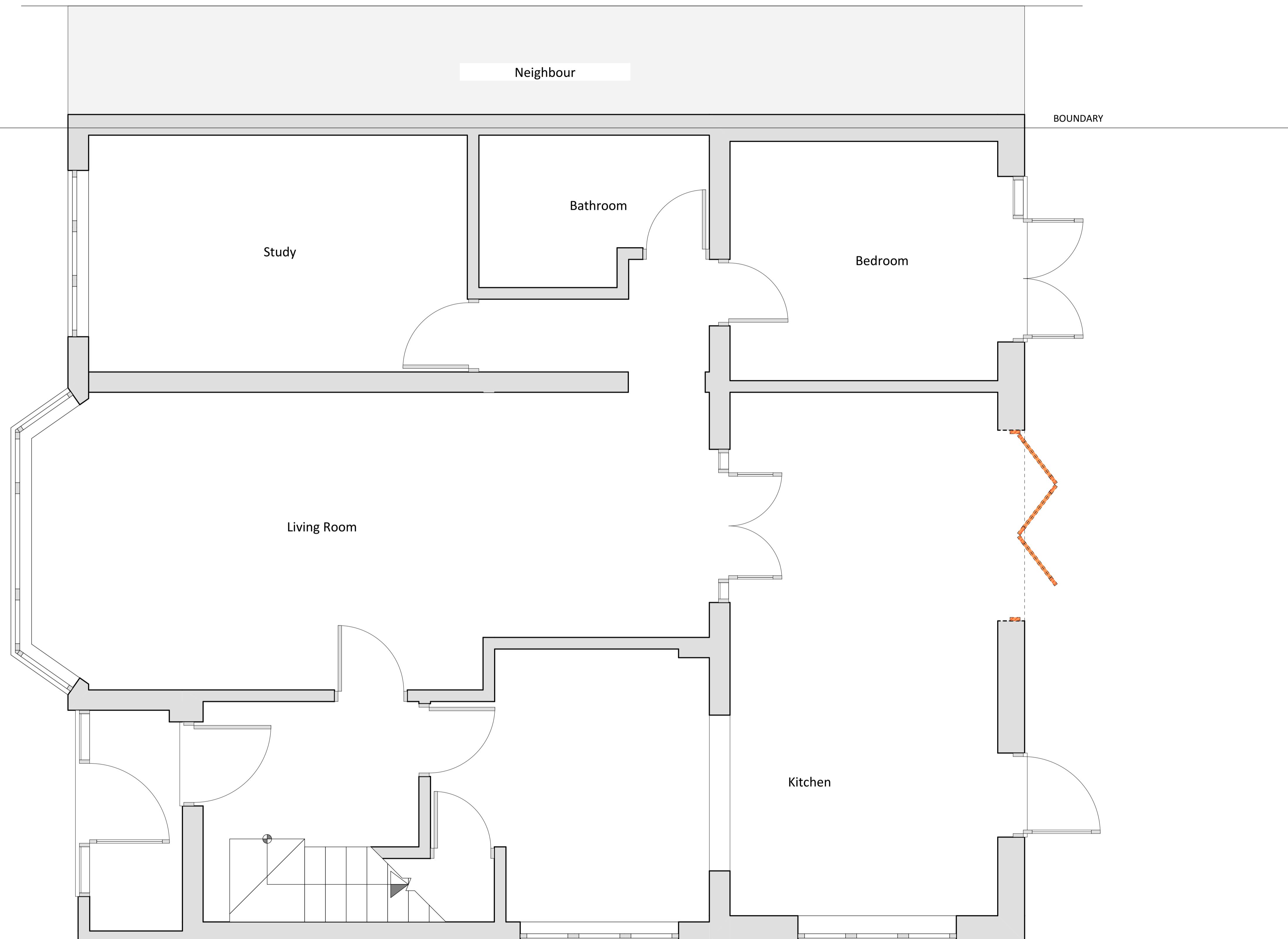




1:25

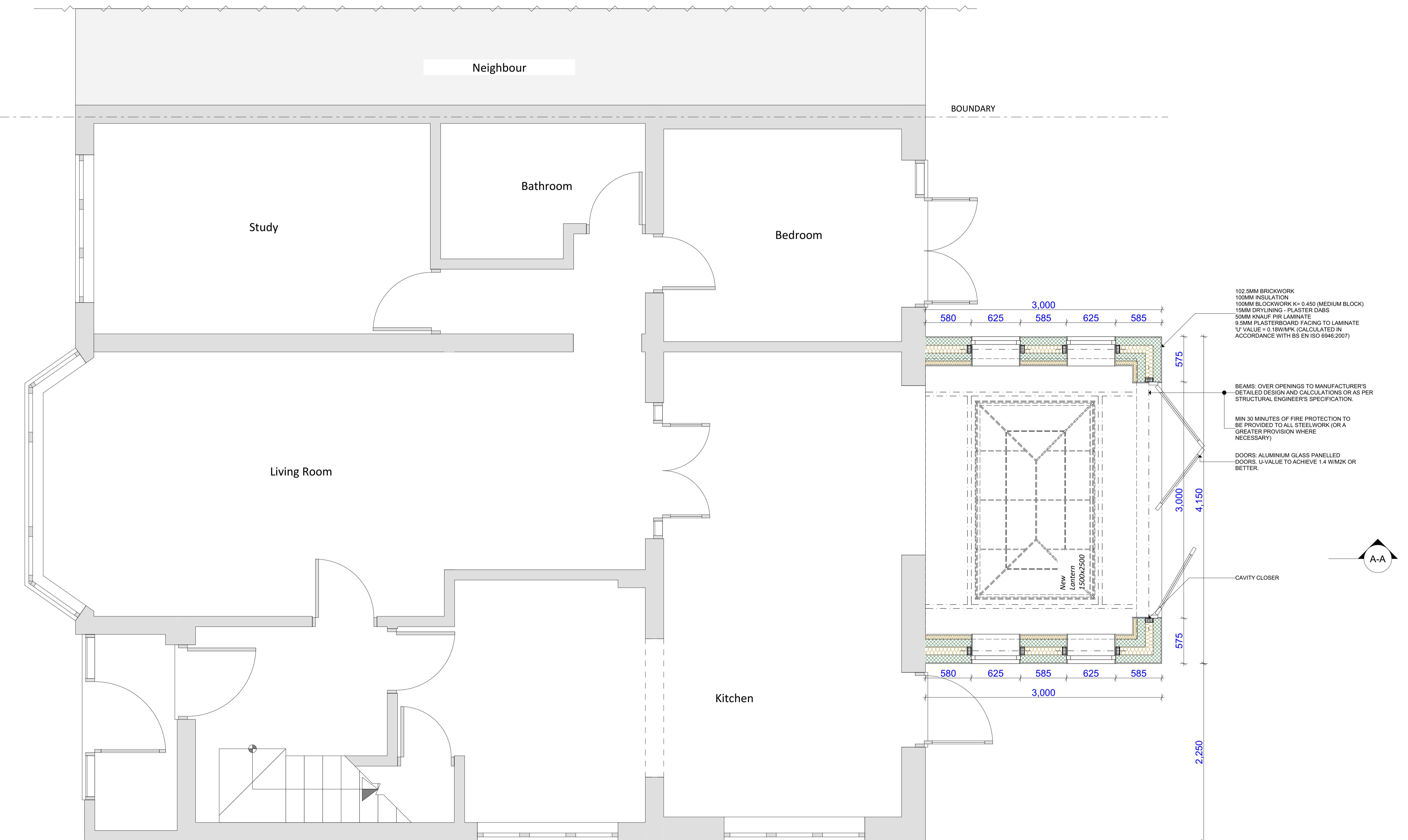
All Dims in millimeters unless otherwise stated. Do not scale except for planning purposes. If in doubt - Ask	Scale 1:25	KEEANAN PROJECT DESIGNS	KEENAN PROJECT DESIGNS 0800 233 5787 INFO@KEEANPROJECTDESIGNS.COM WWW.KEEANPROJECTDESIGNS.COM	CLIENT: Sukhdeep Dhaliwal DATE: 07/08/2023	DRAWN BY: Val Pelovski	PROJECT LEAD: Yasir Merchant
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+00-Ground Floor Plan - Demolished

1:25

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+00-Ground Floor Plan - Proposed

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Existing Front Elevation

1:50



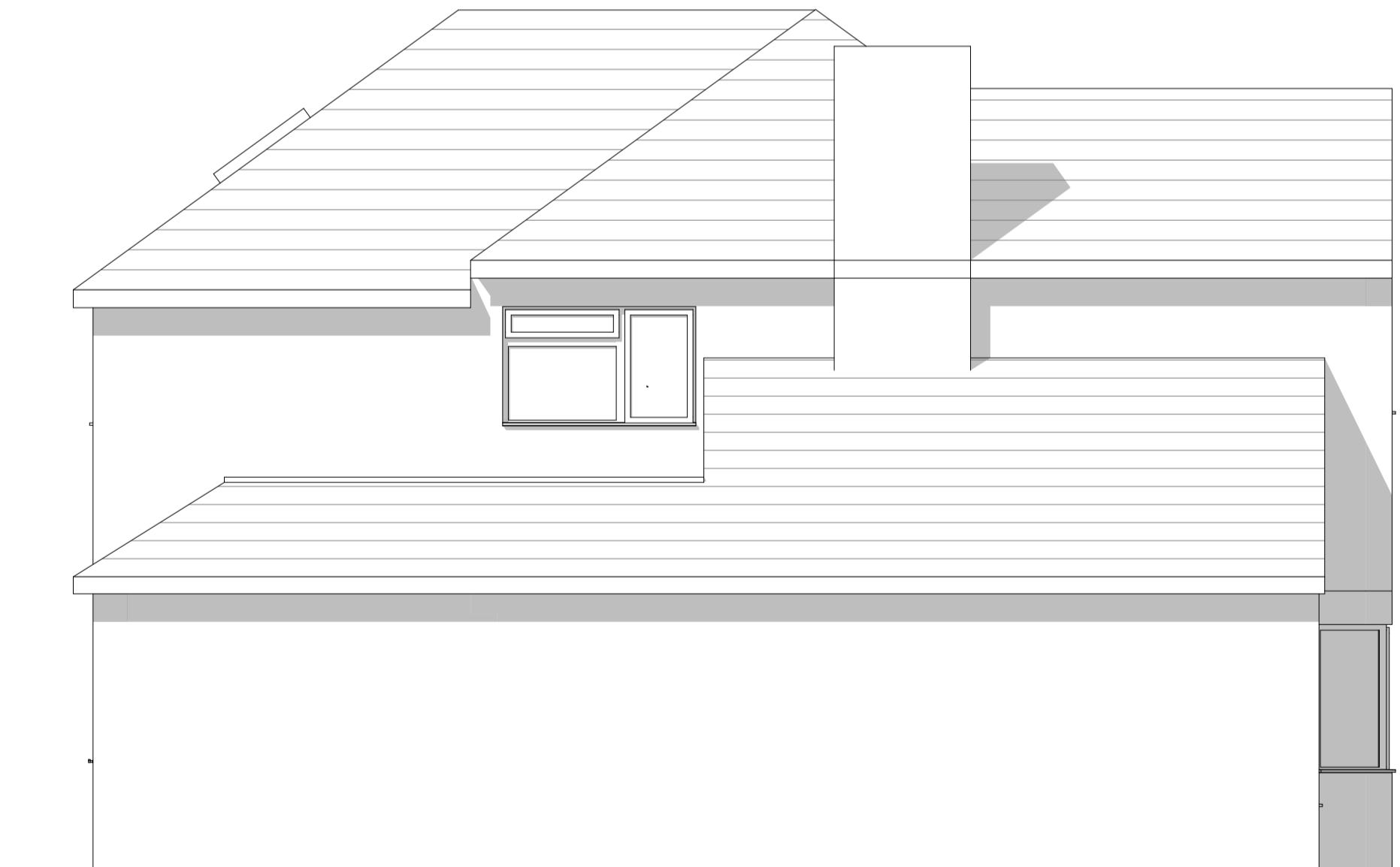
Existing Side Elevation

1:50



Existing Rear Elevation

1:50

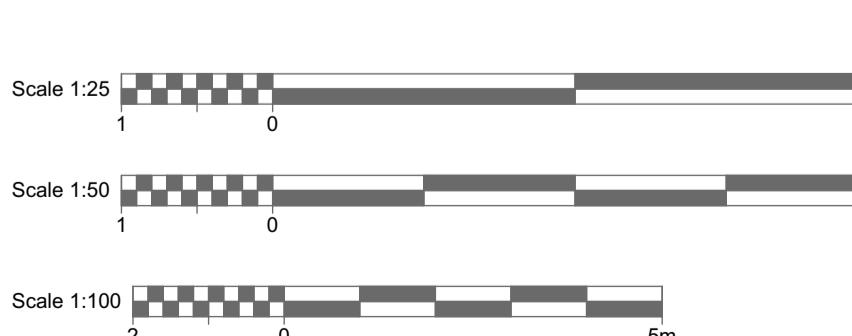


Existing Side Elevation

1:50

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DATE:  
07/08/2023

DRAWN BY:  
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PROJECT LEAD:  
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Proposed Front Elevation

1:50



Proposed Side Elevation

1:50



Proposed Rear Elevation

1:50

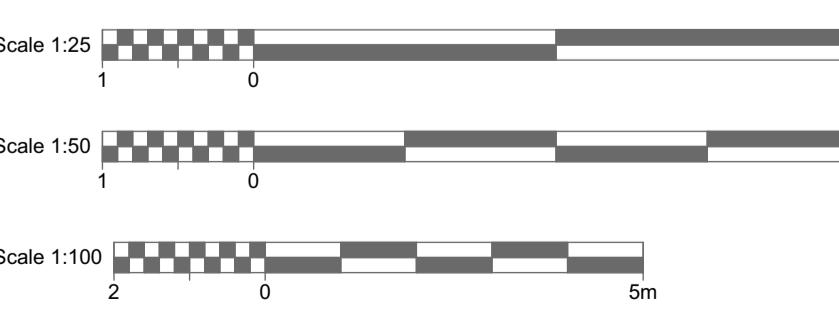


Proposed Side Elevation

1:50

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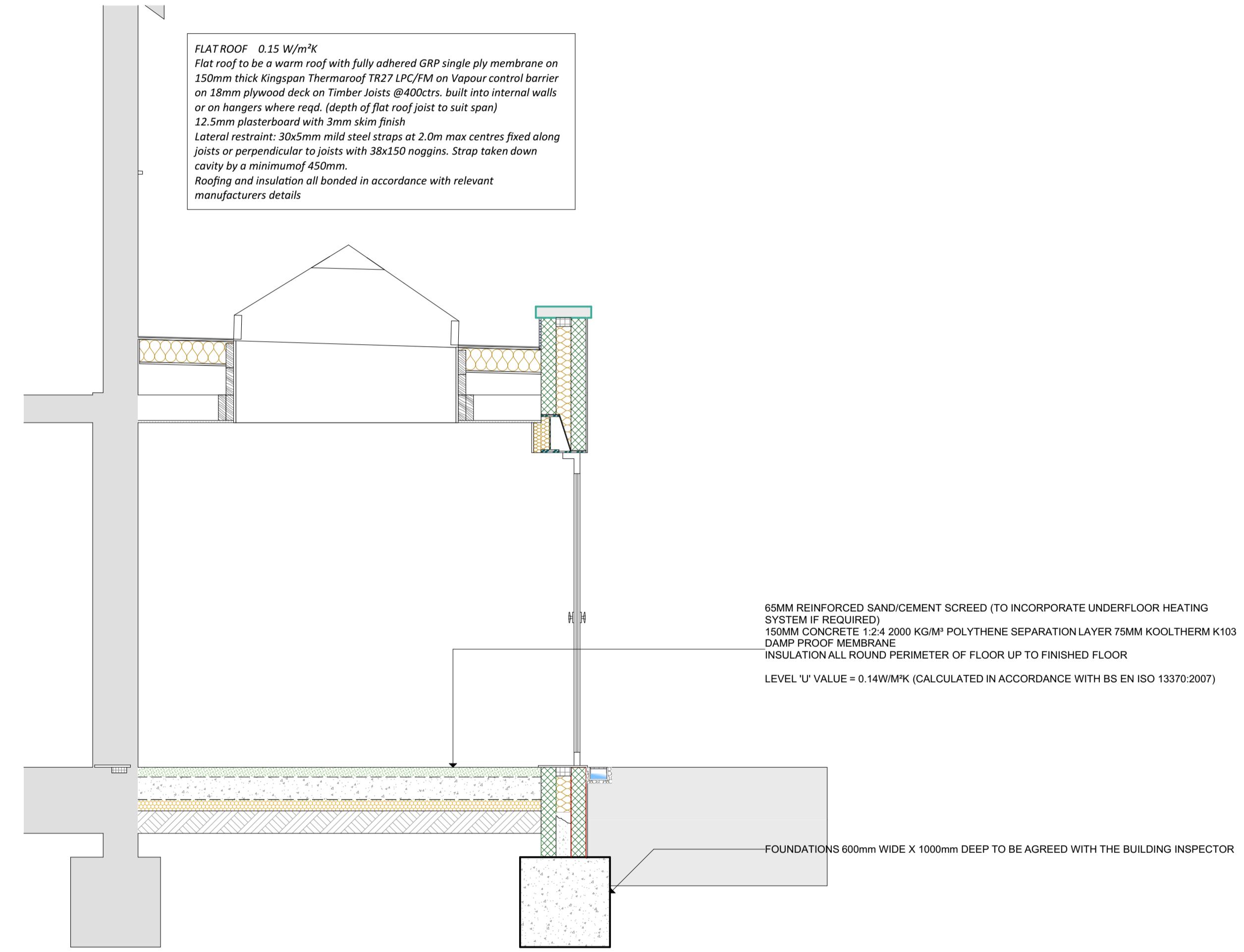
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Yasir Merchant

ADDRESS:  
na

DRAWING SHEET SIZE:  
A1

DRAWING NUMBER:  
2140 B - 05

REVISION: B  
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SECTION A-A

1:25

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ADDRESS: na	DRAWING SHEET SIZE: A1	DRAWING NUMBER: 2140 B - 06	REVISION: B 21/08/2023 Val Pelovski

## CONSTRUCTION NOTES

### GENERAL NOTE

Before commencement of work, positions of Mature trees and Existing Services including Main Sewer Runs 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 invert 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 varnished, 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.

The drawings are for building regulation approval only. Any work undertaken before approval is undertaken at all 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 legislation/guidelines 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. cr's and screwed to existing wall with sno. 50mm long no.12 wood screws in plastic plugs.

3. All Structural Timber to be strength class C24 to BS5268 part 2 unless noted otherwise. All new timber connections are to be formed using galvanised joist hangers and/or framing anchors and clips supplied by 'Expamet' or similar. Only Non-Structural timber to be strength class of C16.

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 1:6 cement:lime:sand mortar unless stated otherwise. All new block work to have compressive strength in range of 3.5 - 7.3N/mm sq.

8. Concrete padstones to be grade C35 10mm maximum size aggregate with 300kgs/m3 o.p.c. All to Structural Engineer Design

9. Floor joists to be doubled up below new baths

10. Joist size to Structural Engineer Design

Building regulations approval, CDM Regulations to 2015, health & safety, temporary work nad interim stability

1. The builder shall comply with current 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 (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.

STRUCTURE

FOUNDATIONS, BRIDGING OVER DRAINS, STEEL BEAMS, PURLINS, RAFTERS, LINTELS, FLOOR JOISTS, PADSTONES & BEARINGS, SUSPENDED SOLID FLOORS, BLOCK STRENGTH, LATERAL RESTRAINT, SCREEN WALLS, RETAINING WALLS, ALL MOVEMENT JOINTS, PIER SIZES & STRUCTURAL STABILITY OF WALLS, BUTTRESSES ETC., TO BE DESIGNED BY STRUCTURAL ENGINEER.

New steel beams inserted together with padstones etc to carry existing/new construction all to structural calculations.

HALF HOUR FIRE PROTECTION: to structural steel beams supporting floors and steel columns to be encased with 12.5mm Fireline plasterboard and skim to give 30mins fire resistance.

If restricted space around beams then coat the steelwork with intumescent paint to the thickness required by the manufacturer to provide 30mins fire protection

Lintels to cavity walls to be insulated in external walls.

Foundations within 5m of any trees to be adequate for root protection.

GENERAL

All work to be carried out in full accordance with current Building Regulations and 'robust details' as applicable. All on site operations to be carried out in full accordance with current Health & Safety Regulations and CDM Regulations 1994 as applicable.

### SITE CLEARANCE

Site to be cleared of all vegetable matter, turf, concrete etc to a minimum depth of 200mm below existing ground level.

### FOUNDATIONS AND FOOTINGS

Tree species like the Willow & Oak tree within a distance of less than 6m of the Proposed Foundations would affect the depth of the new Footings.

Existing drainage invert 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 varnished, 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.

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10. Floor joists to be doubled up below new baths

11. Joist size to Structural Engineer Design

Building regulations approval, CDM Regulations to 2015, health & safety, temporary work nad interim stability

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

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c) Working with machinery when adjacent to or over existing occupied buildings  
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17. 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.

18. STRUCTURE

19. FOUNDATIONS, BRIDGING OVER DRAINS, STEEL BEAMS, PURLINS, RAFTERS, LINTELS, FLOOR JOISTS, PADSTONES & BEARINGS, SUSPENDED SOLID FLOORS, BLOCK STRENGTH, LATERAL RESTRAINT, SCREEN WALLS, RETAINING WALLS, ALL MOVEMENT JOINTS, PIER SIZES & STRUCTURAL STABILITY OF WALLS, BUTTRESSES ETC., TO BE DESIGNED BY STRUCTURAL ENGINEER.

New steel beams inserted together with padstones etc to carry existing/new construction all to structural calculations.

20. HALF HOUR FIRE PROTECTION: to structural steel beams supporting floors and steel

columns to be encased with 12.5mm Fireline plasterboard and skim to give 30mins fire

resistance.

If restricted space around beams then coat the steelwork with intumescent paint to the

thickness required by the manufacturer to provide 30mins fire protection

21. Lintels to cavity walls to be insulated in external walls.

22. Foundations within 5m of any trees to be adequate for root protection.

23. GENERAL

All work to be carried out in full accordance with current Building Regulations and 'robust details' as applicable. All on site operations to be carried out in full accordance with current Health & Safety Regulations and CDM Regulations 1994 as applicable.

### STUDWALLS

1No layer of 12.5mm Gyproc wall board ten (with a minimum mass per unit area of 10Kg/m<sup>2</sup>) fixed each side of studs, at 150mm c/s, with 40mm non-ferrous drywall screws to 100x50 sw treated studs at 450mm c/s for 900mm boards + 600mm c/s for 1200mm boards. With a sound absorbent layer of Isowool Acoustic partition roll fully filling the wall cavity. All joints to be well sealed. 100x50mm noggins to be fixed to support ends of boards and 900mm c/s vertically between studs.

Stud walls to be skimmed with 5mm thistle board finish. Gyproc moisture resistant board to be used in bathroom areas.

Fill all gaps around internal walls to avoid air paths between rooms. Where partitions occur at first floor level and run parallel with joists, additional joist is to be inserted and the two bolted together.

Acoustic sealant and intumescent/ acoustic sealant on the 30min walls and ceiling around the garage.

### TIMBER TREATMENT

All existing timber to be checked for damage and repaired/replaced with similar materials as necessary, under the guidance and agreement of the conservation officer and the structural engineer.

All existing timbers in roof spaces to be treated against rot and infestation. All structural timber to be pressure impregnated with an approved fungicide/insecticide preservative fluid all in accordance with B S 4978:1975 and BS 5268.

### CEILINGS

To be 12.5mm plasterboard with scrim taped joints and 3mm skim finish. 50x50mm noggins to be provided to all unsupported edges.

### LIMITING AIR LEAKAGE

The cavity wall insulation must be taken down below damp course level, finishing 150mm below the underside of the floor slab insulation. The cavity wall insulation and roof insulation must meet at the top of the wall. Cavity wall insulation must be carried up to the full extent of gable walls.

A 25mm upstand of insulation must be provided around the perimeter of floors, including where the floor slab touches outside wall (usually at door thresholds) using Celotex T-breaktm TB3000 boards.

All cavity closers must be fire proof and insulated.

All details are designed to comply with the robust construction manual details for air leakage and thermal bridging. A suitably qualified person should be appointed to inspect all works during construction, and shall issue a signed report on completion and issue to local authority.

### COLD FLAT ROOF 0.15 W/m<sup>2</sup>

Flat roof to be a cold roof with fully adhered GRP single ply membrane on 18mm thick plywood decking on Vapour control barrier on Timber Joists @400ctrs, built into internal walls or on hangers where reqd. (depth of flat roof joist to suit span), 100mm Kooltherm K107 between the joists with 50mm air gap left for ventilation, 62.5 Kooltherm K118 internal finish.

### DOORS & WINDOWS

Glazing in doors which is wholly or partially within 1500mm from floor level and any glazing between finished floor level and 800mm above that level in internal and external walls and partitions should conform to at least Class C of BS 6206.

However if the smaller dimension of the pane is greater than 900MM, it should conform to at least Class B of BS 6206. In both cases glass must be marked in accordance with BS 6206. Openings which are lower than 600mm from FFL to be provided with a safe guarding

### DOOR REVEALS

All door reveals to be formed by closing cavity at jambs and cills with Thermabate or similar approved, insulated cavity closer to avoid cold bridging, installed strictly in accordance with manufacturers instructions.

### WALL AND DOOR REVEALS

All window reveals to be formed by closing cavity