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.
- 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.
- 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

- 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

- 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.
- 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, to the approval engineer.
- 4. All connectors, bolts, nails etc. shall be galvanised to BS 729.
- 5. Adhesive shall be to BS1204: Part 1: 1970, Type WBP.
- 6. All timber to be treated in accordance with the British Word assert tive and Damp-proofing Association Commodity Specification Color 40 years deshed service

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 doors to stail encourse and the kitchen to be filled with self-closing devices.
- 3. Any glazing within a stant oclosure, including glazing to doors, to be fire-resisting.
- 4. Mains powe so sterce nected smoke alarms to be provided to entrance lobby and all stairs landing
- 5. Class 1 h. a sprea to be provided to all new walls and ceilings.

Note: 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 with relevant architect's and services engineer's drawings and specifications.
- 2. All steelwork shall comply with 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.
- Unless noted otherwise stipulated structural steelwork shall confirm to BS EN:
 Weldable structural steels.
- 4. Unless noted others se all steel shall be grade S355. Steel grade shall conform with EC-3.
- 5. Unless not perwise all att welds shall be full penetration.
- 6. Unless noted otherwise all fillet welds shall be full profile with a minimum leg
- 7. Inless notes wise all ordinary bolt assemblies shall be Grade 8.8.
- 8. Unl 3 noted otherwise all bolts shall be M16.
- Diversing the distribution of 200mm depth into the supporting concrete with a 100 \times 100 \times 8 thick basher 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.

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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

Client Name

Axxxxx

Project Address

XXXX

Section

Chimney Removal

Stage

Structural

Drawing Title

Notes

Drawing Status
For Approval

Revisions and Notes

Project No. 2024-01-SL67JX

Drawing No. BREG-0001

Revision 00

Scale at A3 N/A

Date 31-01-24

Designed MM

Drawn MM

MM

M Approved

Checked

PEARL ENGINEERS, PLAINERS & PROJECT MANAGES

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EXISITING

DEMOLISHED

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All dimensions to be checked on site by the 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

XXXXXX

Project Address

XXXX XXX

Section

Chimney Removal

Stage

Structural

Drawing Title Existing & Demo Floor Plan

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-01-SL67JX

BREG-0002 Drawing No. Revision 00

Scale at A3 1:100

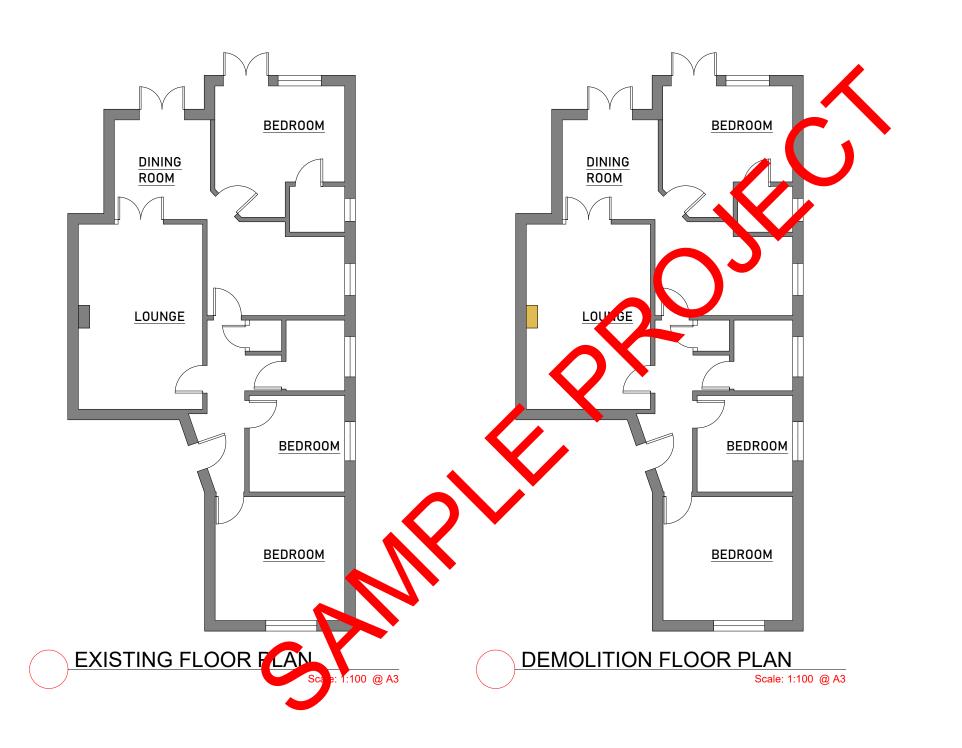
Date 31-01-24 MM Checked



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ALL WORKS ARE TO BE CARRIED OUT IN A 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

BEAM (B1)

UC 152x152x30 S355 12mm THICK PLATE PREWELDED ON TOP OF BEAM TO SUIT CHIMNEY STACK WIDTH

DIMENSION OF THE BEAM TO BE TAKEN ON SITE FOR FABRICATION

DINING

EXTG.

LOUNGE

ROOM

PD1

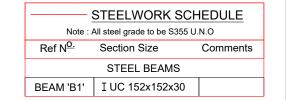
PD1

BEDROOM

BEDROOM

Scale: 1:100 @ A3

PROPOSED FLOOR PLAN



TIMBER SCHEDULE N.B. All timber to be C24

Ref No. Section Size

EXTG. EXISITING FLOOR JOIST DIRECTION

 PD
 PADSTONE SCHEDULE

 Ref N^O.
 Section Size

 PD1
 440(lg)x100(w)x215(dp) C40

ALL STEEL BEAMS CARRYING LOAD-BEARING
MASONRY WALLS WIDER THAN THEIR FLANGES
ARE TO HAVE 12MM THK TOP/BOTTOM FLANGE
PLATES CONTINUOUSLY WELDED ALONG THE
LENGTH TO SUIT THE WALL WIDTH U.N.O

EXISITING

DEMOLISHED

IEW

1 P

12mm THICK PLATE
PREWELDED ON TOP OF BEAM
TO SUIT CHIMNEY STACK
WIDTH

UC 152x152x30

DETAIL 1

Scale: 1:10 @ A3

1:100 0 1000 2000 3000 4000 5000

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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

Client Name

XXXXX

Project Address

XXXXX

Section

Chimney Removal

Stage

Structural

Drawing Title

Proposed Floor Plan

Drawing Status

For Approval

Revisions and Notes

Project No. 2024-01-SL67JX

 Drawing No.
 BREG-0003

 Revision
 00

 Scale at A3
 1:100

Date 31-01-24

Designed MM Checked

Drawn MM Approved



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