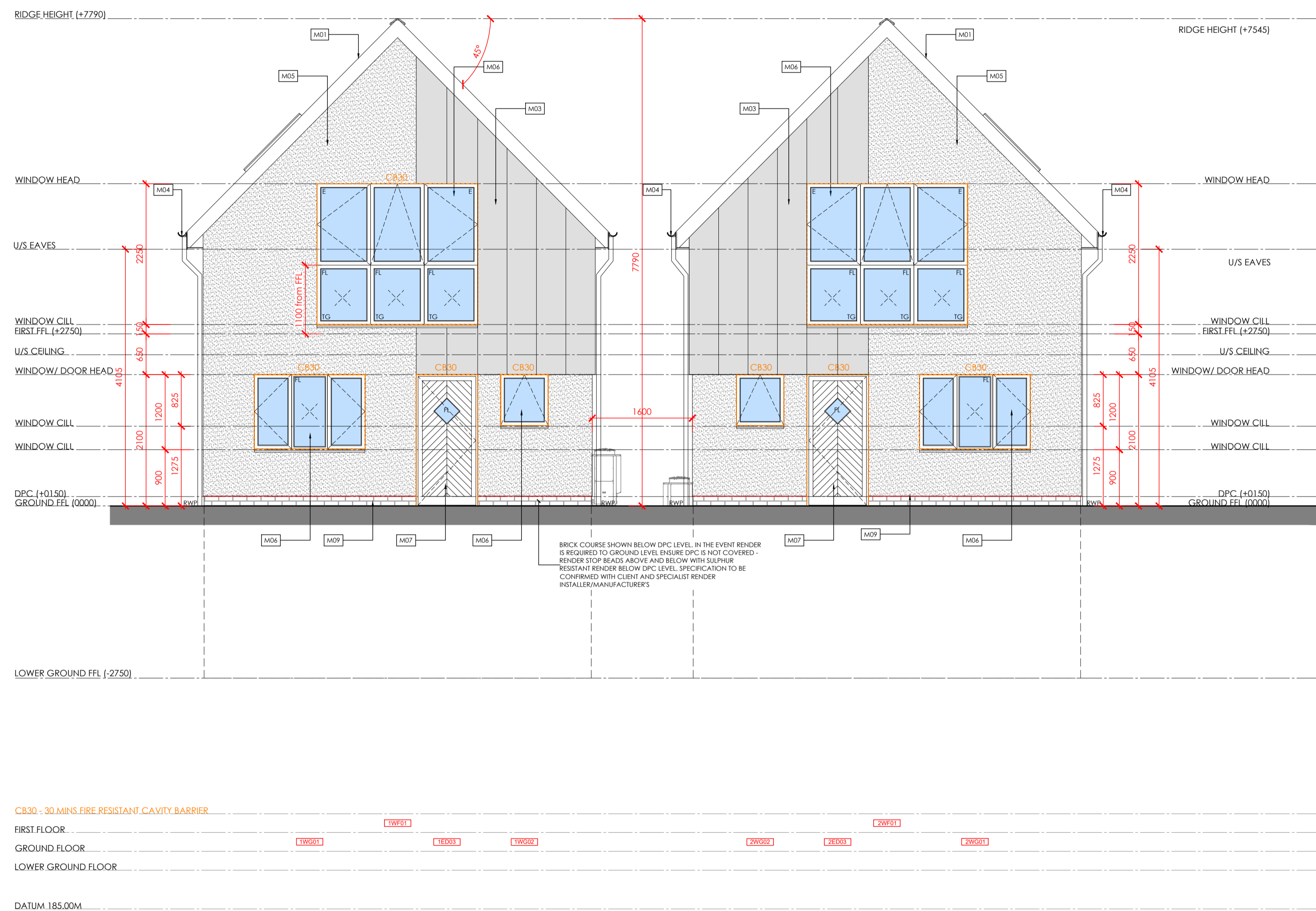
- 12MM HARDBACKER CEMENT BOARD
- APPLY FANKING BURRY SUITABLE FOR WET ROOM APPLICATIONS
- 4MM TILE ADHESIVE FOR DEPTH AS SPECIFIED BY TILE MANUFACTURER (INSTALLATION GUIDANCE)
- FINISH WITH 12MM TILES & GROUT TO CLIENT SPECIFICATION
- IF REQUIRED FOR ROBUST FIXING INCLUDE 1 x LAYER OF 18MM HARNE GRADE 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 LAYERS OF 12.5MM GYPROC FIRELINE PLASTERBOARD WHERE FORMING PROTECTED FIRE ESCAPE ROUTE AND FINISH WITH 5MM 55M READY TO RECEIVE DECORATION.
- ELSEWHERE LINE DRY SIDES WITH 2 LAYERS OF 12.5MM GYPROC SOUNDLOC PLASTERBOARD WITH 5MM 55M 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.



PROPOSED FRONT ELEVATION
SCALE 1:50

1:50

MATERIALS LEGEND:

M01: NATURAL GREY SLATE TILE ROOFING
M02: SINGLE PLY MEMBRANE
M03: COMPOSITE CLADDING PANEL
M04: BLACK RAINWATER GOODS
M05: THROUGH COLOUR RENDER
M06: WINDOWS - VELFAC V200 ENERGY SYSTEM ANTHRACITE GREY
M07: ALUMINIUM / TIMBER ENTRY DOOR
M08: SLIDING/GLAZED DOORS
M09: VELFAC V200 ENERGY SYSTEM - ANTHRACITE GREY
M09: FACING BRICK

ELEVATION LEGEND:

RWP DENOTES RAINWATER PIPE
X DENOTES TOUGHENED GLASS
X DENOTES FIXED GLASS
X DENOTES OPENING DIRECTION
E DENOTES EGRESS WINDOW
- - - DENOTES DPC
- - - DENOTES MINIMUM 30 MINUTE CAVITY BARRIER
 DENOTES MECHANICAL EXTRACT
 DENOTES SVP TILE VENT

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

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SHEET TITLE

B200
Elevations Sheet 01

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