CONSTRUCTION NOTES

1. "THE WORKS" TO BE EXECUTED IN ACCORDANCE WITH THE SEQUENCE & PHASING AS AGREED AND INDICATED ON THE APPROVED "MASTER CONSTRUCTION PROGRAMME", ADHERING TO ANY HOURS OF WORK RESTRICTIONS.

2. WORKS TO COMMENCE ONCE ALL `PRE-CONSTRUCTION NOTES' HAVE BEEN REVIEWED, OBSERVED AND ANY REQUIREMENTS SATISFIED.

3. CONTRACTOR TO PROVIDE TWO SETS OF LIVE SAMPLES WITH ACCOMPANYING PRODUCT DATA SHEETS FOR ALL EXTERNAL FINISHING MATERIALS, BUILDING ENVELOPE & HARD LANDSCAPING. ONE SET RETAINED ON SITE FOR REFERENCE. THE OTHER ISSUED TO THE `LPA' FOR ANY RELEVANT CONDITION DISCHARGE.

4. CONTRACTOR ALSO TO SUBMIT LIVE SAMPLES WITH ACCOMPANYING PRODUCT DATA SHEETS FOR ALL INTERNAL FINISHING MATERIALS AND FITTED FURNITURE ELEMENTS FOR APPROVAL. THESE ELEMENTS ARE ONLY TO BE PROCURED ONCE FULLY ACCEPTED BY THE `CONTRACT ADMINISTRATOR' (CA) OR `PROJECT ARCHITECT'.

5. THE CONTRACTOR'S `DESIGN MANAGER' WILL BE RESPONSIBLE FOR THE COORDINATION OF THEIR SPECIALIST & SUB-CONTRACT DESIGN PORTIONS AND ASSOCIATED INSTALLATION TRADES. ENSURING THE CONTRACT DESIGN DOCUMENTS AND THEIR INTENT / REQUIREMENTS ARE PRESERVED AT ALL TIMES.

6. THE CONTRACTOR'S SUB-CONTRACT / WORK PACKAGES ARE TO PROVIDE WORKING AND/OR FABRICATION DRAWINGS IN ACCORDANCE WITH THE DESIGN INTENT DRAWINGS PROVIDED UNDER THE CONTRACT. FABRICATION ONLY TO COMMENCE ONCE THE RELEVANT CLIENT'S REPRESENTATIVE, `CA', `PROJECT ARCHITECT' OR `ENGINEERING CONSULTANT' HAS CONFIRMED NO FURTHER COMMENT(S).

7. PROPOSALS THAT VARY FROM THE TENDERED DESIGN ARE TO BE AGREED AND APPROVED BY THE `CA '& CLIENT, SUBJECT TO REGULATORY COMPLIANCE.

8. ALL ELEMENTS OF CONSTRUCTION ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND MANUFACTURERS GUIDANCE / RECOMMENDATIONS. NOTWITHSTANDING THIS, FULL COMPLIANCE WITH THE BUILDING REGULATIONS (CURRENT EDITIONS) ARE TO BE MET.

9. CONTRACTOR TO ENSURE ALL SITE/BUILDING INSPECTIONS ARE OFFERED IN ACCORDANCE WITH ANY INTERVALS IDENTIFIED BY THE BUILDING CONTROL INSPECTORS SCHEDULE.

10. THE CONTRACTOR IS TO OBTAIN FROM BUILDING CONTROL THE `FIRE OFFICERS' CONSULTATION REPORT, AND CONFIRM / INCORPORATE ANY ADDITIONAL REQUIREMENTS.

11. ALL COMPARTMENTATION AND/OR FIRE-STOPPING WORKS ARE TO BE OFFERED FOR INSPECTION IN ADVANCE, WITH ADEQUATE NOTICE. TO ENSURE INSPECTIONS OCCUR PRIOR TO ANY COVERING-UP.

12. ALL PRIMARY CONSTRUCTIONS ARE TO BE APPROPRIATELY SUPPORTED AND FIRE PROTECTED WHERE REQUIRED, TO MAINTAIN STRUCTURAL INTEGRITY. ALL STRUCTURAL ELEMENTS ARE TO BE SUBSTANTIATED AND PROOFED BY CALCULATION, FOR `**PART A'** BUILDING REGULATION (BR) COMPLIANCE.

13. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CONTROL APPROVED `FIRE STRATEGY PLANS'. TO ENSURE `**PART B'** BR COMPLIANCE.

14. `BUILDERSWORK IN CONNECTION WITH' (BWIC) SERVICE INSTALLATIONS, INCLUDING WALL / FLOOR PENETRATIONS, TO HAVE APPROPRIATE FIRE BARRIERS, SEALING AND/OR STOPPING INCORPORATED. ALL IN ACCORDANCE WITH `**PART B'** OF THE BUILDING REGULATIONS & INDICATED ON THE `FIRE STRATEGY' PLANS.

15. LIFE SAFETY AND FIRE DETECTION / ALARM SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL ENGINEERED DESIGN AND ASSOCIATED DRAWINGS.

16. THE SITE / GROUND IS TO BE REMEDIATED AND/OR TREATED AS NECESSARY, THEN COVERED WITH A SUITABLY RATED & CONTINUOUS DAMP PROOF MEMBRANE, ALL IN ACCORDANCE WITH THE ENGINEERED DESIGN. TO ENSURE `**PART C'** BR COMPLIANCE AND ADEQUATE PROTECTION OF THE INTERNAL ENVIRONMENT AGAINST ANY GROUND CONTAMINATION (SOIL GASES) & MOISTURE.

17. ALL INSULATED BUILDING PRODUCTS TO COMPLY WITH `**PART D'** OF THE BR's. PRODUCTS TO HAVE ZERO `OZONE DEPLETION POTENTIAL (ODP)' VALUE AND CORRESPONDING `GLOBAL WARMING POTENTIAL (GWP)' RATING. BREEAM CREDITS AND ASSOCIATED REQUIREMENTS ALSO TO BE MET WHERE APPLICABLE.

18. THE BUILDING ENVELOPE & INTERNAL WALL/FLOOR SUB-DIVISIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ANY SPECIALIST CONSULTANT'S (ACOUSTICIAN'S) REPORT AND ITS RECOMMENDATIONS & PRESCRIBED DETAILING. TO ENSURE `**PART E'** BR's COMPLIANCE WITH THE APPROPRIATE STANDARDS.

19. VENTILATION PROVISION IS TO PROVIDED AND/OR COMPLY WITH `**PART F'** OF THE BR's IN LINE WITH THE MECHANICAL ENGINEERED DESIGN STRATEGIES AND RELEVANT `CIBSE' REQUIREMENTS & GUIDANCE.

20. HYGIENE & SANITARY ACCOMMODATION PROVISION TO COMPLY WITH `**PART G**' OF THE BR's.

21. ALL DRAINAGE AND WASTE DISPOSAL SYSTEMS TO COMPLY WITH `**PART H**' OF THE BR's.

22. NEW BELOW & ABOVE GROUND DRAINAGE SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT ENGINEERS DESIGN & DETAILS.

23. DRAINAGE CONNECTION INTO THE EXISTING PUBLIC SEWER IS TO BE MADE UNDER CONSENTED APPROVAL FROM THE RELEVANT WATER AUTHORITY. THESE WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH ANY APPROPRIATE LICENCE AGREEMENT.

24. HARDSTANDING SURFACE WATER DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE ENGINEERS DESIGN STRATEGY. THE CONTRACTOR IS TO ENSURE THAT ALL THE RELEVANT DISCHARGE APPROVALS HAVE BEEN OBTAINED, HARD COPY TO BE INCLUDED WITHIN THE CONSTRUCTION PHASE PLAN.

25. ROOF RAINWATER COLLECTED BY `SYPHONIC' SYSTEMS, REFER TO OUTLINE SPECIFICATION AND ENGINEERS REQUIREMENTS FOR BASE-LINE PARAMETERS. ALL DESIGN AND CALCULATIONS TO BE UNDERTAKEN BY SPECIALIST CONTRACTOR, AND SUBMITTED FOR ENGINEER REVIEW AND ACCEPTANCE.

26. RAINWATER GUTTER / DOWNPIPE SIZING AND OUTLET TYPES / FREQUENCY IS TO BE CONFIRMED BY SPECIALIST DESIGN. PROPOSALS ARE TO BE COORDINATED WITH THE BUILDING DESIGN INTENT, FORM, LAYOUT AND ASSOCIATED STRUCTURAL FRAME & FOUNDATION DESIGNS.

27. ANY INTERNAL RAINWATER COLLECTION PIPEWORK LOCATED WITHIN HEATED OR HABITABLE SPACES ADEQUATELY INSULATED TO PREVENT CONDENSATION.

28. ABOVE GROUND FOUL DRAINAGE SYSTEMS ARE TO BE INSTALLED TO MAINTAIN CORRECT FALLS, FOUL-AIR WATER SEAL DEPTHS AND DRAIN RUN VENTING, INCORPORATING LOCAL AIR ADMITTANCE VALVES (AAV). THE HEAD OF EACH MAIN DRAIN RUN IS TO BE VENTED TO ATMOSPHERE.

29. ACCESSIBILITY AND ASSOCIATED PROVISION TO STAIRS, RAMPS AND ACCESS ROUTES WITHIN, AROUND AND INTO THE BUILDING ARE TO COMPLY WITH `**PARTS K & M**' OF THE BR's AND SATISFY THE REQUIREMENTS OF `BS 8300:2009 + AMENDMENTS'. THESE STRATEGIES SHOULD BE READ IN CONJUNCTION WITH ANY `ACCESS STATEMENT' AND ANY OTHER REQUIREMENTS LISTED IN THE OUTLINE SPECIFICATION.

30. ALL INTERNAL, EXTERNAL AND FACADE GLAZED ELEMENTS TO COMPLY WITH `**PART K**' OF THE BR's. CRITICAL LOCATIONS OF GLAZING AS INDICATED IN `K4' (BETWEEN FFL & 800m GENERALLY / FLL & 1500mm AT DOORS) TO BE SAFETY GLASS. APPROPRIATE FORMS OF MANIFESTATION TO BE INSTALLED AS REQUIRED UNDER `K5' .

31. THE BUILDING ENVELOPE IN TERMS OF ITS MAKE-UP, ASSOCIATED THERMAL PERFORMANCES, AIR-TIGHTNESS AND HEATING/COOLING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE TARGETS SET WITHIN THE BUILDING CONTROL APPROVED `SBEM' & `BRUKL' REPORTS. REQUIRED TO ENSURE COMPLIANCE WITH `**PART L2A**' (Current Edition + Amendments) OF THE BR's.

32. ALL MECHANICAL & ELECTRICAL SYSTEMS ARE TO BE FULLY COMMISSIONED AND TESTED TO ENSURE COMPLIANCE WITH THE APPLICABLE GOVERNING BODIES, `CIBSE' GUIDANCE REQUIREMENTS & THE BR's.

33. THE ELECTRICAL SYSTEMS AND ASSOCIATED WIRING ARE TO BE INSTALLED TO THE ENGINEERS DESIGN AND IN ACCORDANCE WITH THE CURRENT AND APPLICABLE INSTITUTIONAL WIRING REGULATIONS. INSTALLATION ALSO TO OBSERVE AND COMPLY WITH REQUIREMENTS AS LISTED UNDER`**PART P**' OF THE BR's.

Area Schedule (GEA)

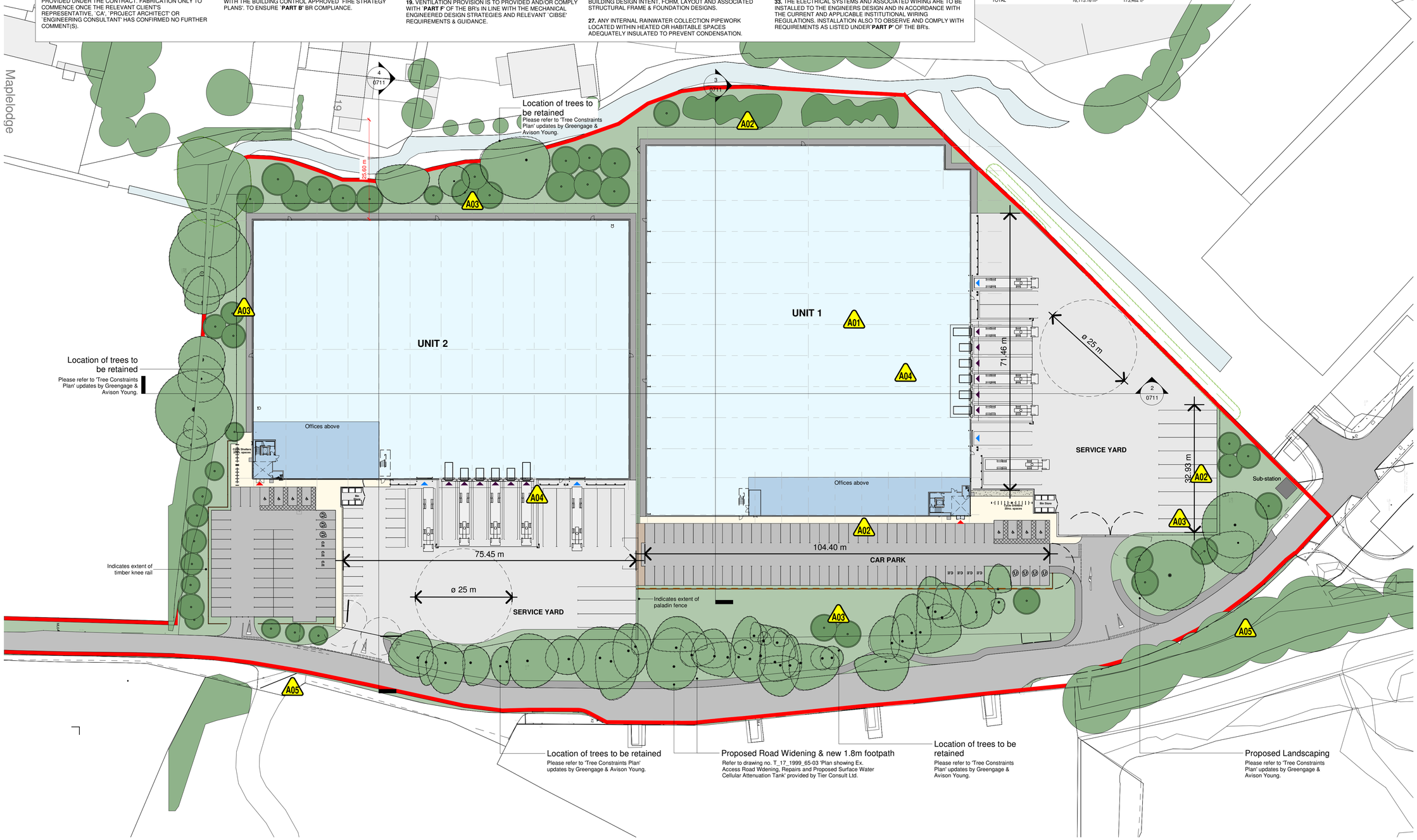
Name	Area Metric	Area Imperial
UNIT 1		
Unit 1 - Warehouse GEA	7,938.18 m²	85,446 ft²
Unit 1 - Core GEA	59.41 m²	640 ft²
Unit 1 - 1st Floor Office GEA	547.68 m²	5,895 ft²
Unit 1 - 2nd Floor Office GEA	547.68 m²	5,895 ft²
	9,092.96 m²	97,876 ft²
UNIT 2		
Unit 2 - Warehouse GEA	6,497.60 m²	69,940 ft²
Unit 2 - Core GEA	56.26 m²	606 ft²
Unit 2 - 1st Floor Office GEA	461.80 m²	4,971 ft²
Unit 2 - 2nd Floor Office GEA	461.80 m²	4,971 ft²
	7,477.45 m²	80,487 ft²

Area Schedule (GIA)

Name	Area Metric	Area Imperial
UNIT 1		
Unit 1 - Warehouse Area	7,822.66 m²	84,202 ft²
Unit 1 - 1st Floor Office Area	502.00 m²	5,403 ft²
Unit 1 - 2nd Floor Office Area	502.00 m²	5,403 ft²
	8,826.66 m²	95,009 ft²
UNIT 2		
Unit 2 GF GIA	6,410.86 m²	69,006 ft²
Unit 2 FF MAIN OFFICE GIA	438.82 m²	4,723 ft²
Unit 2 SF MAIN OFFICE GIA	438.82 m²	4,723 ft²
	7,288.50 m²	78,453 ft²
TOTAL	16,115.16 m²	173,462 ft²

Parking Schedule

Description	Count
Unit 1	
Cable Enabled Parking	4
Disabled parking bay	4
Electric Charge Car Parking Bay	4
Rigid vehicle parking bay	21
Standard car parking bay	68
	101
Unit 2	
Cable Enabled Parking	3
Disabled parking bay	4
Electric Charge Car Parking Bay	3
Rigid vehicle parking bay	17
Standard car parking bay	52
	79
TOTAL: 180	180



1 **05-ZZ_Site Plan as Proposed**
1 : 500

N

0m 10m 20m 30m 40m

VISUAL SCALE 1:500 @ A1

Drawing Status

TENDER

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All dimensions are to be checked on site by the contractor prior to proceeding with any work. This drawing shall not be scaled to ascertain any dimensions, work to figured dimensions only.

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Hazard Identification

ref	hazard	date
A01	Diverted drainage	01.08.22
A02	Existing underground services & gasements	01.08.22
A03	Tree root protection areas	01.08.22
A04	Falling from retaining wall	01.08.22
A05	Road / S278 Works	01.08.22

DEVELOPMENT KEY

- Development Boundary
- Ownership Boundary
- Proposed Building
- Concrete Yard
- Tarmacadam
- Soft Landscaping

Note: Soft Landscaping shown indicatively, refer to Landscape Architect scheme drawing for detailed proposals

DESIGN HAZARD IDENTIFICATION

A. Unless noted otherwise, all **known** hazards have been identified on this drawing.

B. Known risks of significant and project specific nature have also been captured on the 'Designers Risk Assessment' (DRA) Schedule.

C. Should unexpected risks arise, EA/CA to be notified immediately.

D. The principal contractor is to execute and complete the works under the duties as required of the current CDM regulations.

E. NO additional risks are expected as a result or consequence of the proposed works.

F. Access Strategy proposals for `Cleaning & Maintenance' are defined under separate dedicated document(s).

G. Refer to consultant Engineer's (Geotechnical, Civil, Structural, Mechanical and Electrical) drawings and specifications for any risks associated with those work package elements (including any demolition and / or enabling works).

PROJECT NOTES

1. Proposals or information contained on this drawing to be used for **"TENDERING"** purposes and **NOT** for procurement or associated construction works.
2. Design information indicated on this drawing is to be used solely for **COORDINATION** purposes.
3. Development proposals are to be read in conjunction with all referenced drawings and documents.
4. Soft Landscaping shown is indicative, refer to Landscape Architect design for full details.
5. Any proposed levels are indicative and subject to change to suit Engineered design and/or determined by site conditions.

Rev	Revision Details	Drawn	Date	Checked
P4	'Keep Clear' signed added	BB	23.08.22	BC
P3	Electric Car Charge Station added	BB	16.08.22	BC
P2	Tender Issue	VV	05.08.22	BC
P1	First Issue	SS	22.10.20	GE

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Client
BCL (Maple Cross) LLP

Project
Land at Maple Lodge Close,
Maple Cross, Rickmansworth

Drawing Title
Site Plan as Proposed

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by	BC	Created	October 20
C4 Job no.	17019	Scale	As indicated @ A1
Drg no.	17019-C4P-XX-XX-DR-A-0510	Rev	P4