

General Notes

1. All drawings to be read in conjunction with all relevant specifications, architect's drawings and services engineer's drawings.
2. For setting out refer to architect's drawings.
3. All dimensions are in millimetres unless noted otherwise.
4. Do not scale from the drawings or the computer digital data. Only figured dimensions to be used.
5. For all waterproofing details - see architect's drawings.
6. The contractor is to provide any temporary bracing necessary to maintain structural stability during construction.
7. The works have been designed and shall be constructed in accordance with the following codes. This list is not exhaustive and is only intended to list the principal codes:
 - a) BS EN 1991-1-1:2002, BS EN 1991-1-7:2006: Code of practice for dead and imposed loads.
 - b) BS EN 1991-1-4:2005+A1:2010: Code of practice for wind loads.
 - c) BS EN 1991-1-3:2003: Code of practice for imposed roof loads.
 - d) BS EN 1997-1:2004 : Code of practice for foundations.
 - e) BS EN 1992-1-1:2004: Structural use of concrete.
 - f) BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005: Structural use of steelwork in buildings.
 - g) PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012: Structural use of un-reinforced masonry.
 - h) BS EN 1995-1-1:2004+A1:2008: Structural use of timber.

8. The works have been designed for the finish state. The following superimposed loads have been used in the design:

Floor loads - See structural engineer's calculations.

Roof loads - See structural engineer's calculations.

9. All works shall comply with the Building Regulations and other relevant statutory notices e.g. Health and Safety Bylaws, COSHH etc

10. The client / appointed contractor must take their own assurances on:

- a) Soil conditions on site and the gradient of land;
- b) Suitability / existing methods of storm water drainage;
- c) Trees (existing or removed) and their affect on foundations;
- d) Position and condition of main sewer.

11. Extensions/alterations to existing structures are subject to revision depending upon such being fully exposed. The client/thier contractor must take their own assurances that any structure designated for demolition/removal are not load bearing or that alternative methods of permanent support are put in place prior to removal. Existing walls, lintels and foundations that are intended to take additional loads, must first be fully exposed and checked for adequacy prior to the commencement of works.

Foundations

1. The depth of the proposed foundations are subject to ground conditions and building control approval. These are to be minimum 1000mm deep subject to be founding in good ground of minimum 100kN/m² bearing stratum (based on London Clay).
2. The excavations should be free from any mature tree roots. If there are

- large trees in the vicinity then the foundations depth is to be in accordance with NHBC standards guidelines for building near trees.
3. Where new foundations are to abut existing foundations, a soft joint of 75mm is to be formed using 'Claymaster' or similar approved unless noted otherwise on the drawings.
4. Any foundations deeper than 1.5m should have suspended floors to avoid any heave. Where the foundations are cast within highly shrinkable soils, then anti-heave precautions such as compressible materials or void formers are to be applied to the foundations.

Notes for Timber

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specification.
2. All timber-work shall comply with BS EN 1995-1-1:2004+A1:2008.
3. Roof area:
 - a) Roof joists shall be grade C24. Evidence of grading shall be provided before work commences;
 - b) Blocking and battens shall be grade C24 softwood;
 - c) The sizes shown on the drawings are finished sizes;
 - d) In joint zones wanes, shakes and knots are not permitted;
 - e) Timber to be carefully cut and planed to ensure tight fit and contact's bearing against metalwork;
 - f) All gaps between timber and metalwork to be resin-grouted, to the approval of the engineer.
4. All connectors, bolts, nails etc. shall be galvanised to BS 729.
5. Adhesive shall be to BS1204: Part 1: 1990, Type WBP.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Consistency Specification C8 for 40 years desired service life.

Notes for Fire Resistance

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All habitable rooms, stairs enclosure and the kitchen to be filled with self-closing devices.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire-resistant.
4. Means powered interconnected smoke alarms to be provided to entrance lobby and all stairs landings.
5. Class 1 flame spread to be provided to all new walls and ceilings.

Notes for Masonry

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All brickwork shall comply with PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012 .
3. All bricks shall have a minimum crushing strength of 20N/mm².

4. Blockwork shall have a minimum crushing strength of 7N/mm².
5. Mortar shall be a Class (ii) cement: lime putty: sand mix (1:1:2:4), unless indicated otherwise.
6. All vertical joints shall be completely filled. Bricks shall be laid frog up. The voids in perforated bricks shall be filled.
7. Fissured bricks or bricks with voids shall not be used.
8. Horizontal chases are prohibited. Vertical chases and builderswork holes shall be agreed with the architect.

Notes for Structural Steelwork

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specifications.
2. All steelwork shall comply with BS EN 1993-1-1:2005, BS EN 1993-1-1:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005.
3. Unless noted otherwise stipulated structural steelwork shall conform to BS EN Weldable structural steels.
4. Unless noted otherwise all steel shall be grade S355. Steel grade shall conform with EC-3.
5. Unless noted otherwise all butt welds shall be full penetration.
6. Unless noted otherwise all fillet welds shall be full profile with a minimum leg length of 6mm.
7. Unless noted otherwise all ordinary bolt assemblies shall be Grade 8.8.
8. Unless noted otherwise all bolts shall be M16.
9. Unless noted otherwise all holding down bolts shall be M16 Grade 8.8 anchored a minimum of 200mm depth into the supporting concrete with a 100 x 100 x 8 thick washer plate at the embedded head of the bolt.
10. The clearance of base plates from supporting concrete shall be a minimum of 20mm and on completion of erection this shall be grouted solid under the full area of the base plate with 1:2 sand: cement grout.
11. Corrosion protection:
 - a) Surface protection - blast clean to SA 2.5 quality BS EN ISO 8501-1.
 - b) Prefabricator primer - epoxy zinc phosphate hb: 50 microns (DFT).
 - c) Finishing coat - see arch's spec.
 - d) See arch's specification for details on colour and texture.
12. Fire protection:
 - 30min - One layer of plasterboard and skim coat or intumescent paint to manufacturer's specification.
 - 60min - Two layers of plasterboard with joints staggered and skim coat or intumescent paint to manufacturer's specification.
13. Weather protection: Any steelwork exposed to external weather is either to be galvanized or stainless steel UNO.
14. All steel beams carrying load-bearing masonry walls wider than their flanges are to have 12mm thick top/bottom flange plates continuously welded along the length to suit the wall width UNO.

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Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

NOTES

Drawing Status

FOR APPROVAL

ALL WORKS ARE TO BE CARRIED OUT IN WORKMAN LIKE MANNER ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH BUILDING REGULATIONS CONTROL REGULATIONS.

ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING REGULATION

Revisions and Notes

Project No. 2024-04-CR2 6DU

Drawing No. BREG-0001

Revision 00

Scale at A3 N/A

Date 19-04-2024

Designed MM Checked MM

Drawn MM Approved MM



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NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

EXISTING PLANS

Drawing Status

FOR APPROVAL

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Revisions and Notes

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Drawing No. BREG-0002

Revision 00

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Date 19-04-2024

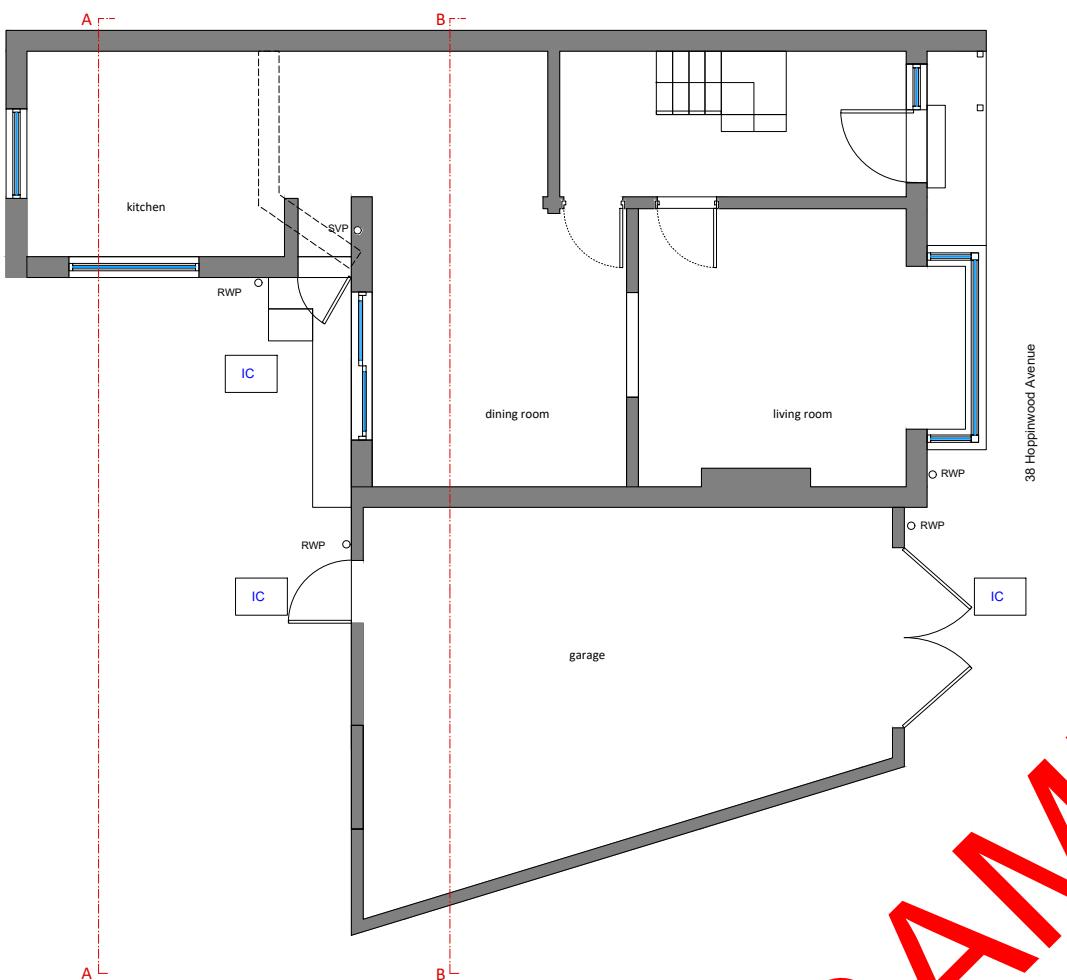
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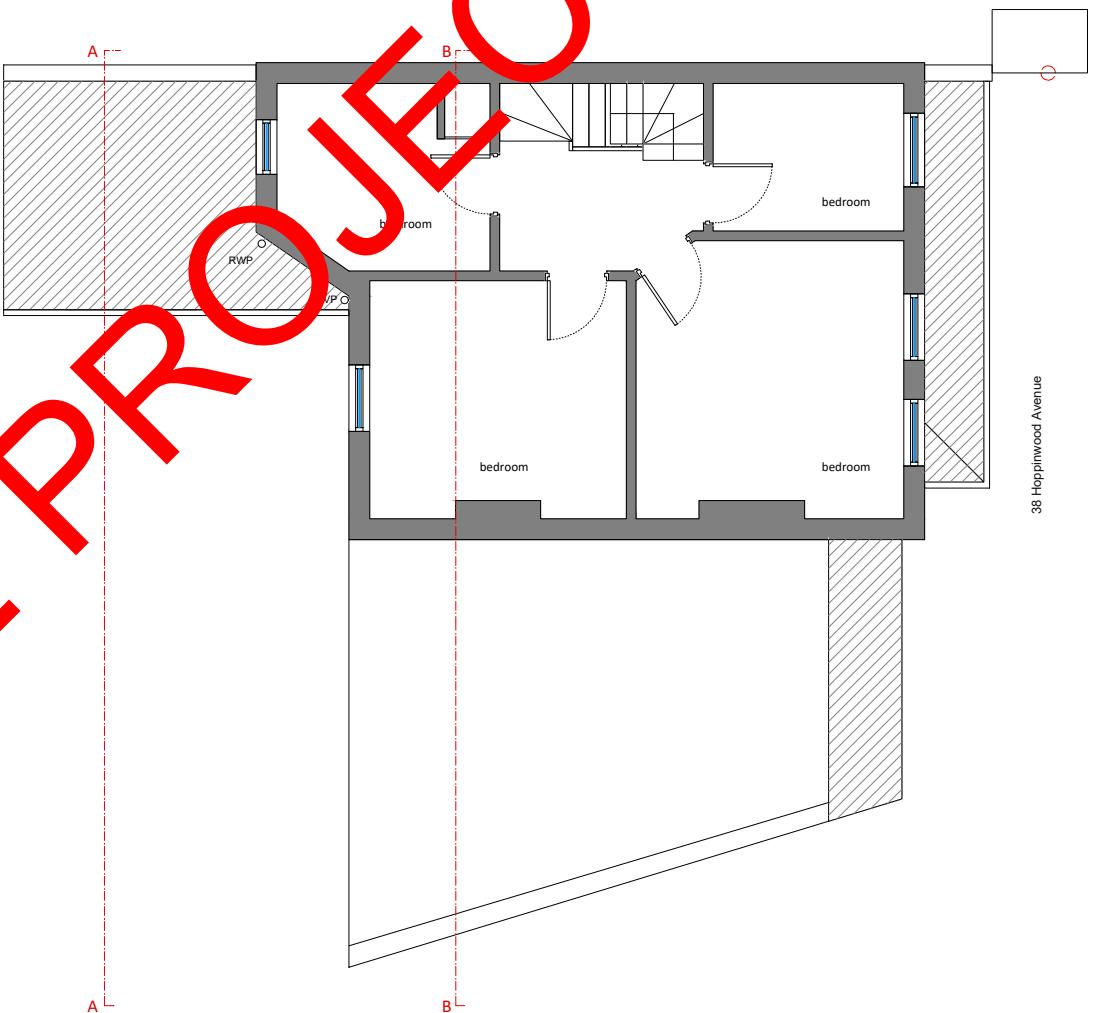


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EXISTING GROUND FLOOR PLAN
Scale 1:100



EXISTING FIRST FLOOR PLAN
Scale 1:100

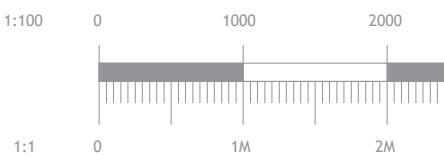
LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL



NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

EXISTING PLAN & SECTION

Drawing Status

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Revisions and Notes

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Drawing No. BREG-0003

Revision 00

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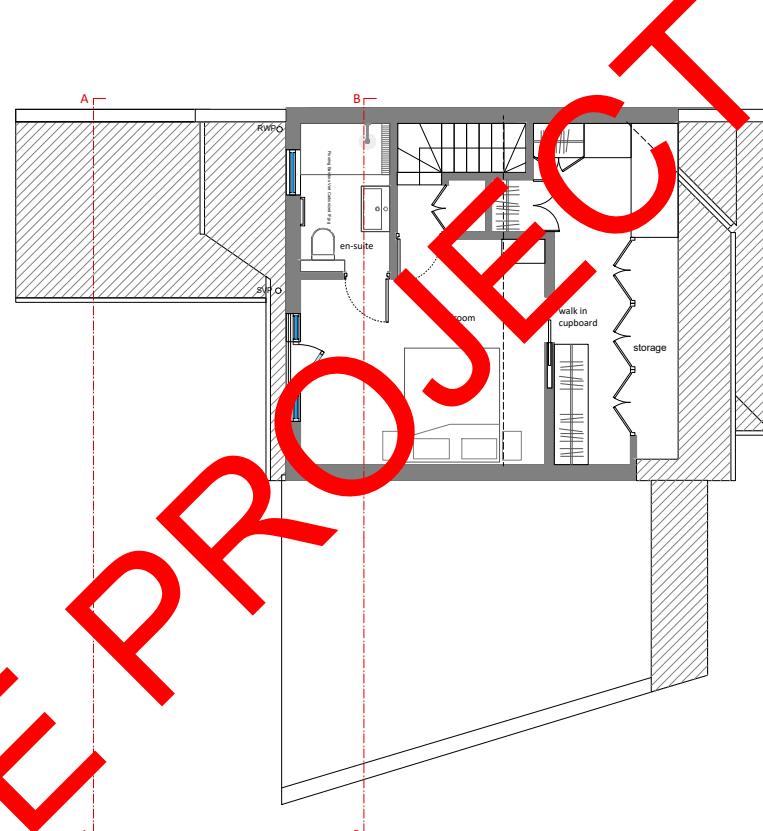
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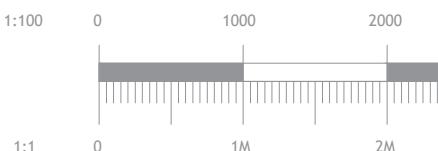
STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL



SAMPLE PROJECT

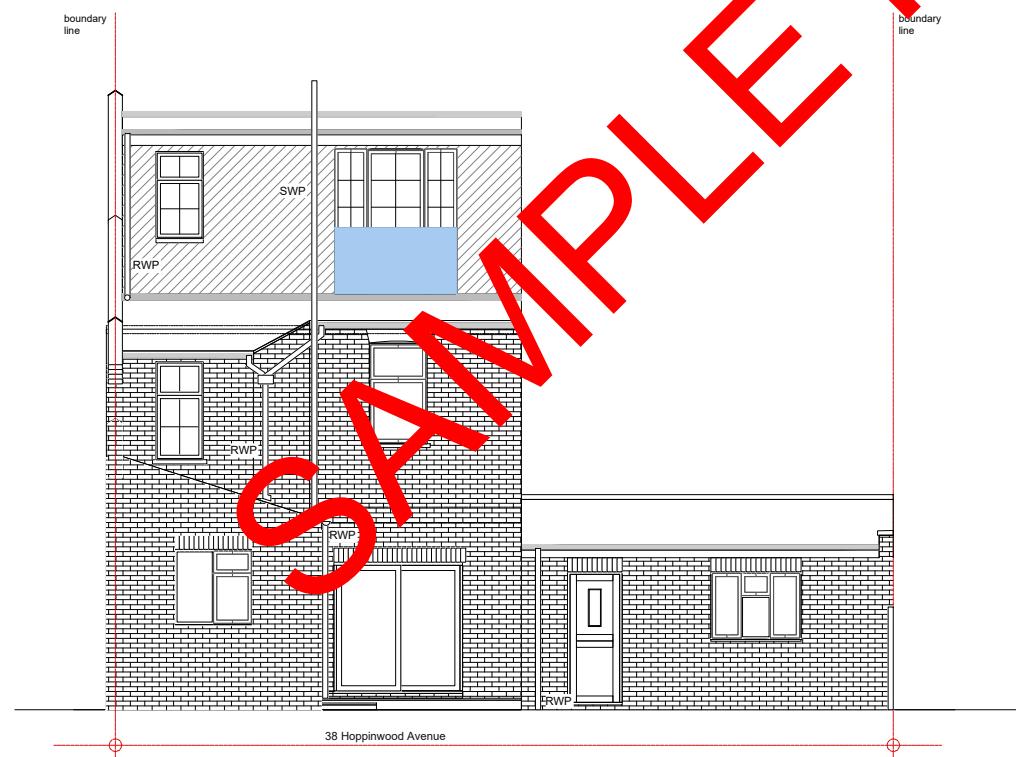




Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

LEGEND

- EXISTING STRUCTURE
- STR. TO BE DEMOLISHED
- PROPOSED STRUCTURE
- SHARED WALL

NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

EXISTING ELEVATIONS

Drawing Status

FOR APPROVAL

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Revisions and Notes

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Drawing No. BREG-0004

Revision 00

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Date 19-04-2024

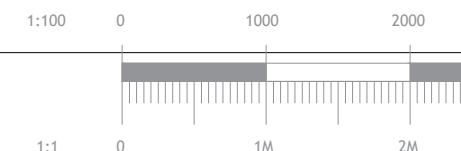
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Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

Drawing Status

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WORKMAN LIKE MANNER ALL
MATERIALS AND WORKMANSHIP MUST
COMPLY WITH BUILDING REGULATIONS
AND CONTROL REGULATIONS.

STRUCTURE WORKS IS TO START
EN APPROVED BY BUILDING
ULATION

Revisions and Notes

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Drawing No. BREG-0005

revision 00

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19-04-2024

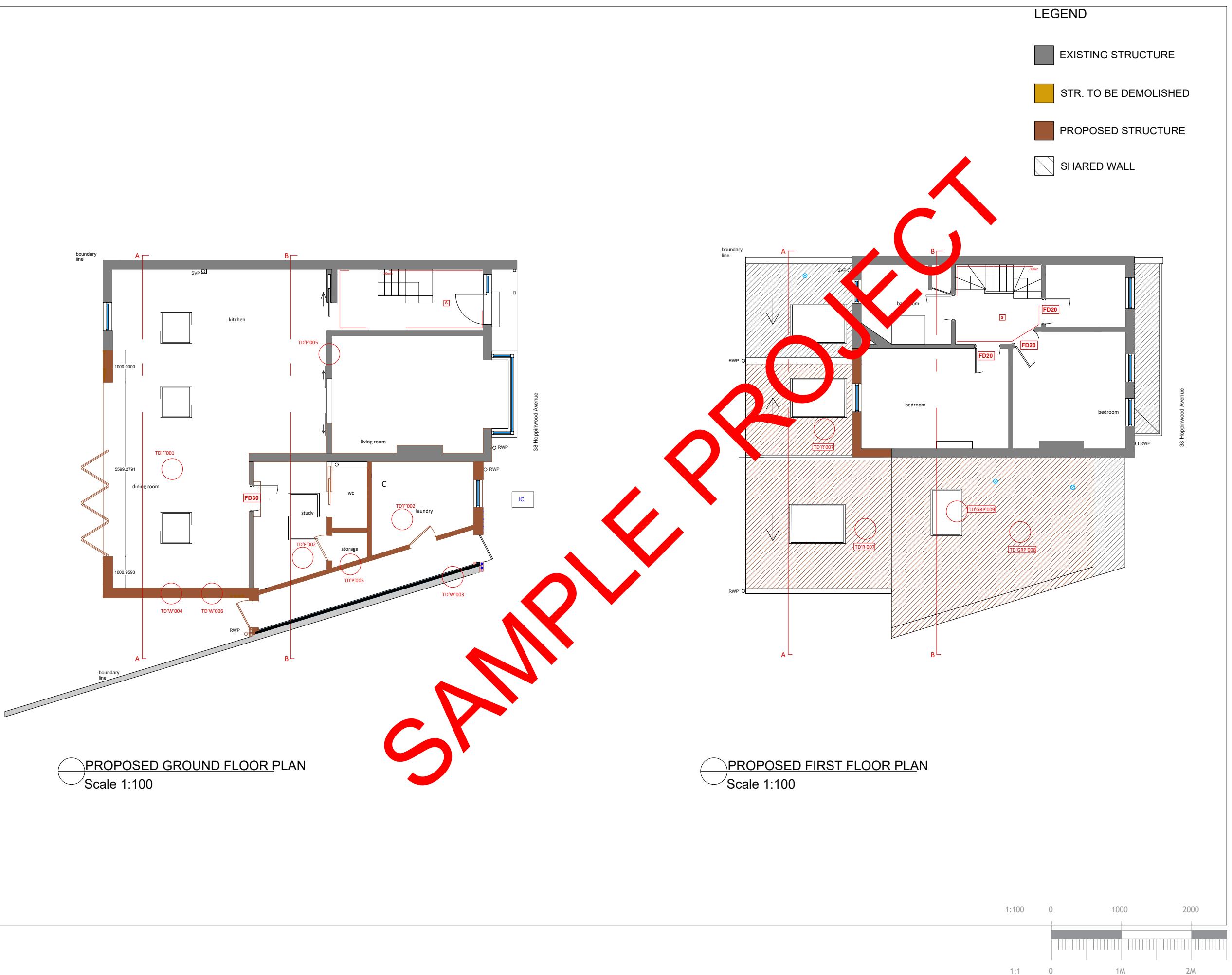
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rawn **MM** Approved **MM**



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 PROPOSED GROUND FLOOR PLAN
Scale 1:100

NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

PROPOSED PLAN & SECTIONS

Drawing Status

FOR APPROVAL

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Revisions and Notes

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Drawing No. BREG-0006

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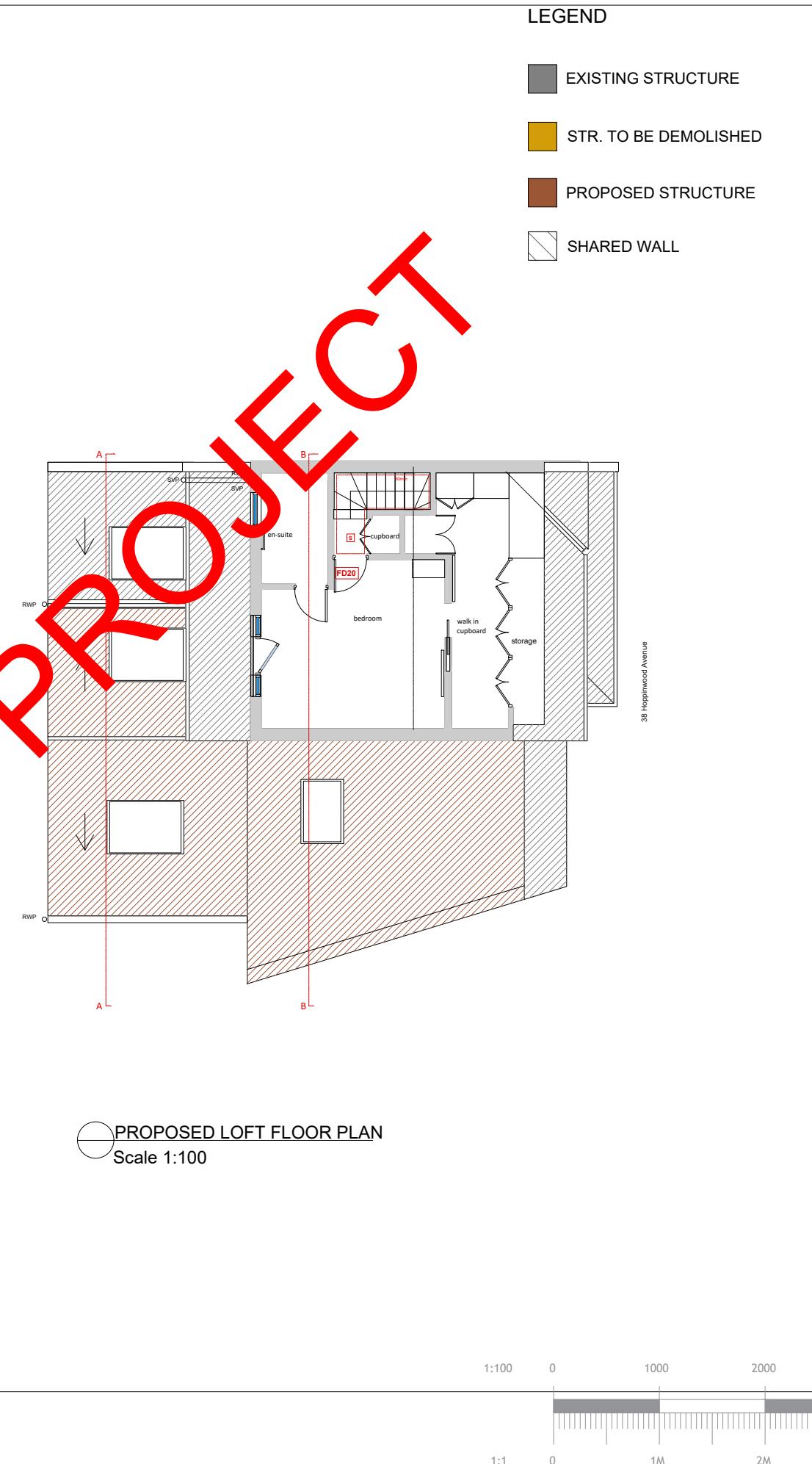
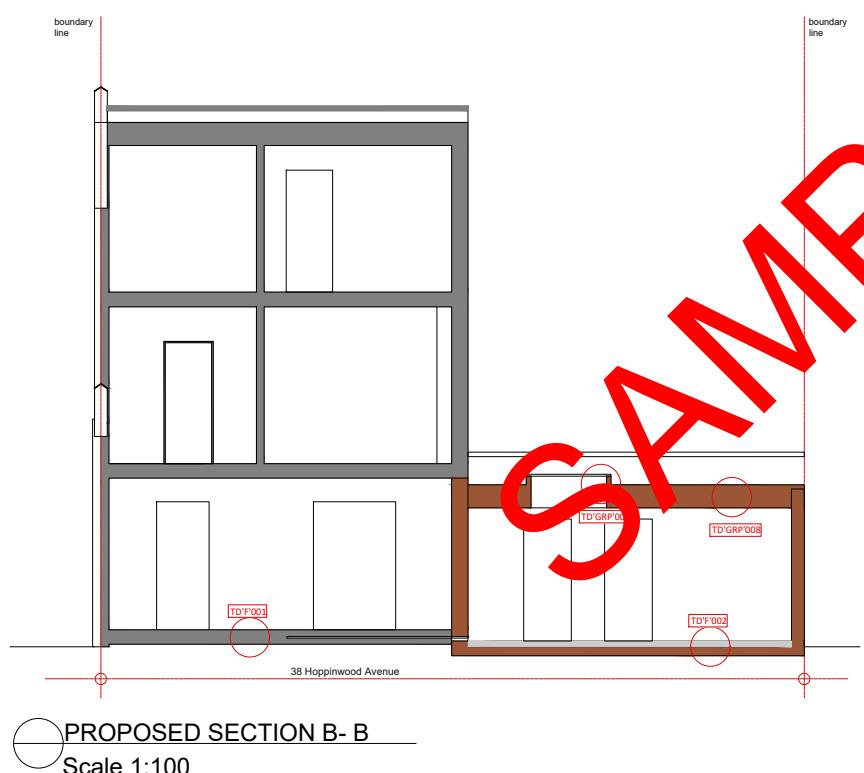
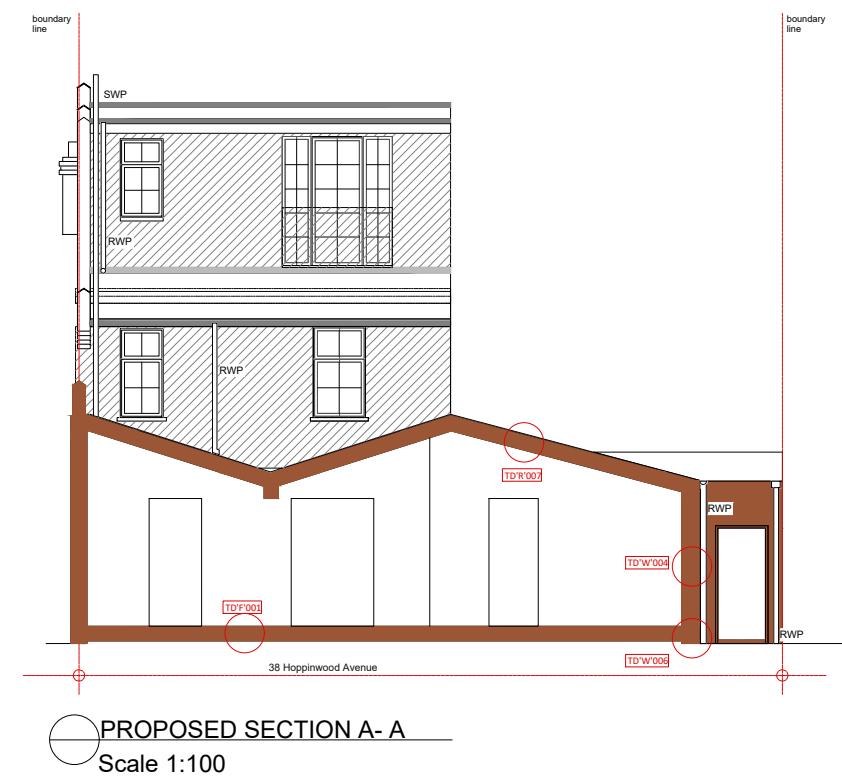
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LEGEND

- EXISTING STRUCTURE
- STR. TO BE DEMOLISHED
- PROPOSED STRUCTURE
- SHARED WALL

1:100 0 1000 2000

1:1 0 1M 2M



Proposed Front Elevation



LEGEND

- EXISTING STRUCTURE
- STR. TO BE DEMOLISHED
- PROPOSED STRUCTURE
- SHARED WALL

NEW MALDEN, KT3 4JX

Section
SINGLE STORY EXTENSION

Stage
STRUCTURAL

Drawing Title
PROPOSED ELEVATION

Drawing Status
FOR APPROVAL

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Revisions and Notes



Proposed Rear Elevation

1:100 0 1000 2000

1:1 0 1M 2M

Project No. 2024-04-CR2 6DU

Drawing No. BREG-0007

Revision 00

Scale at A3 1:100

Date 19-04-2024

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NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLANS

Drawing Status

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Revisions and Notes

Project No. 2024-04-CR2 6DU

Drawing No. BREG-0008

Revision 00

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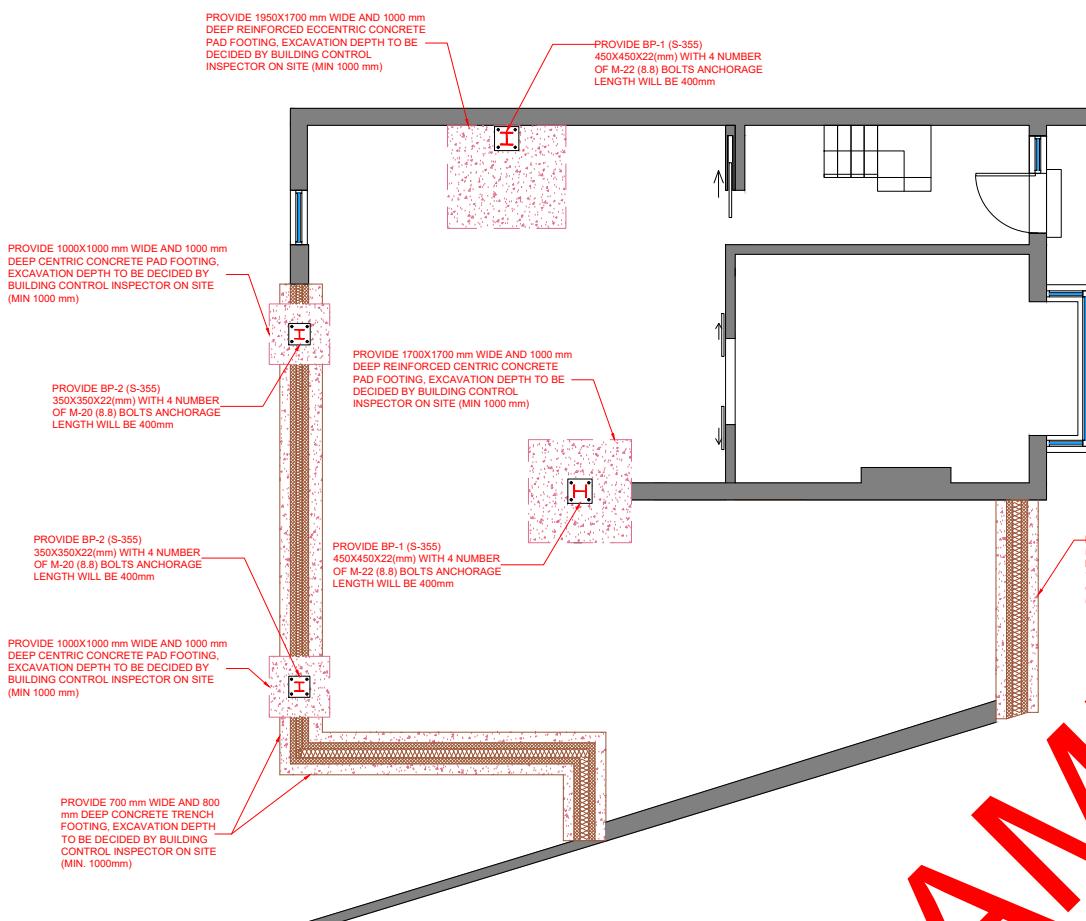
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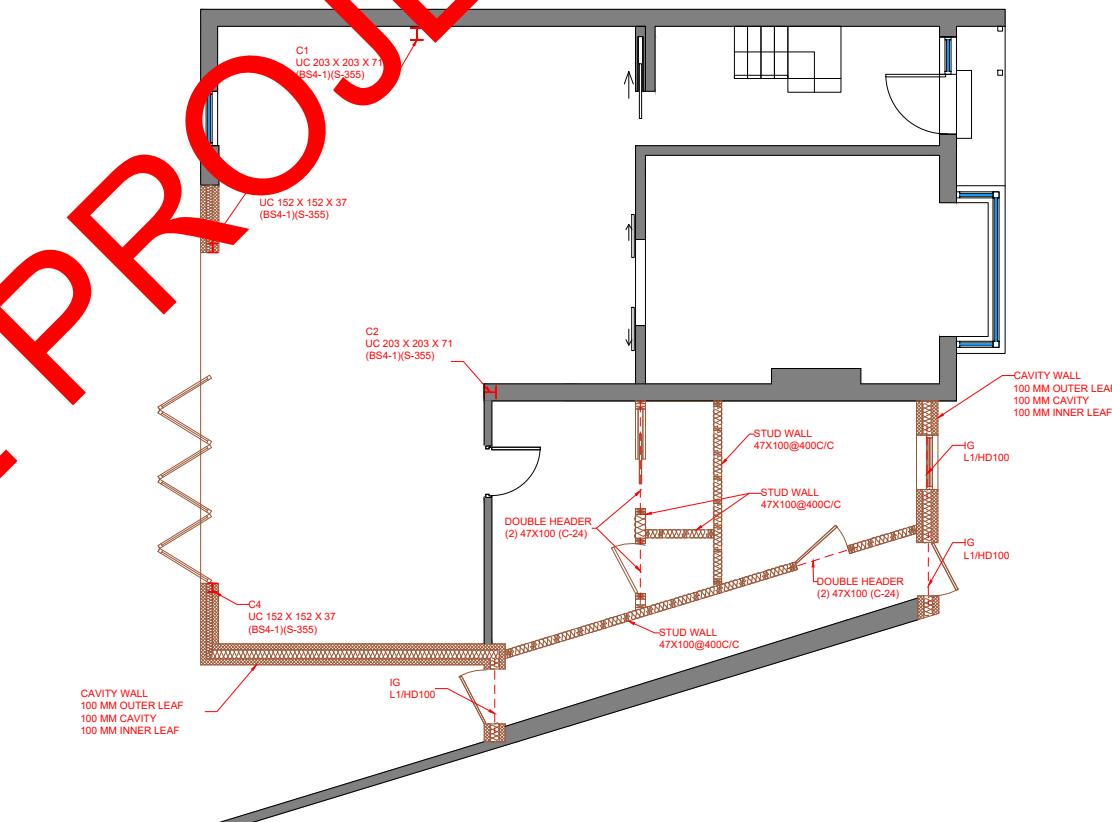
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□ SHARED WALL

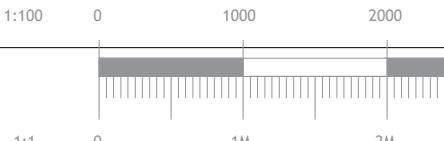
SAMPLE PROJECT



GROUND FLOOR FOUNDATION PLAN
Scale 1:100



GROUND FLOOR WALL & LINTEL PLAN
Scale 1:100



NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLANS

Drawing Status

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Project No. 2024-04-CR2 6DU

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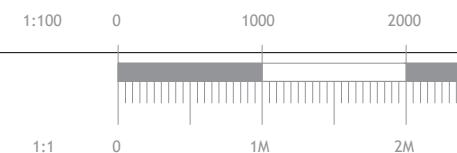
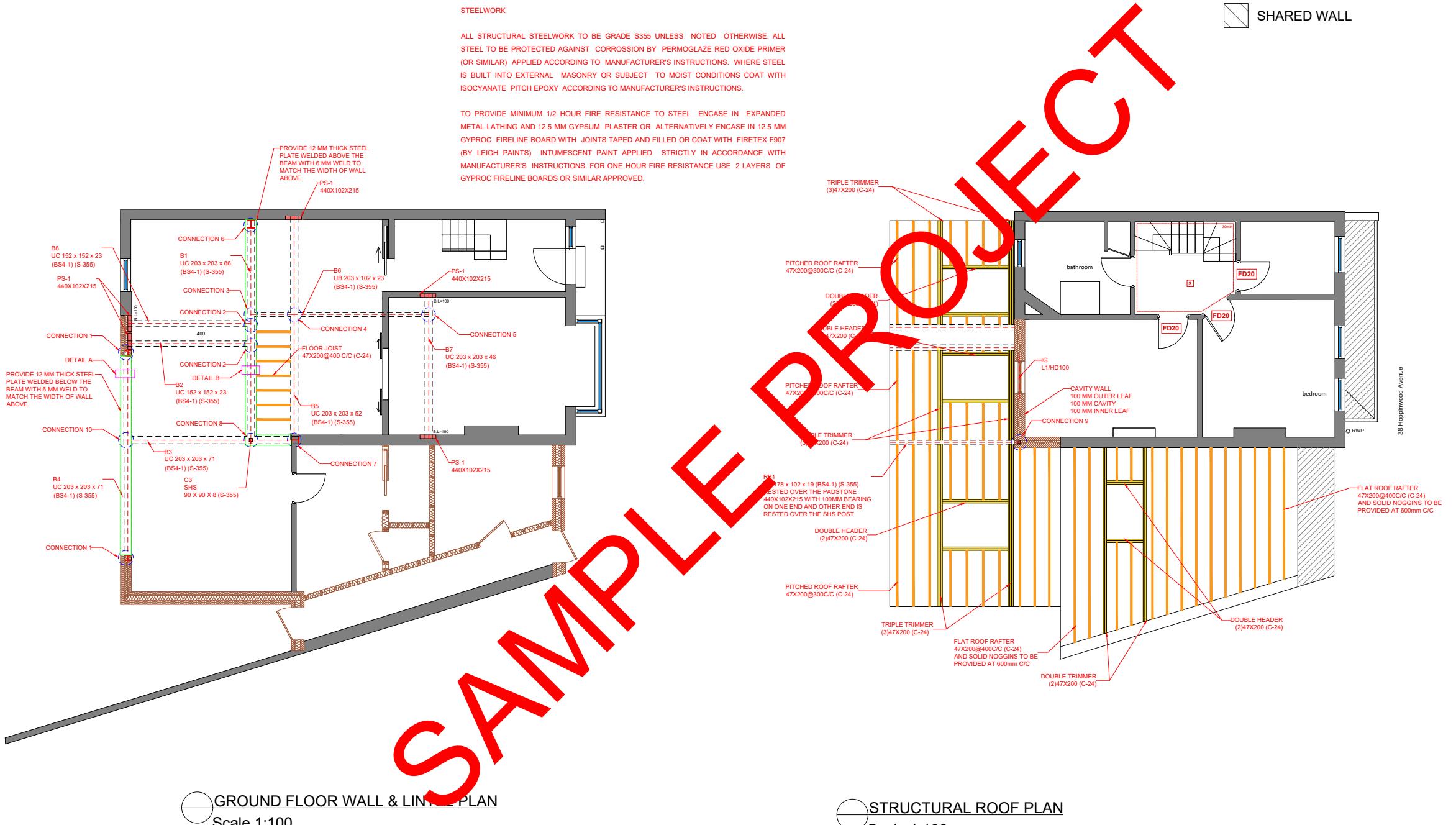
LEGEND

■ EXISTING STRUCTURE

■ STR. TO BE DEMOLISHED

■ PROPOSED STRUCTURE

□ SHARED WALL



NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

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Revisions and Notes

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Drawing No. BREG-0010

Revision 00

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Date 19-04-2024

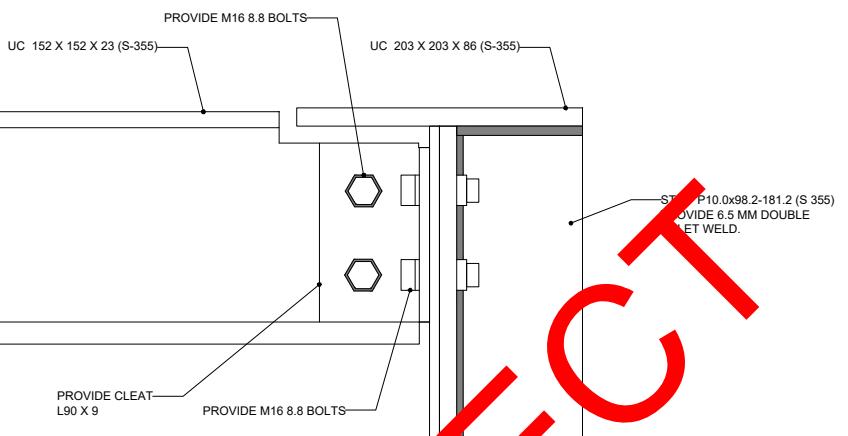
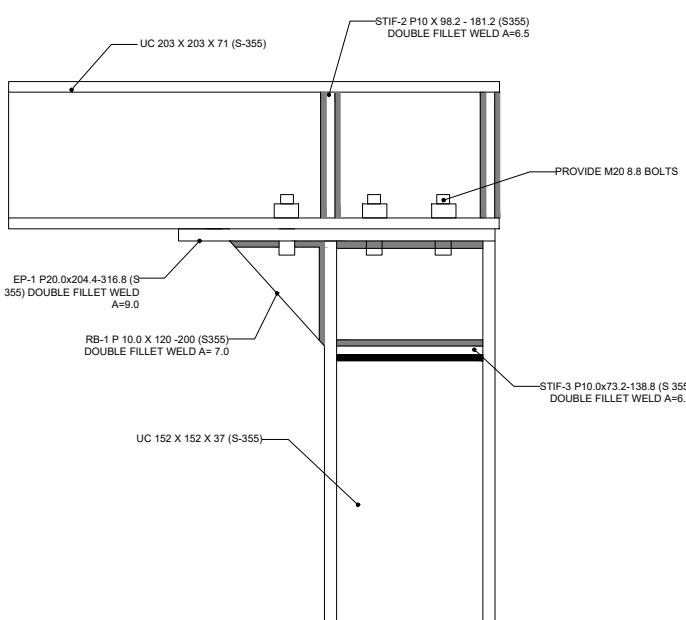
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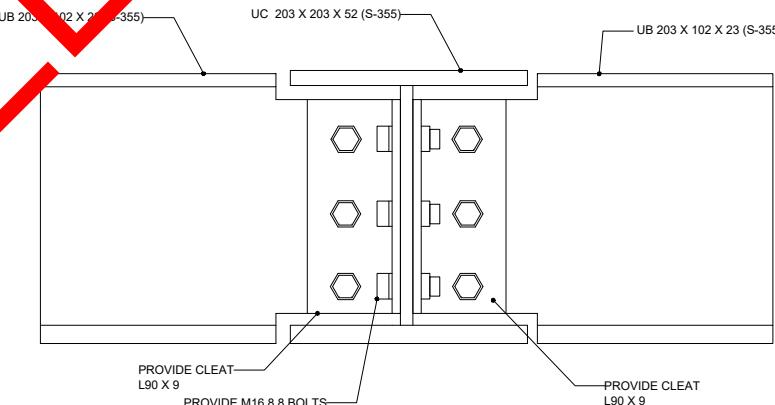
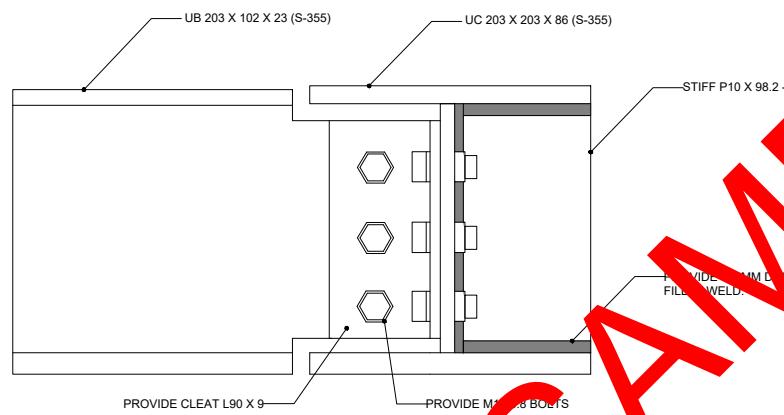
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CONNECTION-1

CONNECTION-2



CONNECTION-3

CONNECTION-4

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

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Revisions and Notes

Project No. 2024-04-CR2 6DU

Drawing No. BREG-0011

Revision 00

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Date 19-04-2024

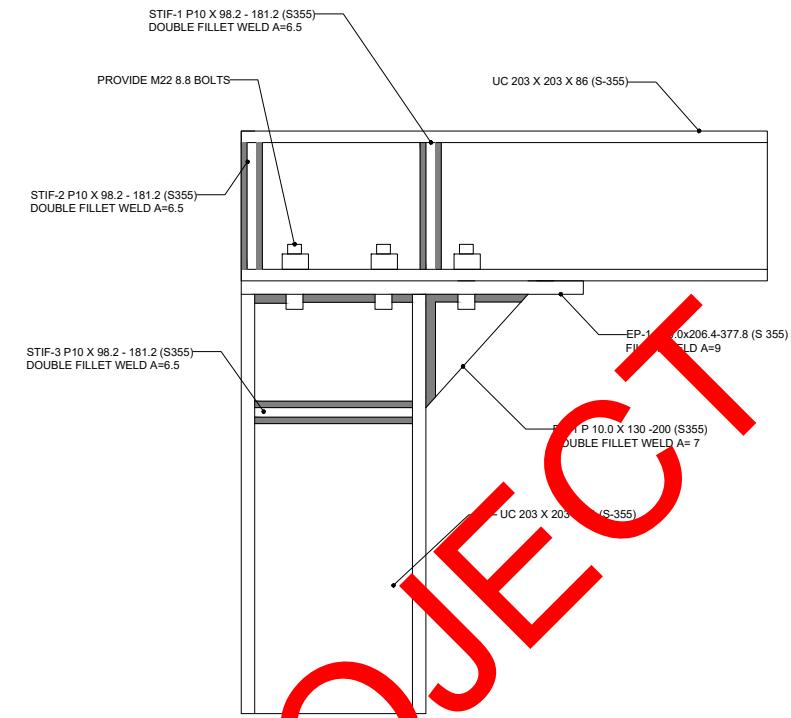
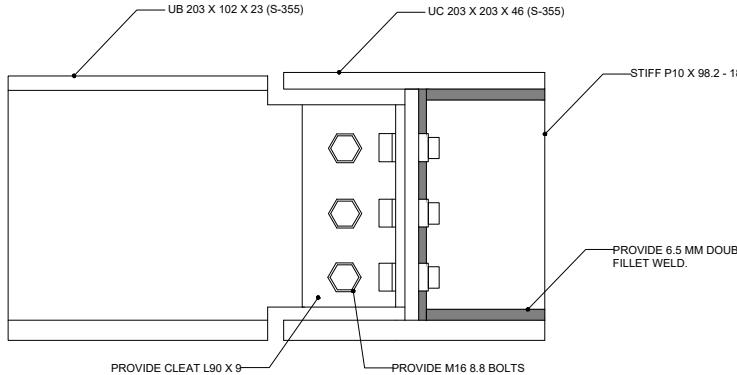
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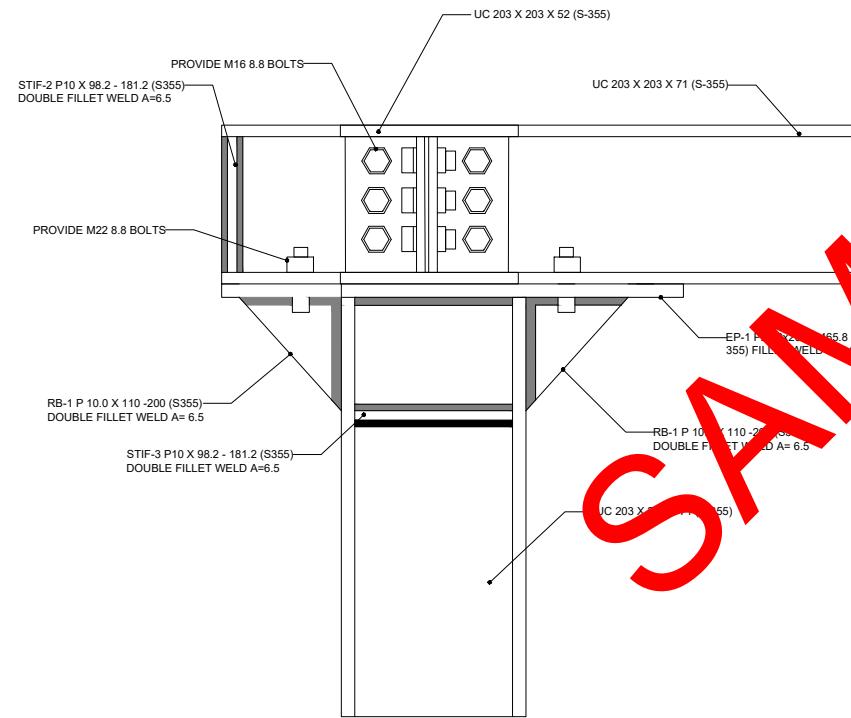


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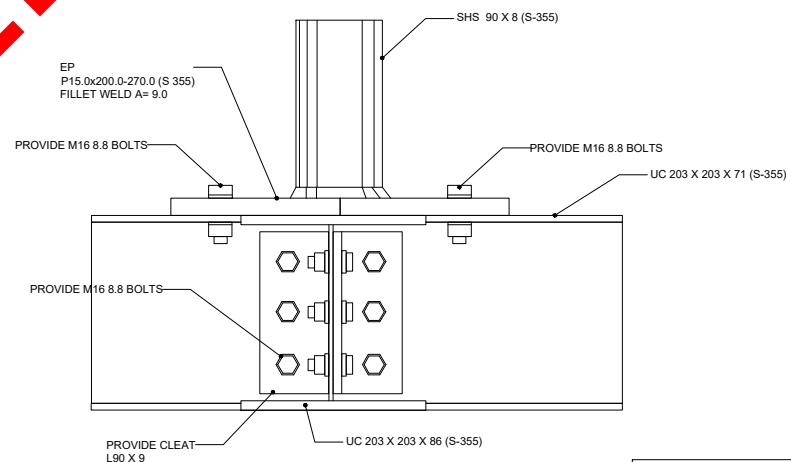
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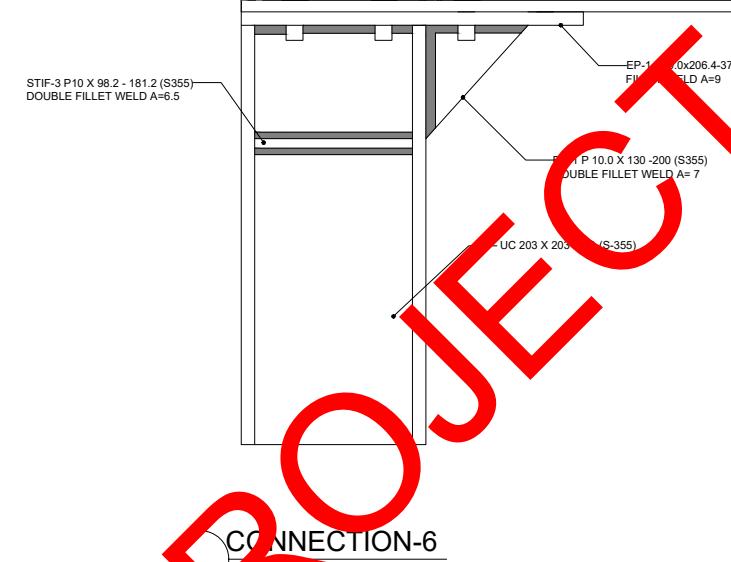


CONNECTION-7



CONNECTION-8

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.



CONNECTION-6

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SAMPLE PROJECT

NEW MALDEN, KT3 4JX

Section

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Revisions and Notes

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Drawing No. BREG-0012

Revision 00

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Date 19-04-2024

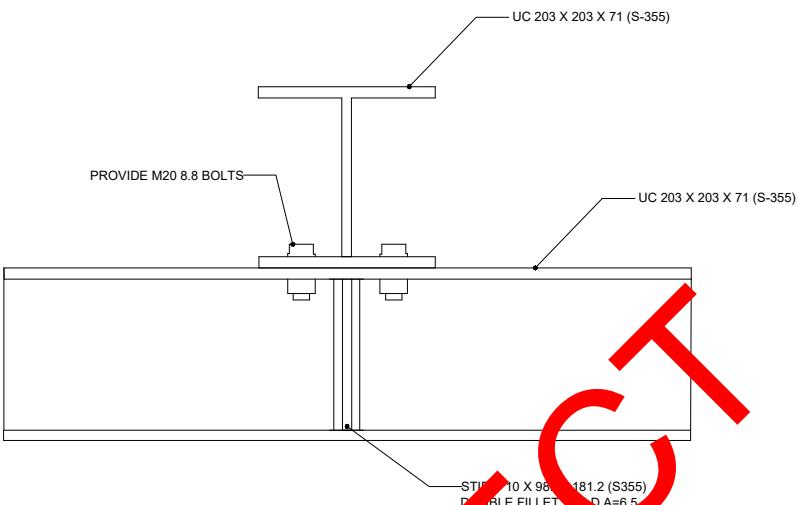
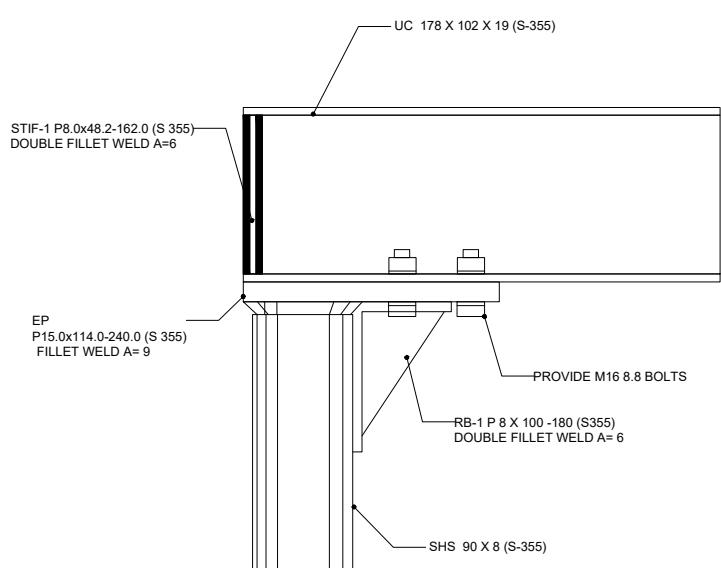
Designed MM Checked MM

Drawn MM Approved MM



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CONNECTION-9



FULL FILL CAVITY WALL FOOTING

U-value 0.18 W/m²

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

SAMPLE PROJECT

CONNECTION 10

NEW MALDEN, KT3 4JX

Section

SINGLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

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Revisions and Notes

Project No. 2024-04-CR2 6DU

Drawing No. BREG-0013

Revision 00

Scale at A3 N/A

Date 19-04-2024

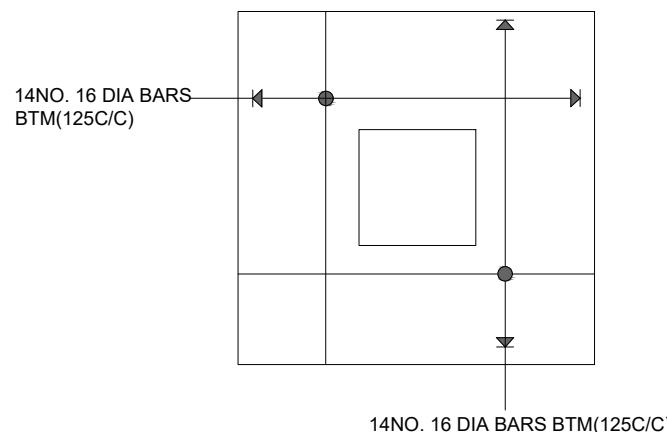
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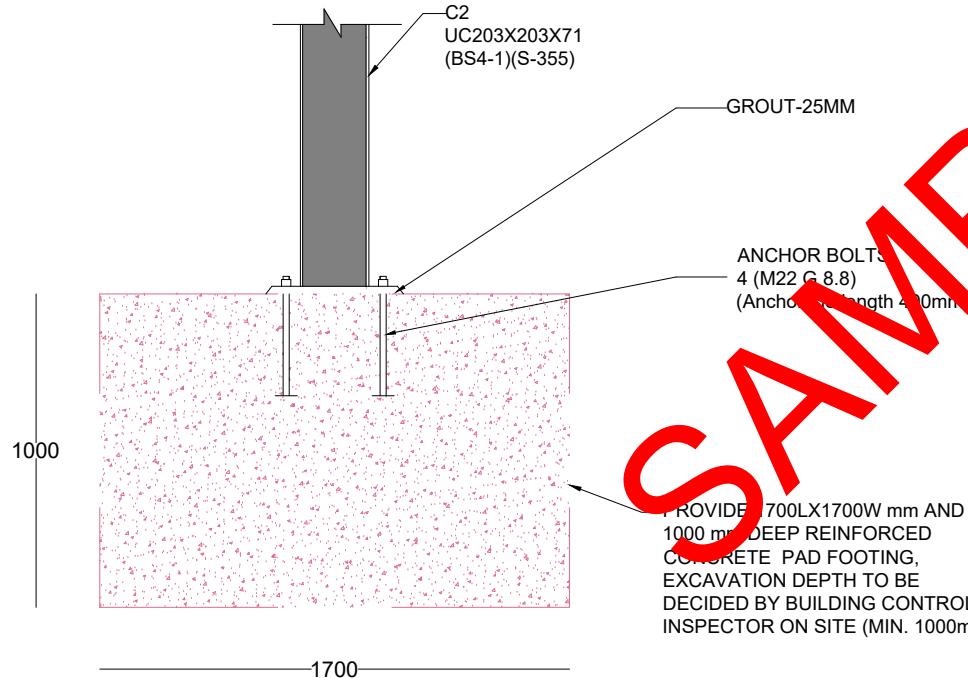


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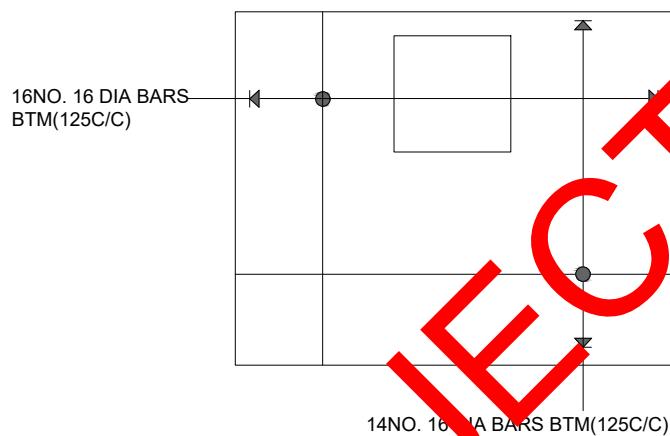
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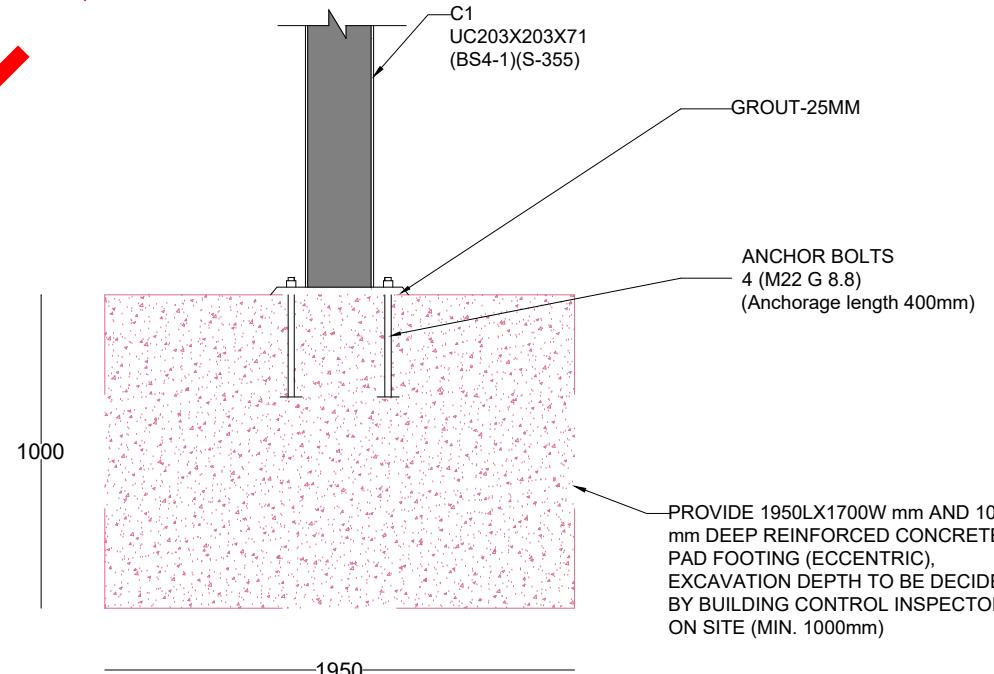
CENTRIC PAD REINFORCEMENT DETAIL



REINFORCED CONCRETE PAD FOOTING DETAIL (CENTRIC)



ECCENTRIC PAD REINFORCEMENT DETAIL



REINFORCED CONCRETE PAD FOOTING DETAIL (ECCENTRIC)

SAMPLE PROJECT

NEW MALDEN, KT3 4JX

Section

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Revisions and Notes

Project No. 2024-04-CR2 6DU

Drawing No. BREG-0014

Revision 00

Scale at A3 N/A

Date 19-04-2024

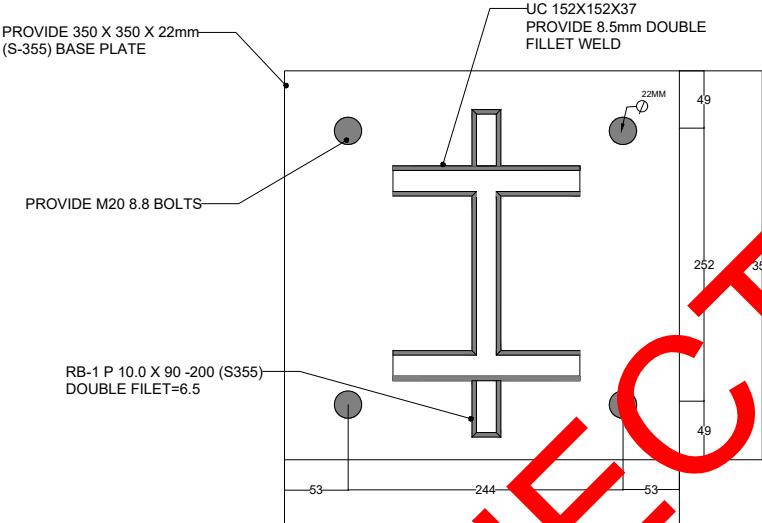
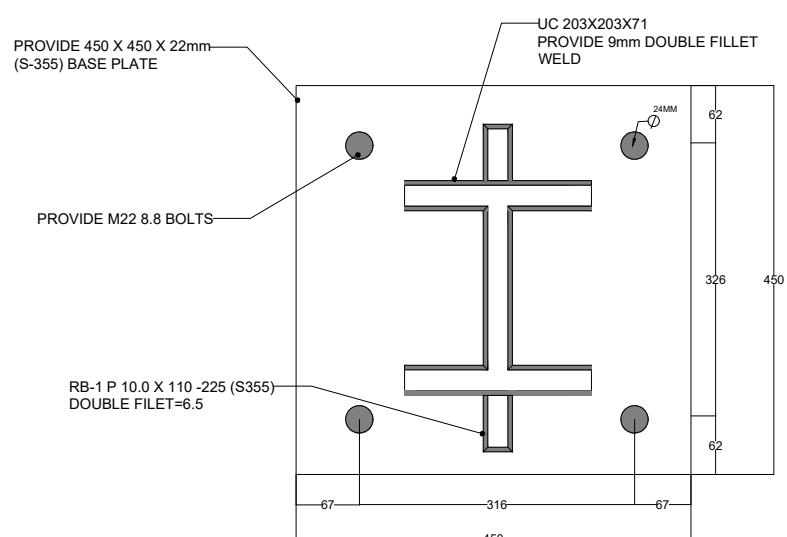
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CONNECTION BP-1

CONNECTION BP-2



FIRE PROTECTION OF STEEL BEAM

(GYPROC FIRE BOARD - AS SECTION 6 :2012 OF MANUFACTURER'S DETAILS)

NEW MALDEN, KT3 4JX

Section

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Revisions and Notes

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Drawing No. BREG-0015

Revision 00

Scale at A3 N/A

Date 19-04-2024

Designed MM Checked MM

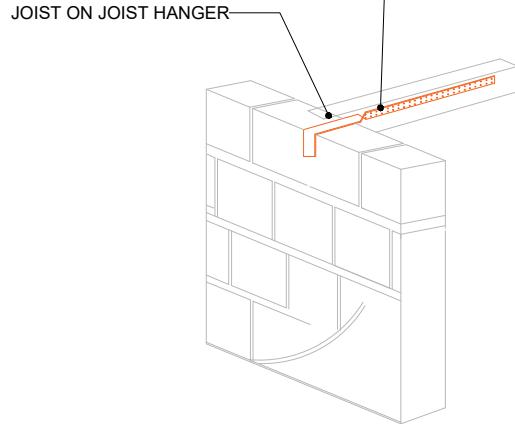
Drawn MM Approved MM



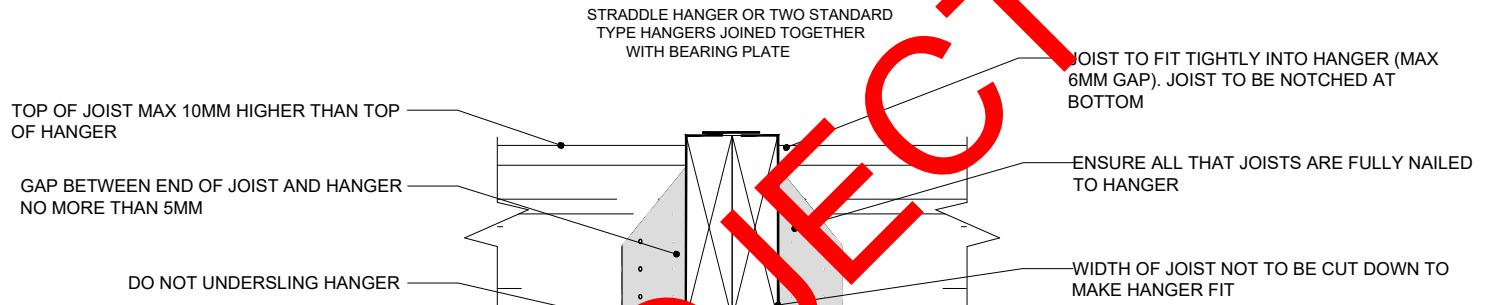
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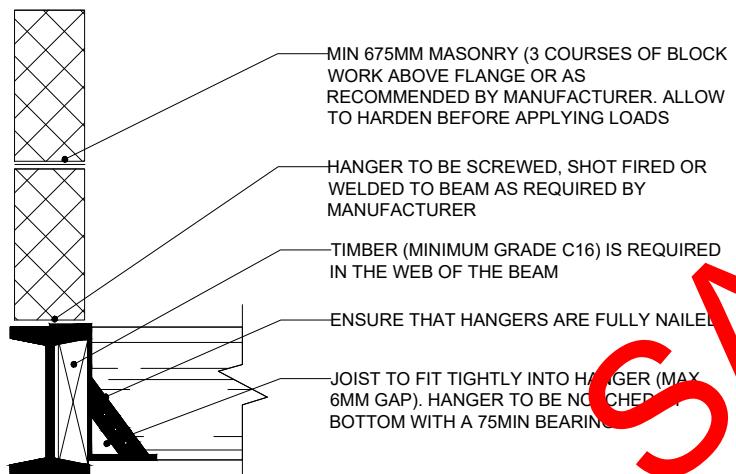
30X5 GALVANISED STEEL STRAPS TO BE TURNED DOWN(OR UP) INNER FACE OF WALL AND SCREWED TO JOISTS/RAFTERS.



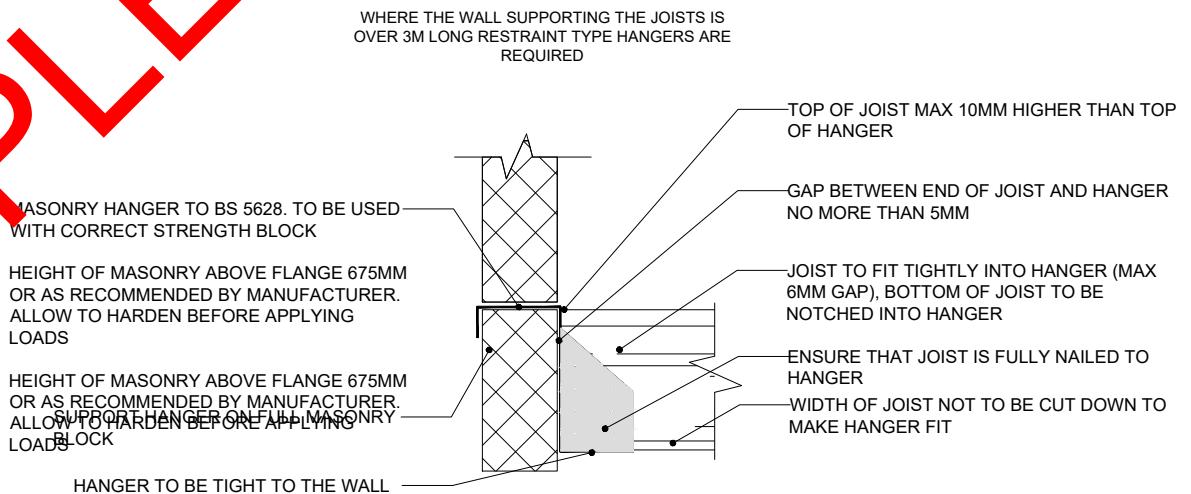
STRAP DETAIL FOR WALL



STRADDLE TIMBER HANGER



HANGER FIXED ONTO STEEL BEAM



RESTRAINT MASONRY HANGER

SAMPLE PROJECT

NEW MALDEN, KT3 4JX

Section

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Revisions and Notes

Project No. 2024-04-CR2 6DU

Drawing No. BREG-0016

Revision 00

Scale at A3 N/A

Date 19-04-2024

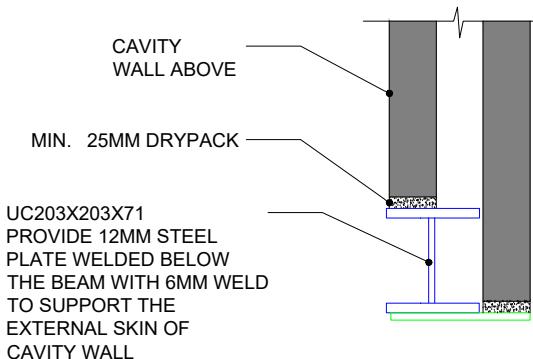
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Drawn MM Approved MM

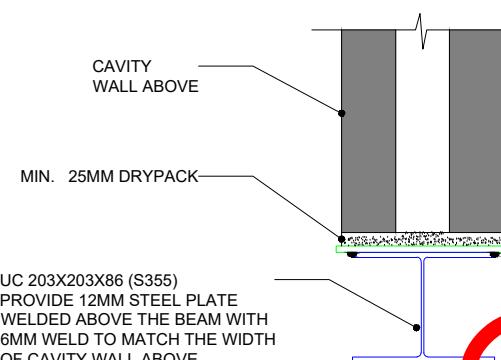
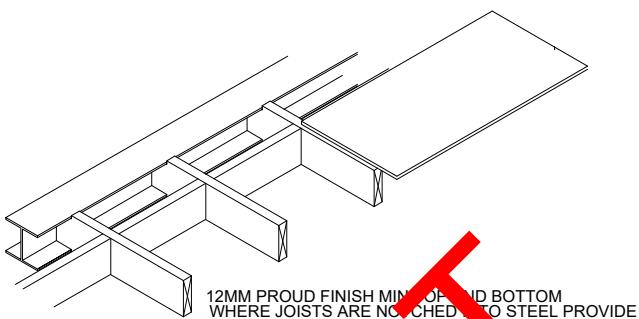


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DETAIL - A



DETAIL - B

SAMPLE PROJECT

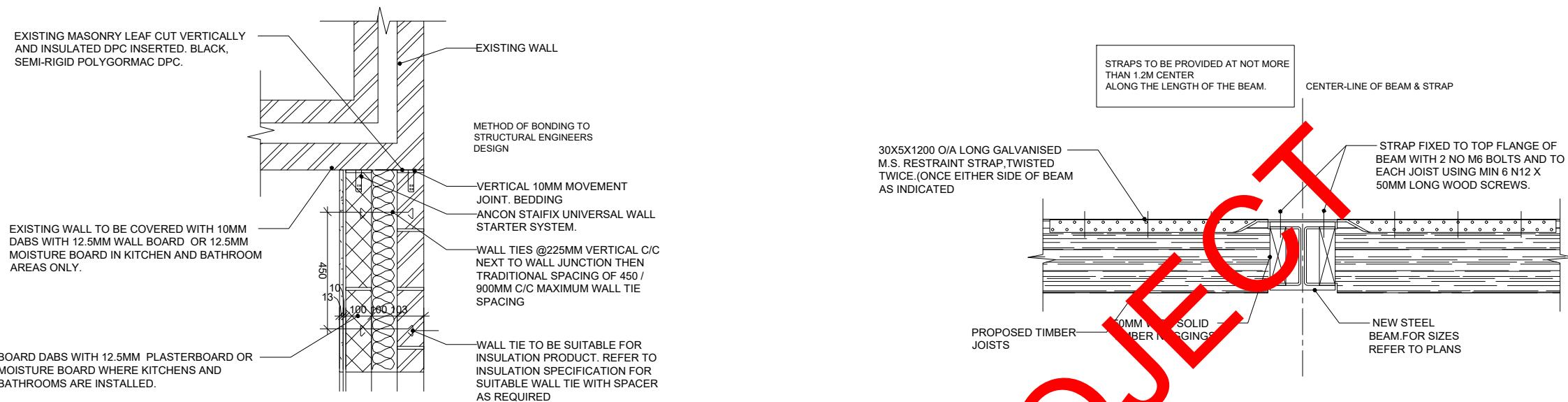
STEELWORK - NHBC 6.4 - S8

RAFTER FIXED TO WALL-PLATE WITH FRAMING ANCHOR OR TRUSS CLIP

50X100MM TIMBER WALL PLATE

STRAP ANCHORED TO WALL AND RAFTER @INTERVALS NOT EXCEEDING 2M

VERTICAL STRAPPING AT EAVES

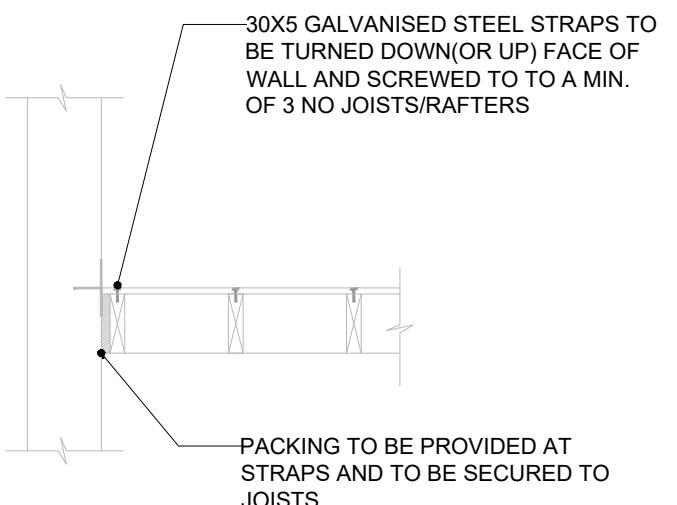


EXISTING - NEW WALL CONNECTION

DETAIL RESTRAINT STRAP OVER INTERNAL STEEL BEAMS



JOIST PERPENDICULAR TO WALL



JOIST PARALLEL TO WALL

NEW MALDEN, KT3 4JX

Section
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Revisions and Notes

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Drawing No.	BREG-0017
Revision	00
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Date	19-04-2024
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Approved	MM



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