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 Re

- 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 Steelwa

- 1. These notes are to be read in con ction with relevant architect's and services engine as drawings and specifications.
- 2. All steelwork share comply with BS EN 1993-1-1:2005, BS EN -1-10:2005, BS EN 1993-5:2007, BS EN ∠006, Ł EN 199 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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xxxx

Project Address

1xxxx

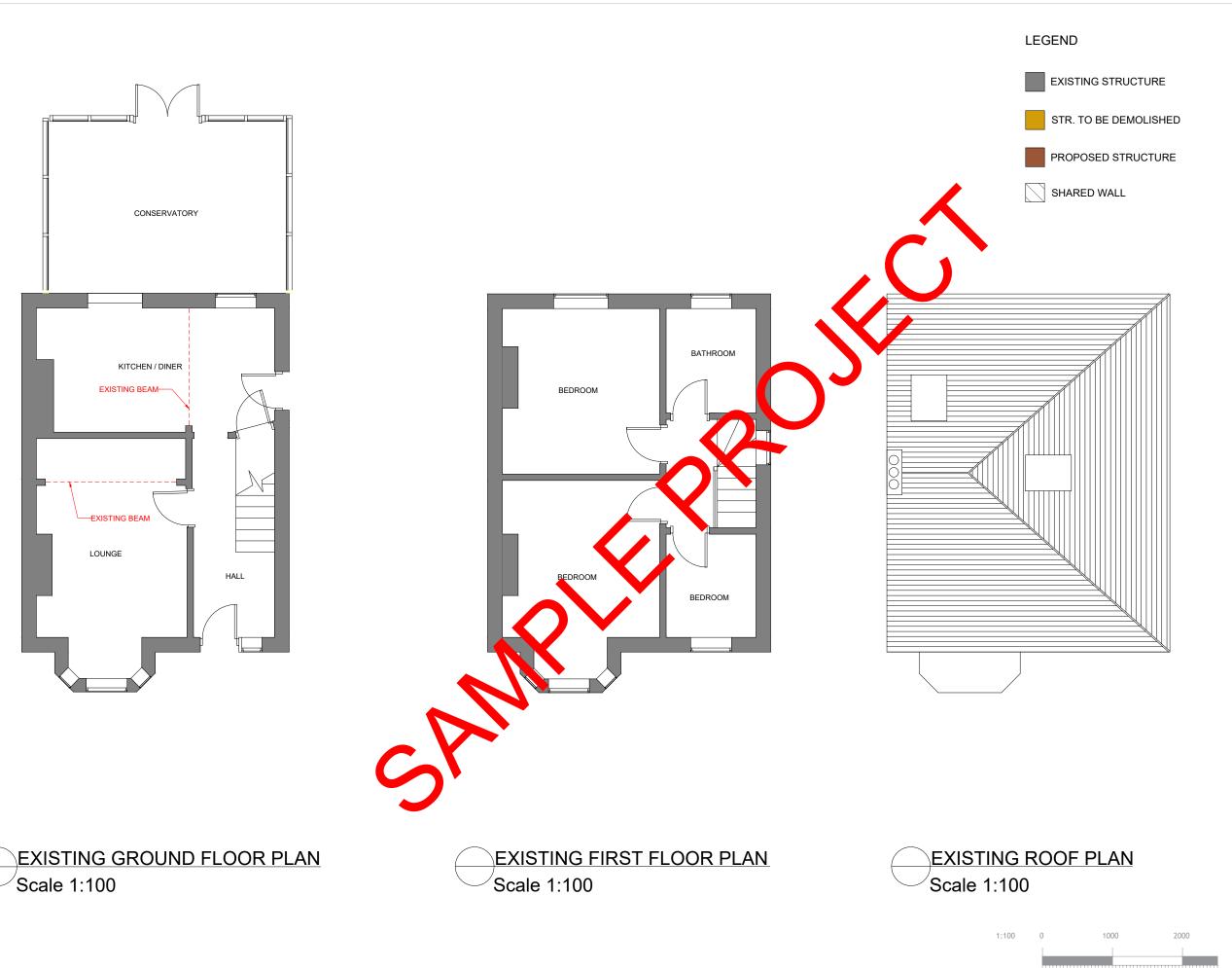
Section

DOUBLE STORY EXTENSION

Stage

STRUCTURAL Drawing Title NOTES Drawing Status FOR APPROVAL Revisions and Notes 2024-03-CR8 1DF Project No. BREG-0001 Drawing No. 00 N/A Scale at A3 Date 22-03-2024 MM Checked MM Designed

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02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF



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Project Address

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Coction

DOUBLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

EXISTING PLANS

Drawing Status

FOR APPROVAL

Revisions and Notes

Project No. 2024-02-CR8 1DF
Drawing No. BREG-0002

 Drawing No.
 BREG-0002

 Revision
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 Scale at A3
 1:100

Scale at A3 1:100

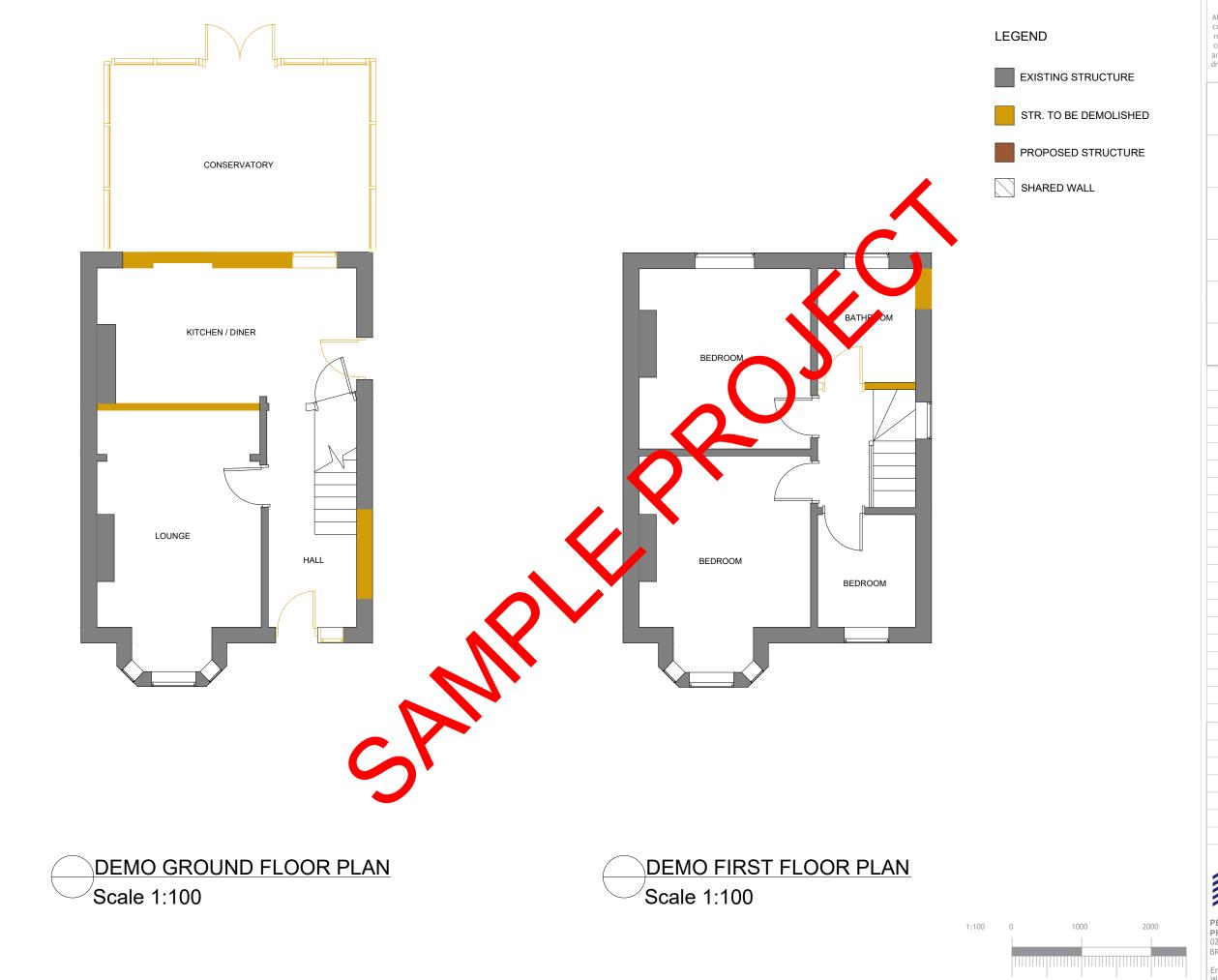
Date 22-03-2024

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DOUBLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

DEMO PLANS Drawing Status

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Revisions and Notes

Project No. 2024-02-CR8 1DF Drawing No. BREG-0003

1:100 Scale at A3

Date 22-03-2024

Designed MM Checked MM



PROJECT MANAGERS

02 TOWERFIELDS WESTERHAM ROAD

CAVITIES

PROVIDE CAVITY TRAYS OVER OPENINGS AND WHERE ROOFS ABUT WALLS. ALL CAVITIES TO BE CLOSED AT EAVES AND AROUND OPENINGS USING THERMABATE OR SIMILAR NON COMBUSTIBLE INSULATED CAVITY CLOSERS, PROVIDE VERTICAL DPCS AROUND OPENINGS AND ABUTMENTS. ALL CAVITY TRAYS MUST HAVE 150MM UPSTANDS AND SUITABLE CAVITY WEEP HOLES (MIN 2) AT MAX 900MM CENTRES.

NEW RAINWATER PIPES TO BE CONNECTED TO THE EXISTING STORMWATER SYSTEM; WHERE THIS IS NOT POSSIBLE, NEW RAIN WATER SYSTEM TO BE CONNECTED TO A SOAKAWAY LOCATED 5 METRES FROM ANY BUILDING AND SIZED AT 1CUM PER 16.5SQM OF ROOF AREA DRAINED. ALL DETAILS TO BE AGREED WITH THE BUILDING CONTROL INSPECTOR PRIOR TO COMMENCEMENT.

LOUNGE

SITTING ROOM

PROPOSED GROUND FLOOR

Scale 1:100

WHERE NEW DRAIN PIPES ARE PROVIDED, ACCESS TO BE PROVIDED AT THE FOLLOWING POINTS:

- * AT OR NEAR HEAD OF DRAIN RUN
- * AT A BEND AND AT ANY CHANGE IN GRADIENT
- * AT A CHANGE IN PIPE SIZE
- * AT A JUNCTION (UNLESS EACH RUN CAN BE CLEARED FROM AN ACCESS POINT)

KITCHEN / DINER

EXACT DETAILS TO BE CONFIRMED ON SITE.

WHERE AND IF AN INTERNAL MANHOLE IS REMOVED, ENSURE THERE IS ADEQUATE RODDING ACCESS. ANY NEW POLYPROPYLENE RODDABLE INSPECTION CHAMBER TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, NEW 150/100 BRANCH INSTALLED ON LINE WITH PROPRIETARY COUPLINGS AND EASY BEND CONNECTION FROM EXISTING SVP. EXACT DETAILS TO BE AGREED ON SITE. FIRE DOORS

ALL DOORS TO HABITABLE ROOMS WITHIN STAIR ENCLOSURE TO BE FD30 DOORS FITTED WITH A PERKOMATIC SELF CLOSER. 25X38MM DOOR STOPS GLUED AND SCREWED TO FRAME. THIS IS NOT REQUIRED FOR A TWO STORY (GROUND+FIRST FLOOR) BUILDING BUT STRONGLY RECOMMENDED. DOORS TO BE FULL PANEL DOORS WITH NO GLAZING.

SMOKE DETECTERS:

BATHROOM

PROPOSED FIRST FLOOR PLAN

Scale 1:100

L3 FIRE ALARM SYSTEM TO BS 5839 TO BE INSTALLED (PROTECTION OF ESCAPE ROUTES). MAINS POWERED SMOKE DETECTORS(SD), WITH BACKUP BATTREY, TO BE FITTED IN HALLWAY AND UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPERATE FUSE.

ALL SMOKE DETECTORS(SD) & ALARMS (TO BS 5446-1) TO BE MAINS POWERED, WITH BACKUP BATTERY AND TO BE FITTED IN THE CIRCULATION SPACE IN HALLWAY AND ALL UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDENT CIRCUIT WITH A SEPARATE FUSE. EXACT POSITIONS TO BE CONFIRMED ON SITE

LEGEND

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

EXISTING STRUCTURE

Stage STRUCTURAL Drawing Title PROPOSED PLANS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-02-CR8 1DF BREG-0004 Drawing No. 00 1:100 Scale at A3 Date 22-03-2024 Designed MM Checked MM

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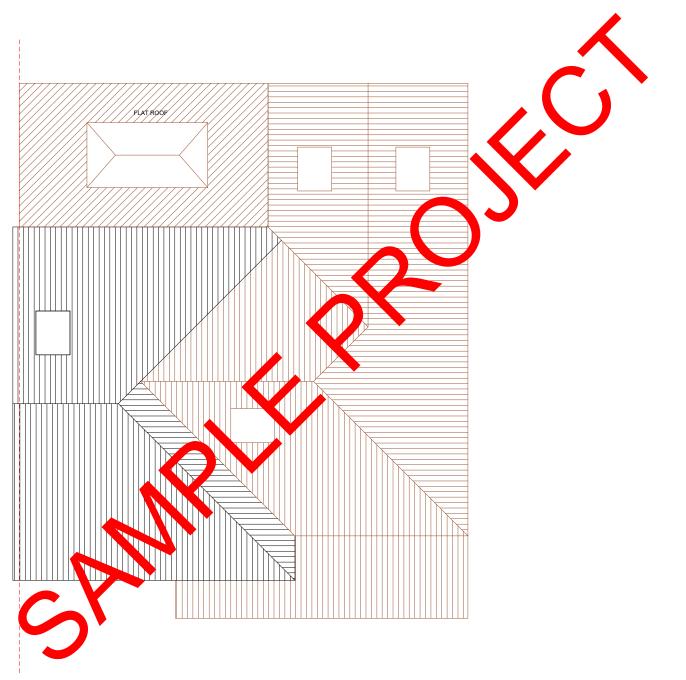
DOUBLE STORY EXTENSION

2000 1:100 1:1

SMOKE DETECTION

PROVIDE A LINKED SMOKE ALARM DETECTION SYSTEM TO BS EN 14604 AND BS 5839-6:2019 TO AT LEAST A GRADE D CATEGORY LD3 STANDARD. SYSTEM TO BE MAINS POWERED WITH BATTERY BACK UP. AT LEAST ONE SMOKE DETECTOR TO BE PROVIDED IN EACH HALLWAY AND LANDING. IN HALLWAYS EXCEEDING 7.5M IN LENGTH, NO POINT WITHIN THE HALLWAY SHOULD EXCEED 7.5M FROM THE NEAREST DETECTOR AND NO BEDROOM DOOR SHOULD BE FURTHER THAN 3M FROM THE NEAREST SMOKE ALARM. IF CEILING MOUNTED THEY SHOULD BE 300MM FROM THE WALLS AND LIGHT FITTINGS. WHERE THE KITCHEN AREA IS NOT SEPARATED FROM THE STAIRWAY OR CIRCULATION SPACE BY A DOOR, THERE SHOULD BE AN INTERLINKED HEAT DETECTOR IN THE KITCHEN.

MAINS-WIRED, INTERLINKED HEAT DETECTOR TO BE PROVIDED TO THE KITCHEN AND SMOKE DETECTORS TO PRINCIPAL LIVING ROOMS, IF REQUIRED BY BUILDING CONTROL.



LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

All dime

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PETER BUCHANAN

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DOUBLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

PROPOSED PLAN

Drawing Status

Project No. 2024-02-CR8 1DF

Drawing No. BREG-0005

Revision 00

Scale at A3 1:100

Date 22-03-2024

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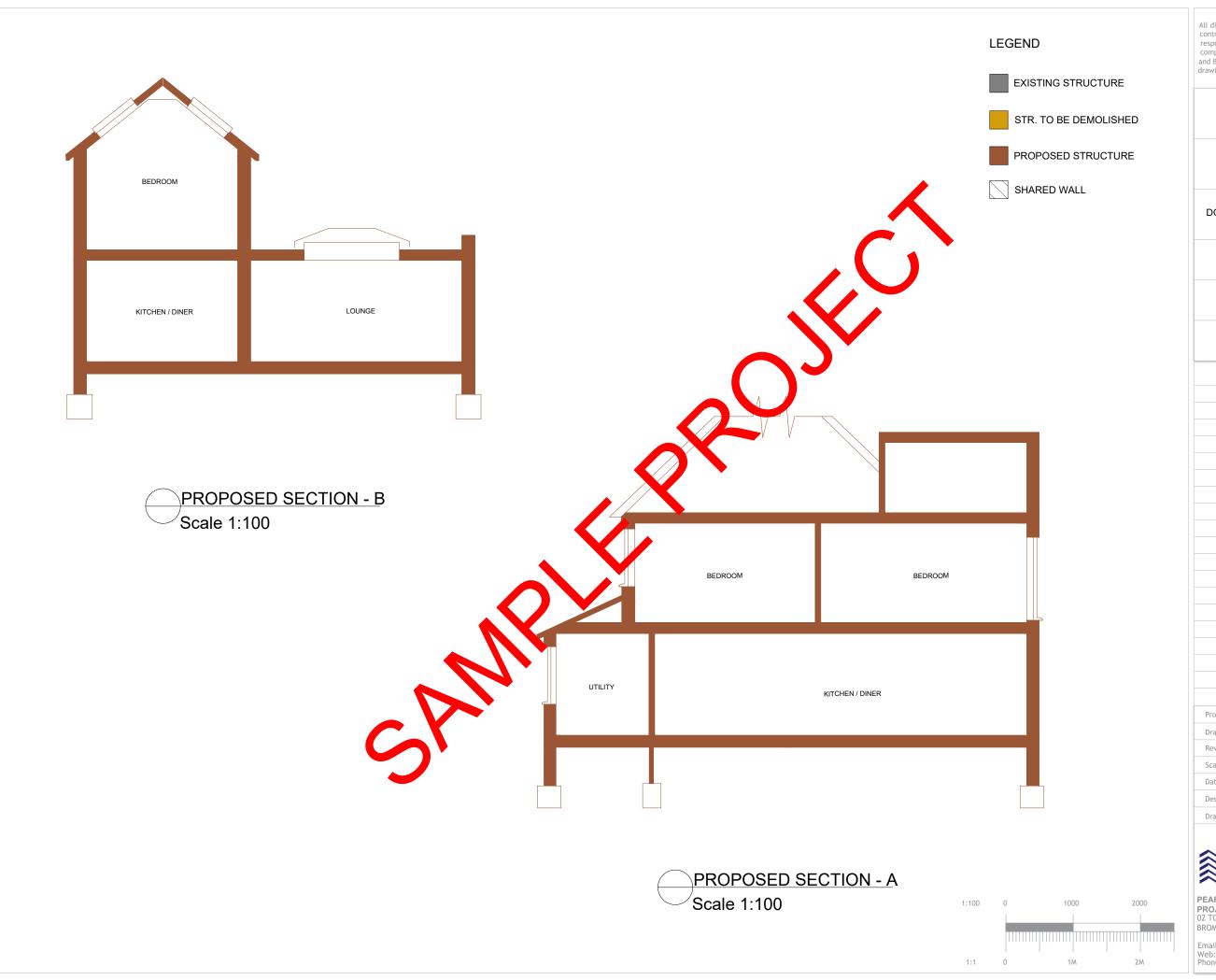
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2000

1:1

PROPOSED ROOF PLAN
Scale 1:100



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DOUBLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

PROPOSED SECTIONS

Drawing Status

FOR APPROVAL

Revisions and Notes

Project No. 2024-02-CR8 1DF Drawing No. BREG-0006

1:100 Scale at A3

Date 22-03-2024

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02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF

PARTY WALL ACT

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 FOLLOWING TO A PARTY WALL:

- INSERTION OF DPC THROUGH WALL
- RAISING A WALL OR CUTTING OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS

A PARTY WALL NOTICE IS ALSO REQUIRED FOR: - 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 FOUNDATIONS; OR

- 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 PRIOR TO START OF WORKS ON SITE

BUILD OVER AGREEMENTS ARE REQUIRED FOR ANY BUILDING WORKS TO EXISTING PROPERTIES WITHIN 3 METRES OF A PUBLIC SEWER. OR WITHIN 1 METRE OF A PUBLIC LATERAL DRAIN. THIS IS TO PREVENT DAMAGE TO THE SEWER NETWORK, AND ENSURES WE HAVE SUITABLE AND SAFE ACCESS TO CARRY OUT MAINTENANCE

STRIP FOUNDATION

PROVIDE 700MM X 800MM CONCRETE FOUNDATION, CONCRETE MIX TO CONFORM TO BS EN 206:2013 AND BS 8500-2. ALL FOUNDATIONS TO BE A MINIMUM OF 1000MM BELOW GROUND LEVEL, EXACT DEPTH TO BE AGREED ON SITE WITH BUILDING CONTROL OFFICER TO SUIT SITE CONDITIONS. ALL CONSTRUCTED IN ACCORDANCE WITH 2010 BUILDING REGULATIONS A1/2 AND BS 8004:2015 CODE OF PRACTICE FOR FOUNDATIONS. ENSURE FOUNDATIONS ARE CONSTRUCTED BELOW INVERT LEVEL OF ANY ADJACENT DRAINS.

LEGEND EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

Ν

Stage STRUCTURAL

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Project Address

CR8 1DF

Drawing Title

STRUCTURAL PLANS

Drawing Status

FOR APPROVAL

Revisions and Notes

Project No. 2024-02-CR8 1DF BREG-0007 Drawing No.

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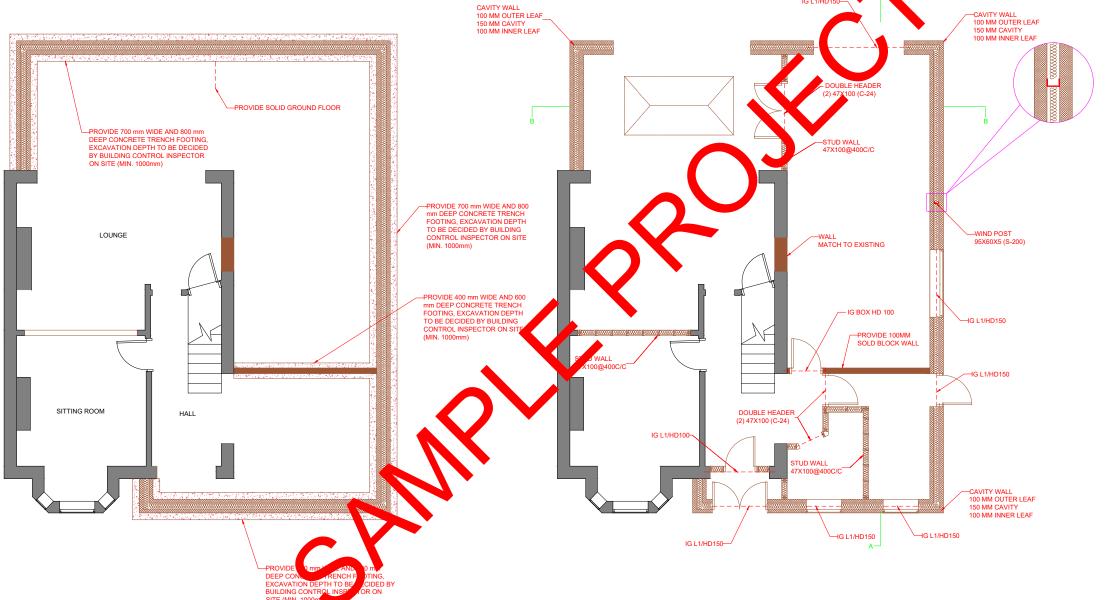
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2000



GROUND FLOOR FOUNDATION PLAN Scale 1:100

GROUND FLOOR WALL & LINTEL PLAN

1:100

1:1

Scale 1:100

LEGEND

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL

THE TEMPORARY WORKS, THE STABILITY OF THE

EXISTING STRUCTURE. EARTHWORKS.EXCAVATIONS.

BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL

STAGES OF CONSTRUCTION, INCLUDING ANY

EARTHWORK SUPPORTS MADE NECESSARY BY

EXCAVATIONS AND GRO

FINAL RETAINING WALL IS M PLAN

SUPPORTS AND PROPS

CONDITIONS. THE

OVIDED TILL THE

ETC: THE CONTRACTOR WILL ENSURE THAT THE

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

STEELWORK

PROVIDE 12 MM THICK STEEL— PLATE WELDED ABOVE THE BEAM WITH 6 mm WELD TO MATCH THE WIDTH OF WALL ABOVE.

ALL STRUCTURAL STEELWORK TO BE GRADE \$355 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.

B1 UB 203 X 102 X 23 (BS4-1)(S-355)

UC 203 X 203 X 71

CONNECTION-1

UB 203 X 102 X 23 (BS4-1)(S-355)

UC 152 X 152 X 30 (BS4-1)(S-355)

DETAIL B

DETAIL B

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.

BEAM WITH 6 mm WELD TO

CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL FLEMENT, (LE. 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.

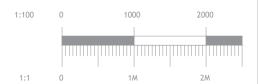
TRIPLE TRIMMER (3)47 X 200 (C-24) FLAT ROOF RAFTERS 47X200@400C/C (C-24

DOUBLE HEADER

- FLOOR JOIST 47X200@400 C/C (C-24) AND SOLID NOGGINS TO BE PROVIDED AT 600mm C/C -DOUBLE TRIMMER (2)47 X 200 (C-24)

GROUND FLOOR BEAM PLAN Scale 1:100

GROUND FLOOR JOIST & ROOF PLAN Scale 1:100



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Project No. 2024-02-CR8 1DF BREG-0008 Drawing No. 00 1:100 Scale at A3 Date 22-03-2024 Designed MM Checked MM



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NEW AND REPLACEMENT WINDOWS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND B OR BETTER AND TO ACHIEVE U-VALUE OF 1.4 W/MFk. THE DOOR AND WINDOW OPENINGS SHOULD BE LIMITED TO 25% OF THE EXTENSION FLOOR AREA PLUS THE AREA OF ANY EXISTING OPENINGS COVERED BY THE EXTENSION. INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS. WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE. WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE ADEQUATE BACKGROUND VENTILATION IN ACCORDANCE WITH APPROVED DOCUMENT F.

FIRST FLOOR WALL & LINTEL PLAN

Scale 1:100

EW AND REPLACEMENT DOORS

NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.4W/MPK. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1 AND PART K OF THE CURRENT BUILDING REGULATIONS. INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS. WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE.

EXISTING TO NEW WALL

CAVITIES IN NEW WALL TO BE MADE CONTINUOUS WITH EXISTING, WHERE POSSIBLE, TO ENSURE CONTINUOUS WEATHER BREAK. IF A CONTINUOUS CAVITY CANNOT BE ACHIEVED, WHERE NEW WALLS ABUTS THE EXISTING WALLS PROVIDE A MOVEMENT JOINT WITH VERTICAL DPC. ALL TIED INTO EXISTING CONSTRUCTION WITH SUITABLE PROPRIETARY STAINLESS STEEL PROFILES.

FIRST FLOOR ROOF BEAM & CEILING JOIST PLAN

1:100

Scale 1:100

LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

DOUBLE STORY EXTENSION

Stage

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Project Address

STRUCTURAL

Drawing Title

STRUCTURAL PLANS

Drawing Status

FOR APPROVAL

Revisions and Notes

 Project No.
 2024-02-CR8 1DF

 Drawing No.
 BREG-0009

 Revision
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 Scale at A3
 1:100

 Date
 22-03-2024

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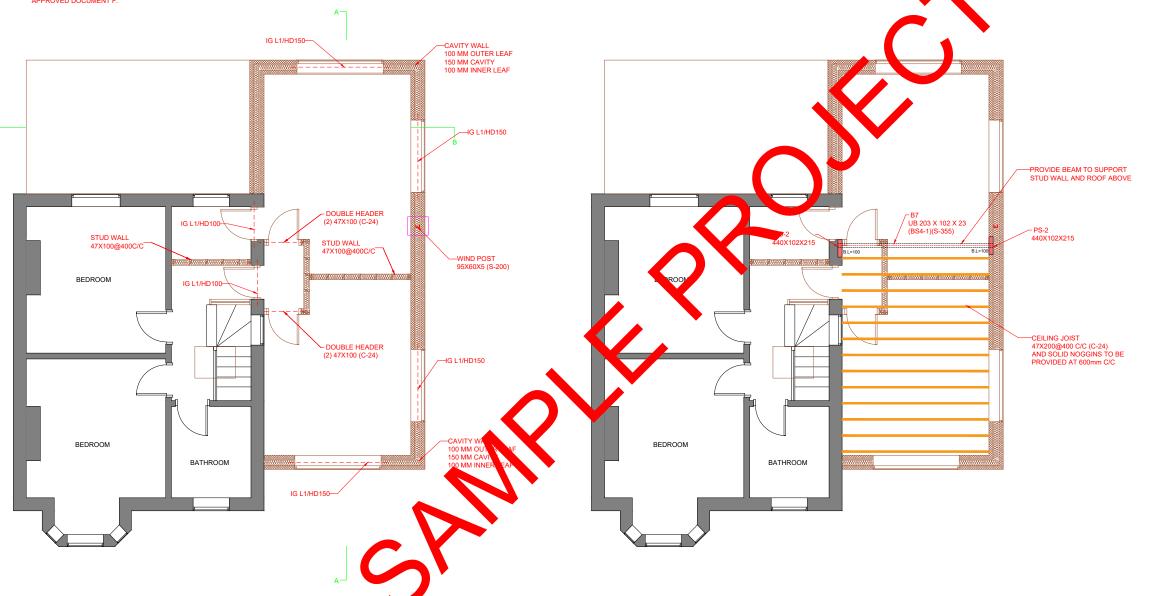
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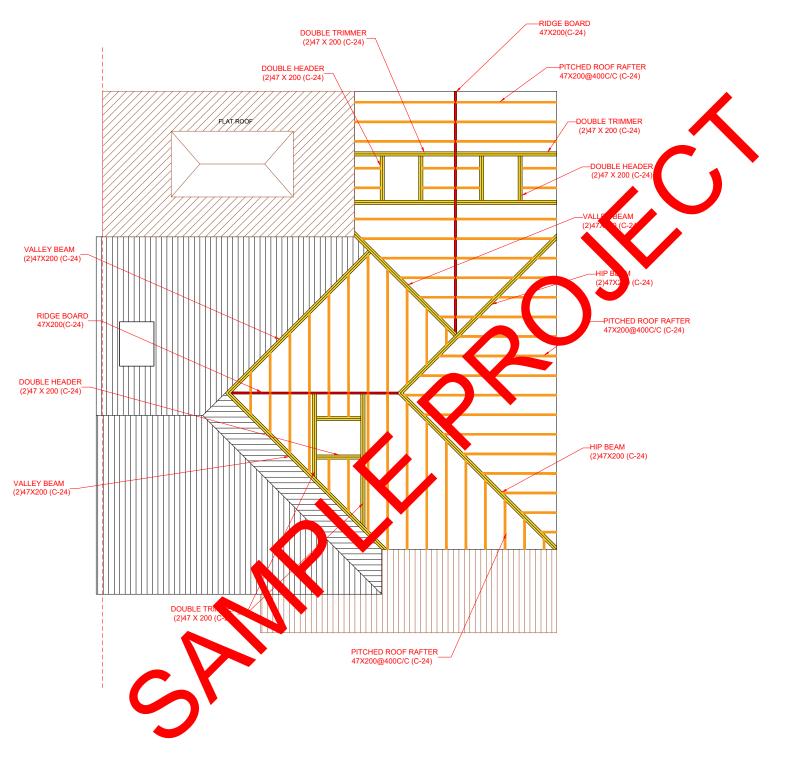
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BROMLEY, BR2 6HF





LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

1:100

1:1

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Client Name

Project Address

Section

DOUBLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLANS

Drawing Status

Revisions and Notes

FOR APPROVAL

Project No. 2024-02-CR8 1DF

Drawing No. BREG-0010

Revision 00
Scale at A3 1:100

Date 22-03-2024

Designed MM Checked MM

rawn MM Approved MM

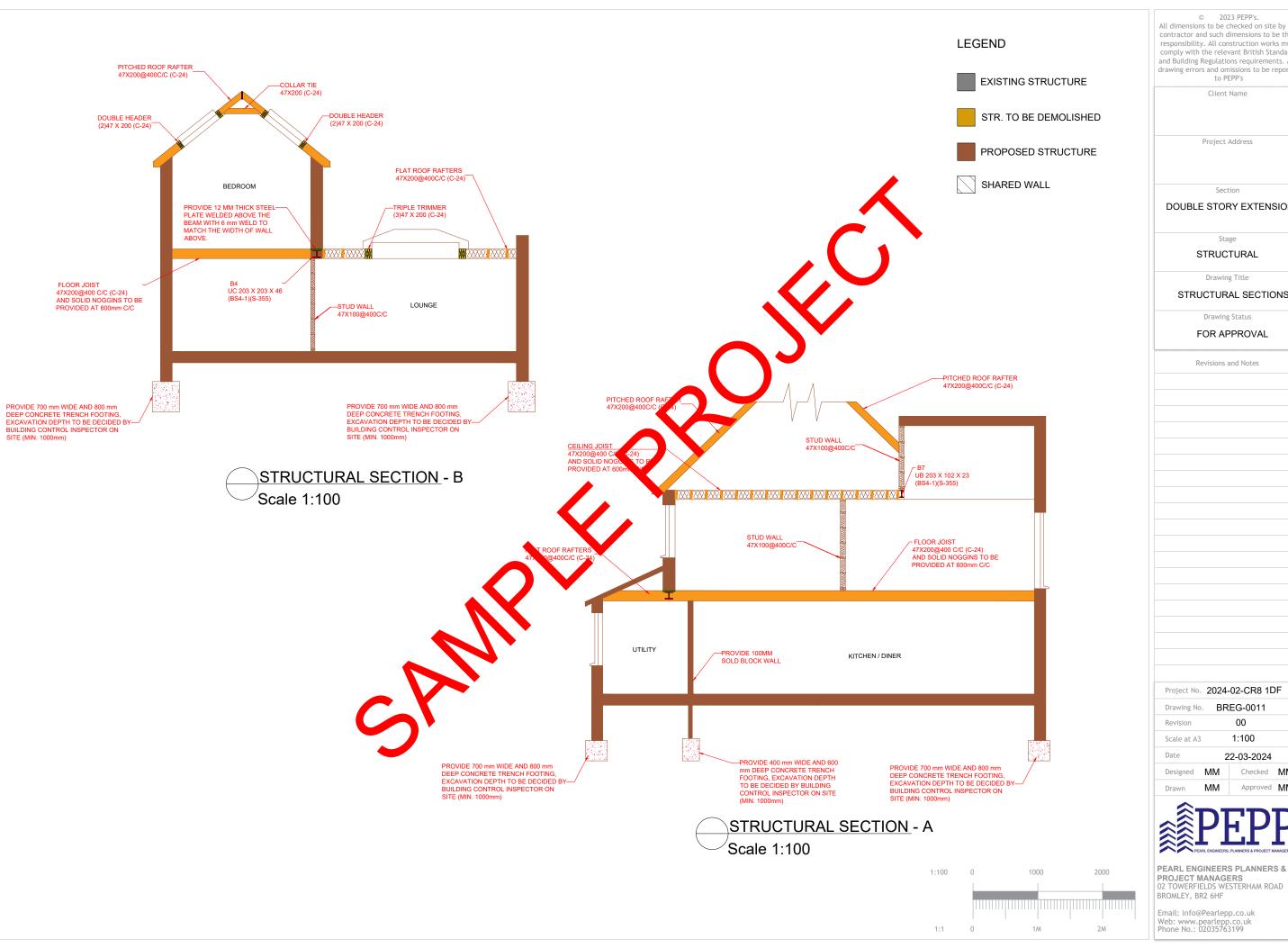


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02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF

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

2000

STRUCTURAL ROOF PLAN
Scale 1:100



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Project Address

Section

DOUBLE STORY EXTENSION

Stage

STRUCTURAL

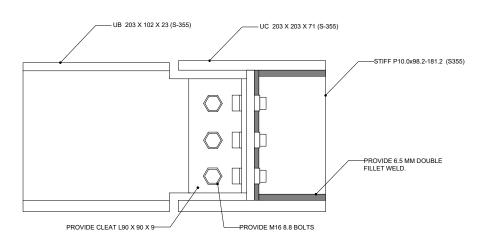
Drawing Title

STRUCTURAL SECTIONS

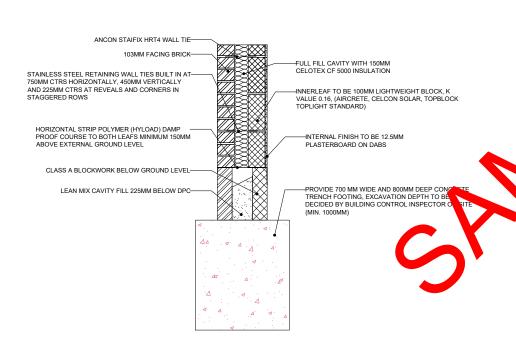
Drawing Status

FOR APPROVAL

Revisions and Notes Project No. 2024-02-CR8 1DF BREG-0011 Drawing No. 00 1:100 Scale at A3 22-03-2024 Designed MM Checked MM

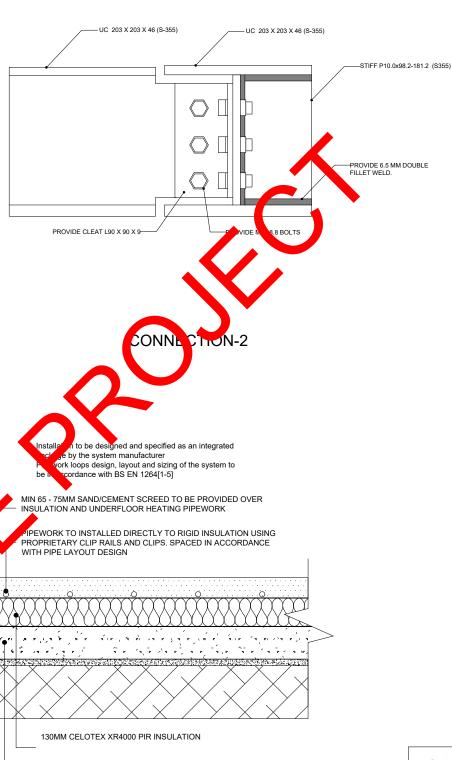


CONNECTION-1



FULL FILL CAVITY WALL FOOTING

U-value 0.18 W/m²k



SOLID GROUND FLOOR

U-VALUE 0.13 W/M²K P/A RATIO 0.5

100MM THICK CONCRETE SLAB

1200G DAMP PROOF MEMBRANE

150MM SAND BLINDED HARDCORE

NOTE

FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT. (pg # 60-98) © 2023 PEPP's.

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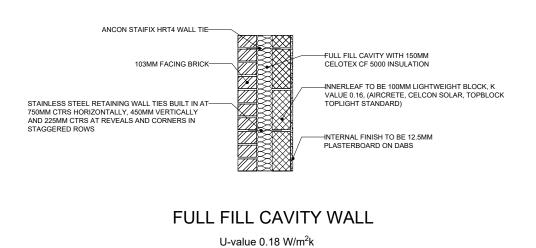
Client Name

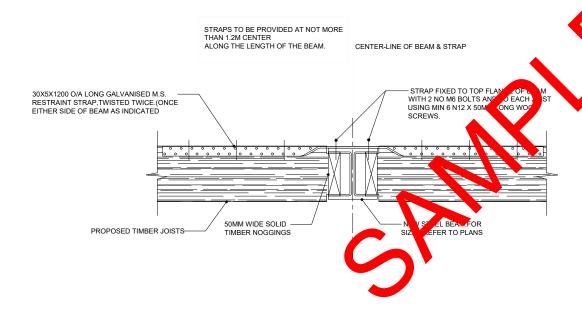
PETER BUCHANAN

Project Address

Section

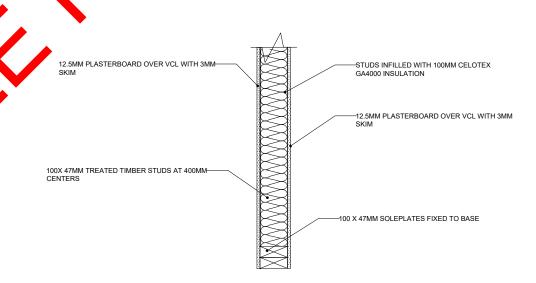
DOUBLE STORY EXTENSION Stage STRUCTURAL Drawing Title STRUCTURAL DETAILS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-02-CR8 1DF BREG-0012 Drawing No. 00 N/A Scale at A3 Date 22-03-2024 Designed MM Checked MM PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
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DETAIL RESTRAINT STRAP OVER INTERNAL STEEL BEAMS





STUD WALL

U-value 0.18 W/m²k

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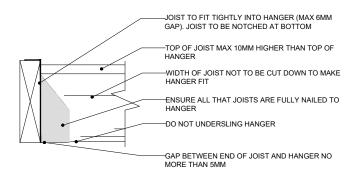
All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All construction works must comply with the relevant British Standards and Building Regulations requirements. Any drawing errors and omissions to be reported to PEPP's

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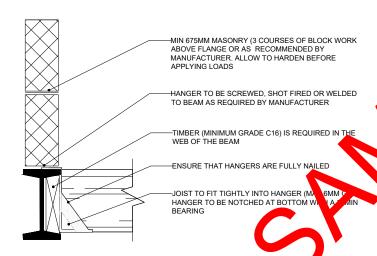
Project Address

Stage	
STRUCTURAL	
Drawing Title	
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Drawing Status	
FOR APPROVAL	
Revisions and Notes	
Project No. 2024-02-CR8 1D	F
Drawing No. BREG-0013	F
Drawing No. BREG-0013 Revision 00	F
Drawing No. BREG-0013 Revision 00 Scale at A3 N/A	F
Drawing No. BREG-0013 Revision 00	F

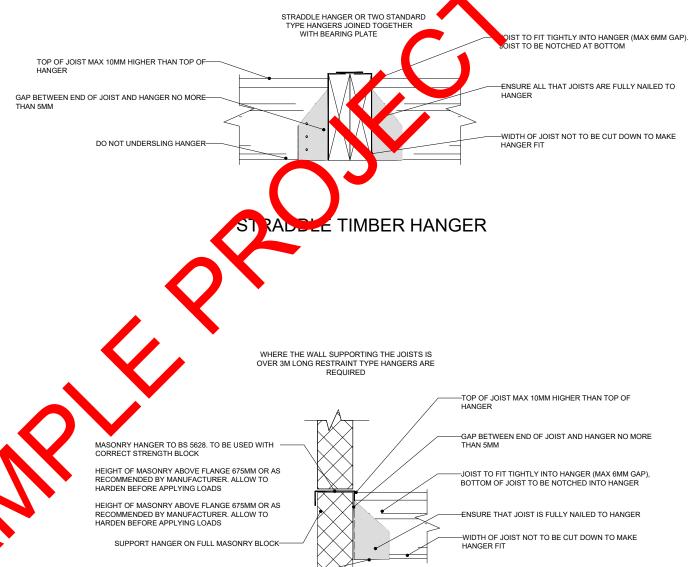
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BROMLEY, BR2 6HF



STANDARD TIMBER HANGER



HANGER FIXED ONTO STEEL BEAM



RESTRAINT MASONRY HANGER

HANGER TO BE TIGHT TO THE WALL-

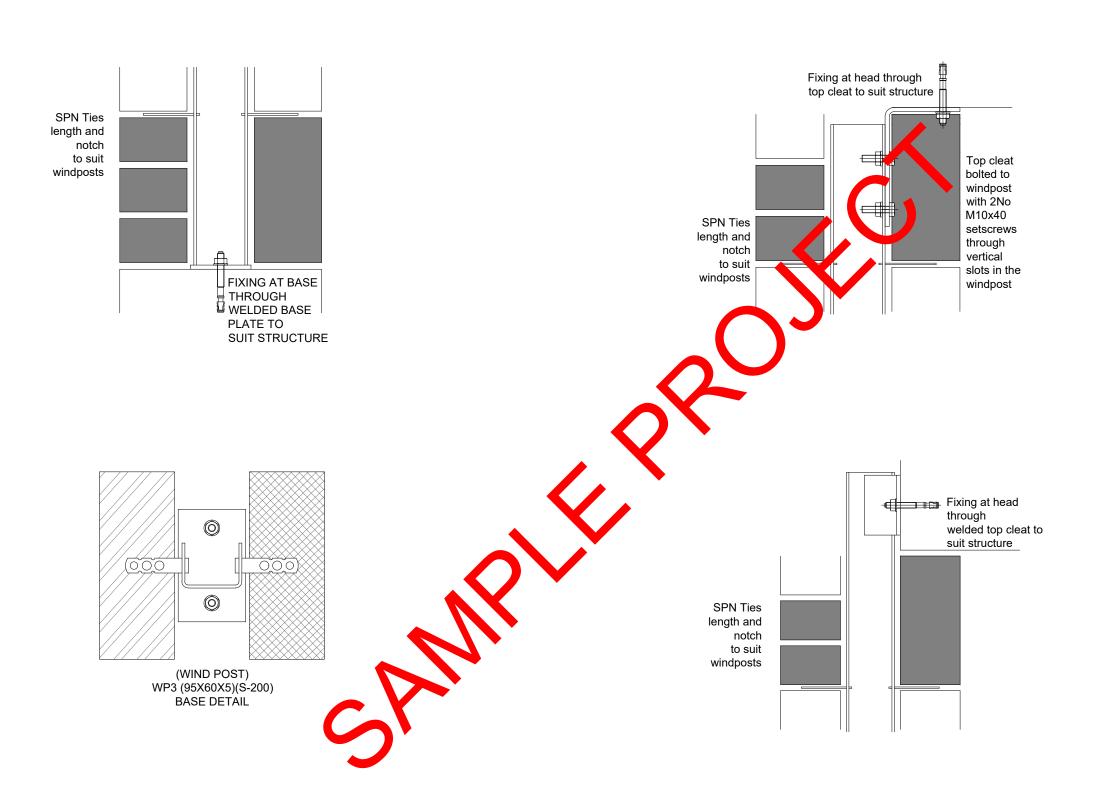
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N/A

Date 22-03-2024 Designed MM Checked MM



PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD



WIND POST BOTTOM CONNECTION DETAIL

WIND POST TOP CONNECTION DETAIL

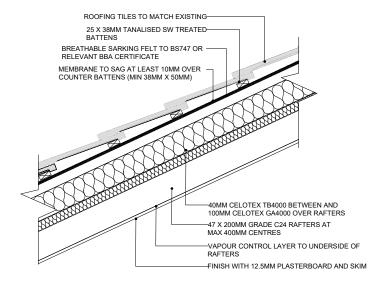
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Drawing No		00		
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Drawing No Revision Scale at A3		N/A	204	
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PROJECT MANAGERS

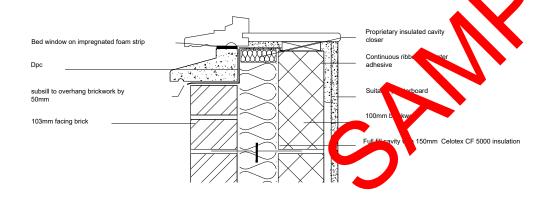
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BROMLEY, BR2 6HF



WARM PITCHED ROOF

U-value 0.15 W/m²K



-18MM EXTERNAL QUALITY PLYWOOD DECKING OR SIMILAR APPROVED ON SW FIRINGS TO MINIMUM 1 IN 40 FALL —CEILINGS OF 12.5MM PLASTER SOAF BARRIER WITH SKIM PLASTER -47 X 200MM GRADE C24 JOISTS

150MM CELOTEX XR4000 INSULATION -VAPOUR CONTROL LAYER

–12.5 MM SPA SOLAR REFLECTIVE CHIPPING TO ACHIEVE A DESIGNATED FIRE RATING FOR SURFACE SPREAD OF FLAME BEDDED IN BITUMEN ON THREE LAYERS FELT TO BS 747 (ON EXTERIOR GRADE PLYWOOD IF REQUIRED BY INSULATION MANUFACTURER).

AT ROOF lue 0.15 W/m²K

103mm facing brick -100mm blockwork 150mm Celotex CF 5000 insulatio PIR insulation fixed to internal leaf Weep holes (min 2 per lintel at 450mm centres) Cavity tray with stop ends Joint filled with polyethylene foam Lintel to have a nominal 150mm bearing at each end Ensure masonry overhang does not exceed 25mm Ensure lintel is fully bedded on bricklaying mortar Lintel drip to project forward of Window head - Rockwool Insulation the frame Window frame and glazing to architects specification

WINDOW SILL

WINDOW HEAD AND LINTEL

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Project Address

Section

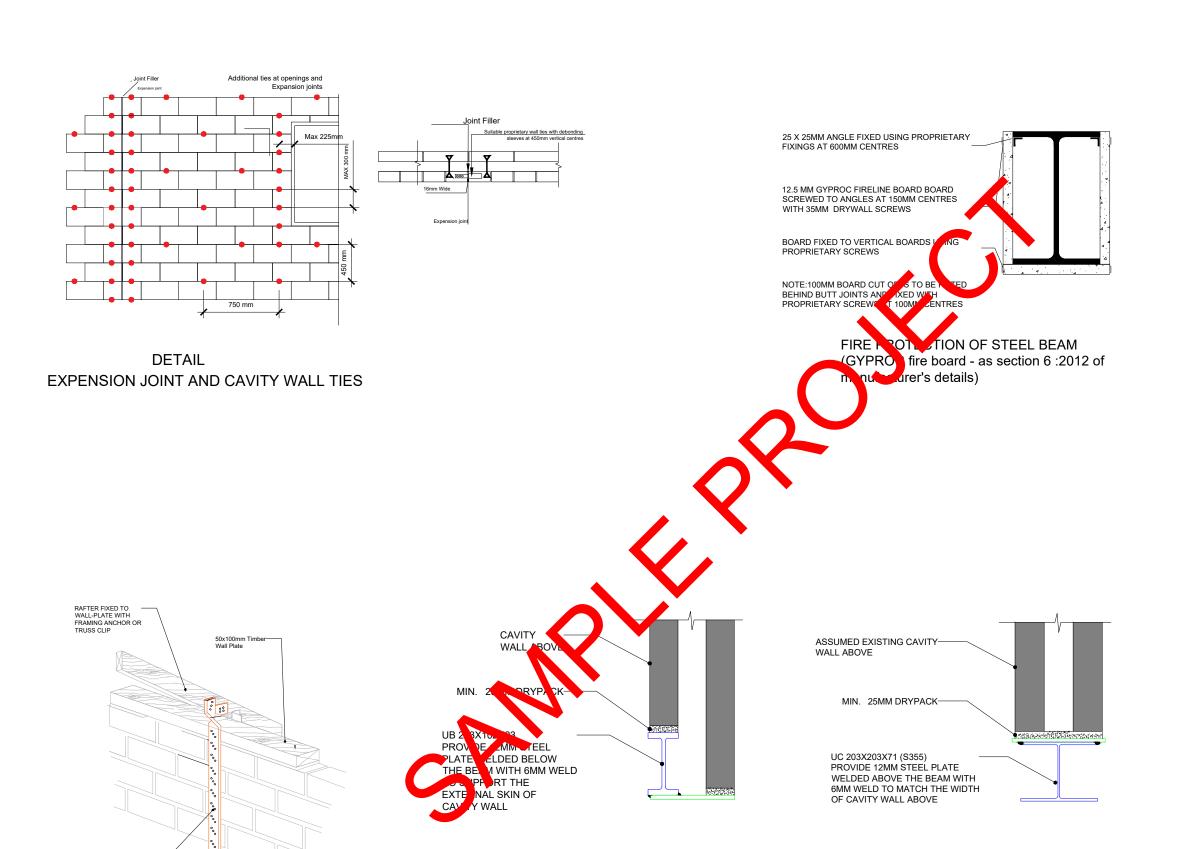
DOUBLE STORY EXTENSION

Stage

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FOR	APPROVAL			
Revisio	ons and Notes			
Project No. 20	24-02-CR8 1E)F		
Drawing No.	BREG-0016			
Revision	00			
Scale at A3	N/A			
Date	22-03-2024			
Designed MN	Checked	ΜN		
Drawn MN	Approved	M		



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VERTICAL STRAPPING AT EAVES DETAIL - A **DETAIL - B** © 2023 PEPP's.

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Project Address

Section

DOUBLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

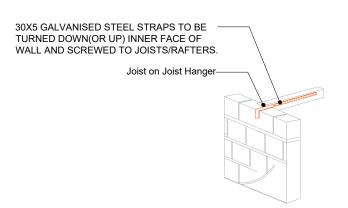
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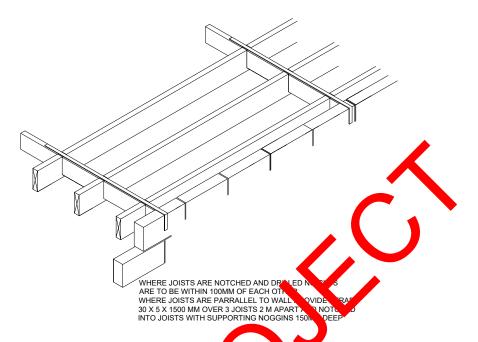
FOR APPROVAL

Revisions and Notes Project No. 2024-02-CR8 1DF BREG-0017 Drawing No. 00 N/A Scale at A3 Date 22-03-2024 Designed MM Checked MM



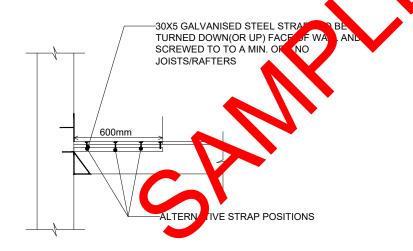
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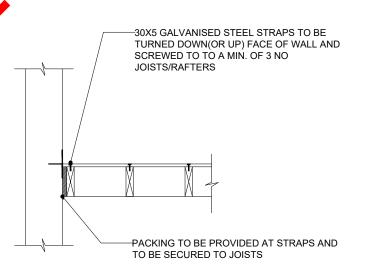




STRAP DETAIL FOR WALL

RAPPING - NHBC 6.4 - S10





JOIST PERPENDICULAR TO WALL

JOIST PARALLEL TO WALL

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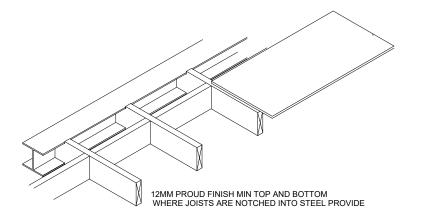
Project Address

DOUBLE STORY EXTENSION

Stage

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	Drawing	Status	
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ı	Revisions a	and Notes	
Project No	. 2024-	02-CR8 1E)F
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Drawing N	o. BR	EG-0018)F
Drawing N Revision	o. BR	EG-0018 00)F
Drawing N Revision Scale at A	o. BR	EG-0018 00 N/A	
Drawing N Revision Scale at A Date	o. BR	EG-0018 00 N/A 2-03-2024	MN
Drawing N Revision Scale at A Date Designed	o. BR 3 2 MM	EG-0018 00 N/A 2-03-2024 Checked	MN

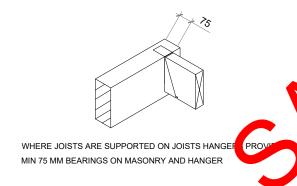
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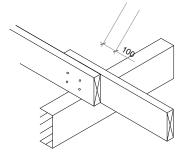


WHERE FLOORBOARDING A PROVIDE NOGGINS TO PE OF 200 MM FROM EDGE A METER OF PROVIDE MM EXPANSION GAP METER OF OON ARDING AT A MAX DATALL SQUARE EDGE JOINTS

STEELWORK - NHBC 6.4 - S8

CHIPSOARD FLOORING -NHBC 6.4 - S18





BEARING - NHBC 6.4 - D7

WHERE JOISTS ARE OVERLAPPED ON LOADBEARING WALLS PROVIDE 100 MM MAX OVERHANG TO BOTH SIDES AND NAILED

OVERLAPPING JOISTS - NHBC 6.4 - S13

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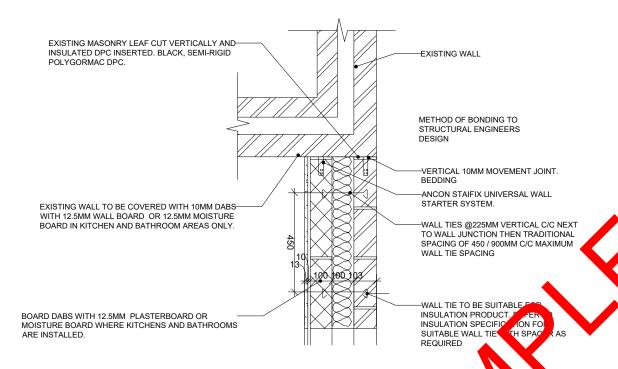
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Project Address

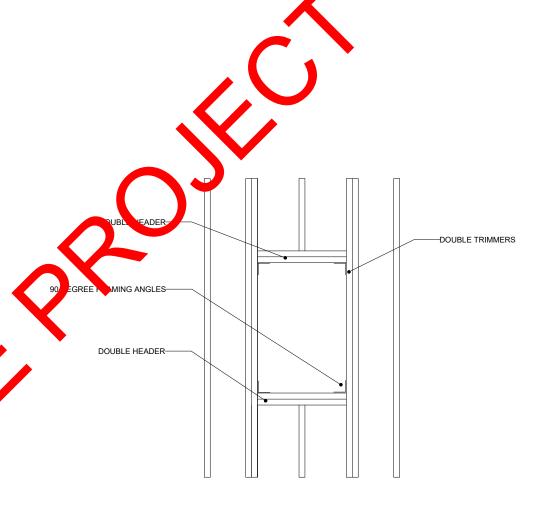
DOUBLE STORY EXTENSION

Stage STRUCTURAL Drawing Title STRUCTURAL DETAILS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-02-CR8 1DF BREG-0019 N/A Scale at A3 Designed MM Checked MM

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EXISTING - NEW WALL CONNECTION



ROOFLIGHTS (STRUCTURE)

ROOFLIGHT INSTALLED IN ACCORDANCE WITH MANUFACTURES DETAILS

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Project Address

DOUBLE STORY EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

Revisions and Notes

Project No.	2024-	02-CR8 1E	F
Drawing No	. BR	EG-0020	
Revision		00	
Scale at A3		N/A	
Date	2	2-03-2024	
Designed	MM	Checked	MM
Drawn	MM	Approved	MM
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