

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:

- LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT
- OR 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 COMPILE A COMPREHENSIVE RISK REGISTER WITH METHODS OF WORK STATEMENTS AT THE DESIGN STAGE FROM 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, 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. CONSULTATION 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, 2.4M MAX LIFT REQUIRED. PC AND SUB-CONTRACTOR TO CARRY OUT RISK ASSESSMENT PRIOR TO COMMENCEMENT
- HAZARD - GLAZING PANELS**
CONSTRUCTION AND 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 - INTEL COLUMN & BEAM INSTALLATION**
CONSTRUCTION LIMITS A 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

[SHIC] 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

3000 DENOTES MINIMUM 30 MINUTE CAVITY BARRIER - PARTY WALL

1 DENOTES MINIMUM 30 MINUTE CAVITY CLOSER

DISABLED ACCESS STATEMENT - PART M4(1)

LEVEL APPROACH
PROVIDE A LEVEL APPROACH TO THE PRINCIPAL ENTRANCE DOOR NO STEEPER THAN 1:20 AND AT LEAST 900MM WIDE. WITH CROSS FALLS NO GREATER THAN 1:40. APPROACH SURFACE MATERIAL TO BE FIRM, NON-SLIP AND CAPABLE OF SUPPORTING THE WEIGHT OF A WHEELCHAIR AND ITS USER (LOOSE MATERIAL SUCH AS GRAVEL AND SHINGLE WOULD NOT BE SUITABLE).

RAMPED APPROACH MAX 1:15 (WHERE GRADIENT EXCEEDING 1:20 BUT NOT 1:15)
PROVIDE A RAMPED APPROACH TO THE PRINCIPAL ENTRANCE DOOR WITH A FIRM, EVEN, NON-SLIP SURFACE CAPABLE OF SUPPORTING THE WEIGHT OF A WHEELCHAIR AND ITS USER (LOOSE MATERIAL SUCH AS GRAVEL AND SHINGLE WOULD NOT BE SUITABLE).
RAMP TO BE AT LEAST 900MM WIDE AND WITH CROSS FALLS NO GREATER THAN 1:40 AND A MAXIMUM GRADIENT OF 1:15. LANDINGS OF 1.2M TO BE PROVIDED EVERY 10M. ENSURE THE TOP AND BOTTOM LANDINGS ARE AT LEAST 1.2M CLEAR OF ANY DOOR SWING (PROVIDE INTERMEDIATE LANDINGS IF NECESSARY).

ACCESSIBLE LEVEL DOOR THRESHOLDS INTO THE BUILDING
ENTRANCE DOOR TO HAVE AN ACCESSIBLE LEVEL THRESHOLD PROVIDED WITH A WEATHER BAR (MAXIMUM HEIGHT 15MM) WITH SUITABLE DRAINAGE CHANNEL. LANDINGS TO HAVE A FALL OF 1:40-1:60 AWAY FROM THE DOOR. PRINCIPAL ENTRANCE DOOR TO HAVE A MINIMUM 775MM CLEAR OPENING BETWEEN THE DOOR LEAF AND DOORSTOPS.

INTERNAL CORRIDORS AND DOOR WIDTHS
DOORWAY CLEAR OPENING WIDTH AND CORRIDOR CLEAR PASSAGE WAY WIDTH TO COMPLY WITH THE FOLLOWING:
750MM OR WIDER DOORWAY - CORRIDOR TO BE 900MM (WHEN APPROACHED HEAD ON)
750MM DOORWAY - CORRIDOR TO BE 1200MM (WHEN APPROACH IS NOT HEAD ON)
775MM DOORWAY - CORRIDOR TO BE 1050MM (WHEN APPROACH IS NOT HEAD ON)
800MM DOORWAY - CORRIDOR TO BE 900MM (WHEN APPROACH IS NOT HEAD ON)
DOOR AND CORRIDOR WIDTH TO COMPLY WITH DIAGRAM 1.1.2 AND TO BE MEASURED IN ACCORDANCE WITH DIAGRAM 1.1. APPROVED DOCUMENT M.

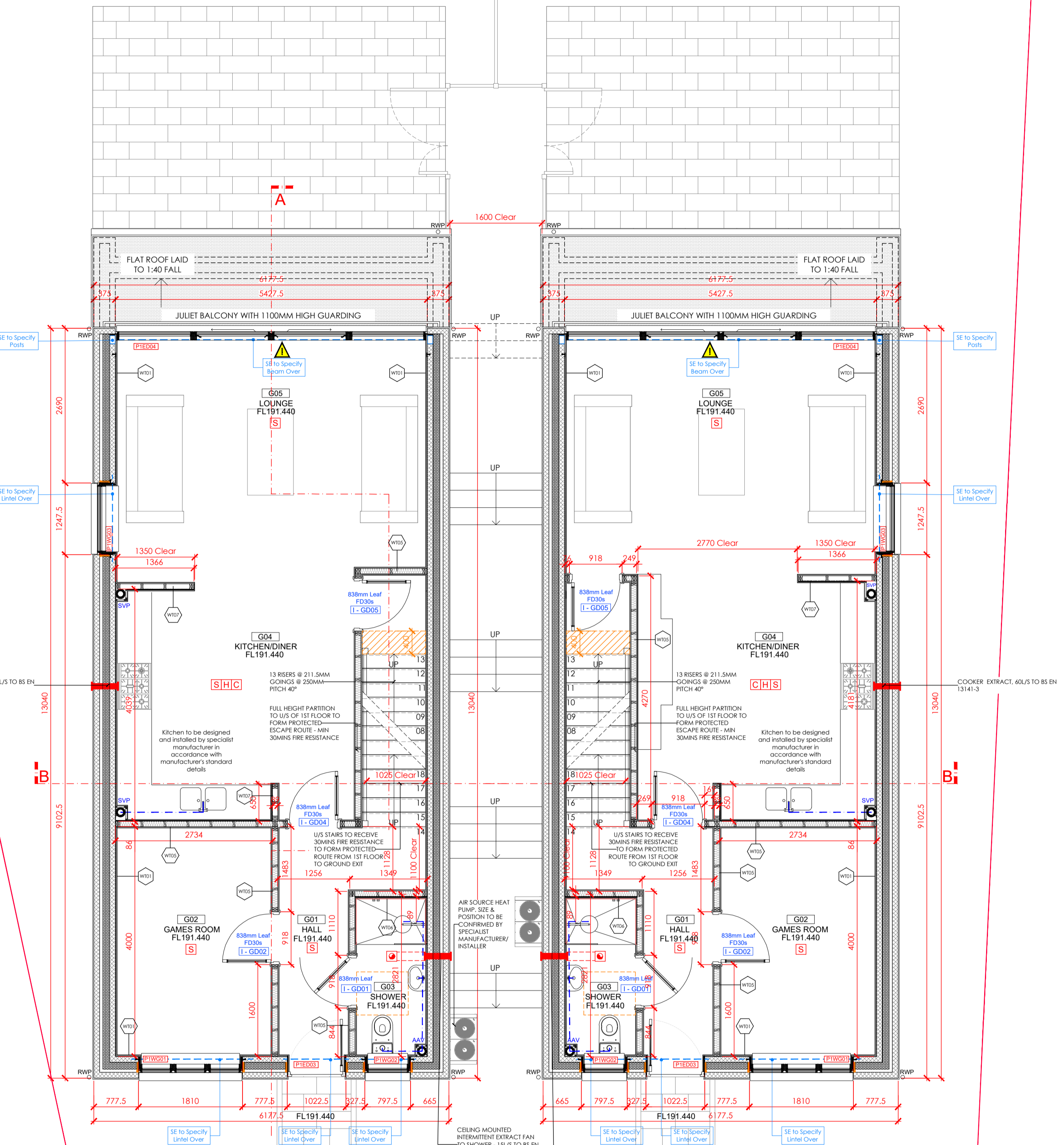
ANY LOCALISED OBSTRUCTION MUST NOT OCCUR OPPOSITE OR CLOSE TO A DOORWAY, AND SHOULD NOT BE LONGER THAN 2M IN LENGTH. THE CORRIDOR MUST NOT BE REDUCED BELOW A MINIMUM 750MM WIDTH AT ANY POINT.

ACCESSIBLE SWITCHES, SOCKETS, CONTROLS ETC
ALL ELECTRIC SOCKETS, OUTLETS, CONTROLS AND SWITCHES ETC TO BE POSITIONED BETWEEN 450MM AND 1200MM ABOVE FLOOR LEVEL.
ACCESSIBLE CONSUMER UNITS SHOULD BE FITTED WITH A CHILD PROOF COVER OR INSTALLED IN A LOCKABLE CUPBOARD.

PROVISION OF A GROUND FLOOR WC
WHEELCHAIR ACCESSIBLE WC TO BE PROVIDED ON THE PRINCIPAL ENTRANCE STOREY. A MINIMUM 500MM CLEAR SPACE TO BE PROVIDED EITHER SIDE OF THE CENTRE OF THE WC PAN AND 750MM MINIMUM CLEAR SPACE IN FRONT OF THE PAN TO ALLOW SUFFICIENT SPACE FOR WHEELCHAIR APPROACH AND TURNING. THE WASHBASIN AND DOOR IS TO BE POSITIONED SO AS NOT TO IMPED ACCESS OR MANOEUVRABILITY. DOOR INTO WC TO BE OUTWARD OPENING.

EXTERNAL STEPPED ACCESS TO REAR GARDENS
TO BE SHARED BETWEEN THE DWELLINGS AND CONSIST OF MAXIMUM 150MM RISERS, 280MM GOINGS WITH A MAXIMUM RISE IN EACH FLIGHT OF 600MM.

BUILDING REGULATIONS



PROPOSED GROUND FLOOR PLAN
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

MEANS OF ESCAPE - FIRE DOORS

FORM A PROTECTED ESCAPE STAIRWAY BY PROVIDING HALF HOUR FIRE RESISTANCE TO ALL PARTITIONS, FLOORS AND CEILINGS. STAIRWAY TO BE PROTECTED AT ALL LEVELS AND TO LEAD DIRECTLY TO AN EXTERNAL DOOR AT GROUND LEVEL (NO INNER ROOMS ALLOWED). ALL DOORS ON TO THE STAIRWAY MUST BE FD30 RATED FIRE DOORS TO BS 476 (FITTED WITH INTUMESCENT STRIPS REBATED AROUND SIDES & TOP OF DOOR OR FRAME IF REQUIRED BY BUILDING CONTROL), WHERE APPLICABLE. ANY GLAZING IN FIRE DOORS TO BE HALF HOUR FIRE RESISTING.

SMOKE DETECTION
PROVIDE A LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS 5839-6:2019 TO AT LEAST A GRADE D2 CATEGORY LD2 STANDARD. SYSTEM TO BE MAINS POWERED WITH BATTERY BACK UP. SMOKE DETECTORS TO BE PROVIDED TO:

- EACH HALLWAY AND LANDING
- EVERY PRINCIPAL LIVING ROOM (AS PROVIDED BY BUILDING CONTROL)
- AN INTERLINKED HEAT DETECTOR TO BE PROVIDED IN THE KITCHEN.

IN HALLWAYS EXCEEDING 7.5M IN LENGTH, NO POINT WITHIN THE HALLWAY SHOULD EXCEED 7.5M FROM THE NEAREST DETECTOR AND NO BEDROOM DOOR SHOULD BE FURTHER THAN 3M FROM THE NEAREST SMOKE ALARM, IF CEILING MOUNTED DETECTORS TO BE 300MM FROM THE WALLS AND LIGHT FITTINGS.

STAIRCASE:

- 13% EQUAL RISERS OF NOM 211.5 MM OVER A STOREY HEIGHT OF 2750MM
- THE PITCH OF THE STAIR NOM. 40° (42° IS MAXIMUM PITCH)
- THE RISERS WILL BE CLOSED
- THE STAIRCASE TO HAVE A MINIMUM HEADROOM OF 2M ABOVE THE PITCH LINE
- THE CLEAR WIDTH OF THE STAIR BETWEEN HANDRAILS - 1025MM SEE PLANS
- THE CLEAR WIDTH OF THE STAIR BETWEEN NEWEL POSTS = 1000MM
- THE HANDRAIL ON THE STAIRWAY & LANDINGS IS TO BE 900MM HIGH VERTICALLY ABOVE THE PITCH LINE/FINISHED LANDING LEVEL
- ALL GUARDING TO BE NON CLIMBABLE AND TO RESIST HORIZONTAL FORCES AS DEFINED IN BS 6599: PART 1: 1994
- BAULSTRADING SHOULD CONTAIN NO SPACE THROUGH WHICH A 100MM SPHERE COULD PASS
- A MINIMUM CLEAR SPACE OF 400MM THE FULL WIDTH OF THE FLIGHT IS TO BE MAINTAINED CLEAR OF ANY DOOR SWINGS

INTERMEDIATE FLOORS

- PCC BEAMS TO BE SUPPLIED AND FIXED TO BEAM MANUFACTURER'S PLAN, LAYOUT AND DETAILS (DETAILS AND CALCULATIONS TO BE SENT TO BUILDING CONTROL FOR APPROVAL BEFORE WORKS COMMENCE)
- BEAM TO HAVE A MINIMUM BEARING OF 100MM ONTO LOAD BEARING WALLS
- PROVIDE CONCRETE BLOCKS TO BS EN 772-2, WET AND GROUT ALL JOINTS WITH 1:4 CEMENT/SAND MIX.
- PROVIDE DOUBLE BEAMS BELOW NON-CAD BEARING PARTITIONS TO AVOID THERMAL BRIDGING. JOINTS BETWEEN INSULATION BOARDS TO BE PROPERLY TAPED TO PREVENT SEEPAGE OF SCREED.
- LAY 50KG SEPARATING LAYER OVER INSULATION AND PROVIDE 75MM SAND/CEMENT SCREED OVER AND PREPARE FOR FLOOR FINISHES AS REQUIRED.
- SCREEDS TO BE ISOLATED AT ALL EDGES, ABUTMENTS AND COLUMNS TO ALLOW FOR MOVEMENT DUE TO THERMAL LOADINGS. JOINTS TO BE FILLED WITH A SUITABLE FLEXIBLE FILLER. GROUT MUST NOT BE USED. THE MANUFACTURER'S GUIDANCE FOR BOTH THE FLOOR SCREED AND THE TILING MUST BE FOLLOWED TO DETERMINE THE MINIMUM THICKNESS OF EDGE STRIP REQUIRED TO ALLOW FOR EXPANSION.
- ALLOW 75MM SERVICE VOID BELOW BEAM AND BLOCK FLOOR AND FINISH WITH 15MM GYPROC FIRELINE PLASTERBOARD AND 3MM SKIM READY TO RECEIVE DECORATION.

UNDERFLOOR HEATING

- UNDERFLOOR HEATING INSTALLATION TO BE DESIGNED AND SPECIFIED AS AN INTEGRATED PACKAGE BY THE SYSTEM MANUFACTURER TO ENSURE COMPATIBILITY OF ALL THE COMPONENTS.
- PIPEWORK LOOPS DESIGN, LAYOUT AND SIZING OF THE SYSTEM TO BE IN ACCORDANCE WITH BS EN 12641-5]. THE MOST APPROPRIATE LAYOUT FOR A PARTICULAR APPLICATION SHOULD BE CONFIRMED BY THE SYSTEM MANUFACTURER.
- MAXIMUM FLOOR TEMPERATURE TO BE 29°C, OR 27°C WHERE FLOOR TILING OR RESILIENT FLOOR IS PROPOSED IN COMPLIANCE WITH BS EN 1264-2(1).
- PIPEWORK TO BE INSTALLED DIRECTLY TO RIGID INSULATION USING PROPRIETARY CLIP RAILS AND CLIPS, SPACED IN ACCORDANCE WITH PIPE LAYOUT DESIGN.
- PIPEWORK LOOPS TO BE CHARGED WITH WATER AND PRESSURE TESTED PRIOR BEFORE SCREED IS POURED.
- PIPEWORK LOOPS LEADING TO AND FROM THE MANIFOLDS TO BE KEPT FREE OF ANY SHARP BENDS THAT COULD RESTRICT THE FREE FLOW OF WATER, WHERE 90° BENDS ARE REQUIRED, METAL FORMERS TO BE USED TO PREVENT TWISTING AND CONSTRUCTION.
- ALL JOINTS BETWEEN THE MANIFOLD AND PIPEWORK LOOPS ARE TO BE ACCOMMODATED ABOVE THE LEVEL OF SCREED, NO JOINTS TO BE EMBEDDED IN THE SCREED.
- PIPEWORK LOOPS SHOULD NOT EXTEND RIGHT TO THE EDGE OF THE FLOORS AND UNDER THE SKIRTING BOARDS.
- PIPEWORK FININGS TO MAINTAIN THE INTEGRITY OF THE INSULATION AND OTHER MATERIALS.
- EACH ROOM SHOULD BE PROVIDED WITH THERMOSTATIC ROOM CONTROLS, CAPABLE OF BEING USED TO SEPARATELY ADAPT THE HEATING OUTPUT IN EACH ROOM SERVED BY THE HEATING APPLIANCE.
- LABELLING TO BE PROVIDED TO ENABLE EFFECTIVE INSPECTION, COMMISSIONING, MAINTENANCE AND REPAIRS OF THE UNDERFLOOR HEATING INSTALLATION AND TO IDENTIFY THE ROOMS TO WHICH INDIVIDUAL PORTS OF THE MANIFOLD ARE CONNECTED.
- ALL INSTALLED EQUIPMENT IN UNDERFLOOR HEATING SYSTEMS TO BE COMMISSIONED IN ACCORDANCE WITH BS EN 1264-4 BEFORE FLOOR FINISH IS APPLIED.

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. REPORT TO FABRICATION OF COMPONENTS / SETTING OUT. 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
B003
Ground Floor 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