# 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/mm<sup>2</sup>.

- 4. Blockwork shall have a minimum crushing strength of 7N/mm<sup>2</sup>.
- 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.

#### © 2023 PEPP's.

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

Client Name

#### JACKYE GOVAERTS

Project Address

Section

#### SIDE EXTENSION

Stage

**STRUCTURAL** 

Drawing Title NOTES Drawing Status FOR APPROVAL Revisions and Notes Project No. BREG-0001

2024-03-CR8 2NP Drawing No. 00 N/A Scale at A3 Date 17-03-2024 Designed MM Checked MM



PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF



© 2023 PEPP's.

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

Client Name

#### JACKYE GOVAERTS

Section SIDE EXTENSION Stage STRUCTURAL Drawing Title EXISTING PLANS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-03-CR8 2NP Drawing No. BREG-0002 1:100 Scale at A3 Date 17-03-2024 Designed MM Checked MM



PROJECT MANAGERS

02 TOWERFIELDS WESTERHAM ROAD



© 2023 PEPP's.

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

Client Name

#### JACKYE GOVAERTS

Section SIDE EXTENSION Stage STRUCTURAL Drawing Title DEMO PLANS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-03-CR8 2NP Drawing No. BREG-0003 1:100 Scale at A3 Date 17-03-2024 Designed MM Checked MM

PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF



© 2023 PEPP's.

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

Client Name

#### JACKYE GOVAERTS

Section

## SIDE EXTENSION

Stage

## STRUCTURAL

Drawing Title

# PROPOSED PLANS

Drawing Status

## FOR APPROVAL

Revisions and Notes

Project No. 2024-03-CR8 2NP

Drawing No. BREG-0004 00 1:100 Scale at A3

Date 17-03-2024 Designed MM Checked MM



PROJECT MANAGERS

02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF

#### 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.

CONCRETE:

ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 8110 PART 1&2- THE STRUCTURAL USE OF CONCRETE. CONCRETE QUALITY TO BE 35N /MM² AT 28 DAYS UNLESS NOTED OTHERWISE. MAX NOMINAL AGGREGATE TO BE 20MM.

ABOVE GROUND:

MINIMUM CEMENT CONTENT 300KG / M³. MAXIMUM FREE WATER CEMENT RATIO 0:6.

BELOW GROUND:

MINIMUM CEMENT CONTENT 330KG / M³. MAXIMUM FREE WATER CEMENT RATIO 0:5.

CEMENT:

#### NEW AND REPLACEMENT WINDOWS

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/M²K. 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

#### NEW AND REPLACEMENT DOORS

GROUND FLOOR FOUNDATION PLAN

Scale 1:100

NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.4W/M²K. 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.

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.

BACKGROUND VENTILATION IN ACCORDANCE WITH APPROVED DOCUMENT F.

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:

- SUPPORT OF BEAM
- 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 STRUCTURE, WHERE ANY PART OF THAT WORK WILL GO DEEPER THAN THE NEIGHB FOUNDATIONS: OR

- ANY EXCAVATIONS FOR A NEW BUILDING OR STRUCTURE, WITHIN 6 METF NEIGHBOURING OWNER'S BUILDING OR STRUCTURE, WHERE ANY PART A LINE DRAWN DOWNWARDS AT 45° IN THE DIRECTION OF THE E THE NEIGHBOUR'S FOUNDATIONS,

A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR T

WITHIN 3 METRES OF A PUBLIC SEWER, OR WITHIN TO PREVENT DAMAGE TO THE SEWER NETWORK, AND ACCESS TO CARRY OUT MAINTENANCE AND REPAIRS

GROUND FLOOR WALL & LINTEL PLAN

Scale 1:100

#### **LEGEND**

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

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

© 2023 PEPP's. All dimensions to be checked on site by the

Client Name

JACKYE GOVAERTS

Section

SIDE EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLANS

Drawing Status

FOR APPROVAL

Revisions and Notes

Project No. 2024-03-CR8 2NP

BREG-0005 00 1:100 Scale at A3

Drawing No.

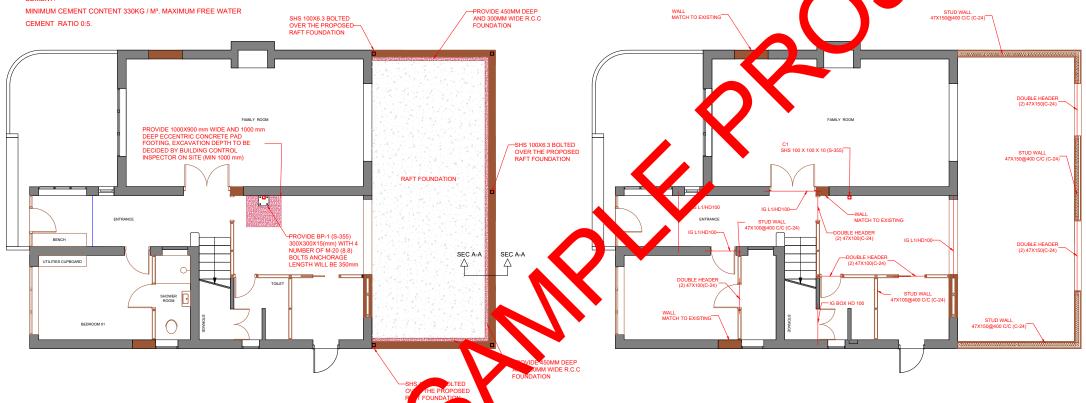
Date 17-03-2024

Designed MM Checked MM



PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF

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



1:100 2000 1:1

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

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.

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS, EXCAVATIONS, ETC; THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPP NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED

#### OPENINGS AND RETURNS

RETAINING WALL IS IN PLACE.

ALL GLAZING IN CRITICAL LOCATIONS TO BE TOUGHENED OR LAMINATED SA FLOOR LEVEL IN DOORS AND SIDE PANELS WITHIN N 800MM ABOVE FLOOR LEVEL IN



FIRST FLOOR WALL & LINTEL PLAN Scale 1:100

GROUND FLOOR BEAM PLAN Scale 1:100

## **LEGEND**

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

1:100

1:1

© 2023 PEPP's.

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

Client Name

JACKYE GOVAERTS

Section

SIDE EXTENSION

Stage STRUCTURAL Drawing Title STRUCTURAL PLANS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-03-CR8 2NP BREG-0006 Drawing No. 00 1:100 Scale at A3 Date 17-03-2024 Designed MM Checked MM

PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF

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

2000

# **LEGEND** EXISTING STRUCTURE STR. TO BE DEMOLISHED PROPOSED STRUCTURE SHARED WALL - FLAT ROOF RAFTER - DOUBLE TRIMMER (2)47X200 (C-24) FAMILY ROOM - FLAT ROOF RAFTER 47X200@400C/C (C-24) DOUBLE HEADER (2)47X200 (C-24) ENTRANCE – DOUBLE TRIMMER (2)47X200 (C-24) - FLAT ROOF RAFTER 47X200@400C/C (C-24) STRUCTURAL ROOF PLAN Scale 1:100 1:100 2000

© 2023 PEPP's.

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

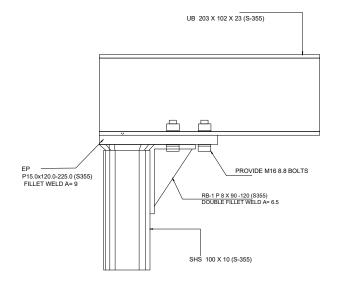
Client Name

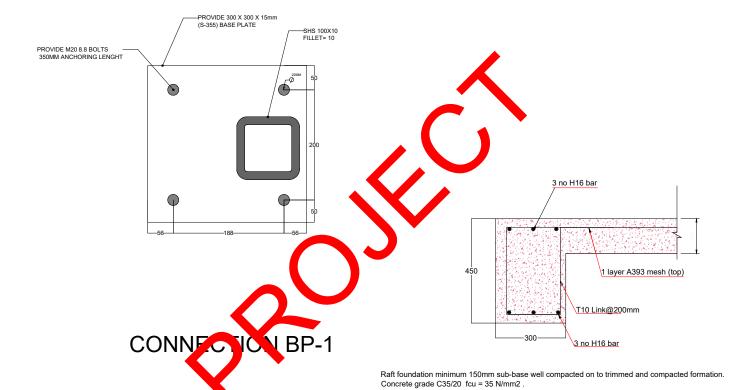
#### JACKYE GOVAERTS

Section SIDE EXTENSION Stage STRUCTURAL Drawing Title STRUCTURAL PLANS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-03-CR8 2NP Drawing No. BREG-0007 1:100 Scale at A3 Date 17-03-2024 Designed MM Checked MM

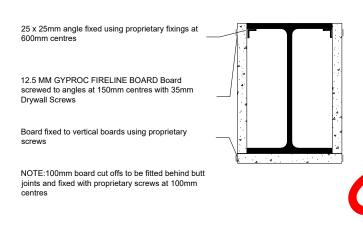
PROJECT MANAGERS

02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF





# **CONNECTION-1**



NOTE

FOR CONNECTION **FABRICATION DETAIL SEE** STRUCTURE REPORT.(PG # 23-53)

TYPICAL RAFT FOUNDATION SECTION - A

FIRE PROTECTION OF STEEL BEAM (GYPROC fire board - as section 6:2012 of manufacturer's details)

TOOTHING OUT DETAIL

© 2023 PEPP's.

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

Client Name

#### JACKYE GOVAERTS

Section

SIDE EXTENSION

Stage

STRUCTURAL

Drawing Title

STRUCTURAL DETAILS

Drawing Status

FOR APPROVAL

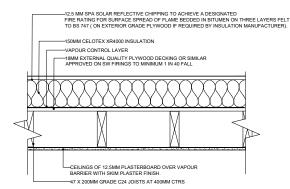
Revisions and Notes

Project No. 2024-03-CR8 2NP BREG-0008 Drawing No. 00 N/A Scale at A3 Date 17-03-2024 Checked MM Designed MM



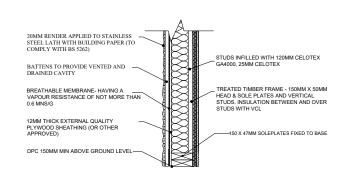
PEARL ENGINEERS PLANNERS & PROJECT MANAGERS

02 TOWERFIELDS WESTERHAM ROAD

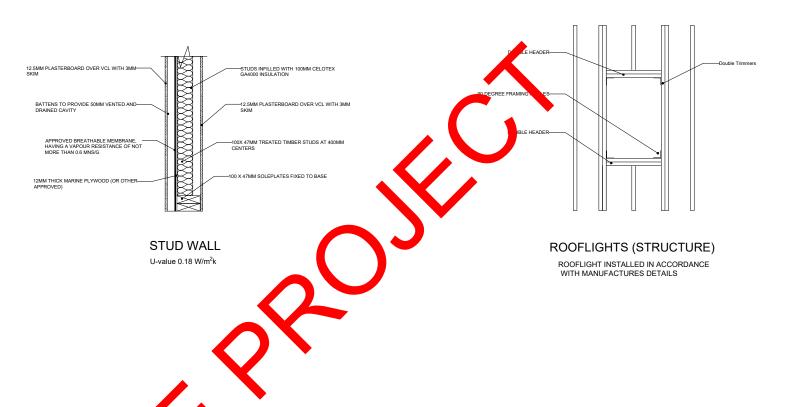


#### WARM FLAT ROOF

U-value 0.15 W/m²K

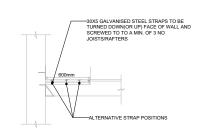


## TIMBER FRAMED WALL U-value 0.18 W/m²K





RESTRAINT STRAPPING - NHBC 6.4 - S10



JOIST PERPENDICULAR TO WALL

© 2023 PEPP's.

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

Client Name

#### JACKYE GOVAERTS

Section

SIDE EXTENSION Stage STRUCTURAL Drawing Title STRUCTURAL DETAILS Drawing Status FOR APPROVAL Revisions and Notes Project No. 2024-03-CR8 2NP BREG-0009 Drawing No. 00 N/A Scale at A3 Date 17-03-2024 Designed MM Checked MM

PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD
BROMLEY, BR2 6HF