

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.
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 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 continuous bearing against metalwork;
 - f) All gaps between timber and metalwork to be resin-grouted, with the approval of the engineer.
4. All connectors, bolts, nails etc. shall be galvanised to BS 725.
5. Adhesive shall be to BS1204: Part 1: 1975, Type WBP.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Commodity 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 to stairs enclosure and the kitchen to be filled with non-combustible materials.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire resisting.
4. Main 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.

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Client Name

Section

REAR & SIDE EXTENSION
LOFT CONVERSION

Stage

STRUCTURAL

Drawing Title

GENERAL 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. 2024-06-RD

Drawing No. BREG-0001

Revision 00

Scale at A3 N/A

Date 10-06-2024

Designed MM Checked MM

Drawn MM Approved MM



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Client Name

Section
REAR & SIDE EXTENSION
LOFT CONVERSION

Stage
STRUCTURAL

Drawing Title
STRUCTURAL PLAN

Drawing Status
FOR APPROVAL

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0002

Revision 00

Scale at A3 1:100

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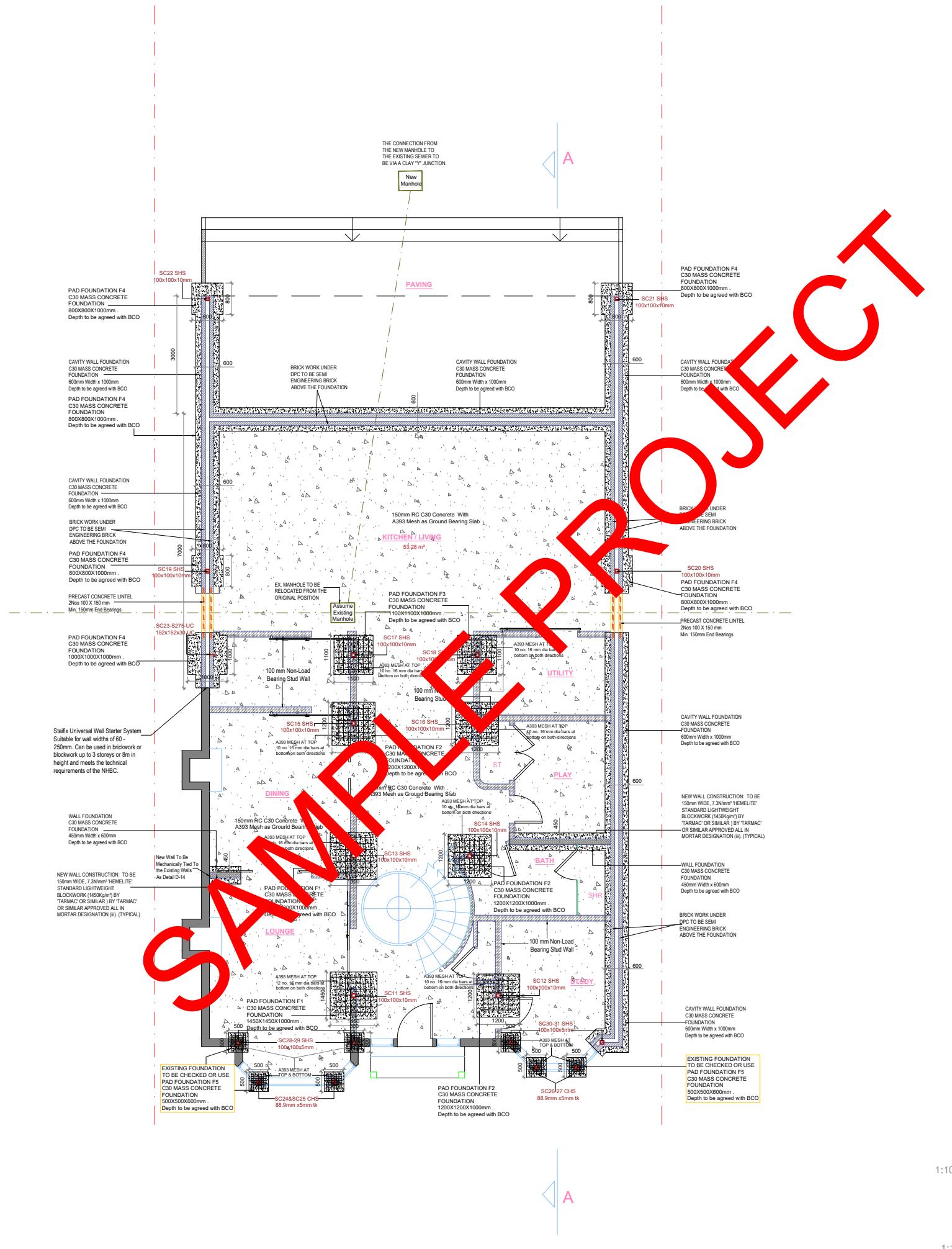
LEGEND

■ EXISTING STRUCTURE

■ STR. TO BE DEMOLISHED

■ PROPOSED STRUCTURE

□ SHARED WALL



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Client Name

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Revisions and Notes

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Drawing No. BREG-0003

Revision 00

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Date 10-06-2024

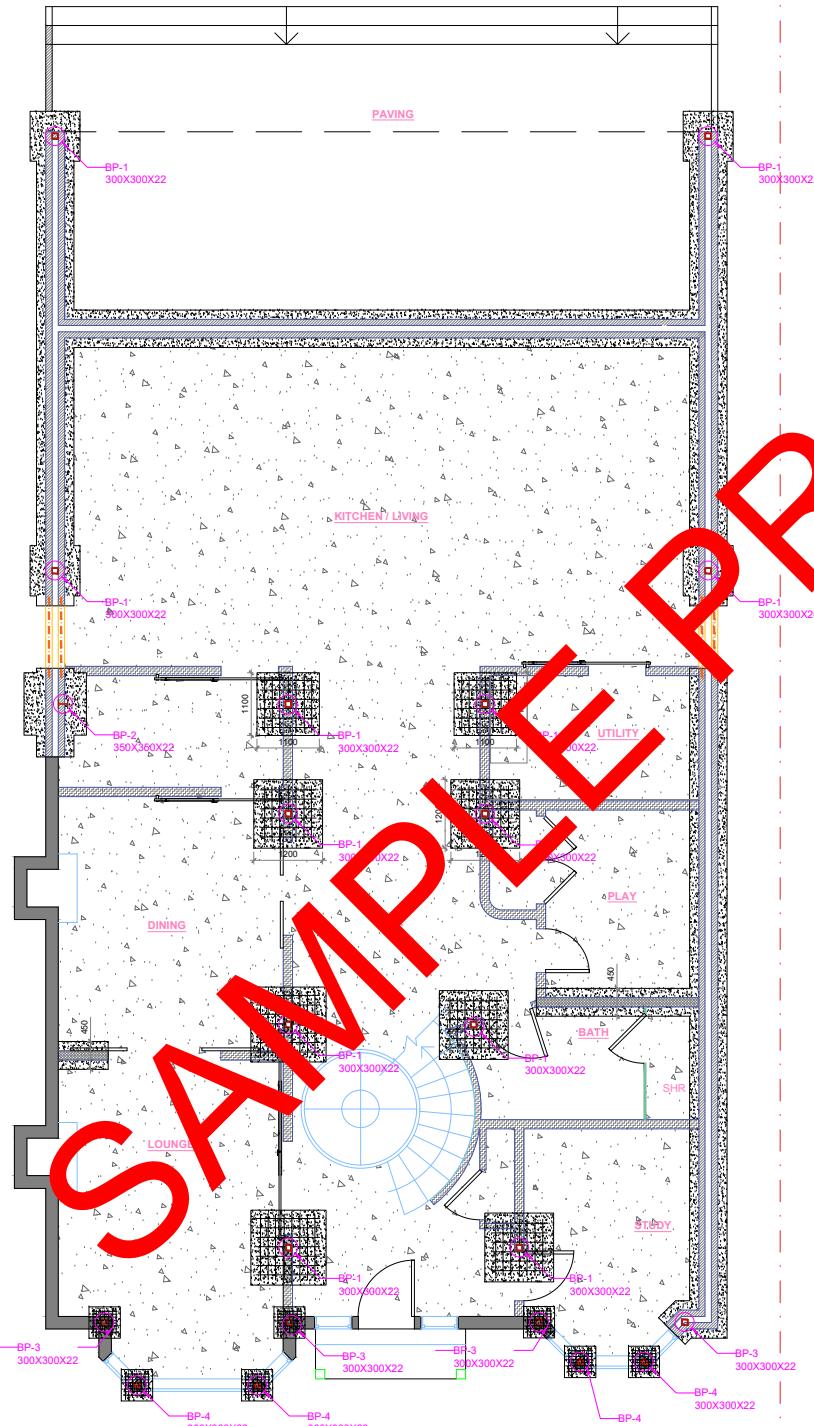
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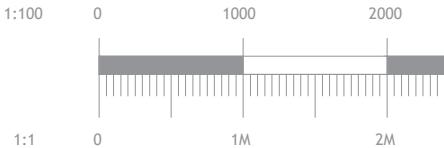
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EXISTING STRUCTURE

STR. TO BE DEMOLISHED

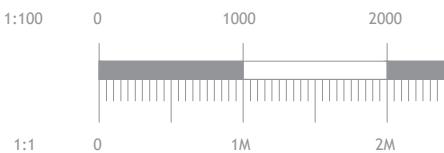
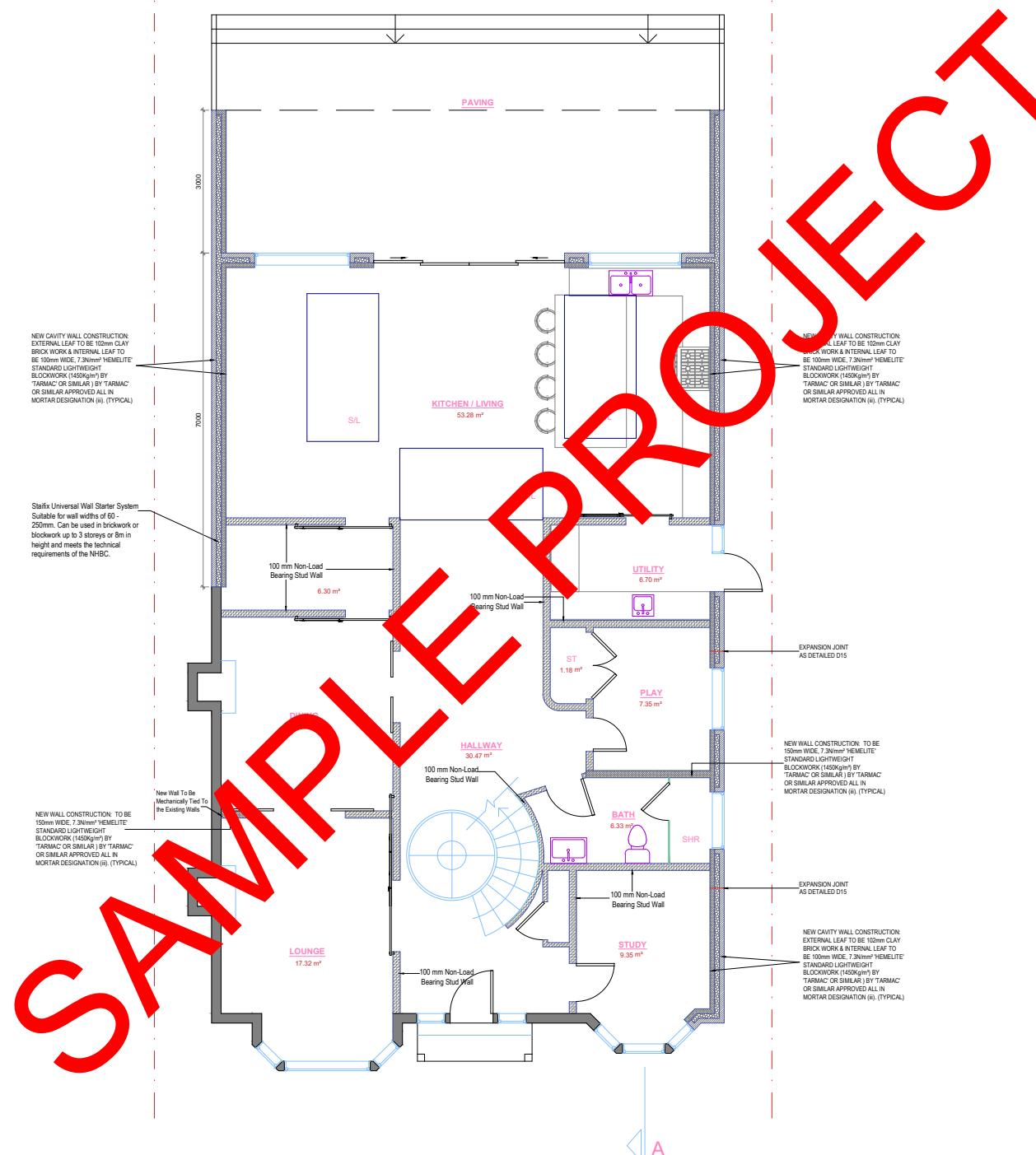
PROPOSED STRUCTURE

SHARED WALL



Existing & Proposed GROUND Floor Plans

SCALE: 1/100



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Stage	STRUCTURAL		
Drawing Title	STRUCTURAL PLAN		
Drawing Status	FOR APPROVAL		
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Revisions and Notes			
Project No. 2024-06-RD			
Drawing No. BREG-0004			
Revision	00		
Scale at A3	1:100		
Date	10-06-2024		
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Drawn	MM	Approved	MM
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Client Name

KANABAR

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLAN

Drawing Status

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0005

Revision 00

Scale at A3 1:50

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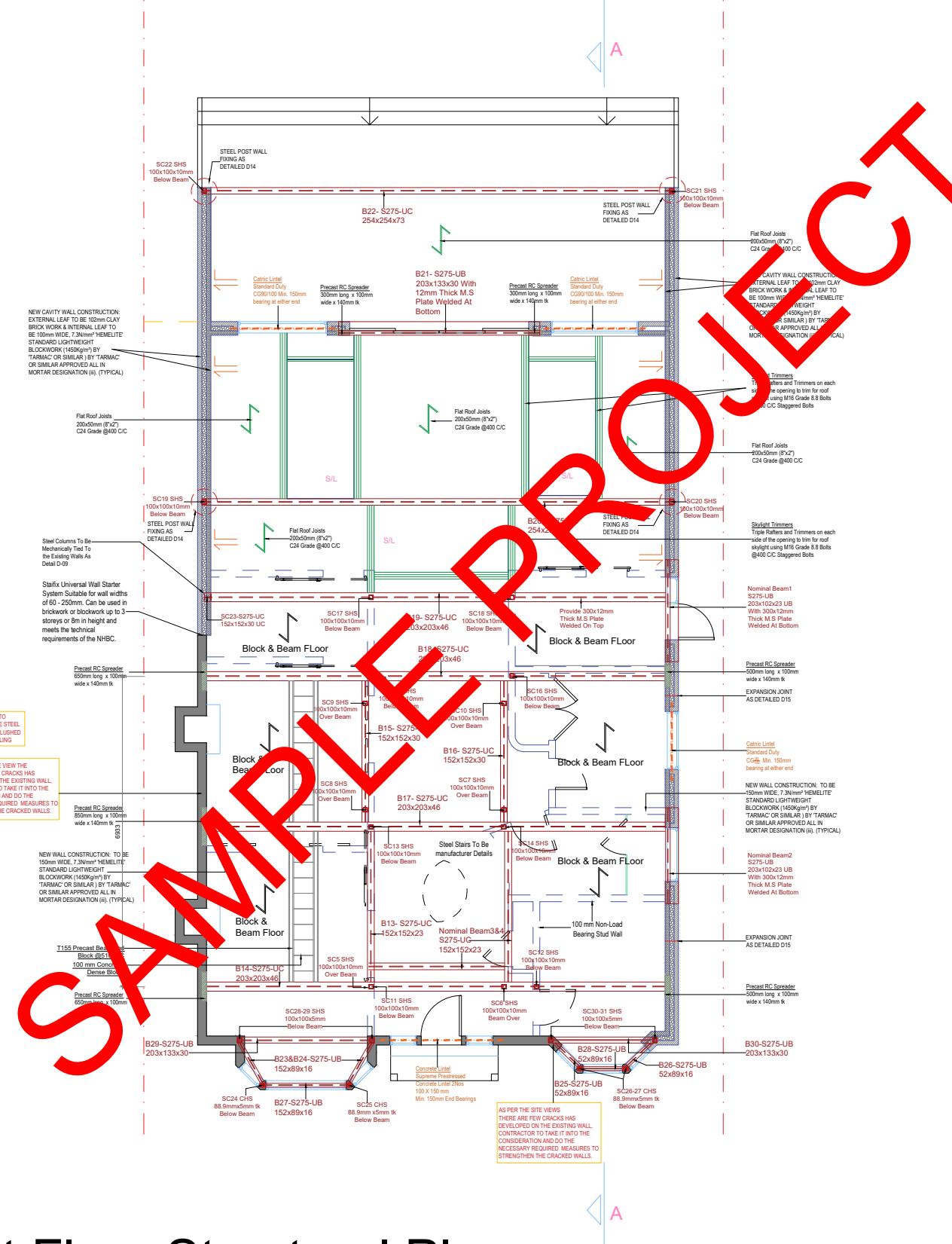
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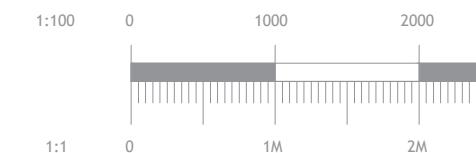
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■ PROPOSED STRUCTURE

□ SHARED WALL

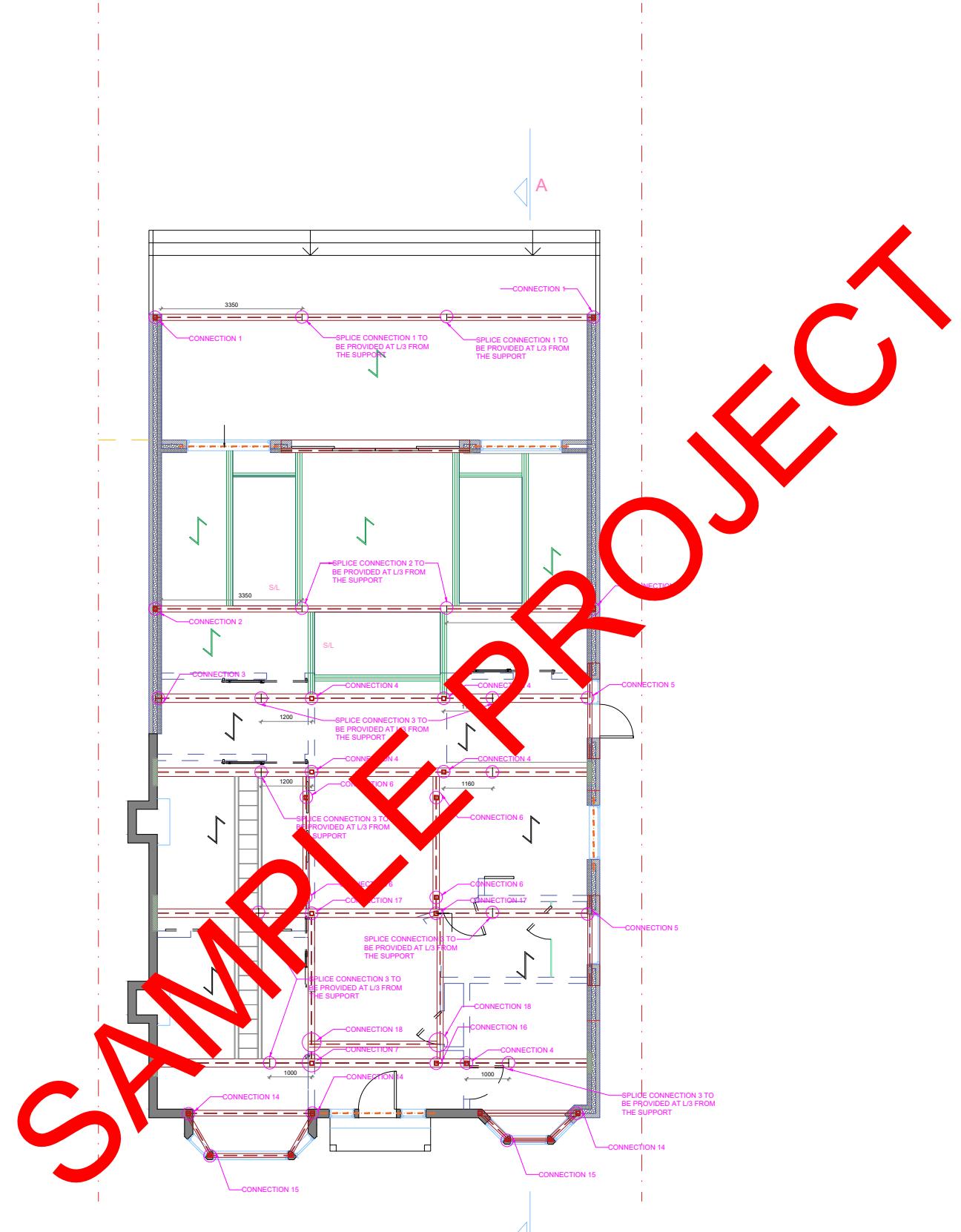


Proposed First Floor Structural Plan
SCALE: 1/50



Proposed First Floor Structural Connection Plan

SCALE: 1/50



LEGEND

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

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Client Name	KANABAR
Stage	STRUCTURAL
Drawing Title	STRUCTURAL PLAN
Drawing Status	FOR APPROVAL
Revisions and Notes	

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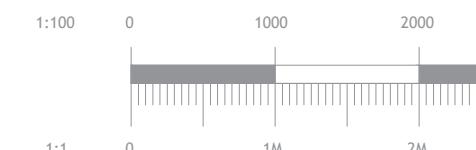
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Drawing No.	BREG-0006
Revision	00
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Date	10-06-2024
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Approved	MM



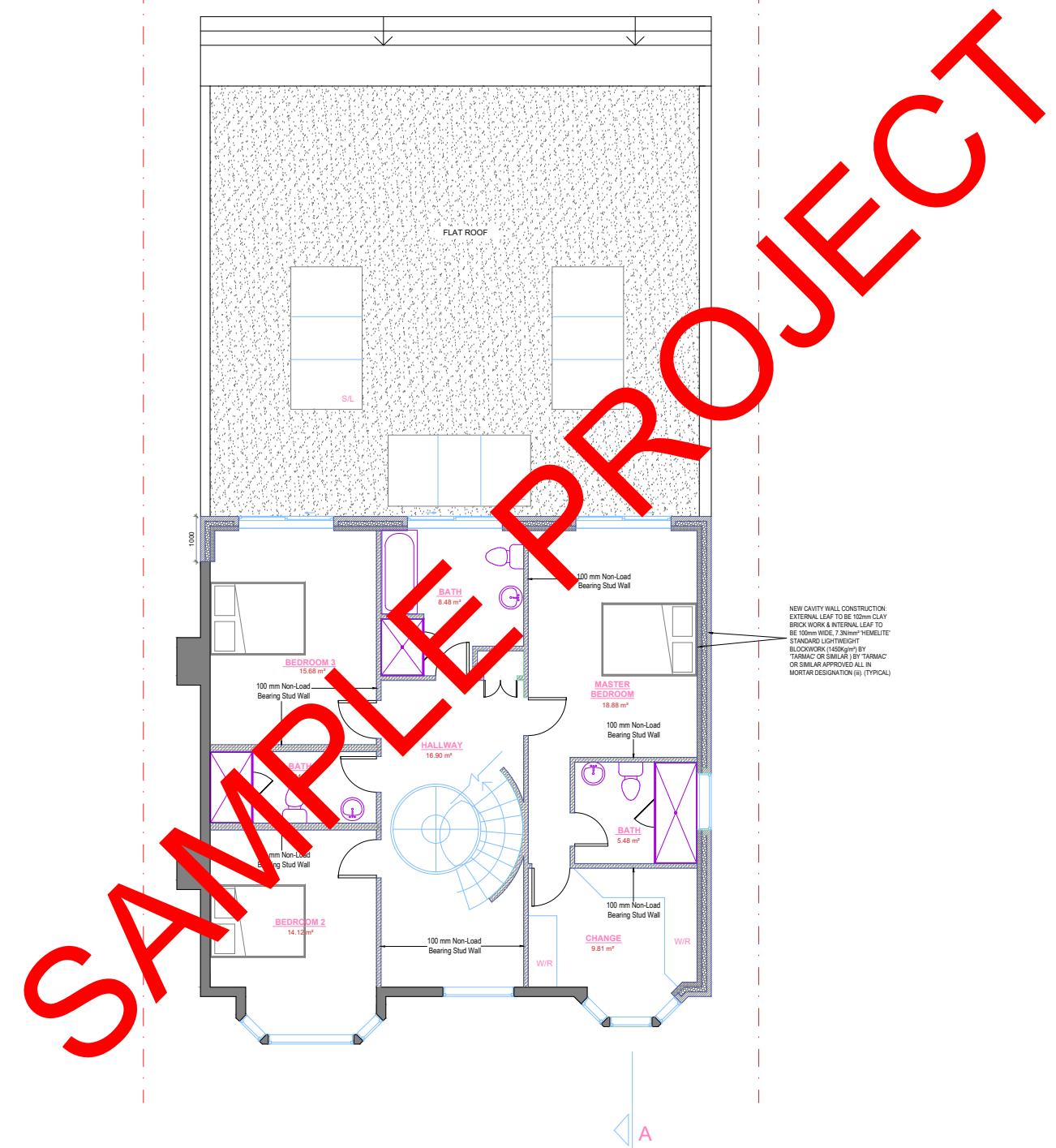
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Existing & Proposed FIRST Floor Plans

SCALE: 1/100



LEGEND

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KANABAR

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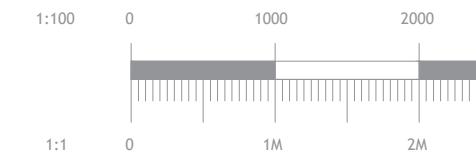
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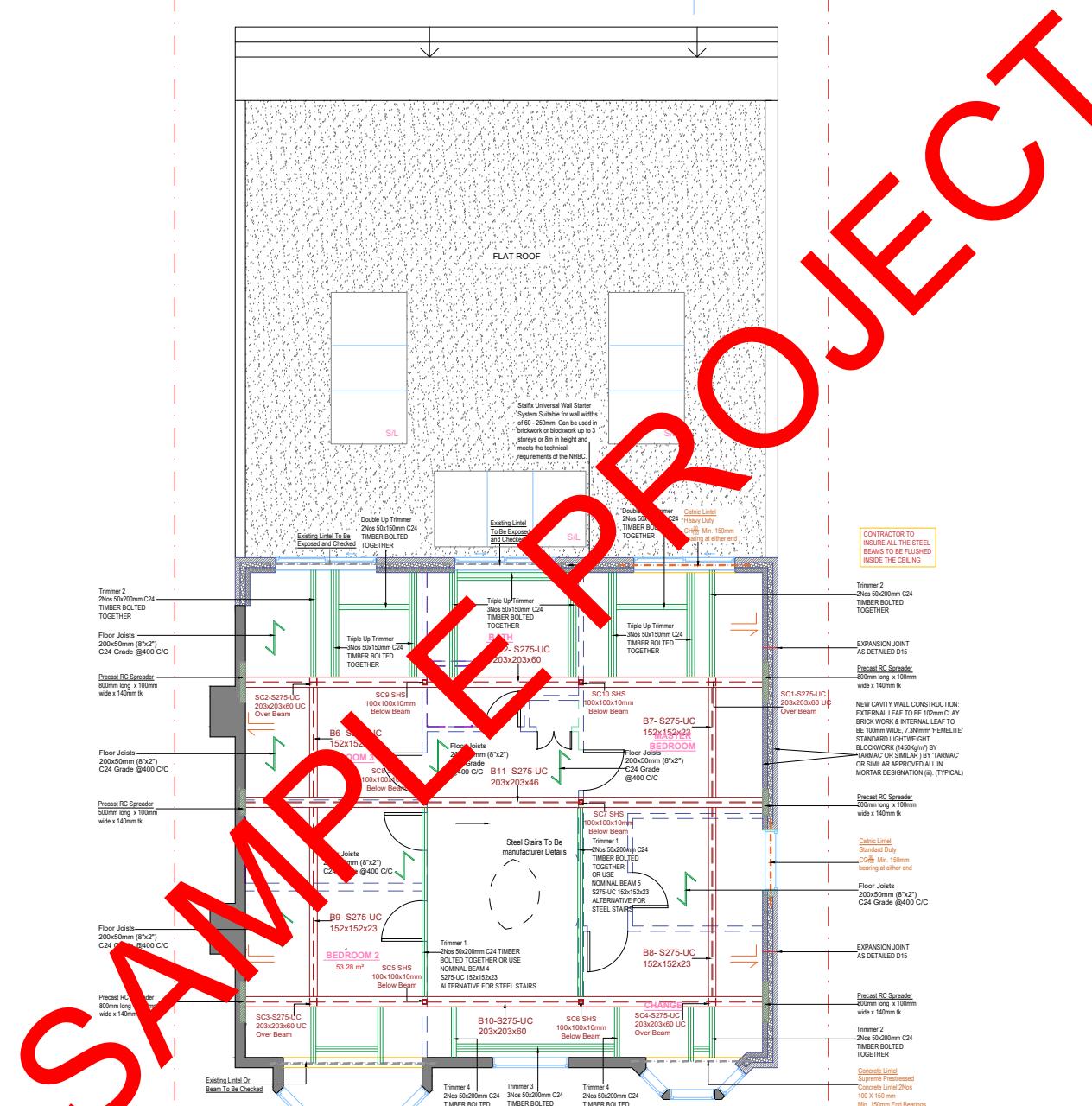
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Proposed Loft Floor Structural Plan

SCALE: 1/50



LEGEND

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Client Name

KANABAR

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLAN

Drawing Status

FOR APPROVAL

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0008

Revision 00

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Date 10-06-2024

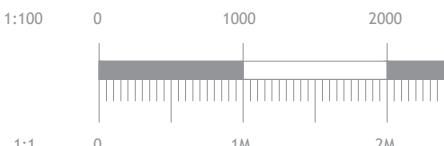
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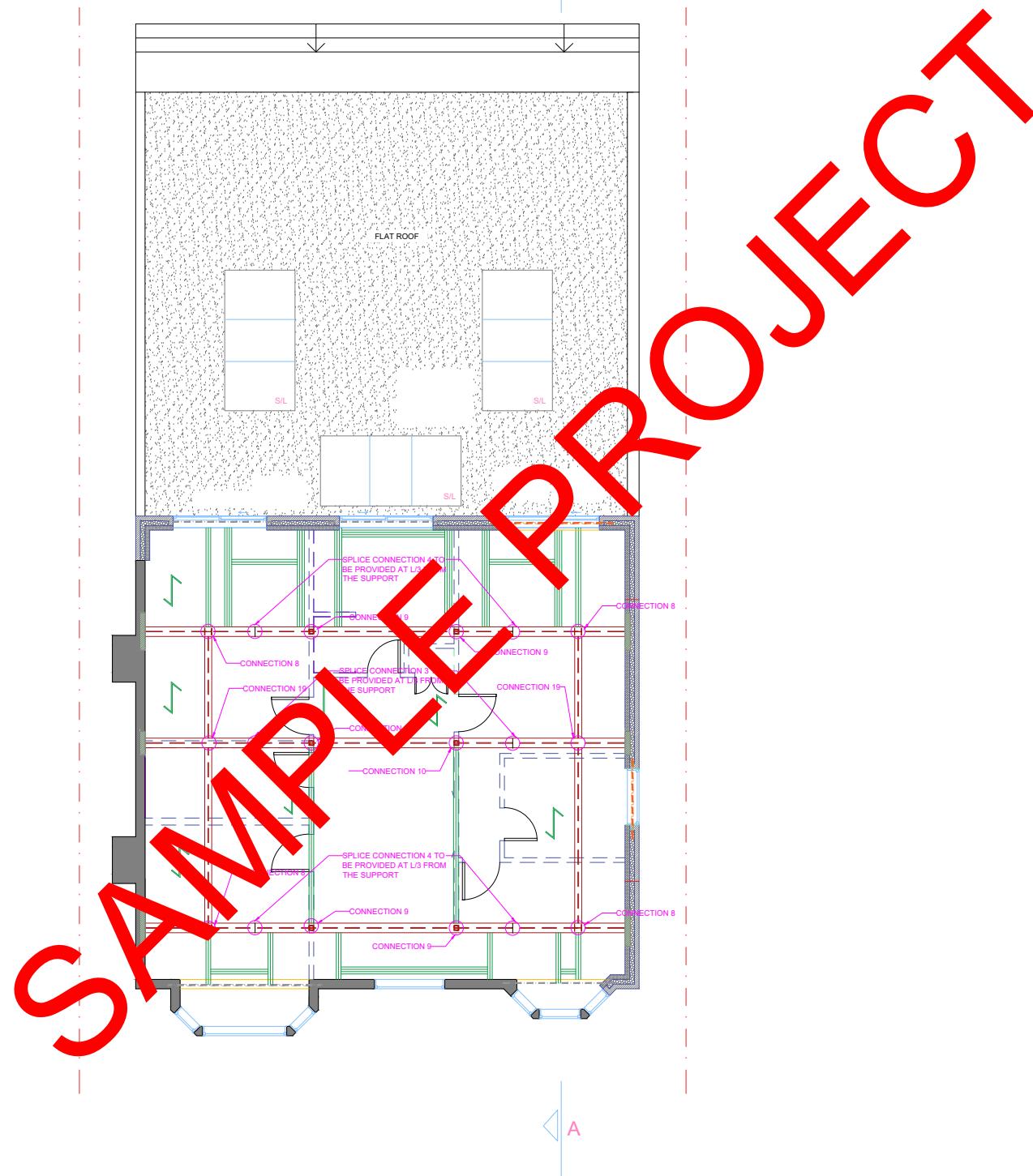
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Proposed Loft Floor Structural Connection Plan

SCALE: 1/50



LEGEND

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- PROPOSED STRUCTURE
- SHARED WALL

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KANABAR

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STRUCTURAL

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Revisions and Notes

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Drawing No. BREG-0009

Revision 00

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Date 10-06-2024

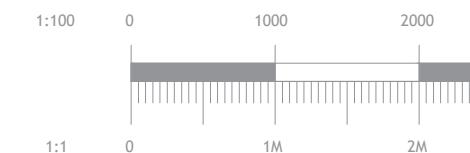
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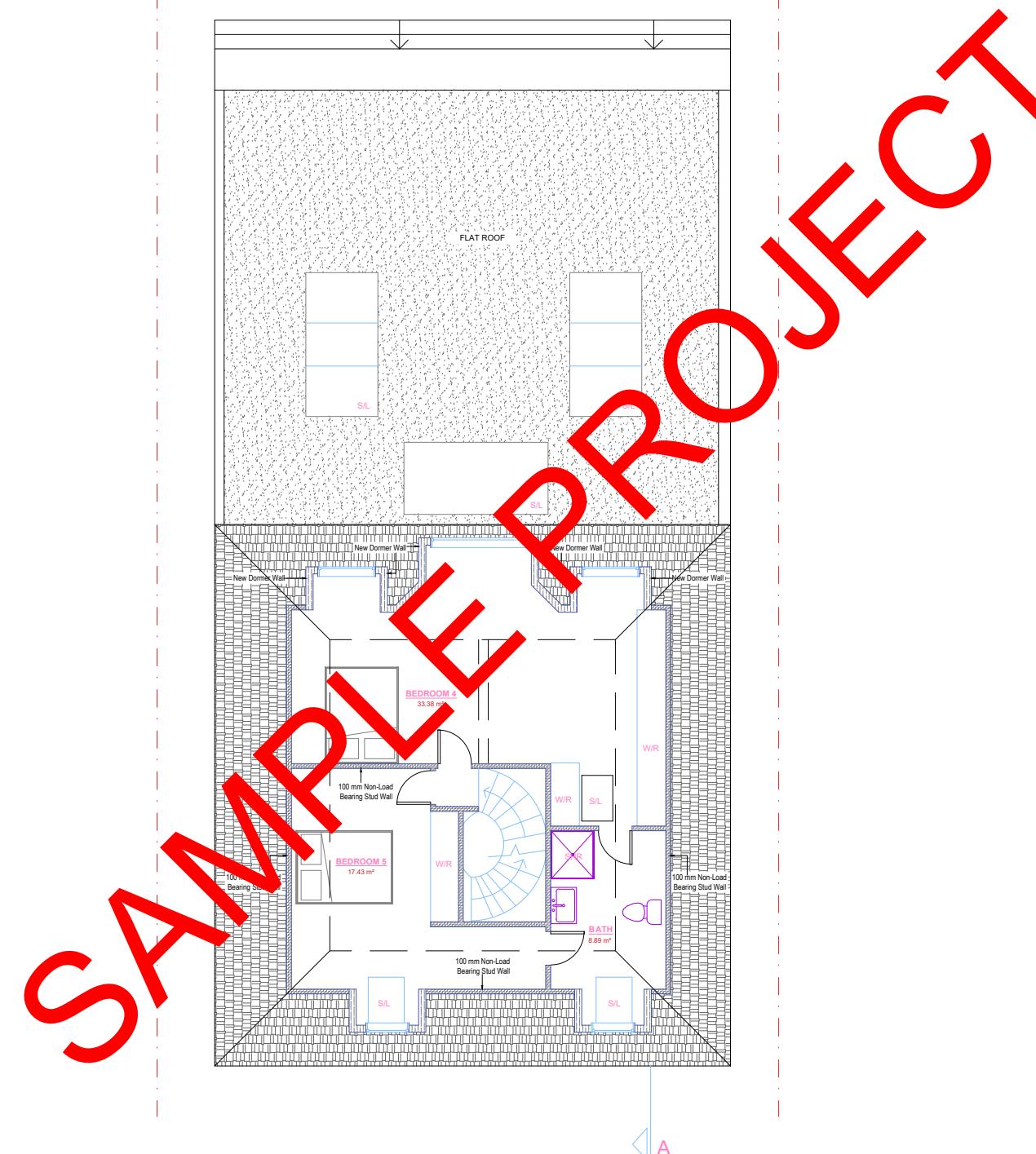
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Existing & Proposed LOFT Floor Plans
SCALE: 1/100

LEGEND

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

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Client Name

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STRUCTURAL

Drawing Title

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FOR APPROVAL

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0010

Revision 00

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Date 10-06-2024

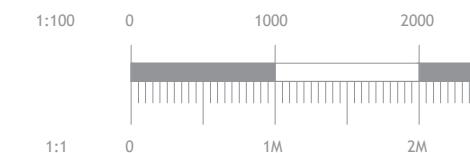
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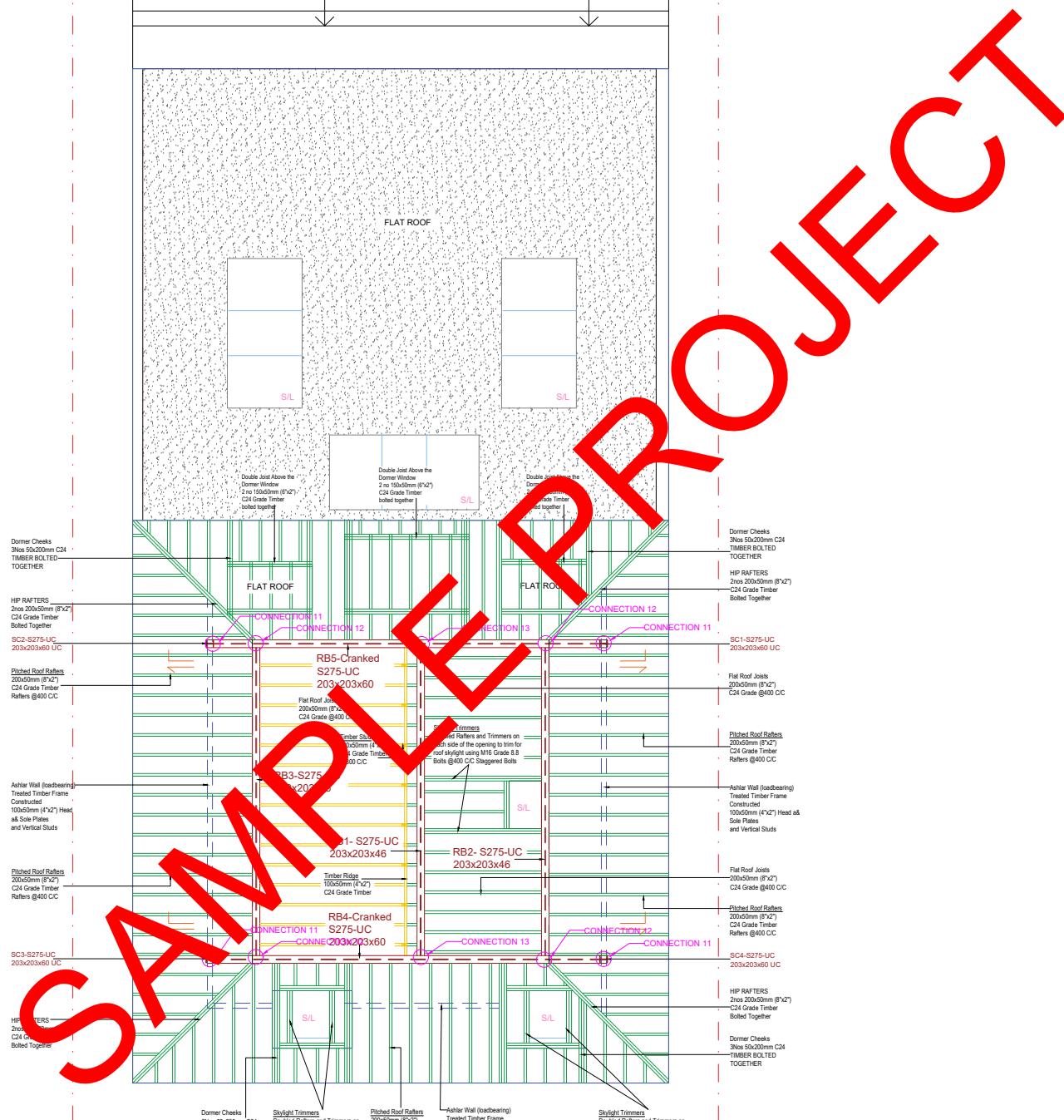
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Proposed Roof Structural Plan

SCALE: 1/50



LEGEND

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

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Client Name

KANABAR

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLAN

Drawing Status

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0011

Revision 00

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Date 10-06-2024

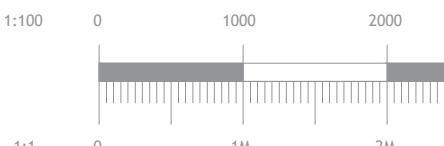
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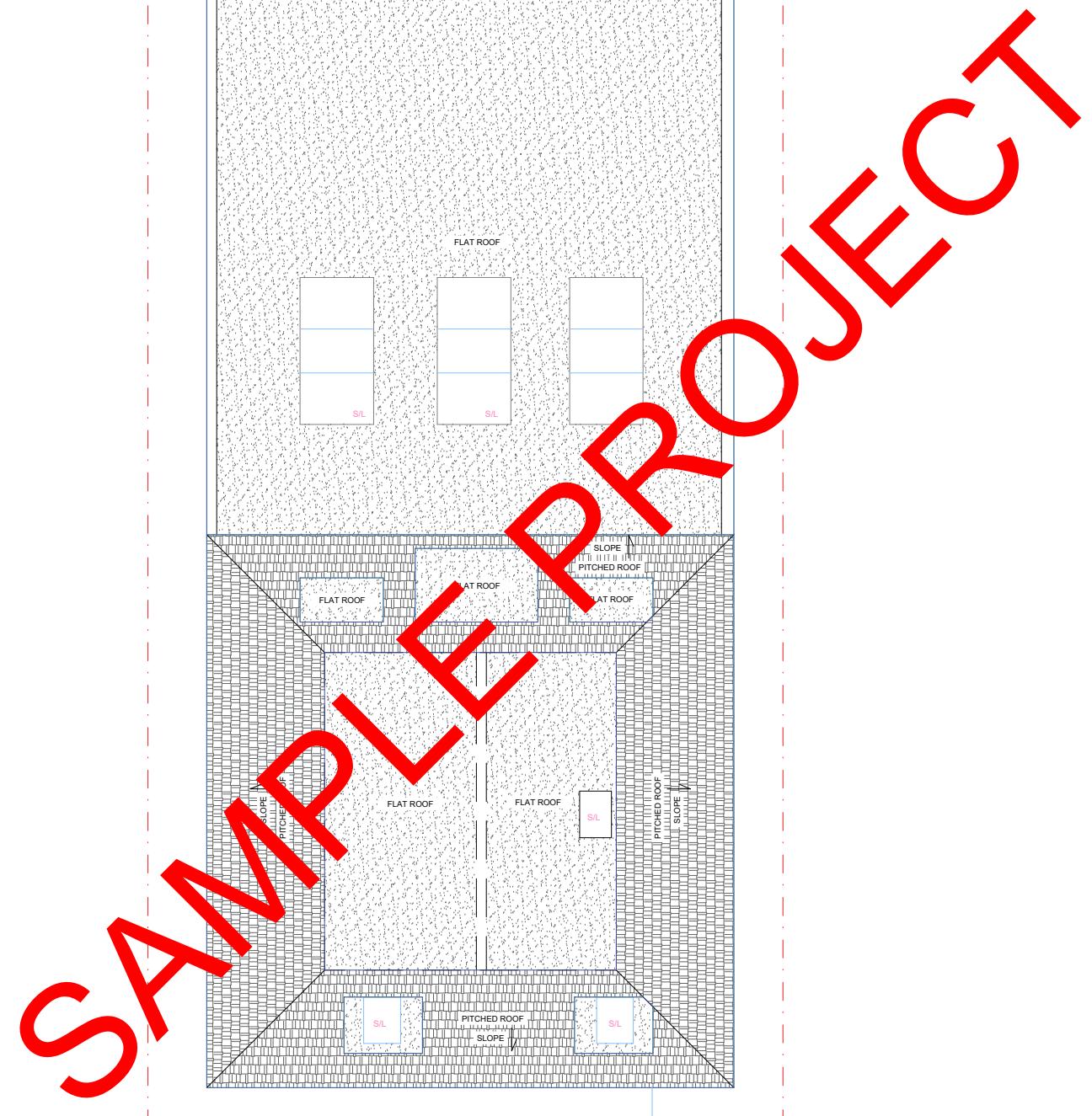
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Existing & Proposed TOP VIEW

SCALE: 1/100



LEGEND

- EXISTING STRUCTURE
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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0012

Revision 00

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Date 10-06-2024

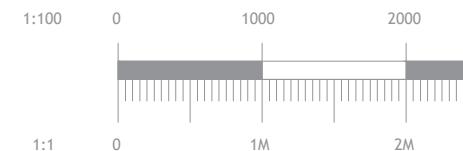
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Client Name

Section
REAR & SIDE EXTENSION
LOFT CONVERSION

Stage
STRUCTURAL

Drawing Title

STRUCTURAL SECTION

Drawing Status

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Drawing No. BREG-0013

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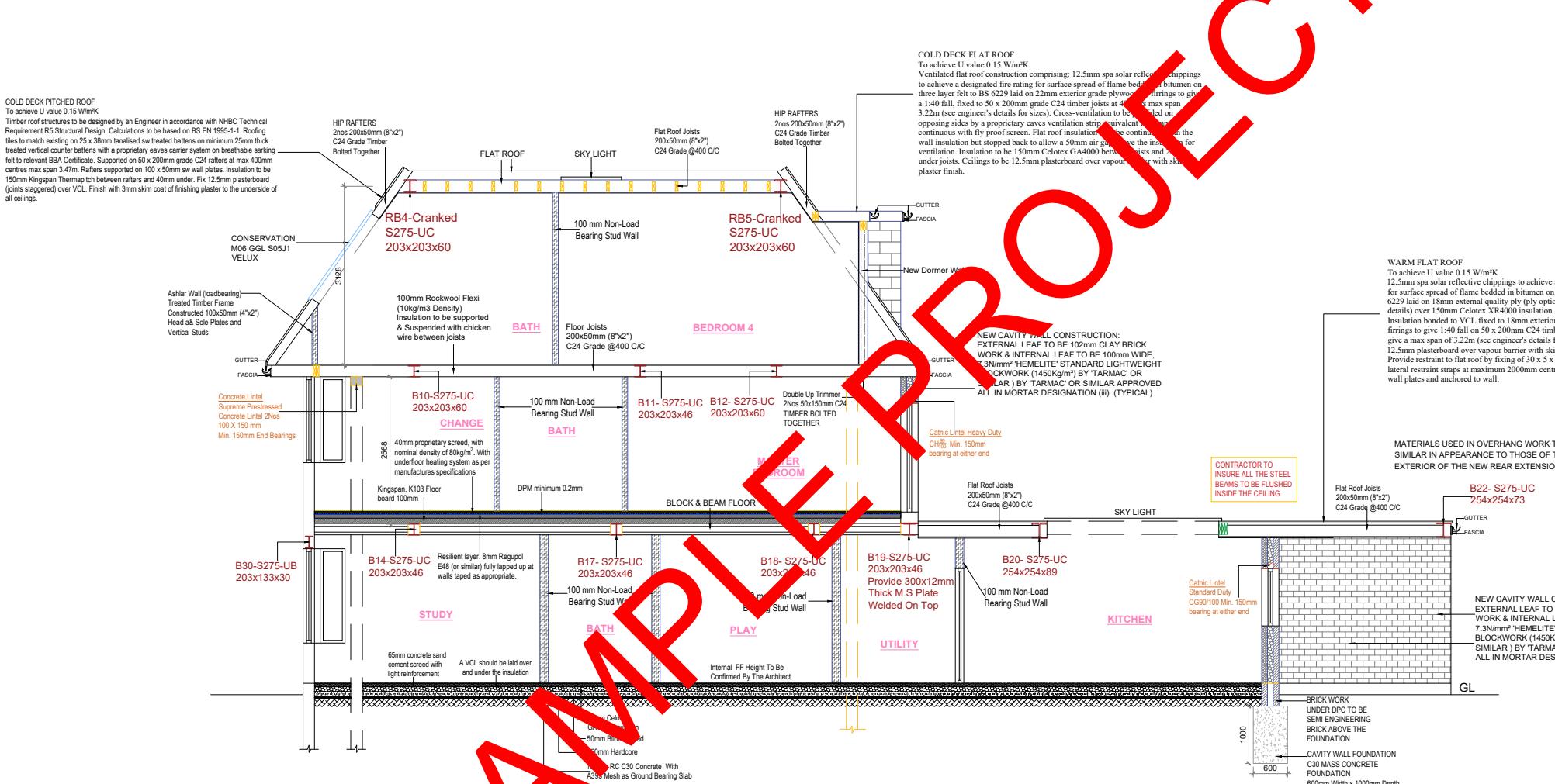
LEGEND

 EXISTING STRUCTURE

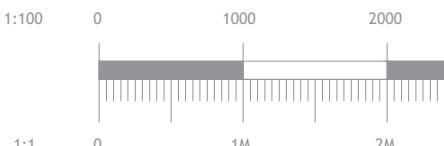
 STR. TO BE DEMOLISHED

 PROPOSED STRUCTURE

 SHARED WALL



Proposed Section A-A
SCALE: 1/50



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Client Name

Section

REAR & SIDE EXTENSION
LOFT CONVERSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0014

Revision 00

Scale at A3 N/A

Date 10-06-2024

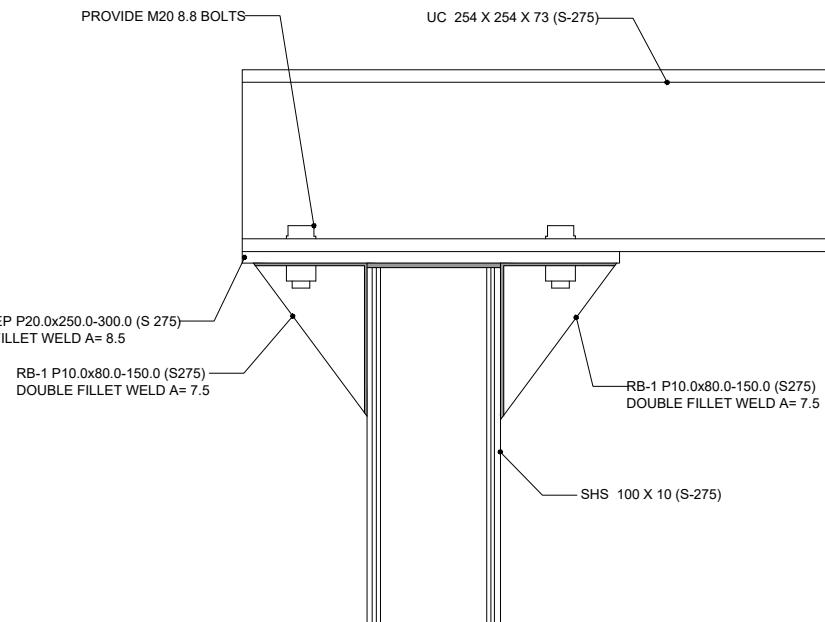
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Drawn MM Approved MM

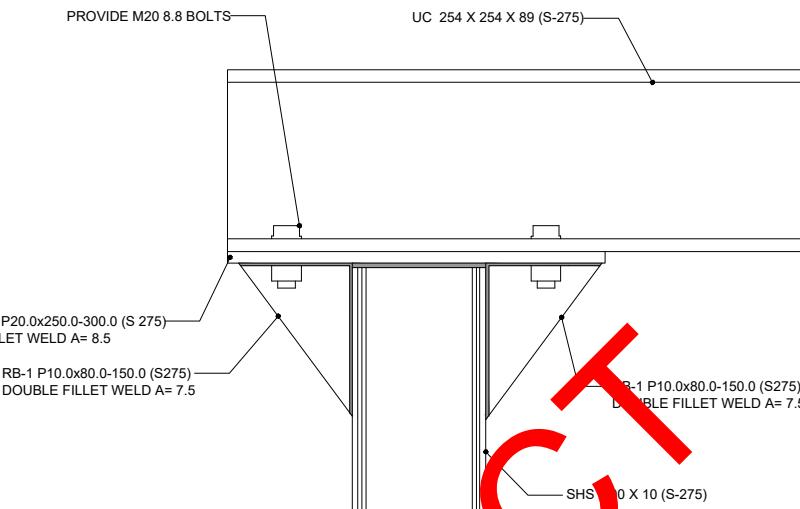


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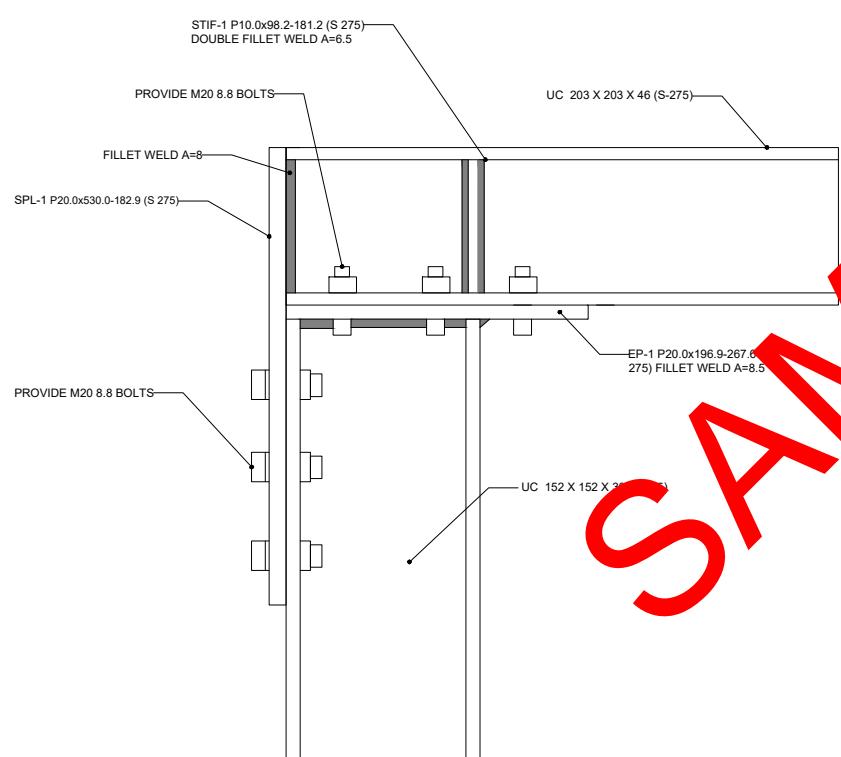
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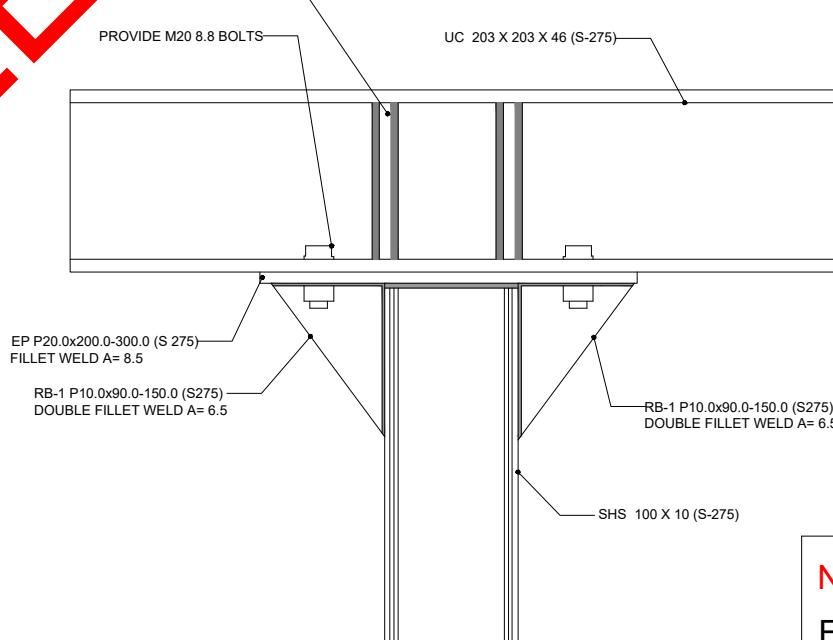
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CONNECTION-2

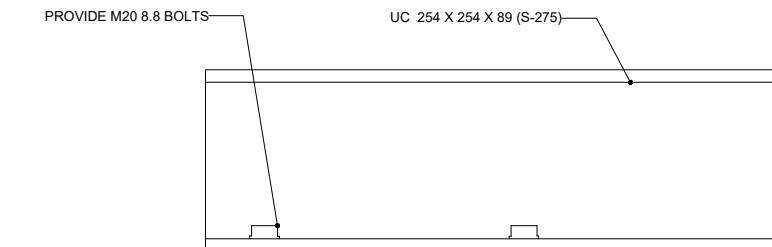


CONNECTION 3



CONNECTION 4

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.



Client Name

Section

**REAR & SIDE EXTENSION
LOFT CONVERSION**

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0015

Revision 00

Scale at A3 N/A

Date 10-06-2024

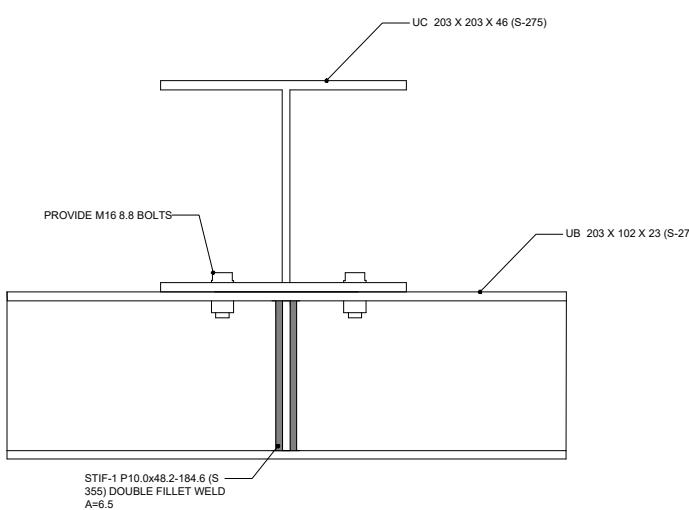
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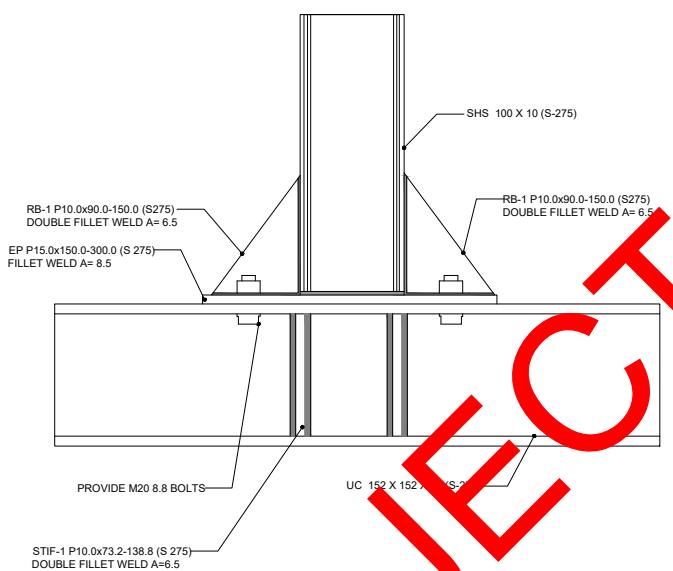


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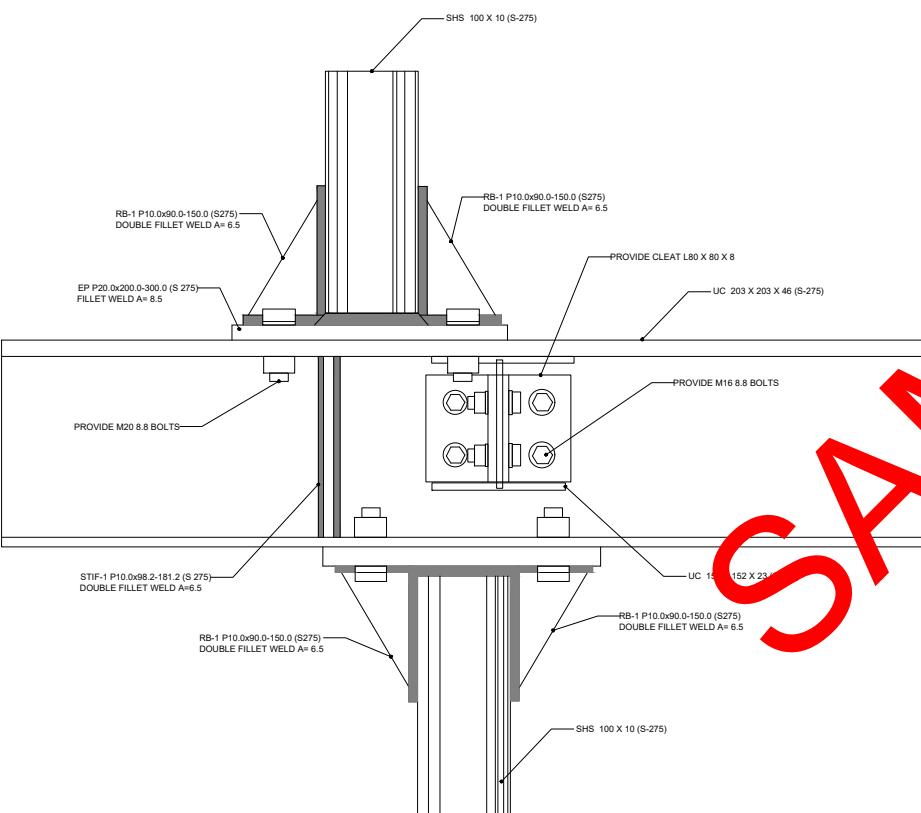
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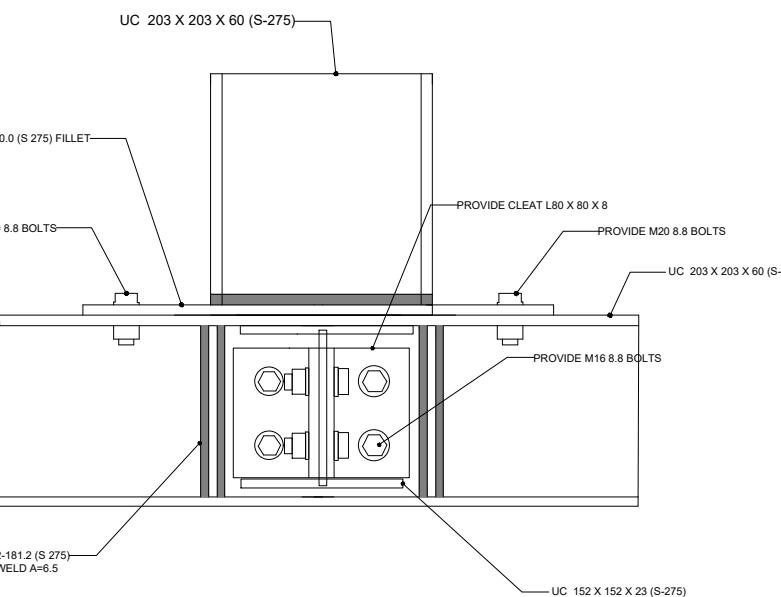
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CONNECTION-6

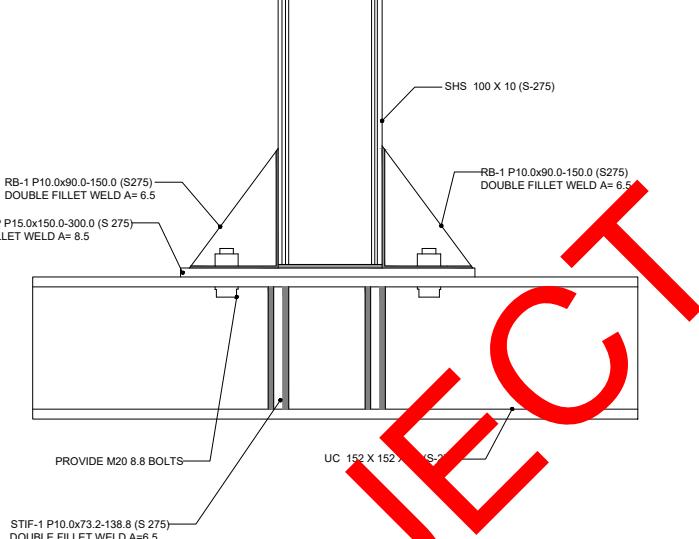


CONNECTION-7



CONNECTION-8

NOTE
FOR
CONNECTION
FABRICATION
DETAIL SEE
STRUCTURE
REPORT.



Client Name

Section

REAR & SIDE EXTENSION
LOFT CONVERSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0016

Revision 00

Scale at A3 N/A

Date 10-06-2024

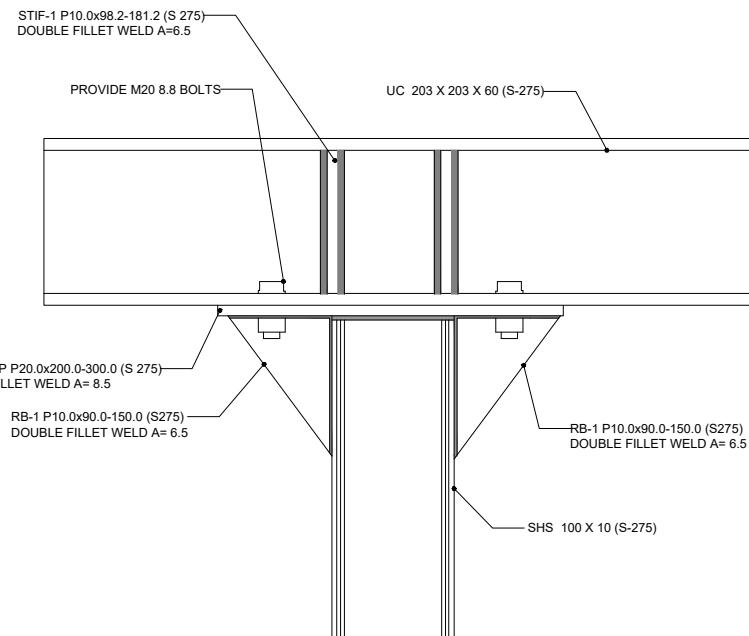
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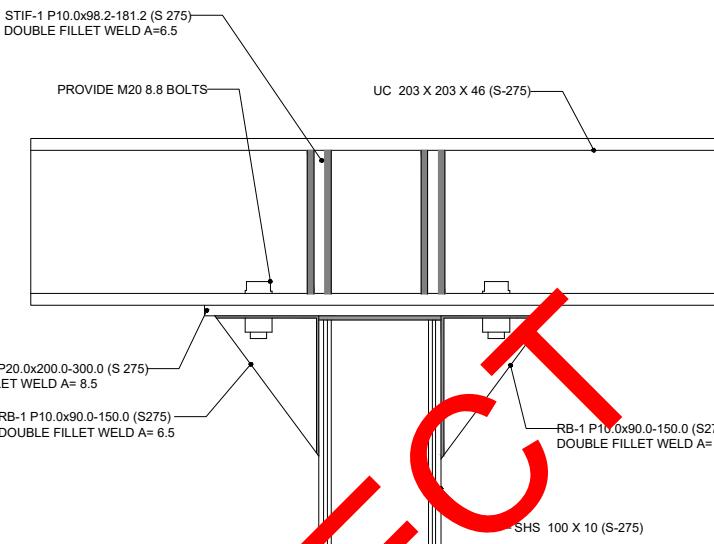


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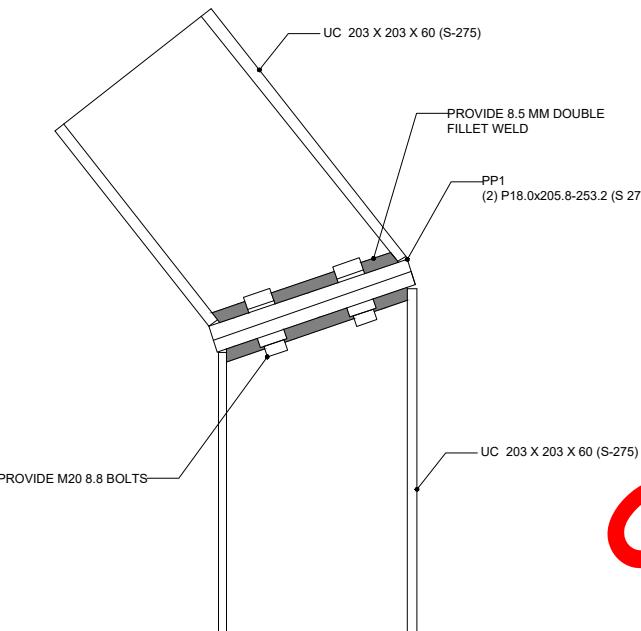
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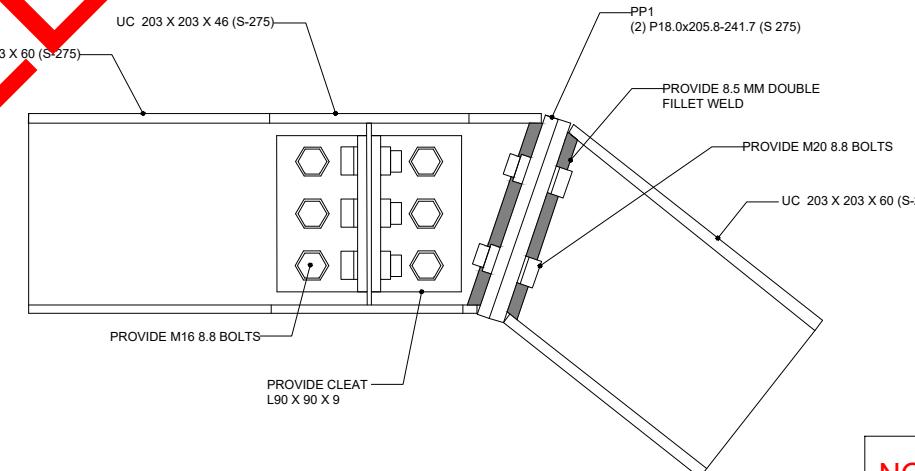
CONNECTION-9



CONNECTION-10



CONNECTION-11



CONNECTION-12

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

SAMPLE PROJECT

Client Name

Section

REAR & SIDE EXTENSION
LOFT CONVERSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0017

Revision 00

Scale at A3 N/A

Date 10-06-2024

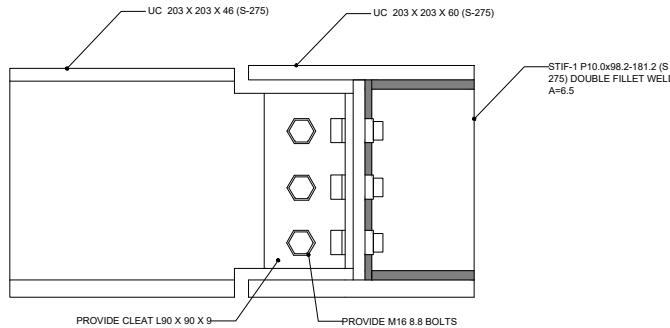
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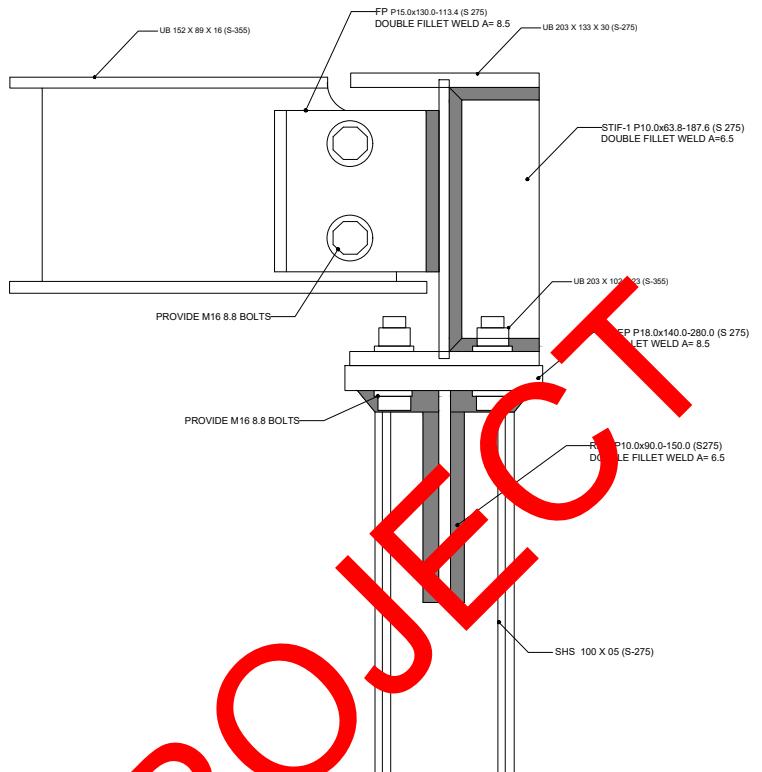


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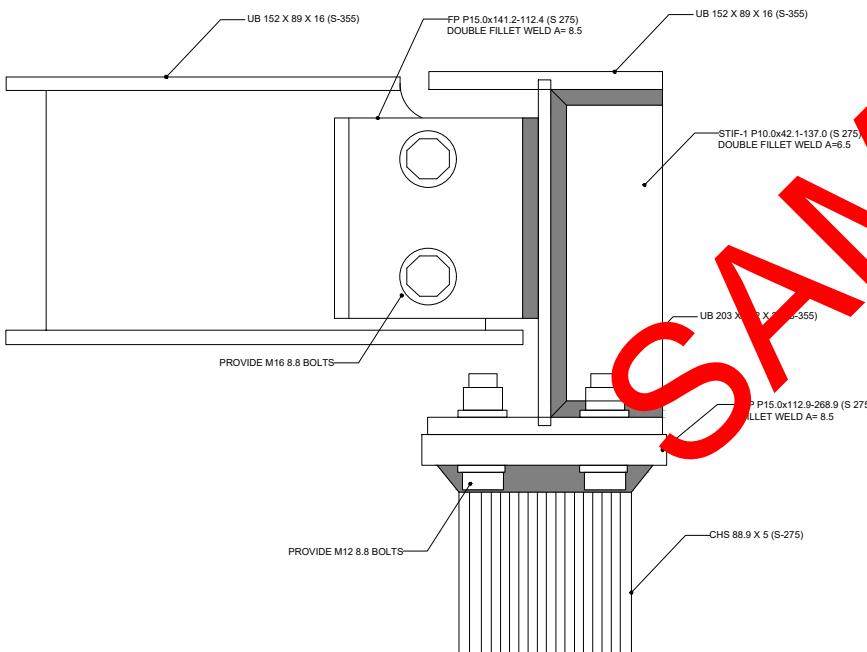
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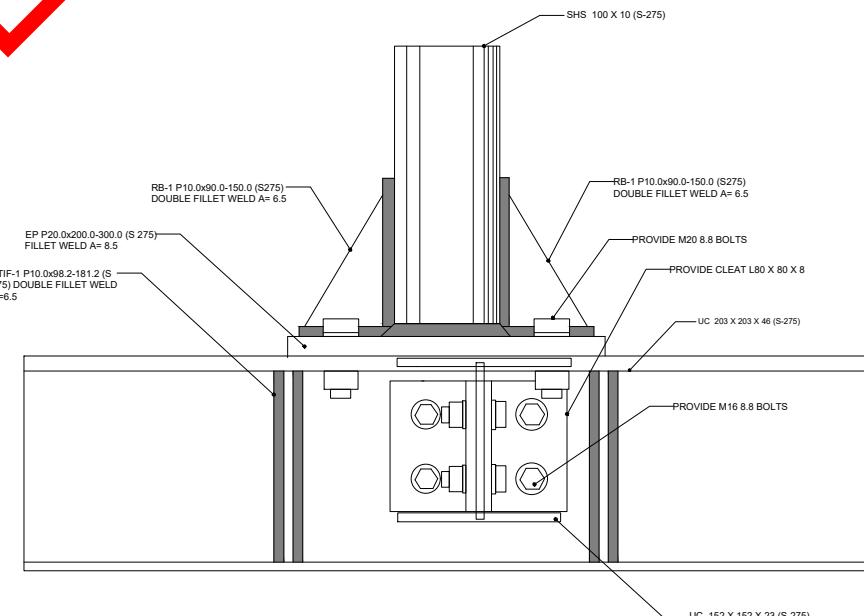
CONNECTION 13



CONNECTION 14



CONNECTION 15



CONNECTION 16

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

Client Name

Section

**REAR & SIDE EXTENSION
LOFT CONVERSION**

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0018

Revision 00

Scale at A3 N/A

Date 10-06-2024

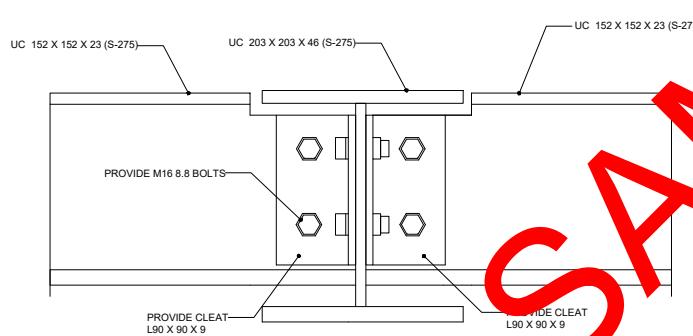
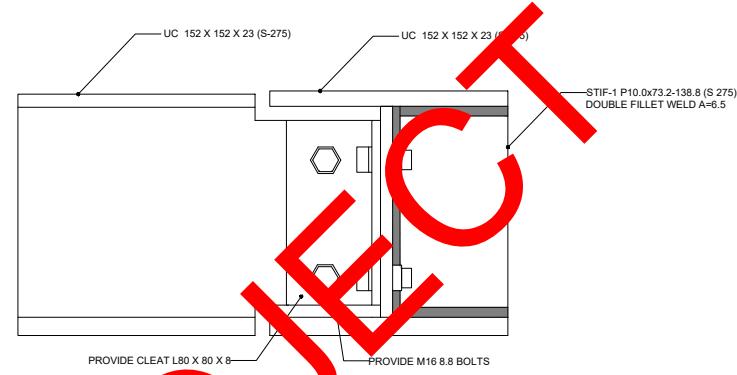
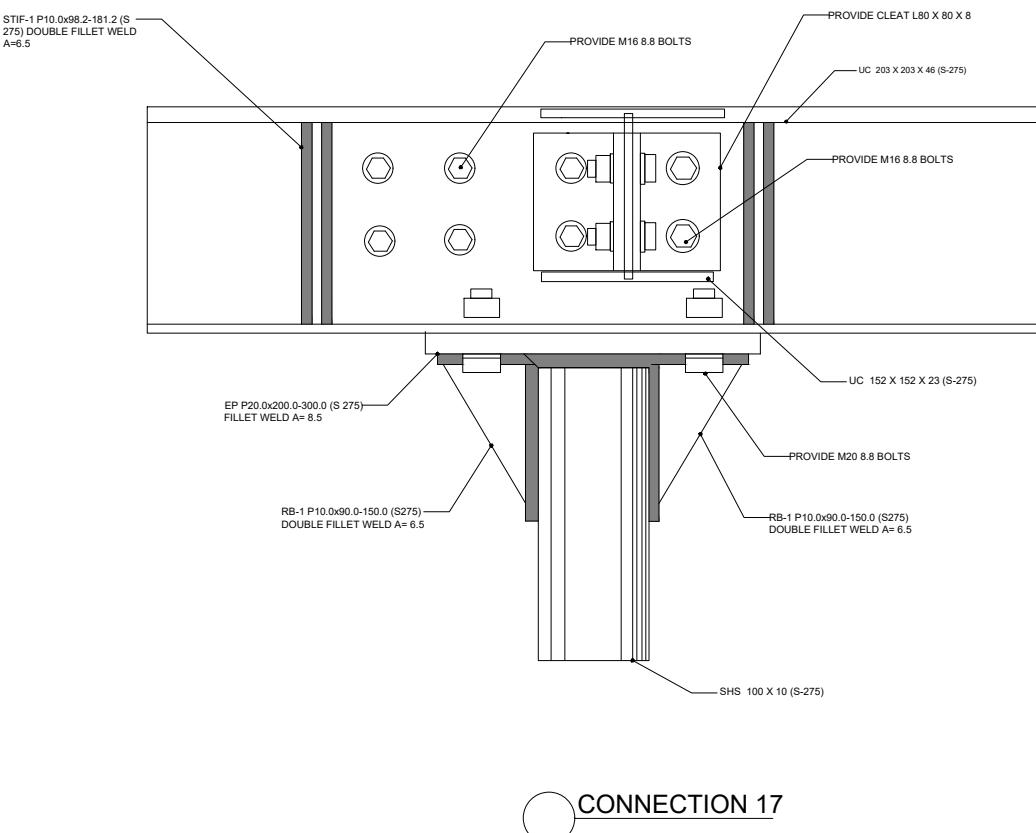
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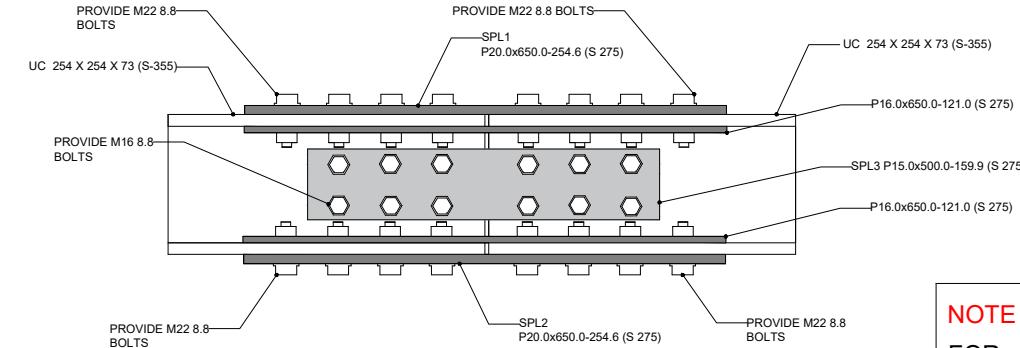


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CONNECTION 19



SPLICE CONNECTION 1

NOTE
FOR
CONNECTION
FABRICATION
DETAIL SEE
STRUCTURE
REPORT.

Client Name

Section

**REAR & SIDE EXTENSION
LOFT CONVERSION**

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

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Revisions and Notes

Project No. 2024-06-RD

Drawing No. BREG-0019

Revision 00

Scale at A3 N/A

Date 10-06-2024

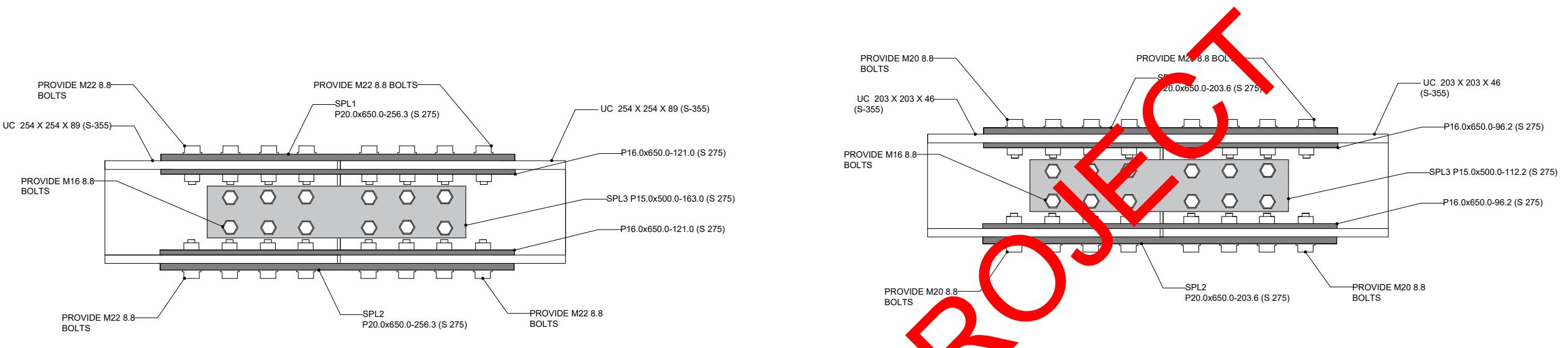
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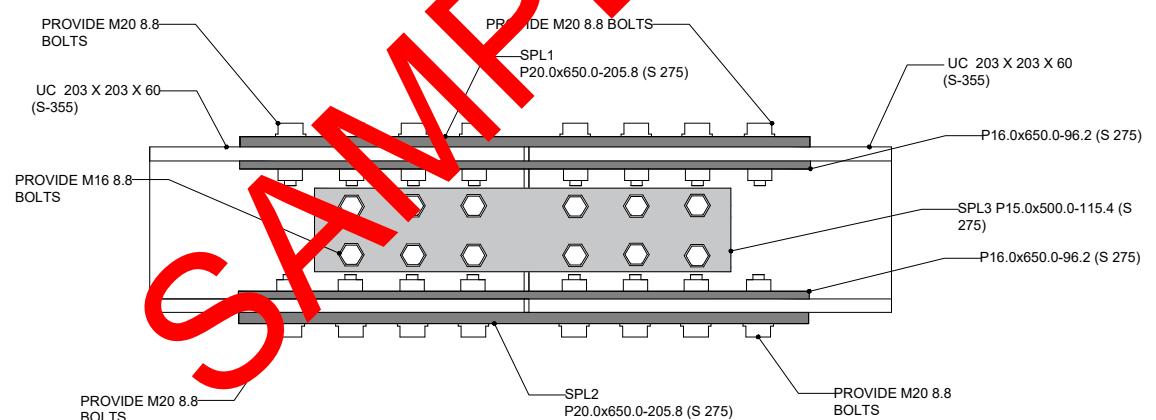
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SPICE CONNECTION 2

SPICE CONNECTION 3



SPICE CONNECTION 4

NOTE
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Client Name

Section
REAR & SIDE EXTENSION
LOFT CONVERSION

Stage
STRUCTURAL

Drawing Title
STRUCTURAL DETAILS

Drawing Status
FOR APPROVAL

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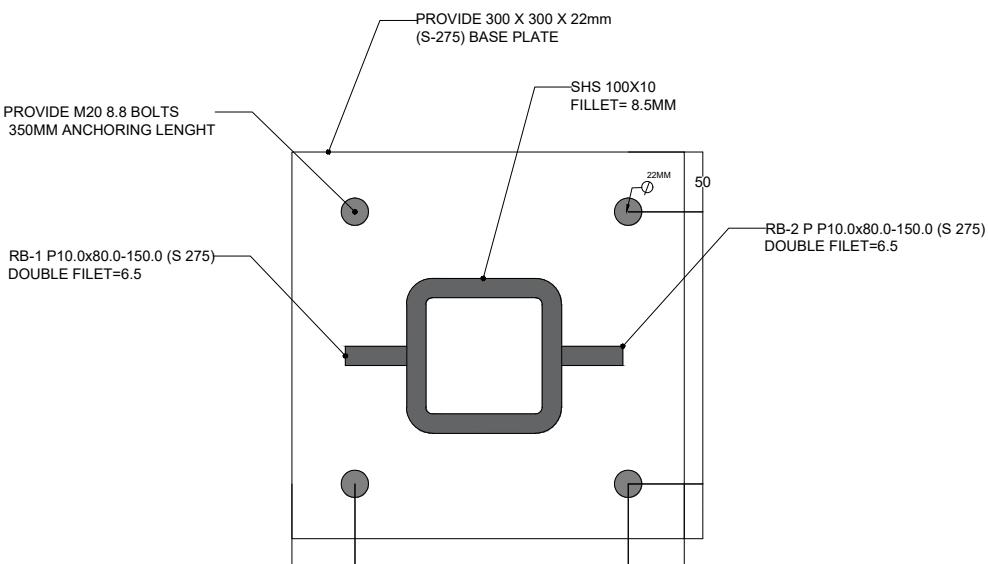
Revisions and Notes

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Drawing No. BREG-0020
Revision 00
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Date 10-06-2024
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Drawn MM Approved MM

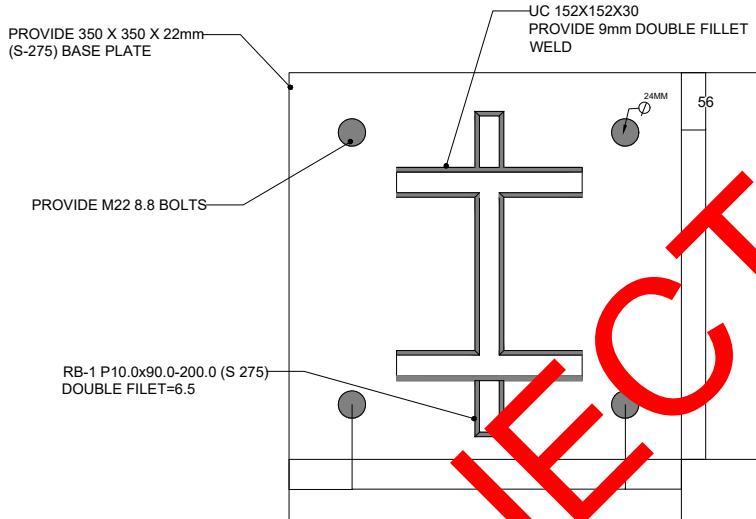


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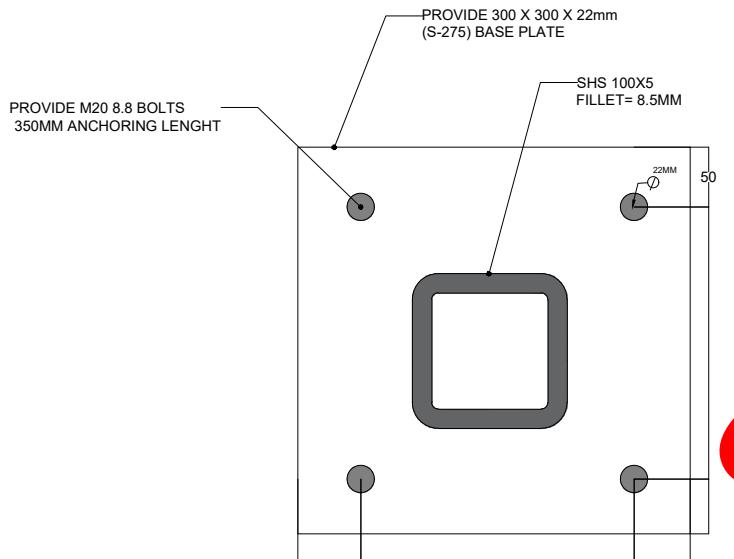
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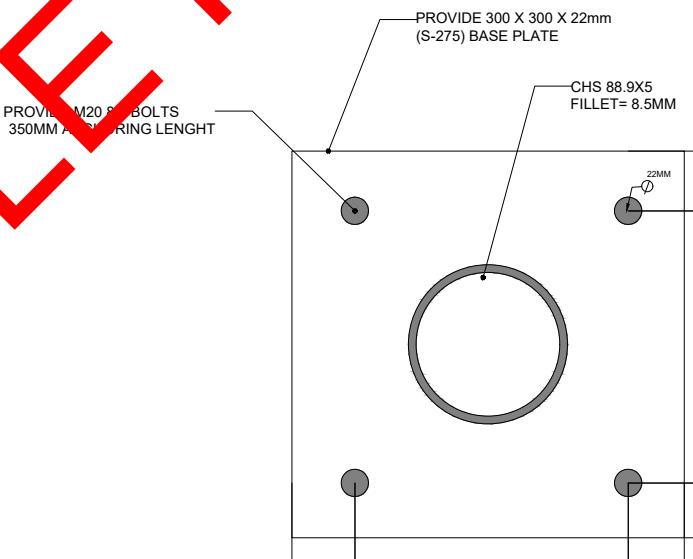
CONNECTION BP-1



CONNECTION BP-2



CONNECTION BP-3



CONNECTION BP-4

NOTE
FOR CONNECTION FABRICATION DETAIL SEE STRUCTURE REPORT.

