

Technical notes
Contractor to agree detailed design of the following with client prior to construction:
rainwater & surface water drainage;
heating systems, electrical items & domestic building services.
Structural design & calculations, including any underpinning & tanking design to be provided by others.
Details & specification developed in line with NHBC guidance - free access at www.nhbc.co.uk/builders/productsandservices/techzone/nhbcstandards/technicalguidancedocument
to:
Client to ensure design is approved by local planning authority & building control prior to construction.
Main contractor to ensure all work is carried out in strict accordance with design information.

CDM 2015
It is the client's responsibility to provide pre construction health & safety information (eg. known hazards, instruction manuals for operation of equipment, access to welfare facilities...etc).
Principal contractor to ensure asbestos surveys are provided or carried out at the appropriate stages of the project.
Principal contractor to ensure appropriate welfare facilities are available to those working on site.
Projects are notifiable to the HSE where the construction phase exceeds 500 person days or 30 days where 20 workers are simultaneously working on site at any one time.
Temporary works & propping to be designed by a suitably qualified person.
Appropriate temporary support to be provided to any excavations.
Main contractor to ensure an operatives working at height are provided with an appropriate working platform.
Hot works should be avoided or carried out in a controlled area wherever possible & should not take place within the final hour of any working day.
Main contractor to ensure designated areas for the storage of materials are provided on site to ensure working areas are kept clear & tidy.
Main contractor should plan sequencing of work to mitigate risk of incident or injury from structural instability or proximity of activities to one another.

Party wall
Any works affecting the party wall should be agreed under a party wall agreement prior to works being carried out.

Ecology
If the presence of any wildlife or protected species (eg. birds, bats, badgers, newts) is identified works should be put on hold and the notification given to the architect or an ecological consultant.
Presence of any invasive species (eg. Japanese knotweed) should be brought to the attention of the architect.

A. Structure
Depth of foundations shown on drawings is nominal, main contractor to agree with building inspector based on inspection of ground conditions.

B. Fire
Fire detection conforming to BS5446, mains wired & interlinked with battery backup to BS5839, Part 6 LSP Standard to be provided to every floor.
Escape door / window to be provided to any GF inner room.
Rooms to floors > 4.5m above external ground level to have direct access onto a protected stairway or an egress door / window - both is recommended where possible, as reflected in drawings, but not a mandatory requirement of the Building Regulations.
Rooms to floors > 4.5m above external ground level to have direct access onto a protected stairway.
Rooms within basements to have direct access onto a protected stairway or an egress door / window.
Protected stairways to have 20 mins fire & smoke compartmentation & give direct access to GF exit or a choice of escape routes.
Escape windows nom. 0.6m x 0.6m clear opening or similar area & min 0.45m clear width & height.
All steelwork to be encased in min 1 layer 12.5mm BG FireLine or similar.
Insulation products to be certified Class 0 (national standard) & EN 13501-1 class A1 (European standard) unless otherwise specified / agreed in writing by the architect.

C. Site contamination & moisture
Contractor should take reasonable steps to identify site contamination.
In the event of site contamination being identified work should cease & an appropriate remediation scheme submitted to the architect.
Ventilation to existing voids should be preserved. If necessary remote void ventilators should be provided through new slabs (Y46113).
Damp proofing should be installed in accordance with NHBC technical guidance.

D. Toxic substances
Materials (eg. insulation) containing formaldehyde should not be used.
Any MDF should be certified zero formaldehyde unless otherwise agreed in writing by the architect.

E. Sound
Separating walls: 215mm thick masonry min. 1840kg/m3 density, 13mm wet plaster both sides, o/a thickness 240mm.
Partitions generally: Timber or metal stud, 12.5mm BG SoundBloc or similar (min 10kg/m2) each side + 25mm acoustic quilt (BG ref. 025009), nom. thickness 100mm.
Ceilings generally: 1 layer 12.5mm BG SoundBloc or similar (min 10kg/m2) to u/s of joists with 100mm acoustic quilt in cavity.

F. Ventilation
Natural ventilation to be provided to each inhabitable space: 1/20th of floor area - background vent; Mechanical vent to kitchens: 30 l/s cooker hood or 60 l/s general room extract;
Bath / shower rooms: 15 l/s
Ullines: 30 l/s;
WCs: 6 l/s;
Beds:
AAVs should not be used externally;

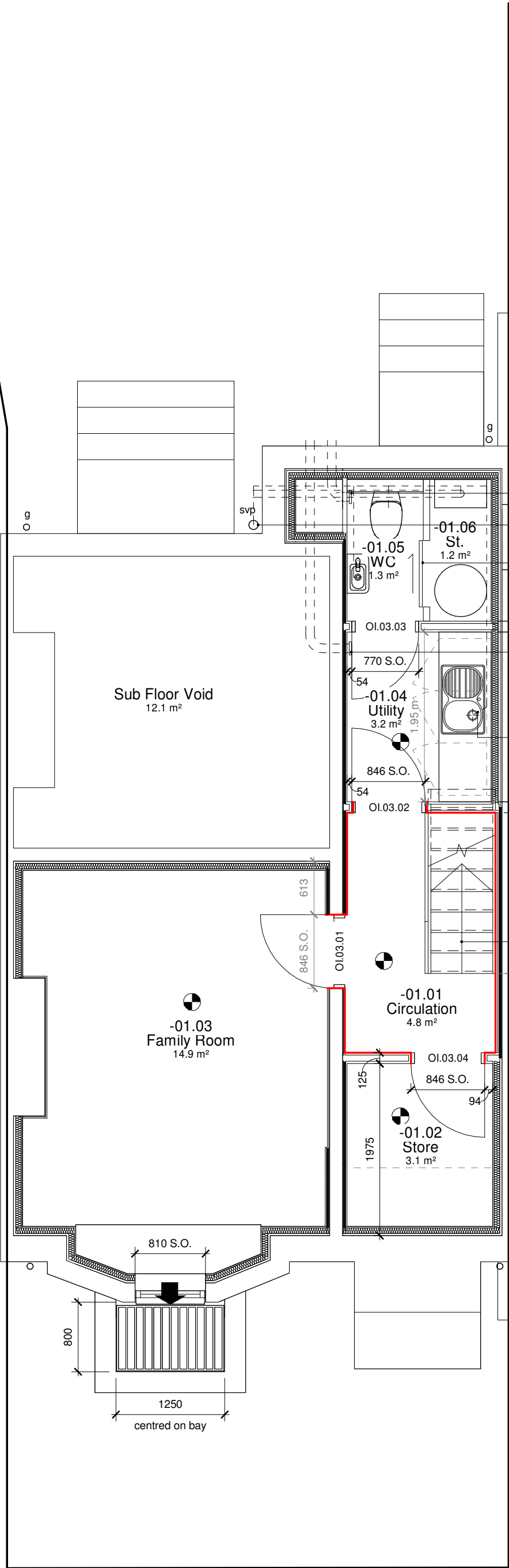
H. Drainage
New surface / rainwater drainage should discharge to new soak-aways where feasible - contractor to confirm suitability of ground as required;
New foul drainage connections should be independent of existing surface water drainage;
Suitable access to be provided at:
Base of stack;
Bends;
AAVs should not be used externally;

J. Combustion appliances
All combustion appliances & flues to be installed by a suitably qualified person.

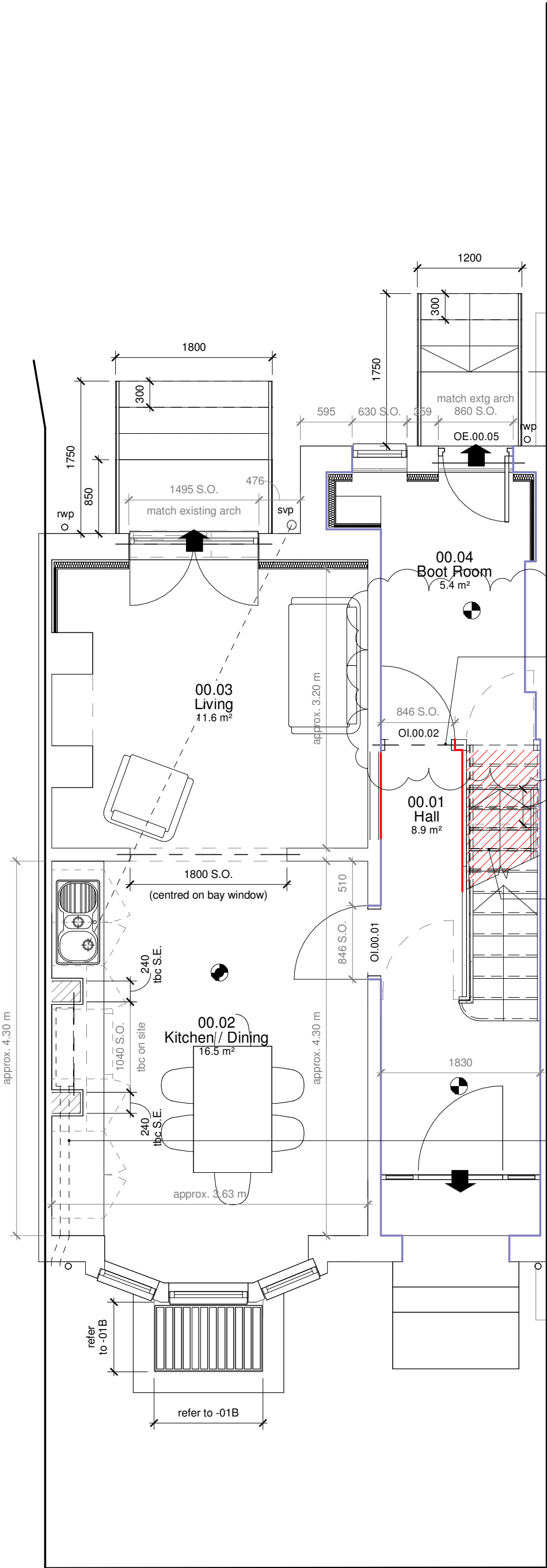
K. Falling, collision & impact
Stair manufacture to ensure compliance with Part K;
2m minimum headroom to be provided above all stairs;
Guarding to be capable of resisting the forces set out in BS 6180;
800mm guarding to be provided to all stairs & landings;
1100mm guarding to be provided to any external balconies or edges;
Safety glazing to be used to all critical areas - up to 800mm above floor level or up to 1500mm within 300mm of any door.

L. Energy efficiency
All new heating appliances to be fitted with room thermostats or thermostatic valves;
All new light fittings to be low energy.

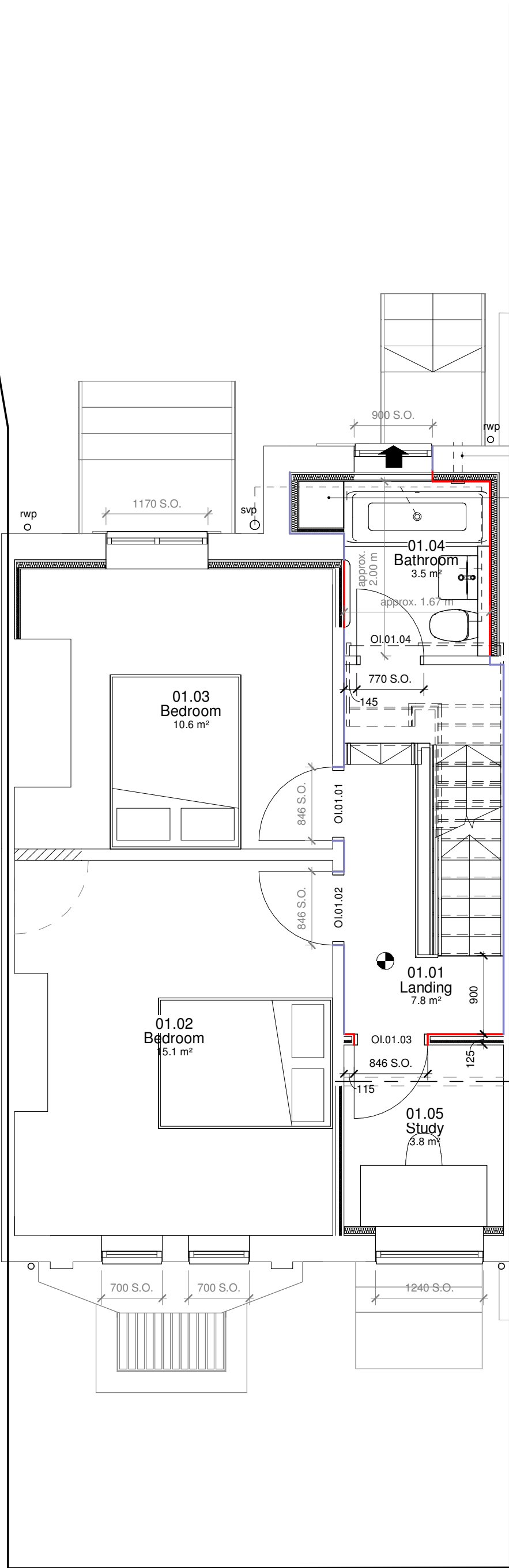
P. Electrical safety
Electrical work to be carried out in compliance with BS 7671 & IEE regulations and to be certified on completion by an electrician registered with the competent person scheme.



00 GF
scale 1:50



01 FF
scale 1:50



Ceiling heights (approx.)
shaded zone: less than 1.2m
hatched zone: 1.2m - 1.5m
between hatch & grey dash: 1.5m - 2m

Electrical Items
switch socket outlet
twin switch socket outlet
connection unit
shaver socket, twin
denotes low level, 450mm affl
denotes high level, 1800mm affl
switch
switch, dimmer
switch, multiple

light - pendant
light - spot
light - wall
light - wall, switched
light - surface

TV (coaxial)
ethernet (twin)
switches & terminals 1125mm affl where height not specified
feature fitting - supplied by client

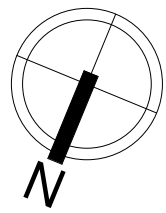
Fire Safety Systems
smoke detector
heat detector
break glass (red)
break glass (green)
emergency light

escape signage (arrow indicates direction)
fire extinguisher
fire blanket
fire panel
assembly point

Fire Compartmentation
fire escape route
fire compartmentation, 30 minutes
fire compartmentation, (assumed existing - to be agreed with building inspector)
FD30s (SC)
FD30s (SC)
FD60s (SC)
FD60s (SC)
NFR
fire exit

Drainage
Drain, proposed
Drain, existing
Drain, assumed disused (b/c on site)
Gully
Rainwater pipe
Soil & vent pipe

Notes.
All dimensions & levels show design intent. Survey has been carried out for drafting purposes only.
Critical dimensions should be site measured.
Dimensions are shown to finished face of walls or edges of structural opening unless otherwise noted;
S.O. denotes structural opening size - to be site measured prior to order of any windows & doors;
(g) denotes existing dimension to be confirmed on site;
dimensions shown in grey are nominal - to be confirmed on site and must not be used for setting out.



0 1 2 3m
Scale 1:50

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101 - 07 Proposed Plans 01
23/12/2022 scales shown @ A1