CONSTRUCTION NOTES

GENERAL NOTE

Before commencement of work, positions of all existing services including drainage are to be ascertained & any protective or diversion works are to be carried out as necessary. Severn trent approval may be required – contractor to check with relevant authority. Existing drainage inverts to be determined to establish adequate falls from new drainage fittings. Any necessary propping and strutting is to be carried out to ensure stability of the structure during building operations. All materials & workmanship are to comply with all building regulations, british standards & codes of practice. All timbers are to be double vacuum pressure impregnated with' Protim Prevac 80' or similar approved preservative, with all site cuts, ends & holes etc to be treated with 'Protim' cut end preservative liberally applied by brush.

Client/builder to carry out site investigation & results to be forwarded to the building control body to establish the levels of contamination if any & the suitability of ground conditions before the works commence.

Builder to check all load bearing elements on site before any works commence on site.

The drawings are prepared to comply with the current building regulations & are to be read in conjunction with all relevant specialist drawings, calculations & details where appropriate.

All dimensions are to be checked on site by builder before work commences, and adhered to in all cases including heights etc. As noted on the drawings. KPD takes no responsibility for any alterations to these drawings.

These drawings are for building regulation approval only. Any work undertaken before approval is obtained is all at the risk of the client and builder. KPD takes no responsibility for any work undertaken at this stage.

Please note these drawings were prepared in compliance with planning and building regulations which were in force at the time of preparation. KPD accepts no responsibility for drawings relied upon, which by virtue of a change in legislation and/or to planning guidelines or building regulations, render the drawings non-compliant with such legisation/guidlines after the preparation of such drawings.

KPD accepts no responsibility for any alterations from the approved drawings.

Nothing in our appointment or provision of drawings shall be deemed to create any appointment as or obligations as a duty holder pursuant to the regulation 7 of the com regulations 2015.

Boundaries shown are for identification only and are not to be taken as a legal definition.

Notes:

1. Upon commencement of the works the size and position of all existing structural elements as shown on the drawing are to be verified by the contractor.
2. Existing timbers shall be exposed to allow complete timber and damp survey as necessary. All timbers shall be treated or replaced in accordance with the specialists recommendations. All timber connections are to be examined by the contractor to verify their integrity and made good of deemed necessary by the inspector. Where wall plates required replacement the new timbers are to be secured by 30x2.5mm galvanised mild steel straps at 1200mm max. ctr's and screwed to existing wall with sno. 50mm long no.12 wood screws in plastic plugs.
3. All new timbers shall be strength class C16 to BS5268 part 2 unless noted otherwise. All new timber connections are to be formed using joists hangers and or framing anchors and clips supplied by 'Expamet' or similar.
4. All existing masonry shall be examined by the contractor any cracked or flaked brickwork shall be repaired or rebuilt to the satisfaction of the client. any loose or soft mortar shall be raked out and repointed.
5. All new steelwork shall comply fully with BS5950. The contractor shall take all necessary site dimensions and levels prior to commencement of fabrication.
6. The contractor shall be responsible for the stability of the existing building whilst carrying out the proposed alterations all temporary works needing propping and shoring to the existing structure shall be designed by the contractor.
7. All new brickwork to have a compressive strength of 21N/mm sq. built in 1:1:6 cement:lime:sand mortar unless stated otherwise.
8. Concrete padstones to be grade C35 10mm maximum size aggregate with 300kgs/m3 o.p.c.
9. Floor joists to be doubled up below new baths
10. Joist size to be deemed by structural engineer

Building regulations approval, cdm regulations, health & safety, temporary work and interim stability

1. The builder shall comply with the building regulations. Any work carried out on site prior to full building regulation approval from the building control body is entirely at the risk of the builder.
2. The builder shall comply with all aspects of the construction (Design & Management) regulations 2015.

2.1 The builder shall carry out his own risk assessments for all aspects of the Works.

2.2 The builder shall provide method statements for the following items of work or items as requested:

a) Excavation below existing foundation levels when in close proximity to existing foundations
b) Underpinning
c) Working with machinery when adjacent to or over existing occupied buildings
d) Erection/installation of steelwork adjacent to or over existing occupied buildings

3. The builder shall maintain records of all on site changes to the drawings and calculations and provide a full set of "marked-up" drawings to show the "as-built" construction.
4. The builder is reminded that the structures stability relies on all structural elements to be completed and cured. The builder is required to consider his construction methods/sequences and to assess temporary works and bracing requirements to ensure the interim stability of partially completed

THE PARTY WALL ACT 1996: The client is responsible for conforming with the Party Wall Act 1996 and obtaining the necessary neighbour agreements in the required period depending on the extent of work to the party wall/boundary.

ALL DIMS IN MILLIMETERS UNLESS NOTED OTHERWISE
DO NOT SCALE EXCEPT FOR PLANNING PURPOSES
IF IN DOUBT - ASK

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