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.

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, to the approval of the engineer.

4. All connectors, bolts, nails etc. shall be galvanised to BS 729.
5. Adhesive shall be to BS1204: Part 1: 1990, Type WBP.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Code of 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 doors to stairs enclosure and the kitchen to be filled with self-closing devices.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire-resisting.
4. Mains 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.
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 1993-1-8:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005.
3. Unless noted otherwise stipulated structural steelwork shall confirm to BS EN Weldable structural steels.
4. Unless noted otherwise all steel shall be grade S355. Steel grade shall conform with EC-3.
5. Unless noted otherwise all butt welds shall be full penetration.
6. Unless 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.

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.

SAMPLE PROJECT

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Client Name
KANAXXX

Project Address
68 GROXXXX

Section
UNDER PINNING DETAILS

Stage
STRUCTURAL

Drawing Title
NOTES

Drawing Status
FOR APPROVAL

Revisions and Notes

Project No.	2024-02-68 G
Drawing No.	BREG-0001
Revision	00
Scale at A3	N/A
Date	27-02-2024
Designed	MM
Checked	MM
Drawn	MM
Approved	MM

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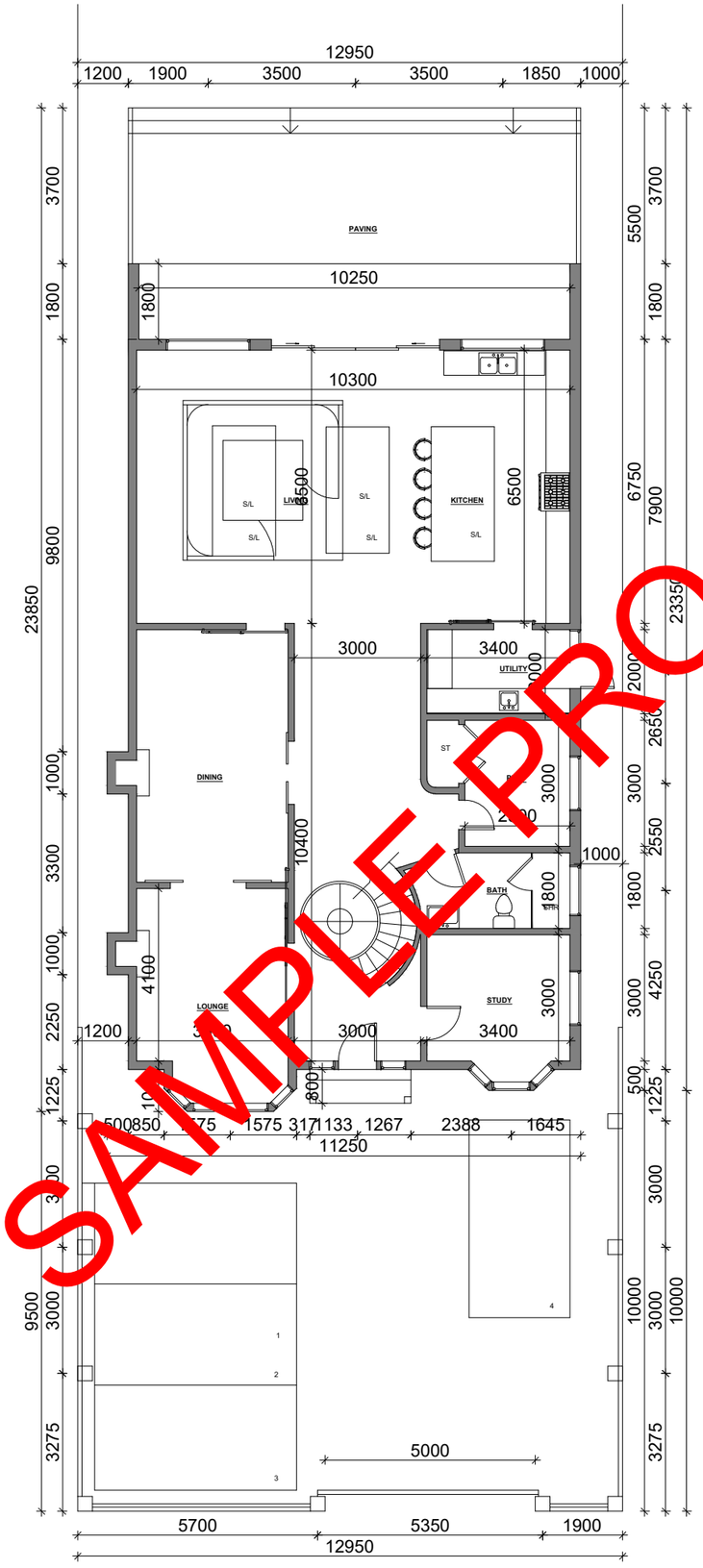

EXISTING GROUND FLOOR PLAN
Scale 1:100

LEGEND

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

1:100 0 1000 2000

1:1 0 1M 2M

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Client Name
KANAXXX

Project Address
68 GRXXXX

Section
UNDER PINNING DETAILS

Stage
STRUCTURAL

Drawing Title
EXISTING PLAN

Drawing Status
FOR APPROVAL

Revisions and Notes

Project No.	2024-02-68 G		
Drawing No.	BREG-0002		
Revision	00		
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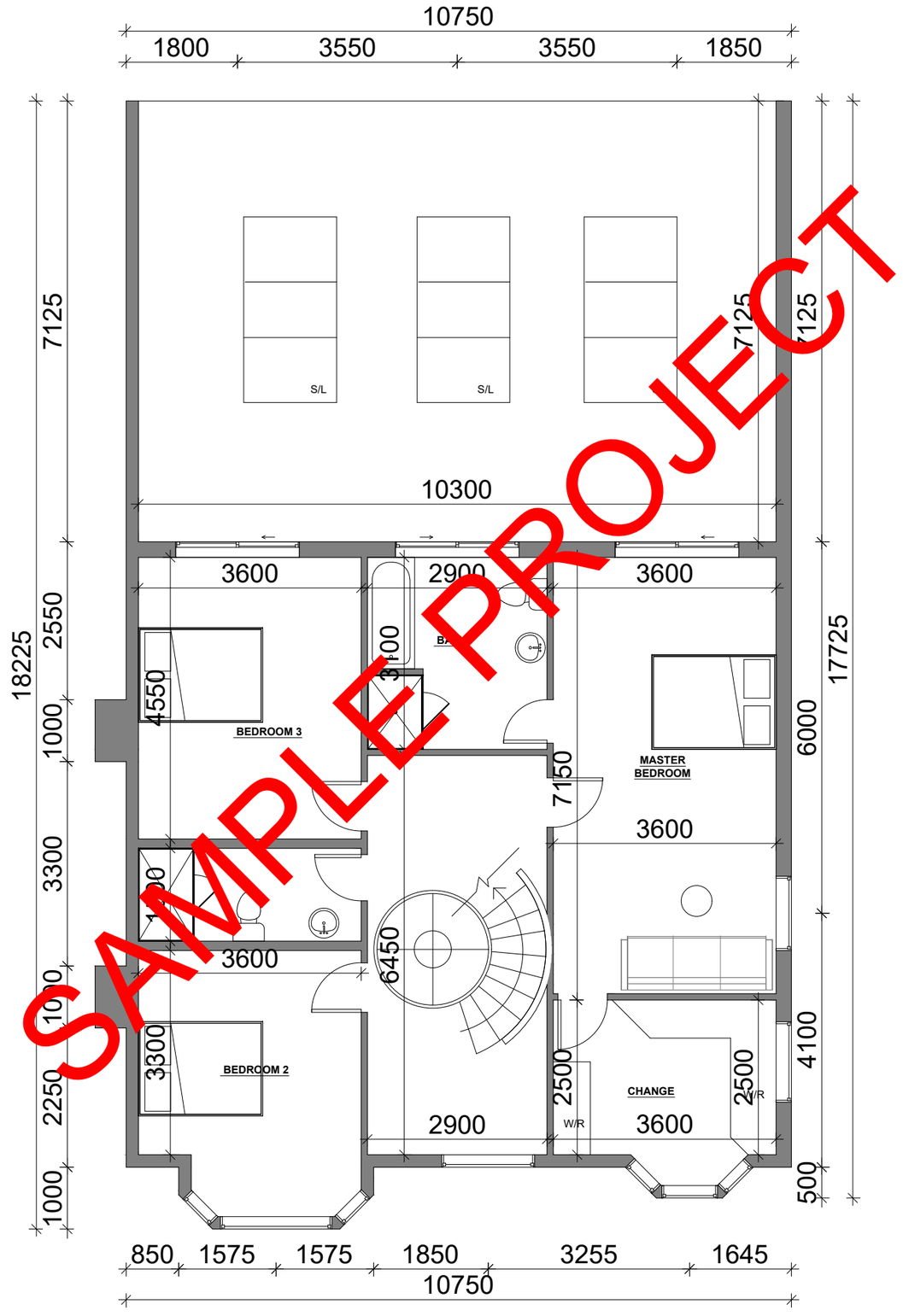

SAMPLE PROJECT

EXISTING FIRST FLOOR PLAN
Scale 1:100

LEGEND

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

1:100 0 1000 2000
1:1 0 1M 2M

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Client Name: KANXXX

Project Address: 68 GROXX

Section: UNDER PINNING DETAILS

Stage: STRUCTURAL

Drawing Title: EXISTING PLAN

Drawing Status: FOR APPROVAL

Revisions and Notes

Project No.	2024-02-68 G		
Drawing No.	BREG-0003		
Revision	00		
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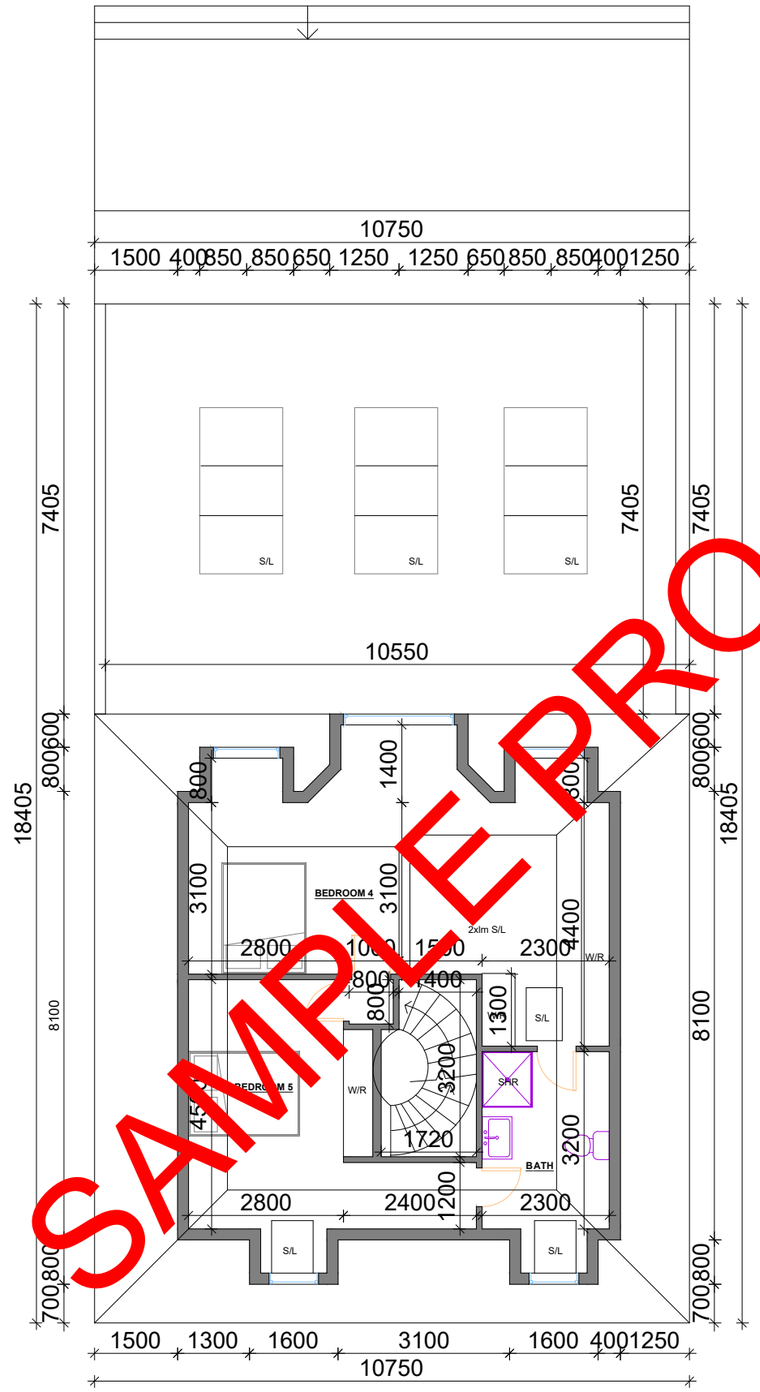

SAMPLE PROJECT

EXISTING LOFT AND ROOF PLAN
Scale 1:100

LEGEND

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

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Client Name: KANABAR

Project Address: 68 GROXXXX

Section: UNDER PINNING DETAILS

Stage: STRUCTURAL

Drawing Title: EXISTING PLAN

Drawing Status: FOR APPROVAL

Revisions and Notes

Project No.	2024-02-68 G		
Drawing No.	BREG-0004		
Revision	00		
Scale at A3	1:100		
Date	27-02-2024		
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Drawn	MM	Approved	MM

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1:1 0 1M 2M

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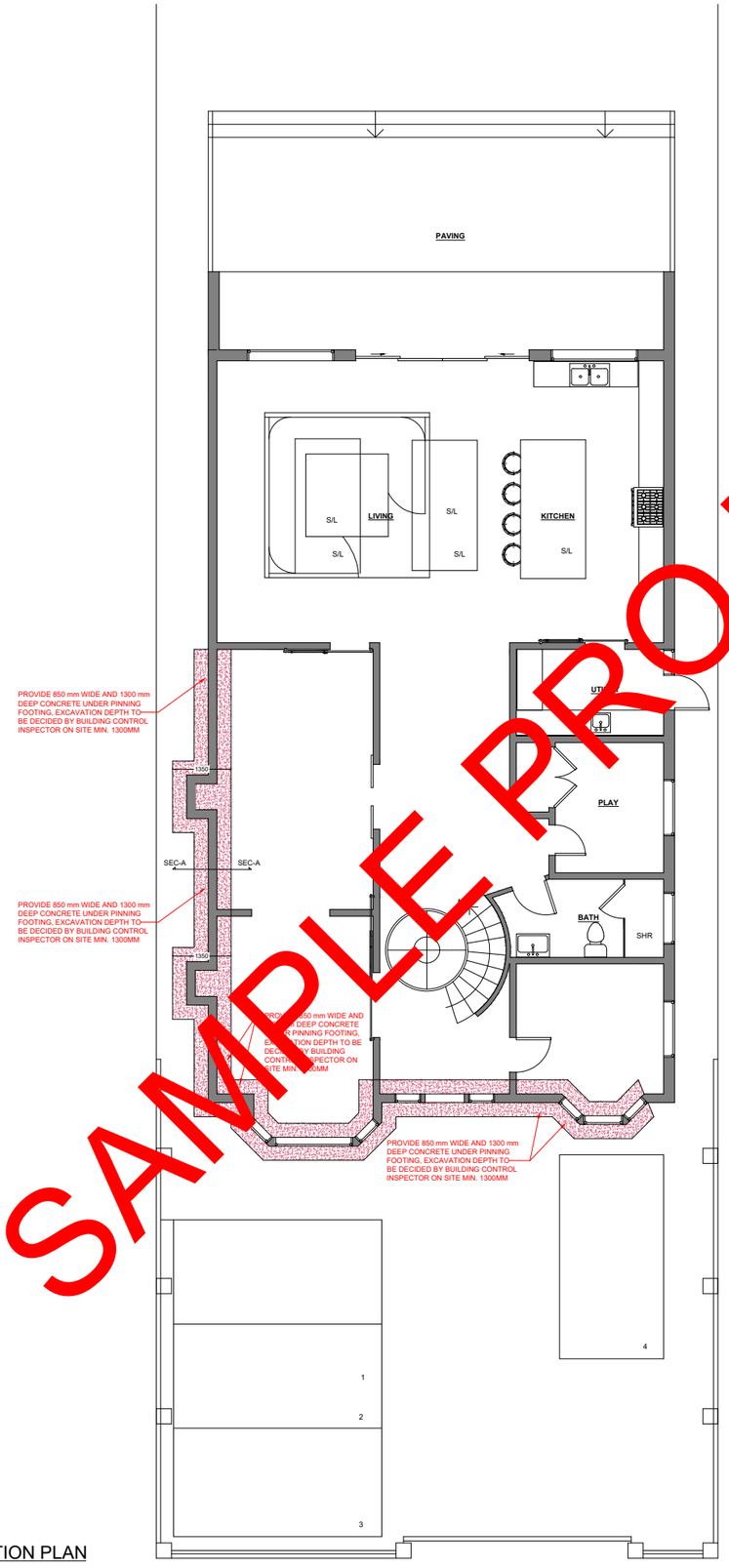

GROUND FLOOR FOUNDATION PLAN
Scale 1:100

SAMPLE PROJECT

LEGEND

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

1:100 0 1000 2000

1:1 0 1M 2M

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Client Name
KANXXXXX

Project AddressXXXOVE
PARK RD

Section
UNDER PINNING DETAILS

Stage
STRUCTURAL

Drawing Title
STRUCTURAL PLAN

Drawing Status
FOR APPROVAL

Revisions and Notes

Project No.	2024-02-68 G
Drawing No.	BREG-0005
Revision	00
Scale at A3	1:100
Date	27-02-2024
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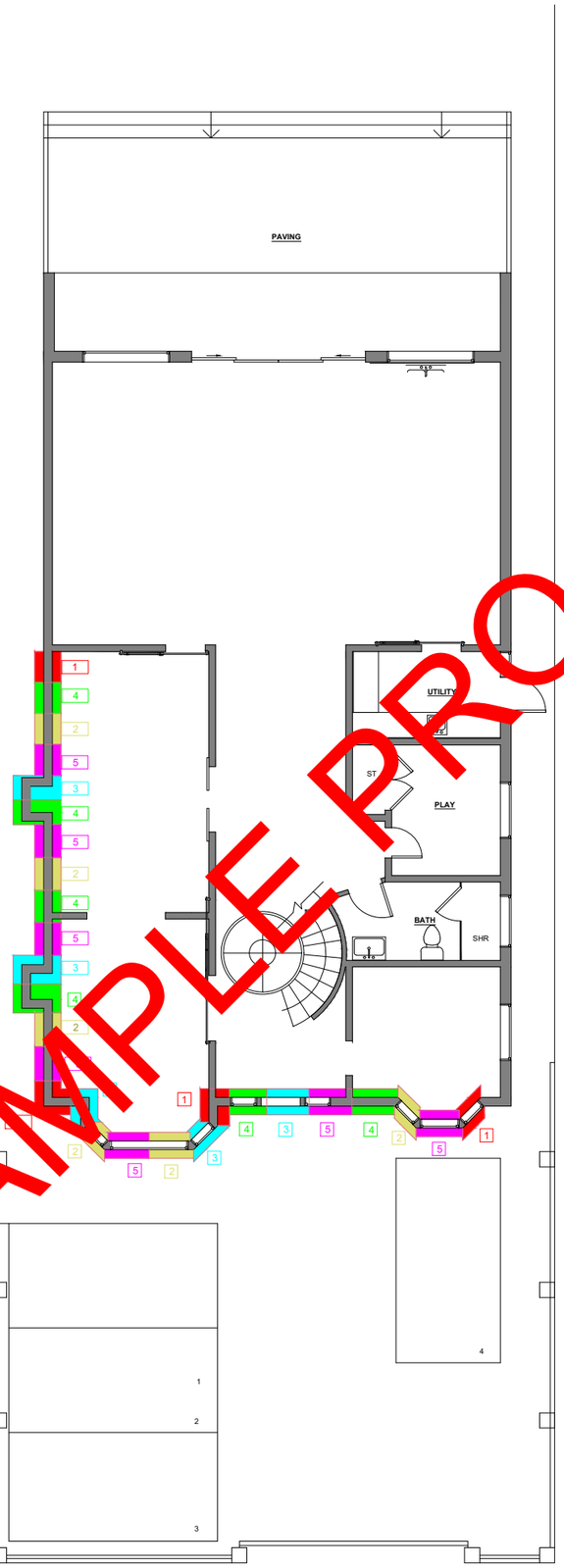

SAMPLE PROJECT

GROUND FLOOR UNDER PINNING SCHEDULE PLAN
Scale 1:100

LEGEND

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

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Client Name
KANXXXX

Project Address
68 GROXXXX

Section
UNDER PINNING DETAILS

Stage
STRUCTURAL

Drawing Title
STRUCTURAL PLAN

Drawing Status
FOR APPROVAL

Revisions and Notes

Project No.	2024-02-68 G		
Drawing No.	BREG-0006		
Revision	00		
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Date	27-02-2024		
Designed	MM	Checked	MM
Drawn	MM	Approved	MM

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1:1 0 1M 2M

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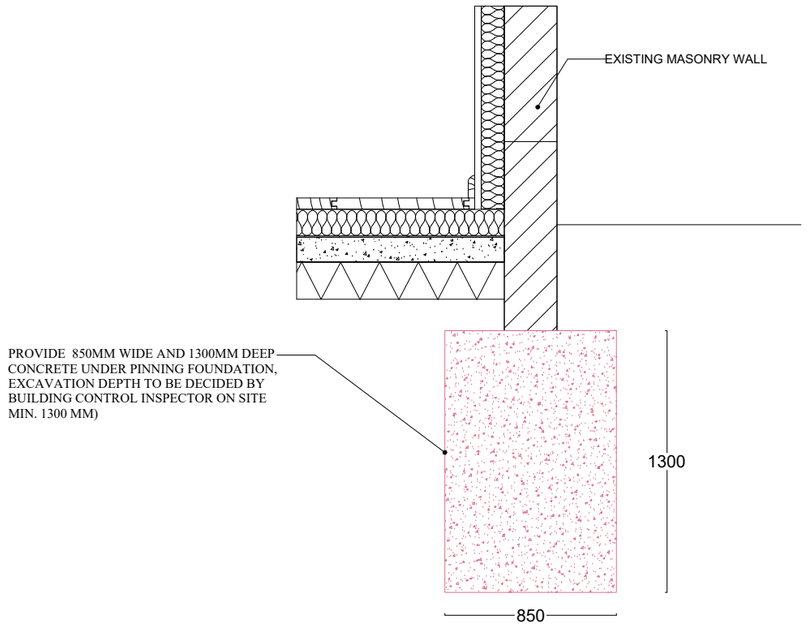


UNDERPINNING FOUNDATION SECTION A

SAMPLE PROJECT

NOTE:

ALTERNATE BAYS ARE NUMBERED TO INDICATE A TYPICAL SEQUENCE OF EXCAVATION & CONCRETING.

CONCRETE SHOULD BE POURED IN ALTERNATE PATTERNS AS SHOWN IN DRAWING.

NO MORE THAN 25% OF THE EXISTING WALL SHOULD BE UNSUPPORTED AT ANY TIME

MOVEMENT JOINTS TO BE PROVIDED BETWEEN EXISTING WALL AND UNDERPINNED/NEW FOUNDATIONS.

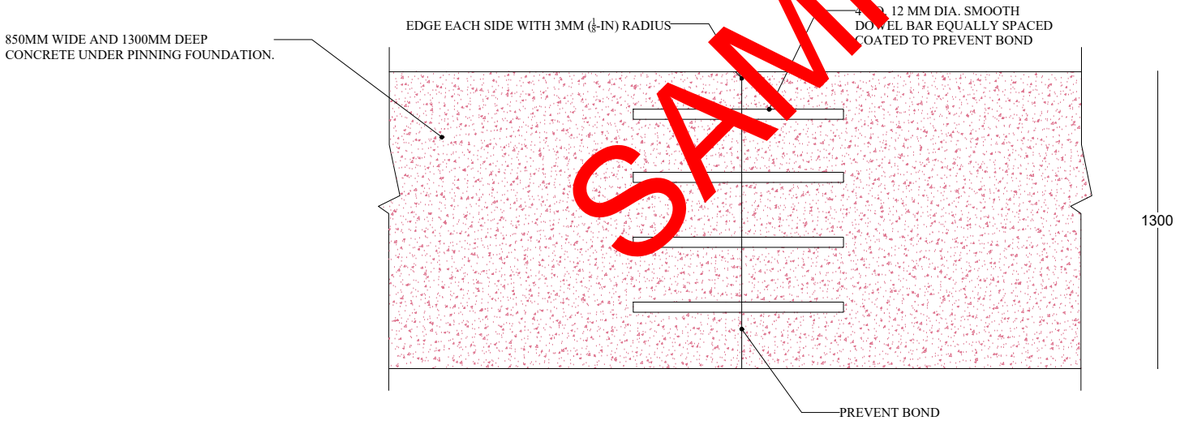
THE CONTRACTOR IS SOLELY RESPONSIBLE TO PROVIDE ADEQUATE SHORING TO EACH PANEL BEFORE EXCAVATION AND CASTING OF THE CONCRETE. THE PROIVDED SHORING MUST BE SAFE FOR THE EXISTING STRUCTURE AND ITS SURROUNDINGS.

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



BUTT-TYPE CONSTRUCTION WITH DOWELS

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Client Name
KANXXX

Project Address
68 GRXXXX

Section
UNDER PINNING DETAILS

Stage
STRUCTURAL

Drawing Title
STRUCTURAL DETAILS

Drawing Status
FOR APPROVAL

Revisions and Notes

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