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 continuous 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.

- 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
- 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, to the of the engineer.
- 4. All connectors, bolts, nails etc. shall be galvanised to
- 5. Adhesive shall be to BS1204: Part 1: 1970. Type
- 6. All timber to be treated in accordance with the Brid ood Pr 8 for 40 years and Damp-proofing Association Commodity Specif desired service life.

Notes for Fire Resistance

- ction with relevant architect's services 1. These notes are to be read in
- rs to sta enclosure and the kitchen to be filled with 2. All habitable self-closing evic
- the stair enclosure, including glazing to doors, to be ire-re
- 4. Mains power interconnected smoke alarms to be provided to entrance all stairs landings
- 5. Class 1 flame spread to be provided to all new walls and ceilings

Notes for Masonry

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

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

Notes for Structural Steelwork

- 1. These notes are to be read in conjunction ith relevant architect's and services engineer's draw gs and specifications
- 2. All steelwork shall comply ith BS EN 993-1-1:2005, BS EN 1993-1-5:2006, B 05, BS EN 1993-5:2007, BS EN S EN 193-1-8:2005.
- e stipu Red structural steelwork shall confirm to BS 3. Unless note other EN: Weldab
- ise all steel shall be grade S355. Steel grade shall noted other conform
- otherwise all butt welds shall be full penetration. Inless note
- ed otherwise all fillet welds shall be full profile with a minimum leg length of 6mm.
- 7. Unless noted otherwise all ordinary bolt assemblies shall be Grade 8.8.
- 8. Unless noted otherwise all bolts shall be M16.
- 9. Unless noted otherwise all holding down bolts shall be M16 Grade 8.8 anchored a minimum of 200mm depth into the supporting concrete with a 100 x 100 x 8 thick washer plate at the embedded head of the bolt.
- 10. The clearance of base plates from supporting concrete shall be a minimum of 20mm and on completion of erection this shall be grouted solid under the full area of the base plate with 1:2 sand: cement grout.
- 11. Corrosion protection:
- a) Surface protection blast clean to SA 2.5 quality BS EN ISO 8501-1.
- b) Prefabricator primer epoxy zinc phosphate hb: 50 microns (DFT).
- c) Finishing coat see arch's spec.
- d) See arch's specification for details on colour and texture.
- 12. Fire protection:
 - 30min One layer of plasterboard and skim coat or intumescent paint to manufacturer's specification.
 - 60min Two layers of plasterboard with joints staggered and skim coat or intumescent paint to manufacturer's specification.
- 13. Weather protection: Any steelwork exposed to external weather is either to be galvanized or stainless steel UNO.
- 14. All steel beams carrying load-bearing masonry walls wider than their flanges are to have 12mm thick top/bottom flange plates continuously welded along the length to suit the wall width UNO.

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

Cli			

Section

STRUCTURAL WORKING

Stage

STRUCTURAL

Drawing Title **GENERAL NOTES**

Drawing Status

FOR APPROVAL

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

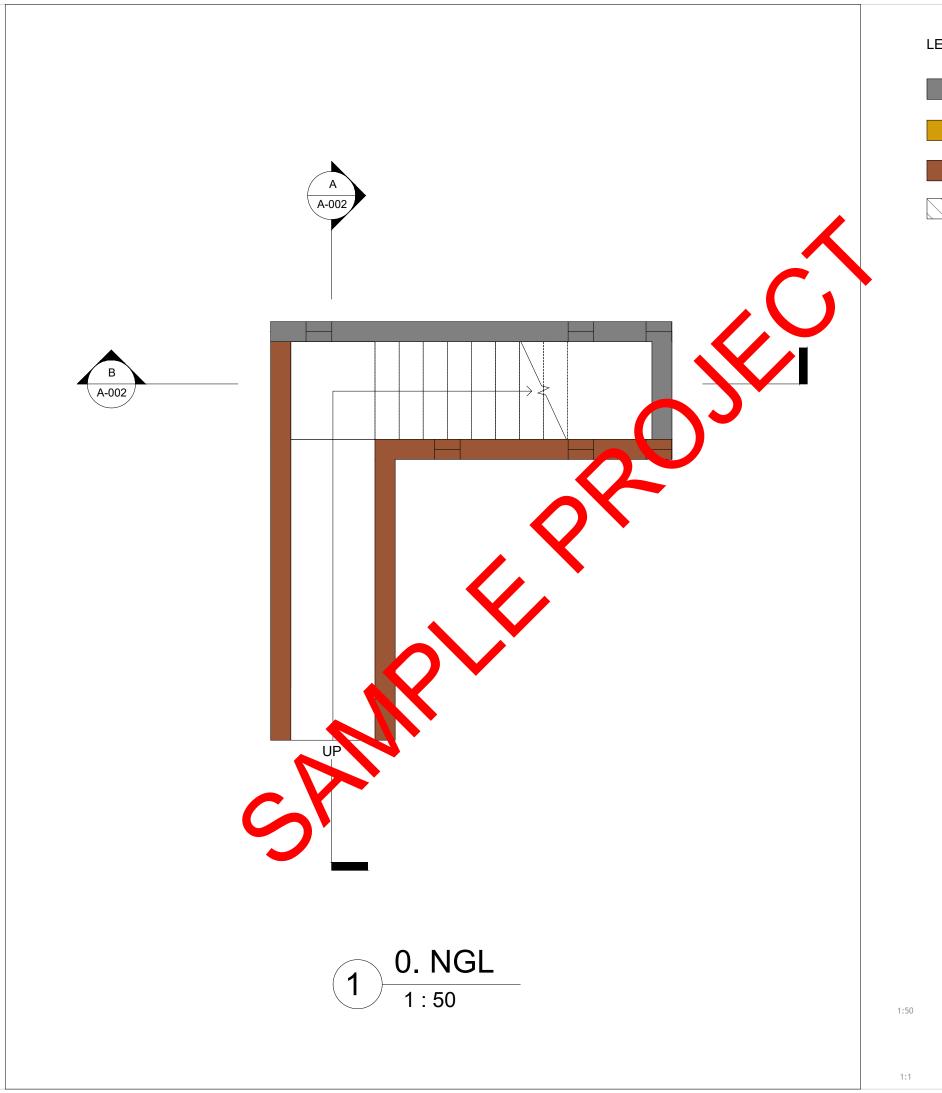
ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY REGULATION

	Revisions and Notes

Project No. 2024-05-KT17 1LT Drawing No. BREG-0001 Revision N/A Scale at A3 Date 04-05-2024 MM Checked MM



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



LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

Section

STRUCTURAL WORKING

© 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

Stage

STRUCTURAL

Drawing Title EXISTING PLAN

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. 2024-05-KT17 1LT Drawing No. BREG-0002 Revision 1:50 Scale at A3 Date 04-05-2024

Designed MM



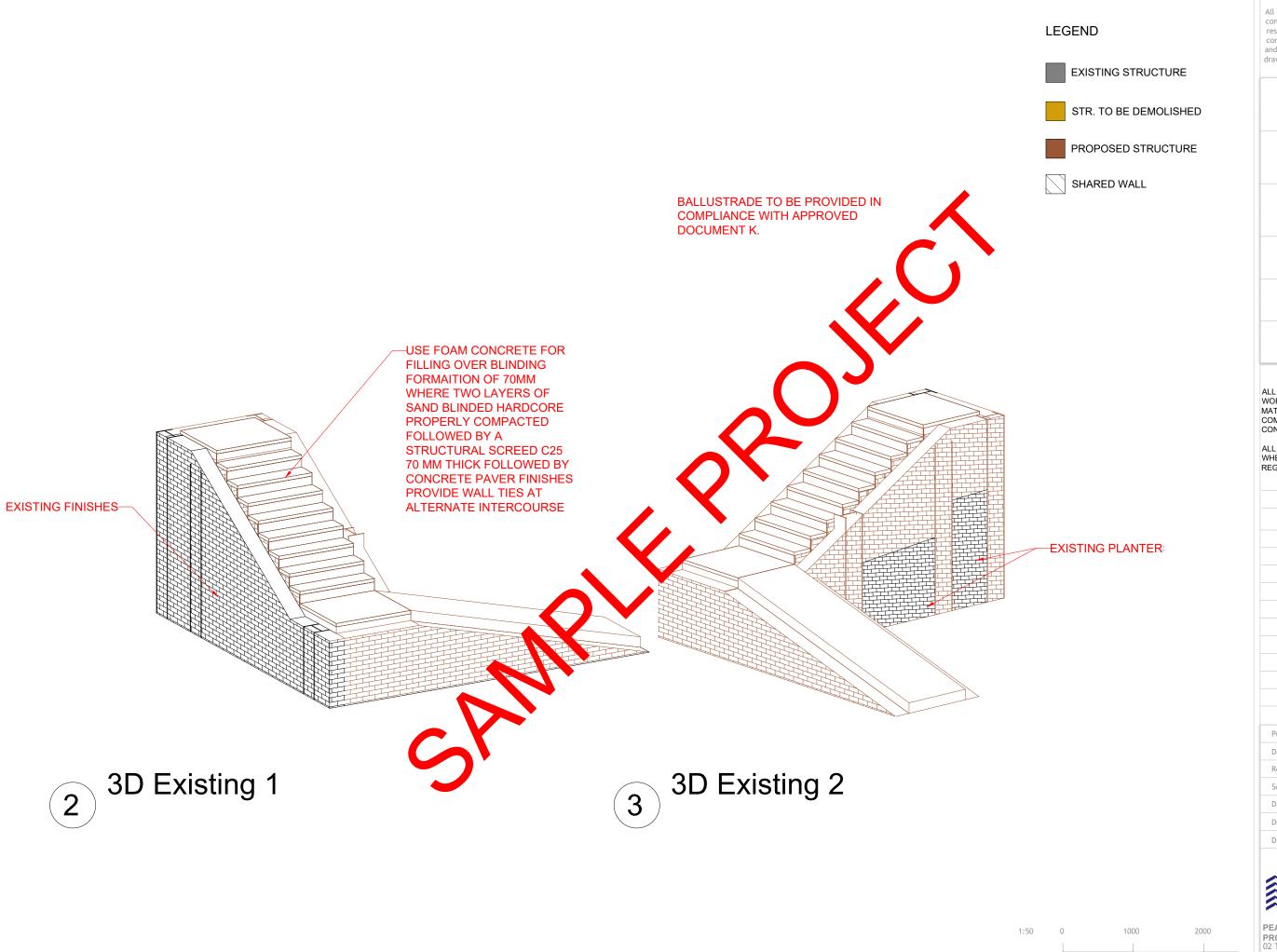
Checked MM

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



© 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

Section

STRUCTURAL WORKING

Stage

STRUCTURAL

Drawing Title EXISTING 3DS

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. 2024-05-KT17 1LT

1:50 Scale at A3

BREG-0003

Date 04-05-2024

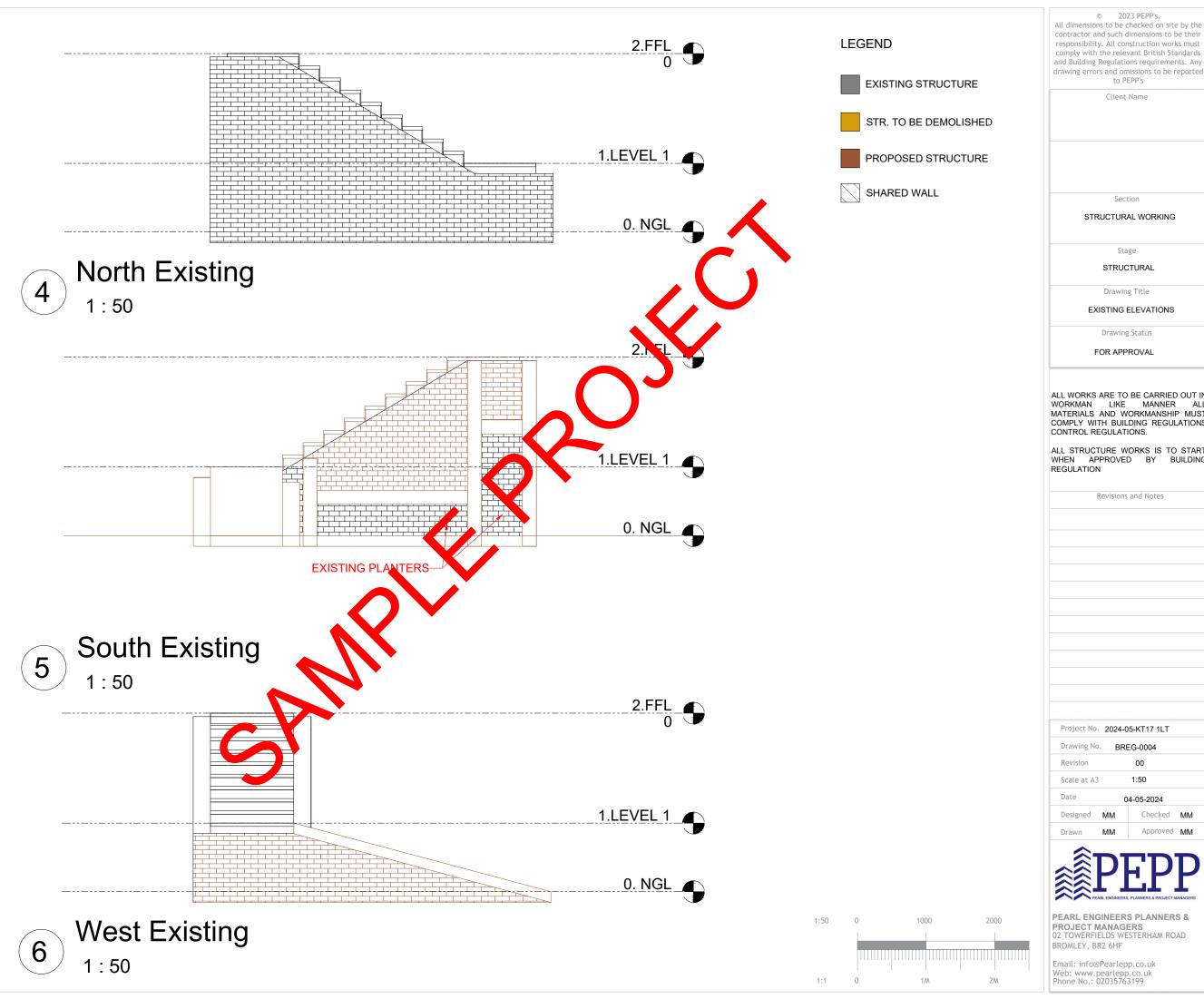
Checked MM



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

1:1



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

Section

STRUCTURAL WORKING

Stage

STRUCTURAL

Drawing Title

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

Project No. 2024-05-KT17 1LT

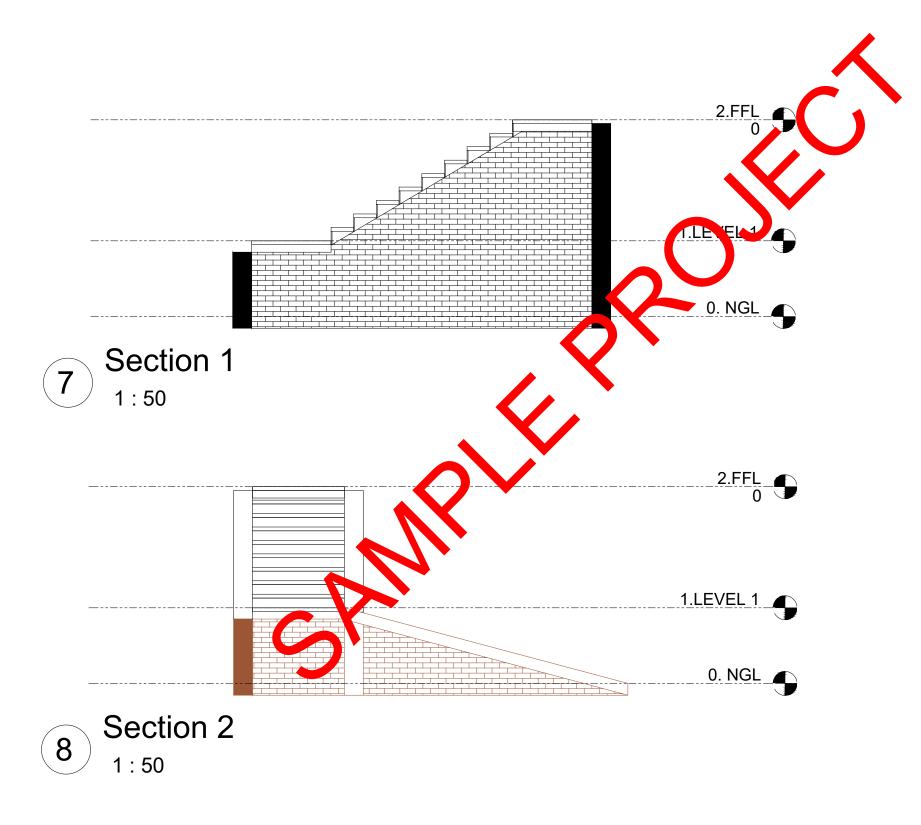
BREG-0004

1:50 04-05-2024

Checked MM



PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD



LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

drawing errors a

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

Section

STRUCTURAL WORKING

Stage

STRUCTURAL

Drawing Title

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. 2024-05-KT17 1LT

Drawing No. BREG-0005

Revision 00

Scale at A3 1:50

Date 04-05-2024

Designed MM Checked MM

Drawn MM Appro

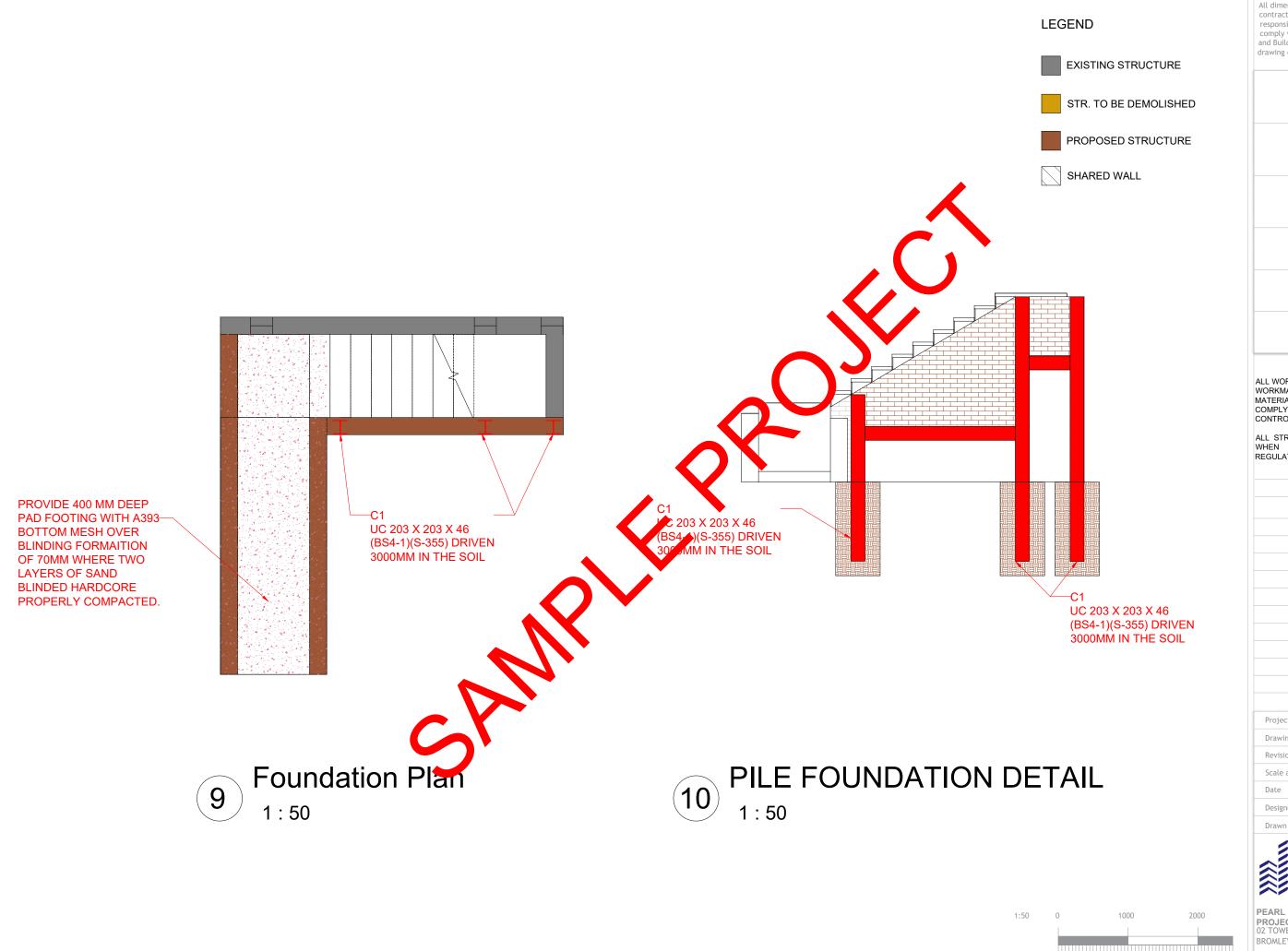


PEARL ENGINEERS PLANNERS & PROJECT MANAGERS
02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF

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

2000

1:1



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

Section

STRUCTURAL WORKING

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 WHEN APPROVED BY BUILDING REGULATION

Revisions and Notes

Project No. 2024-05-KT17 1LT BREG-0006 Revision 1:50 Scale at A3 04-05-2024 Checked MM



PEARL ENGINEERS PLANNERS & PROJECT MANAGERS

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:

- 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 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

PLATE WELDED EXISTING STEEL COLUMN UC 203 X 203 X 46 (BS4-1)(S-355) -CONNECTION 1 & 2 PROVIDE 215MM DOUBLE BRICK WALL -CONNECTION 1 UC 203 X 203 X 46 PROVIDE 215MM PROVIDE 215MM DOUBLE BRICK WALL

Wall & Column Plan

LEGEND

EXISTING STRUCTURE

STR. TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

STEELWORK

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.

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 Plan

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

© 2023 PEPP's.

comply with the relevant British Standards and Building Regulations requirements. Any drawing errors and omissions to be reported to PEPP's

Client Name

Section

STRUCTURAL WORKING

Stage

STRUCTURAL

Drawing Title

STRUCTURAL PLAN

Drawing Status

FOR APPROVAL

ALL WORKS ARE TO BE CARRIED OUT IN WORKMAN LIKE MANNER ALL MATERIALS AND WORKMANSHIP MUST

ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING

Revisions and Notes

COMPLY WITH BUILDING REGULATIONS

CONTROL REGULATIONS.

 Project No. 2024-05-KT17 1LT

 Drawing No.
 BREG-0007

 Revision
 00

 Scale at A3
 1:50

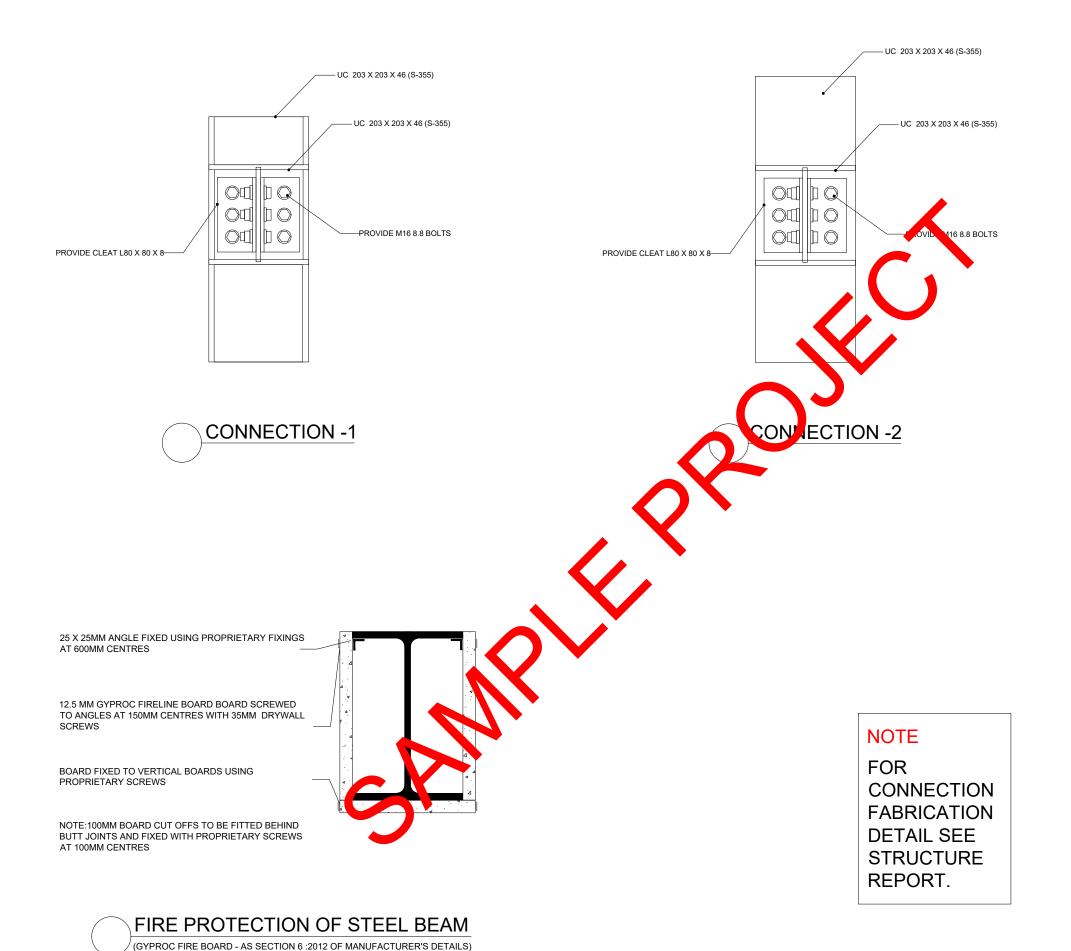
 Date
 04-05-2024

 Designed
 MM
 Checked
 MM

 Drawn
 MM
 Approved
 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 Section STRUCTURAL WORKING Stage STRUCTURAL Drawing Title STRUCTURAL DETAILS

Drawing Status FOR APPROVAL

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

ALL STRUCTURE WORKS IS TO START WHEN APPROVED BY BUILDING REGULATION

Revisions and Notes

CONTROL REGULATIONS.

Project No. 2024-05-KT17 1LT Drawing No. BREG-0008 Revision N/A Scale at A3 Date 04-05-2024 Designed MM Checked MM



PEARL ENGINEERS PLANNERS & PROJECT MANAGERS

02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF