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 1. These notes are to be read in conjunction with relevant architect's and 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 e) Timber to be carefully cut and planed to ensure tight fit and containing the conta 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 contract 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

- services engineer's drawings and specification.
- 2. All timber-work shall comply with BS EN 1995-1-1:2004+A1:2008.
- 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:
- bearing against metalwork;
- f) All gaps between timber and metalwork to be resin-grouted of the engineer.
- 4. All connectors, bolts, nails etc. shall be galvanised to 729
- 5. Adhesive shall be to BS1204: Part 1: 120, Type WBP.
- 6. All timber to be treated in accordant with the British Wood Preservative and Damp-proofing Association Co dity Sparfication C8 for 40 years desired service life.

Notes for Fire R

- 1. These notes ed in conjunction with relevant architect's services and specifications.
- stairs enclosure and the kitchen to be filled with
- in the stair enclosure, including glazing to doors, to be
- as powered interconnected smoke alarms to be provided to entrance lobby and all stairs landings
- 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 Steelwo

- 1. These notes are to be read in con ction with relevant architect's and services engine as drawings and specifications.
- comply with BS EN 1993-1-1:2005, BS EN 2. All steelwork sha ∠006, Ł EN 199 1-10:2005, BS EN 1993-5:2007, BS EN 6:2007 JS EN 1993-1-8:2005.
- otherwee stipulated structural steelwork shall confirm to BS ructural steels
- 4. Unless n ed otherwise all steel shall be grade S355. Steel grade shall with EC-3.
- ess noted otherwise all butt welds shall be full penetration.
- less 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.
- - 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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Client Name

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Project Address

96 SOUTH HILL ROAD BR2 0RT

Section

WALL REMOVAL

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.

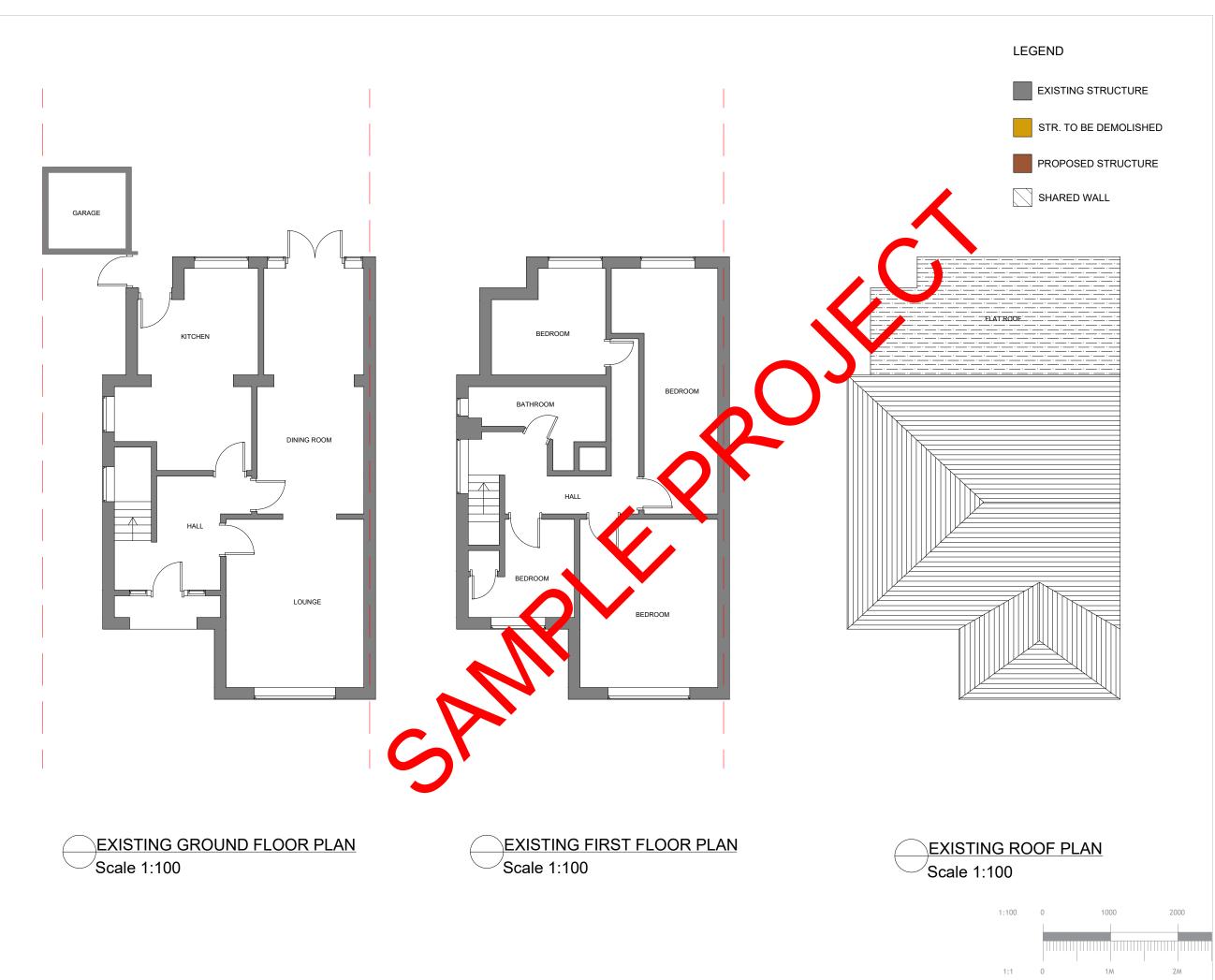
ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING

Revisions and Notes

2024-05-BR2 0RT Project No. BREG-0001 Drawing No. 00 N/A Scale at A3 Date 01-05-2024 Designed AM Checked NA



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Project Address

96 SOUTH HILL ROAD BR2 0RT

Section

WALL REMOVAL

Stage

STRUCTURAL

Drawing Title

EXISTING PLANS

Drawing Status

FOR APPROVAL

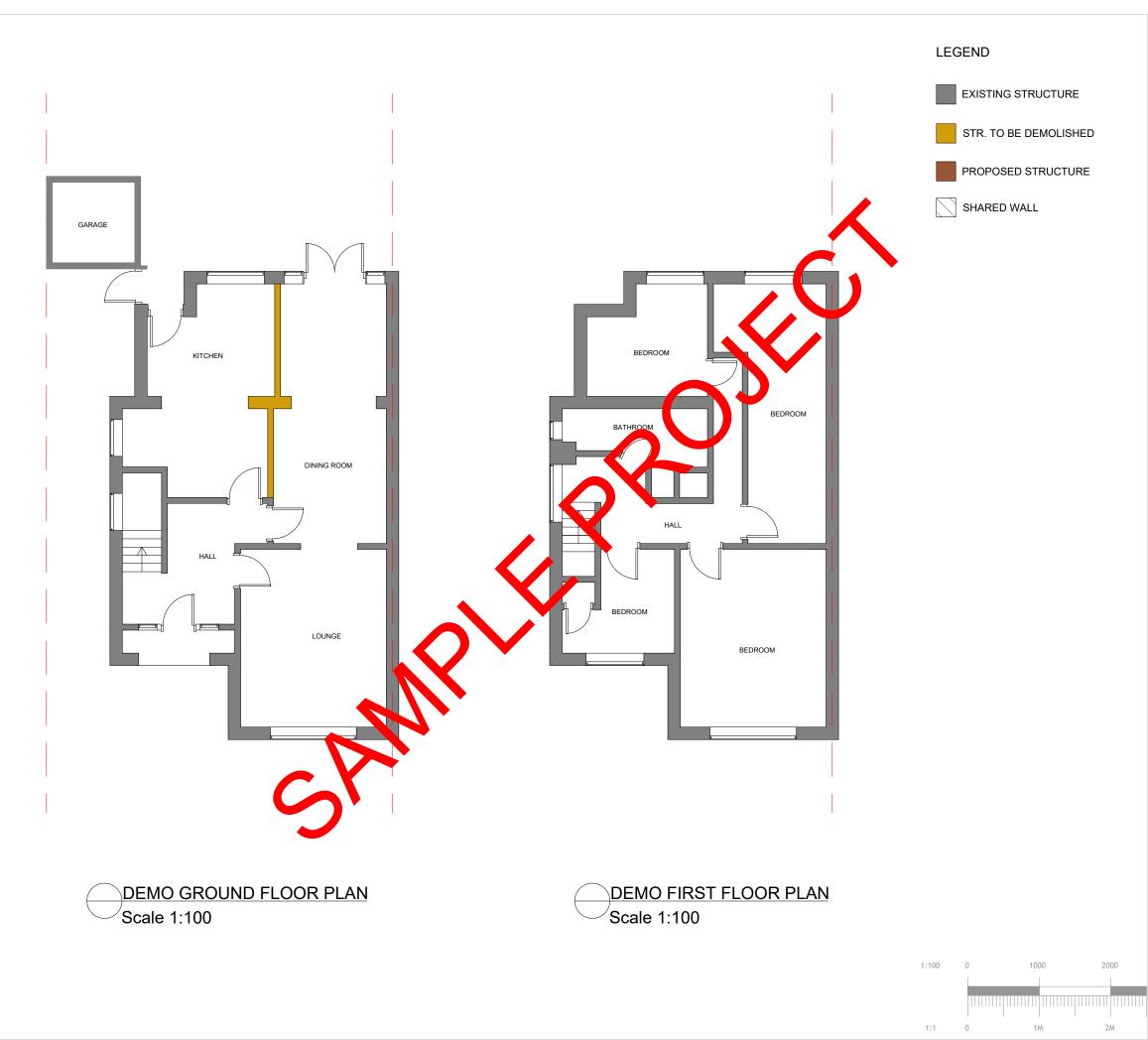
ALL WORKS ARE TO BE CARRIED OUT IN WORKMAN LIKE MANNER ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH BUILDING REGULATIONS CONTROL REGULATIONS.

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2024-05-BR2 0RT Project No. BREG-0002 Drawing No. 1:100 Scale at A3 01-05-2024 Date Checked NA Designed AM



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Section

WALL REMOVAL

Stage

STRUCTURAL

Drawing Title

DEMO PLANS

Drawing Status

FOR APPROVAL

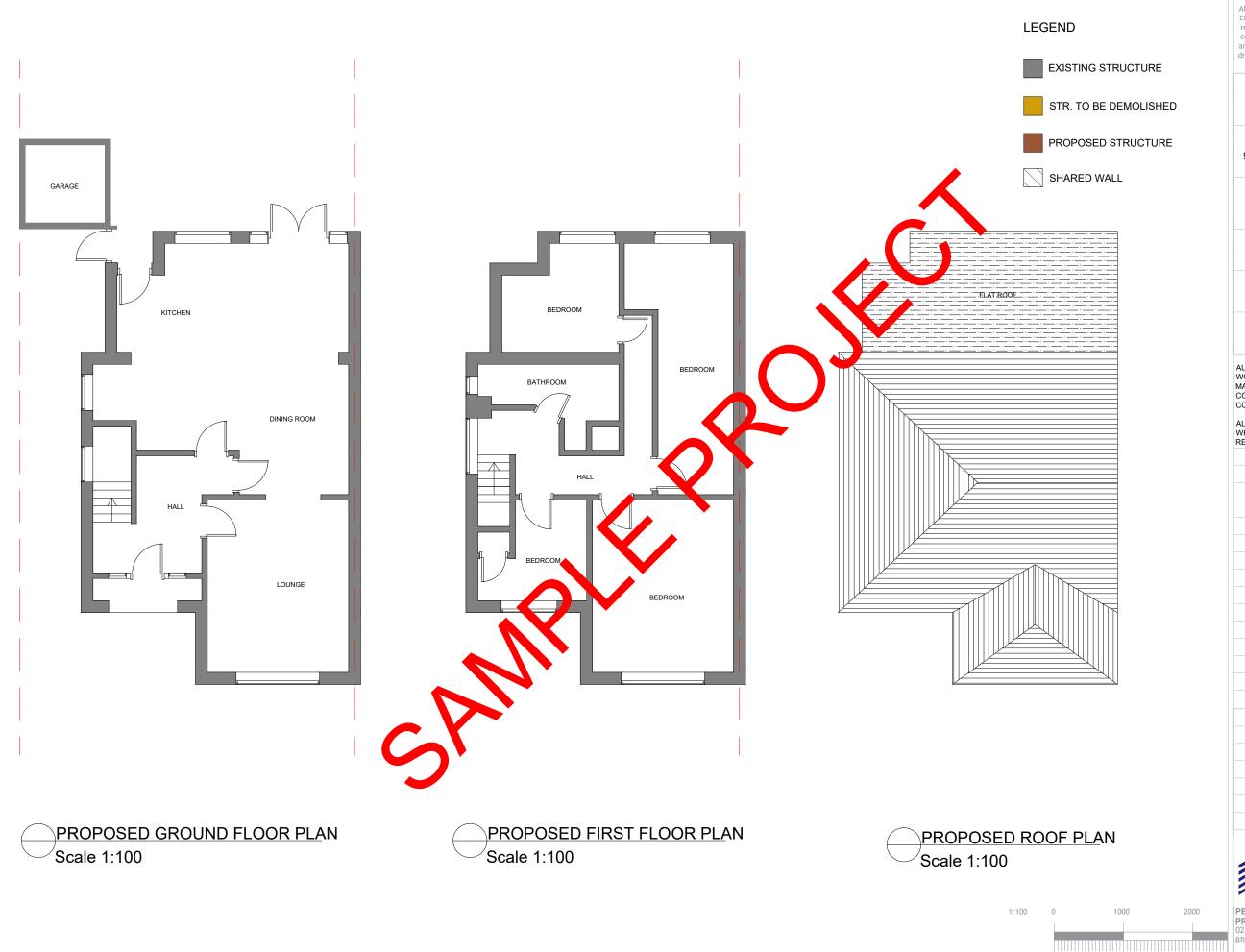
ALL WORKS ARE TO BE CARRIED OUT IN WORKMAN LIKE MANNER ALL MATERIALS AND WORKMANSHIP MUST COMPLY WITH BUILDING REGULATIONS CONTROL REGULATIONS.

ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING REGULATION Revisions and Notes

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Project Address

96 SOUTH HILL ROAD BR2 0RT

Section

WALL REMOVAL

Stage

STRUCTURAL

Drawing Title

PROPOSED PLANS Drawing Status

FOR APPROVAL

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2024-05-BR2 0RT Project No. BREG-0004 Drawing No. 00 1:100 Scale at A3 01-05-2024 Date Checked NA Designed AM



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Email: info@Pearlepp.co.uk Web: www.pearlepp.co.uk Phone No.: 02035763199

1:1

STEELWORK

ALL STRUCTURAL STEELWORK TO BE GRADE S355 UNLESS NOTED OTHERWISE. ALL STEEL TO BE PROTECTED AGAINST CORROSSION BY PERMOGLAZE RED OXIDE PRIMER (OR SIMILAR) APPLIED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. WHERE STEEL IS BUILT INTO EXTERNAL MASONRY OR SUBJECT TO MOIST CONDITIONS COAT WITH ISOCYANATE PITCH EPOXY ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

TO PROVIDE MINIMUM 1/2 HOUR FIRE RESISTANCE TO STEEL ENCASE IN EXPANDED METAL LATHING AND 12.5 MM GYPSUM PLASTER OR ALTERNATIVELY ENCASE IN 12.5 MM GYPROC FIRELINE BOARD WITH JOINTS TAPED AND FILLED OR COAT WITH FIRETEX F907 (BY LEIGH PAINTS) INTUMESCENT PAINT APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. FOR ONE HOUR FIRE RESISTANCE USE 2 LAYERS OF GYPROC FIRELINE BOARDS OR SIMILAR APPROVED.

THERMAL BRIDGING

CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMIZE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

MATERIALS AND WORKMANSHIP

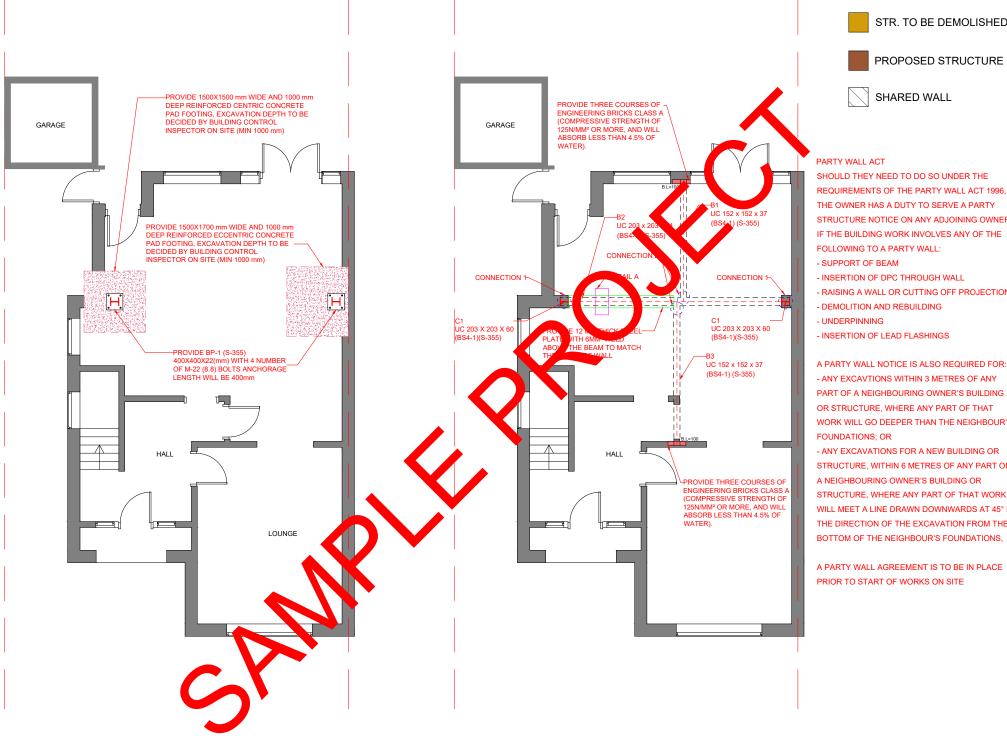
ALL WORK WILL COMPLY WITH THE THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF **EXISTING** EARTHWORKS, EXCAVATIONS, ETC; CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.

GROUND FLOOR FOUNDATION PLAN

Scale 1:100



GROUND FLOOR BEAM PLAN

Scale 1:100

LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

SHOULD THEY NEED TO DO SO UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1996, THE OWNER HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES ANY OF THE

- INSERTION OF DPC THROUGH WALL
- RAISING A WALL OR CUTTING OFF PROJECTIONS

- ANY EXCAVTIONS WITHIN 3 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART OF THAT WORK WILL GO DEEPER THAN THE NEIGHBOUR'S

- ANY EXCAVATIONS FOR A NEW BUILDING OR STRUCTURE, WITHIN 6 METRES OF ANY PART OF A NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART OF THAT WORK WILL MEET A LINE DRAWN DOWNWARDS AT 45° IN THE DIRECTION OF THE EXCAVATION FROM THE BOTTOM OF THE NEIGHBOUR'S FOUNDATIONS,

A PARTY WALL AGREEMENT IS TO BE IN PLACE

1:100 1000 2000 1:1

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Client Name

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Project Address

96 SOUTH HILL ROAD BR2 0RT

Section

WALL REMOVAL

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLANS

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 APPROVED BY BUILDING REGULATION

Revisions and Notes

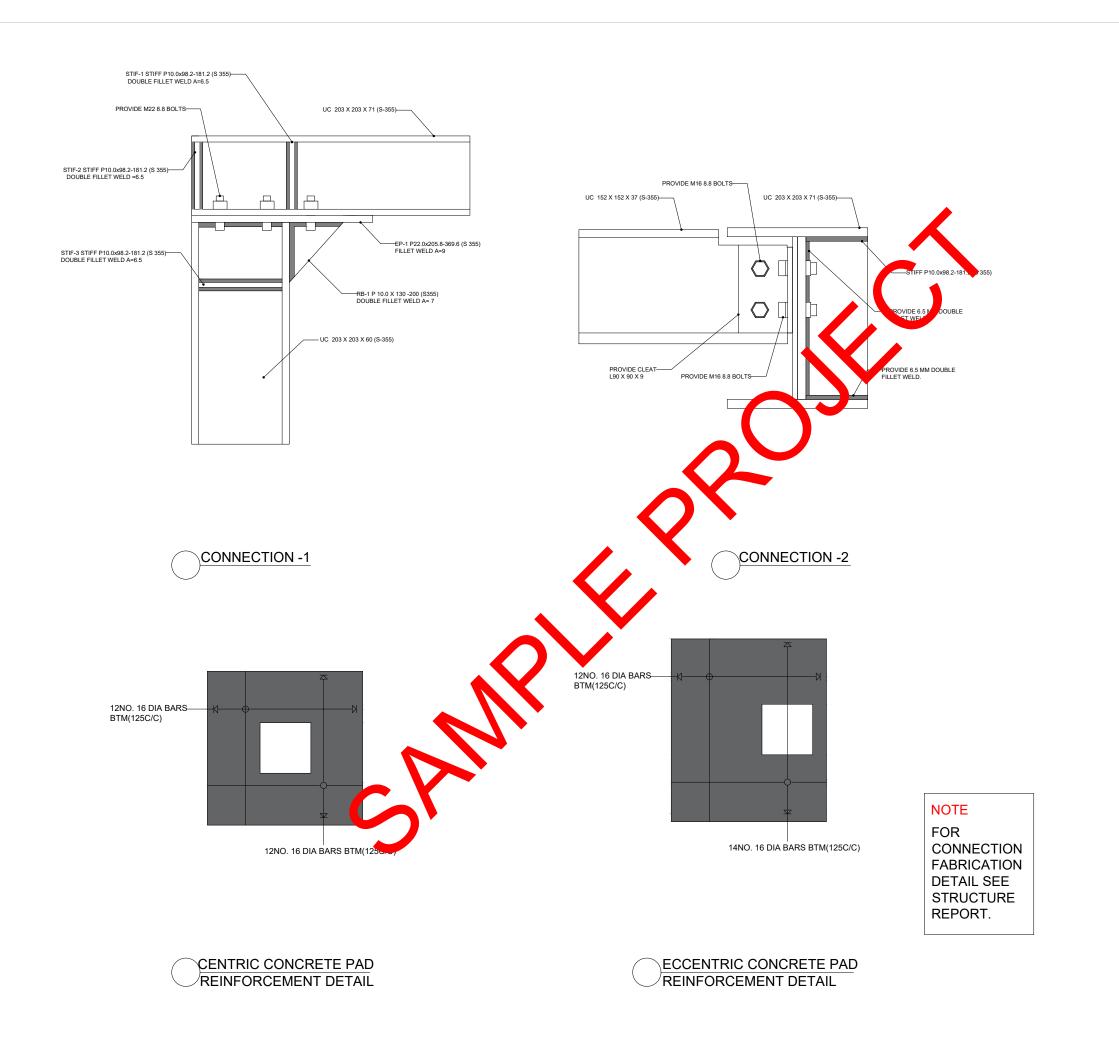
2024-05-BR2 0RT Project No. BREG-0005 Drawing No. 00 1:100 Scale at A3 01-05-2024 Date



Designed AM

Checked NA

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Project Address

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Section

WALL REMOVAL

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

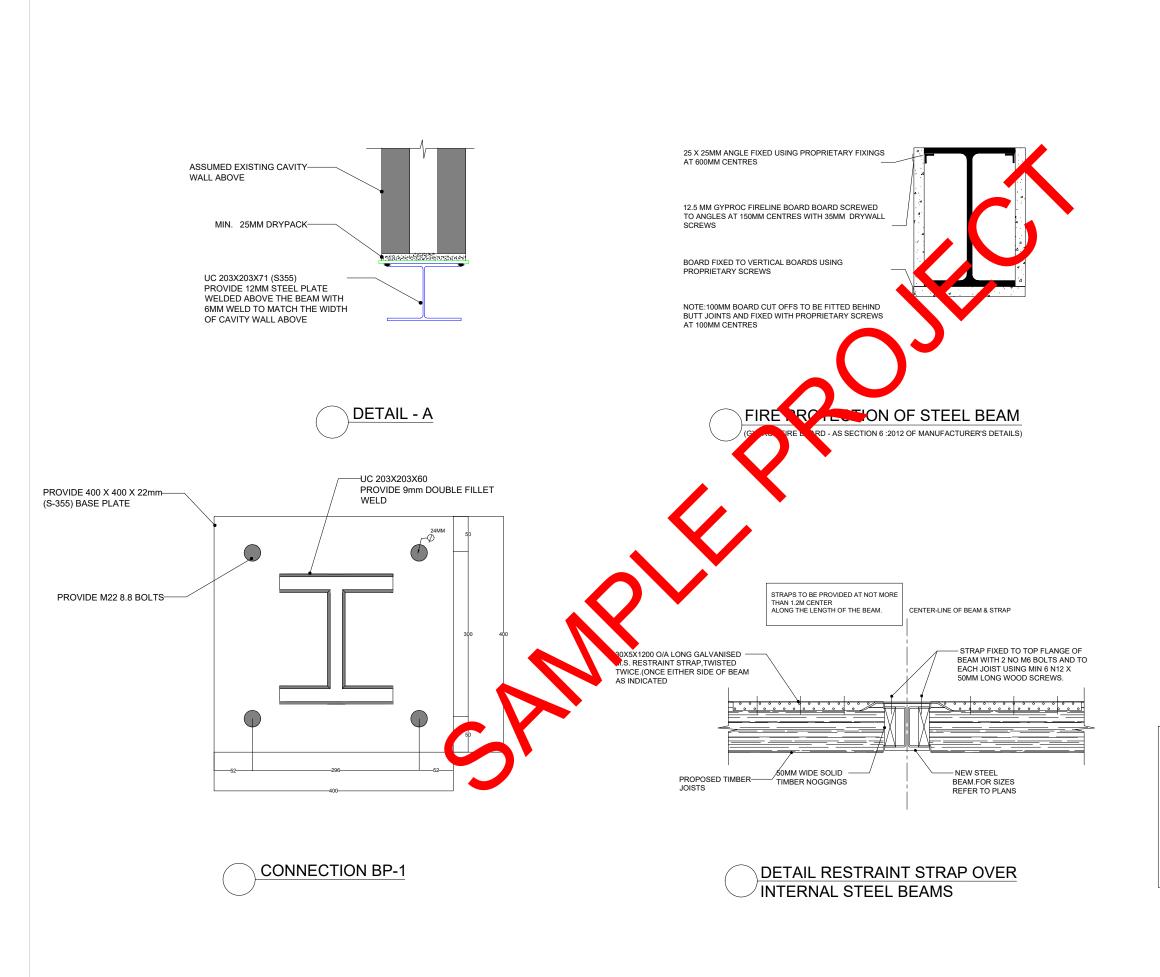
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Project No	. 20	24-05-BR2	0RT
Drawing No	. BR	EG-0006	
Revision		00	
Scale at A3		N/A	
Date	01	-05-2024	
Designed	AM	Checked	NA
Drawn	HR	Approved	NA



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NOTE FOR CONNECTION **FABRICATION DETAIL SEE STRUCTURE** REPORT.

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Project Address

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Section

WALL REMOVAL

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

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REGULATION Revisions and Notes 2024-05-BR2 0RT Project No. BREG-0007 Drawing No. 00 N/A Scale at A3 01-05-2024 Date Checked NA Designed AM



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