

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.

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'S CDM HAZARD IDENTIFICATION AND ANALYSIS AND OPTION MATRIX FOR FURTHER INFORMATION

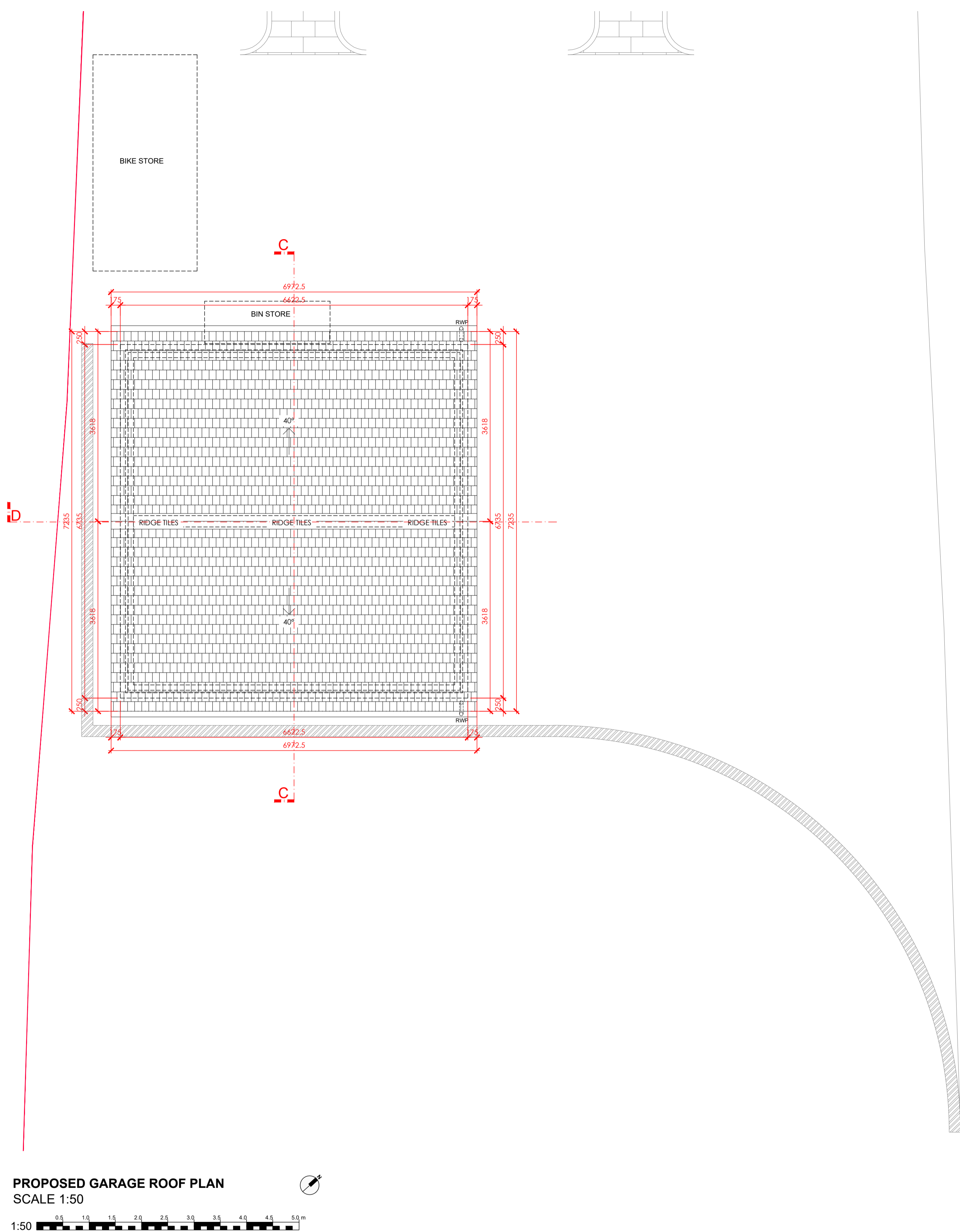
CDM - RISK REGISTER

- 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 RETAINED 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. 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 & 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



PROPOSED GARAGE ROOF PLAN
SCALE 1:50

1:50

WT08 - EXTERNAL MASONRY WALL GARAGE

- 20MM TWO COAT SAND/CEMENT RENDER TO COMPLY TO BS EN 13914-1 WITH WATERPROOF ADITIVE
- 100MM 7.5N DENSE CONCRETE BLOCKS, 1.13 W/M²
- 50MM CLEAR RESIDUAL CAVITY
- 100MM CONCRETE BLOCKS TO SPECIFICATION
- INTERNAL FACE OF BLOCKWORK TO BE FLUSH POINTING
- STAINLESS STEEL WALL TIES AT 750MM CTS HORIZONTALLY, 650MM 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

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 TANKALISED SW TREATED BATTENS
- KINGSPAN NILVENT BREATHABLE MEMBRANE
- FINISH UNDERSIDE WITH 2 X LAYERS OF 15MM GYPROC FIRELINE BOARD

EAVES AND RAINWATER GOODS

- 25MM SW TREATED FASCIA
- DEEFPLOW 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

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**
CHK'D BY: **TAD**

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SHEET TITLE

B011
Garage 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