

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. The contractor is to provide any temporary bracing necessary to maintain structural stability during construction.

6. 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.

7. 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.

8. All works shall comply with the Building Regulations and other relevant statutory notices e.g. Health and Safety Bylaws, COSHH etc

9. 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.

10. 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 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 waness, 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: 1970, 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 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 1993-1-5:2006, 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.

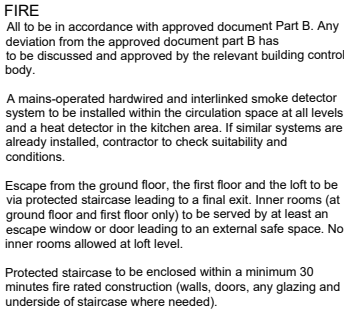
12. Fire protection:

30min - One layer of plasterboard and skim coat or intumescent paint to manufacturer's specification.

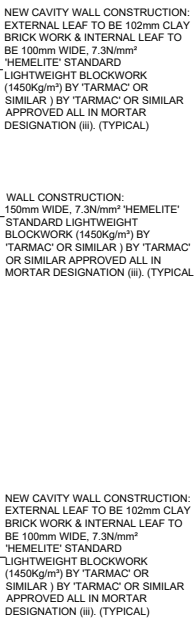
60min - Two layers of plasterboard with joints staggered and skim coat or intumescent paint to manufacturer's specification.









13. Weather protection: Any steelwork exposed to external weather is either to be galvanized or stainless steel UNO.

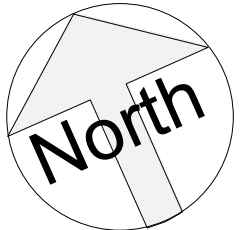
14. All steel beams carrying load-bearing masonry walls wider than their flanges are to have 12mm thick top/bottom flange plates continuously welded along the length to suit the wall width UNO.
- | | | | | | | | |
|---|-------------|------------------------|-----------------------|---|--|-------------|-----------|
| NOTE: <div>- DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION.</div> <div>- CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK.</div> <div>- ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.</div> | Client Name | Section | Drawing Title | <div><div><div></div><div>PEARL ENGINEERS, PLANNERS & PROJECT MANAGERS</div></div></div> <div><div>PEARL ENGINEERS PLANNERS & PROJECT MANAGERS</div><div>02 TOWERFIELDS WESTERHAM ROAD</div><div>BROMLEY, BR2 6HF</div><div>Email: info@Pearlepp.co.uk</div><div>Web: www.pearlepp.co.uk</div><div>Phone No.: 02035763199</div></div> | <div>LEGEND<div><div></div>PROPOSED</div><div><div>Designed</div><div>MM</div></div><div><div>Drawn</div><div>MM</div></div></div> | Project No. | H - 001 |
| | | NEW BUILD | GENERAL NOTES | | | Drawing No. | 2/5 |
| | | Stage | Drawing Status | | | Revision | - |
| | | ARCHITECTURAL PLANNING | For Planning Approval | | | Scale at A3 | 1:100 |
| | | | | | | Date | 23/7/2024 |



GENERAL NOTES:
All workmanship and materials to comply with building regulations and codes of practice requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account everything necessary for the proper execution of the works, to the satisfaction of the "inspector" whether or not indicated on the drawing. This drawing to be checked and verified by the contractor prior to work commencing on site.



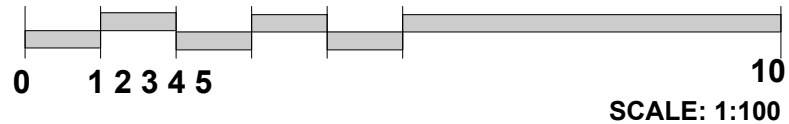
Fire Plan Legend	
	Proposed 100mm SVP
	Emergency Lighting in accordance with BS 5266
	Smoke Detector
	Heat Detector
	Safety Lighting
	Internally Illuminated Fire Escape Sign (BS 5266)
FD30S	30min Fire Resistance Door (All Fire Doors to have intumescent strips and self closers)
Exit 	Fire Escape Directions - Route for escape (measured distances for fire service to gain access to outdoor assembly to comply with B1
	Fire escape signs - directions shown on signs to be provided and located in a visible place in accordance with BS5499



03 Proposed Roof Plan

NOTES:

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NOTE:

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- ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.

Client Name

Section

NEW BUILD

Stage	
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ARCHITECTURAL PLANNING

Drawing Title

PROPOSED FLOOR PLANS

Drawing Status

For Planning Approval



**PEARL ENGINEERS PLANNERS &
PROJECT MANAGERS**
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LEGEND



PROPOSED

Designed

MM

Drawn

MM

Project No.

H - 002

Drawing No.

2/5

Revision

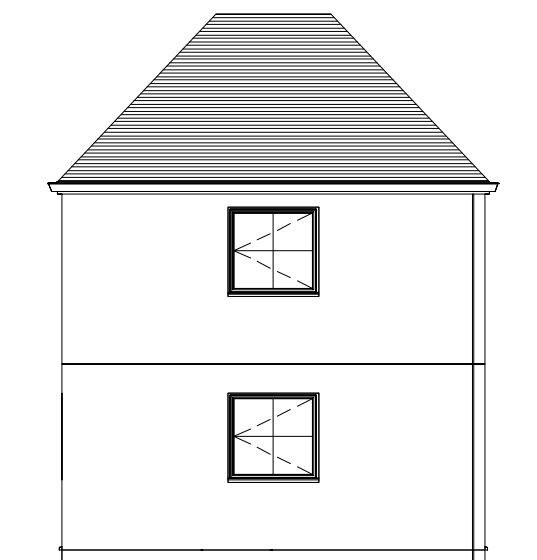
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Scale at A3

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Date _____

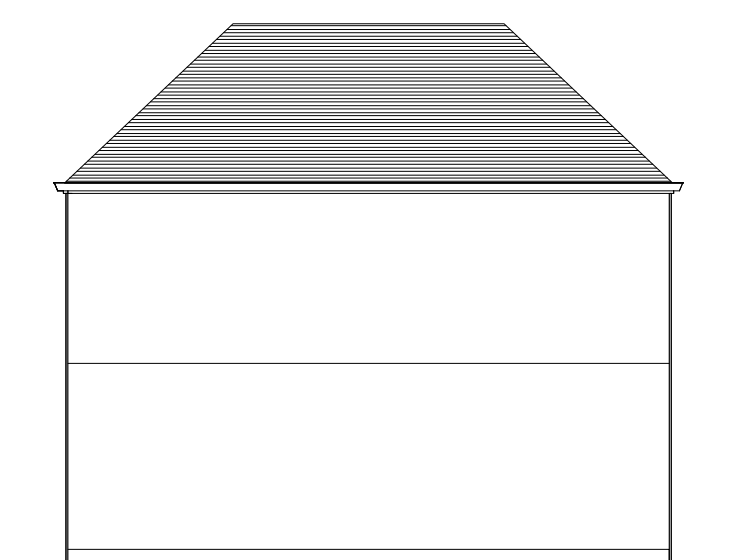
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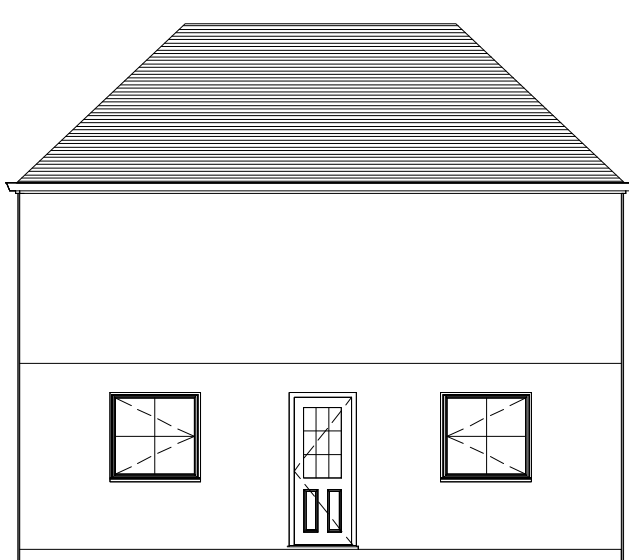
PROPOSED FRONT ELEVATION



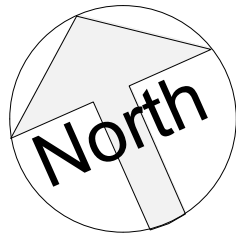
PROPOSED REAR ELEVATION



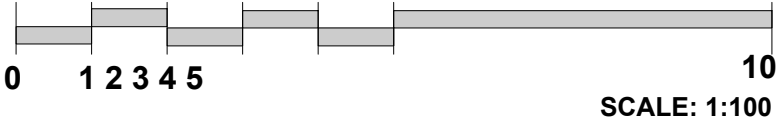
PROPOSED RIGHT ELEVATION





PROPOSED LEFT ELEVATION

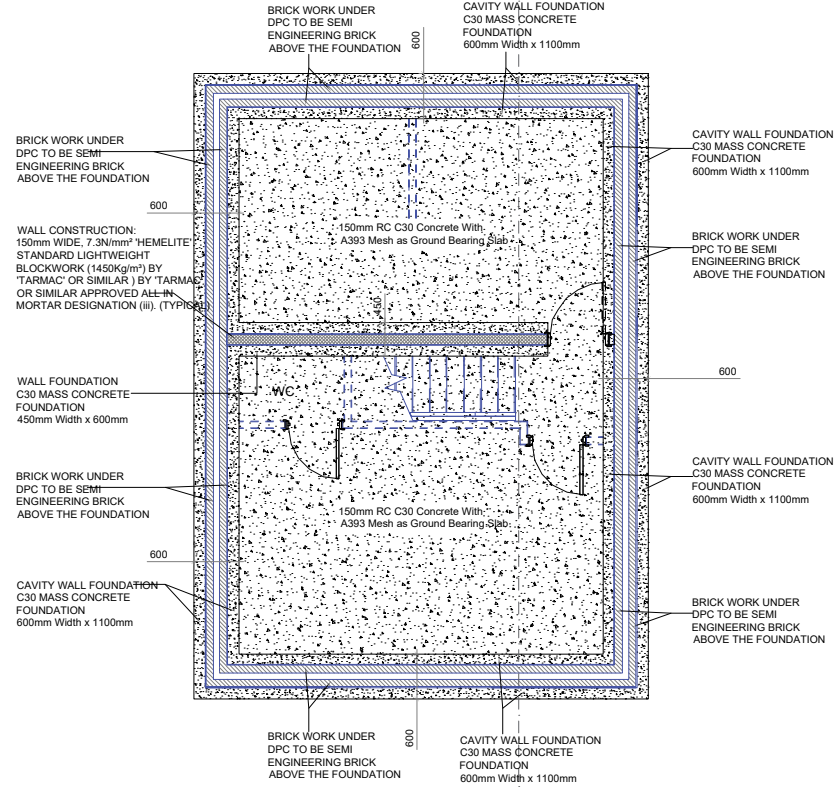


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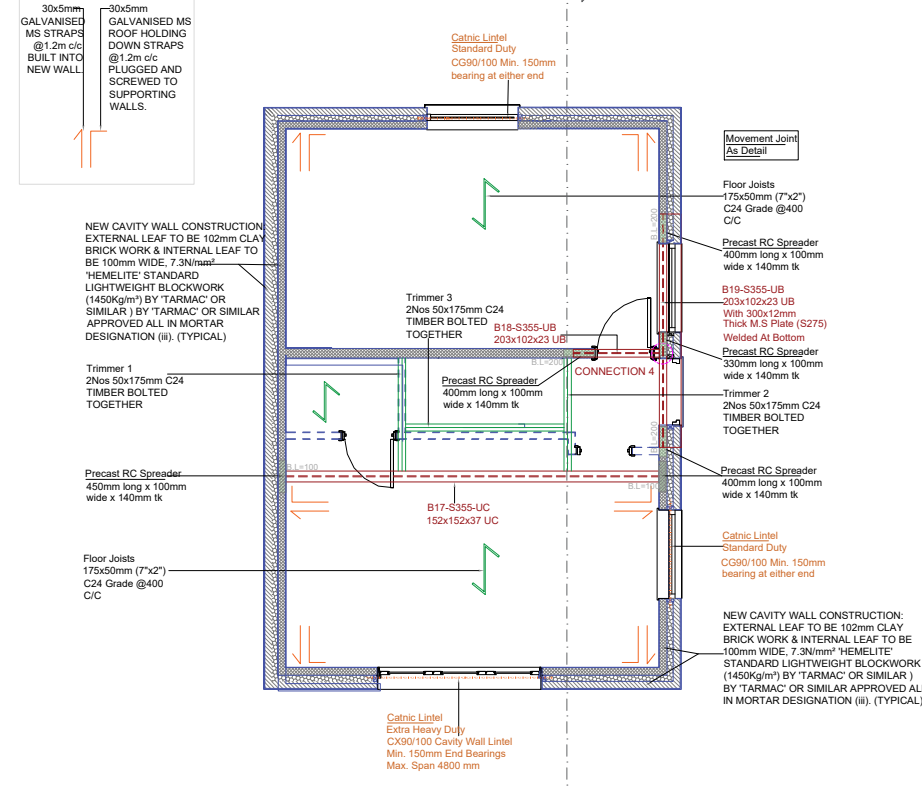
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		NEW BUILD	PROPOSED ELEVATIONS		 PROPOSED	H - 003
		Stage	Drawing Status		Digned MM	Drawing No.
	ARCHITECTURAL PLANNING	For Planning Approval			Drawn MM	2/5
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Dimension of the beam to be taken on site for fabrication

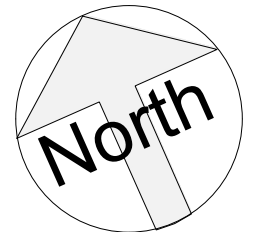


Ground Floor Foundation Plan

1 : 100

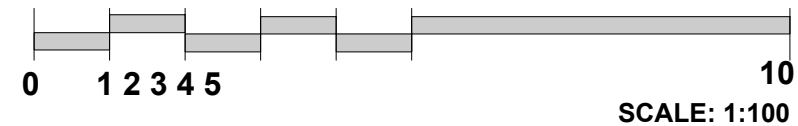




02 Ground Floor Structural Plan

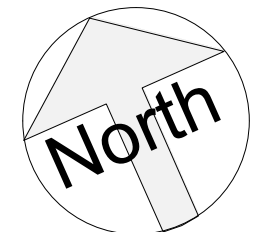
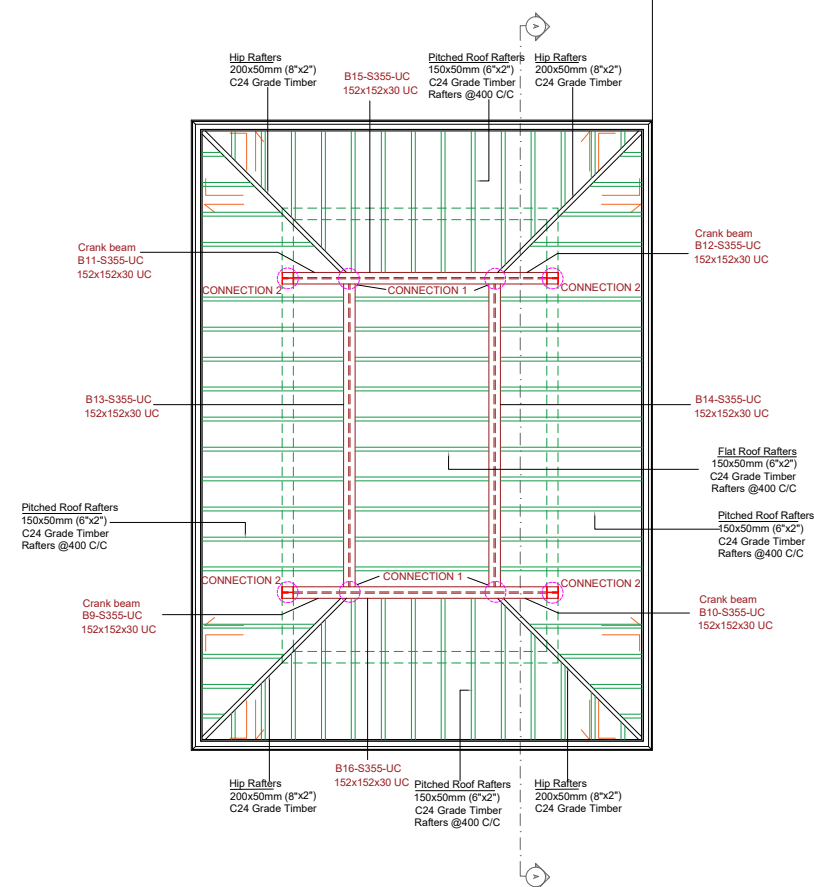
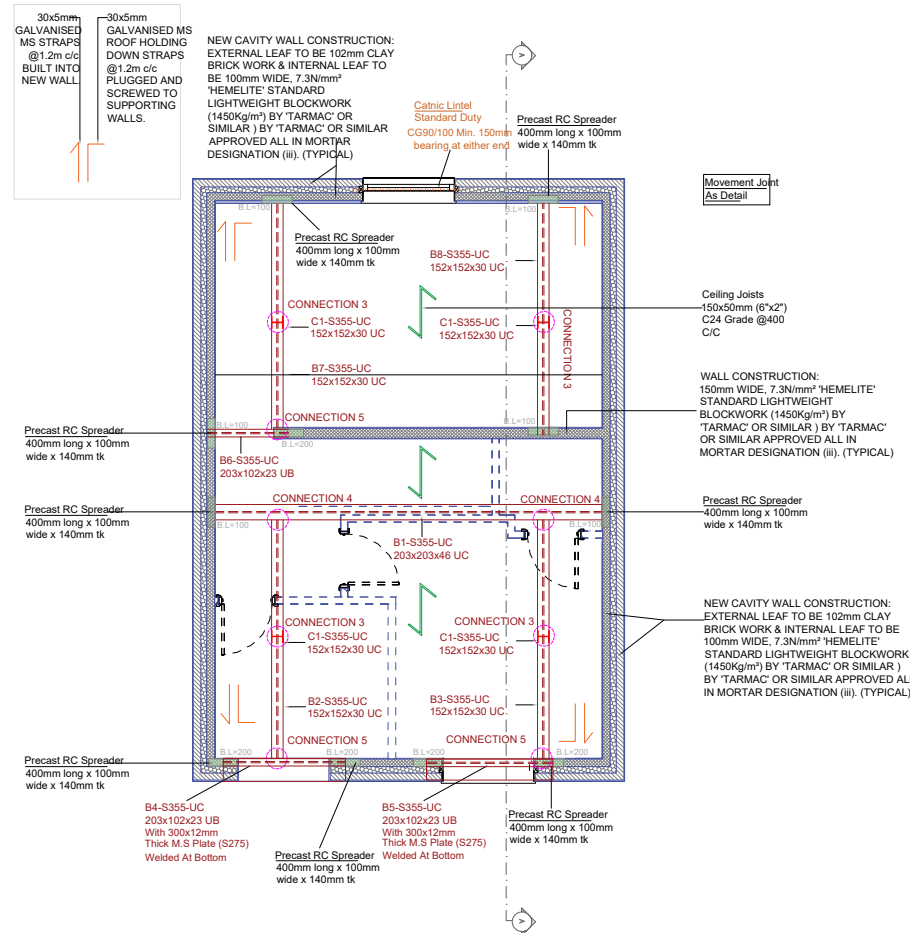


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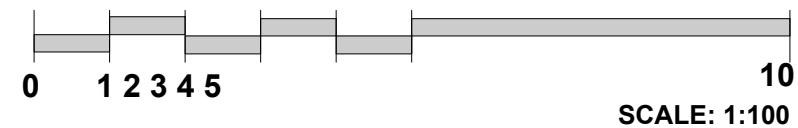



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		NEW BUILD	STRUCTURAL PLANS		<div> PROPOSED</div>	Drawing No.	2/5
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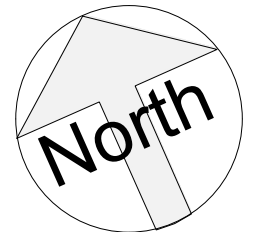
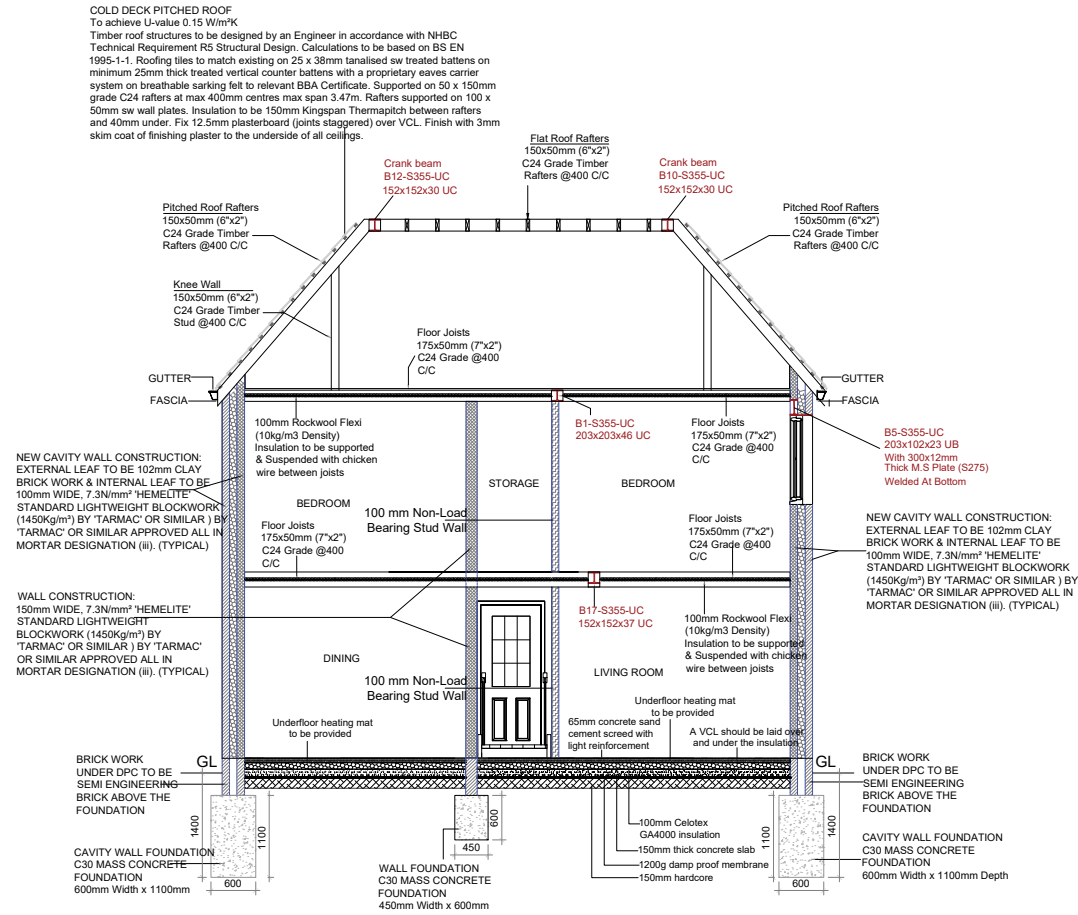
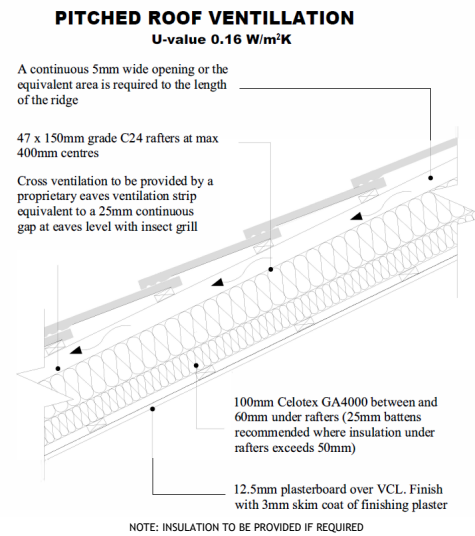
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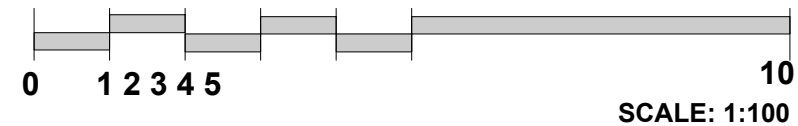
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	NEW BUILD	STRUCTURAL PLANS	Drawing No.		2 / 5		
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			Scale at A3		1:100		
			Date		23/7/2024		
Stage	Drawing Status	Designed	MM				
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Dimension of the beam to be taken on site for fabrication





01 Structural Section A-A

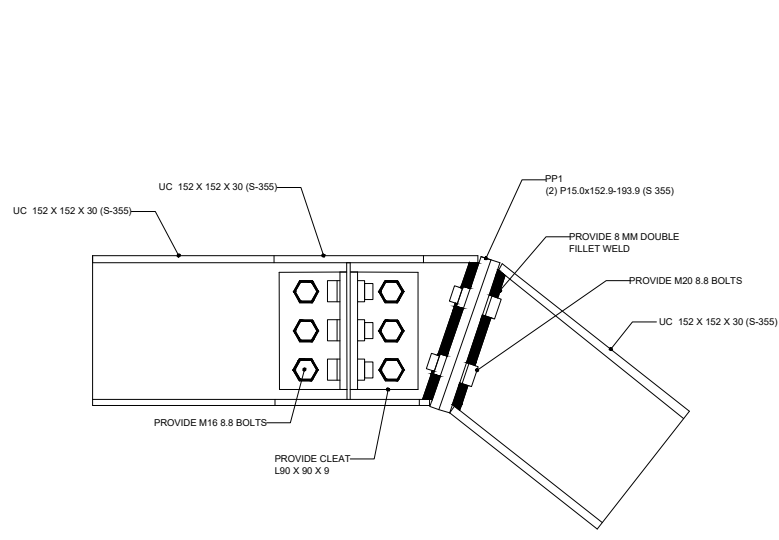
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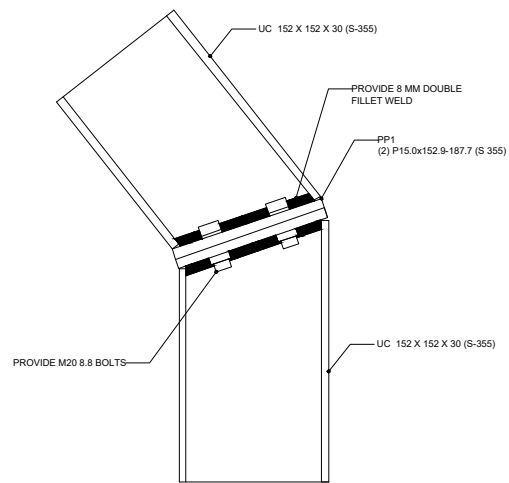
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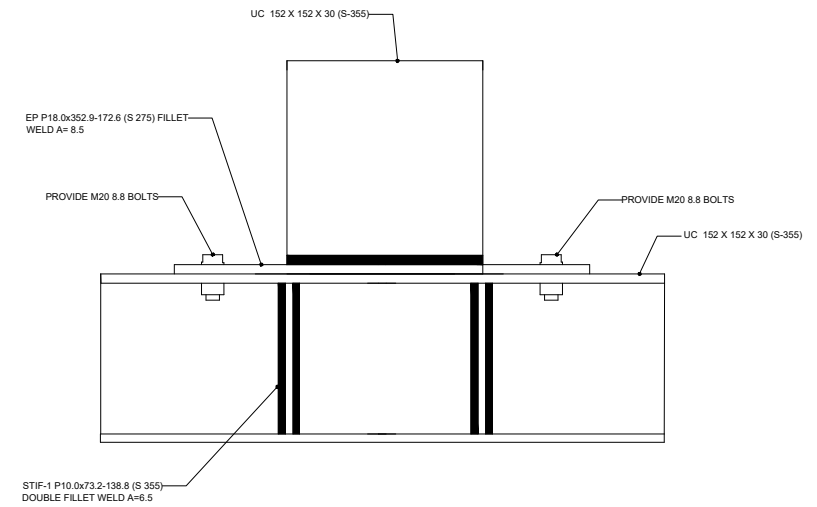
<div>NOTE:</div> <div>- DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION.</div> <div>- CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK.</div> <div>- ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.</div>	Client Name	Section	Drawing Title	<div><div>PEARL ENGINEERS, PLANNERS & PROJECT MANAGERS</div></div> <div>PEARL ENGINEERS PLANNERS & PROJECT MANAGERS</div> <div>02 TOWERFIELDS WESTERHAM ROAD BROMLEY, BR2 6HF</div> <div>Email: info@Pearlepp.co.uk</div> <div>Web: www.pearlepp.co.uk</div> <div>Phone No.: 02035763199</div>	LEGEND	Project No.	H - 006
	NEW BUILD	STRUCTURAL PLANS	Drawing No.		2/5		
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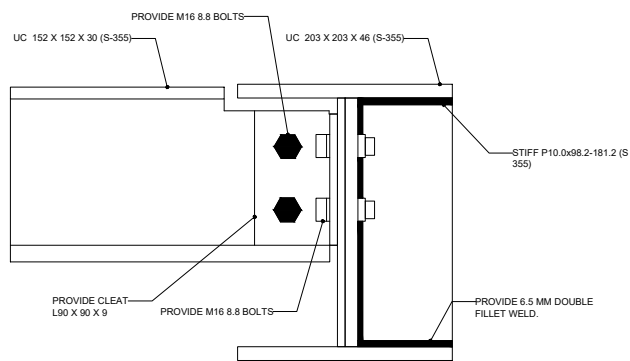
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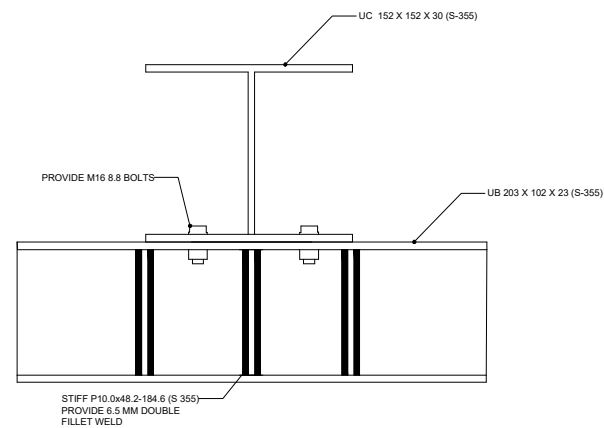
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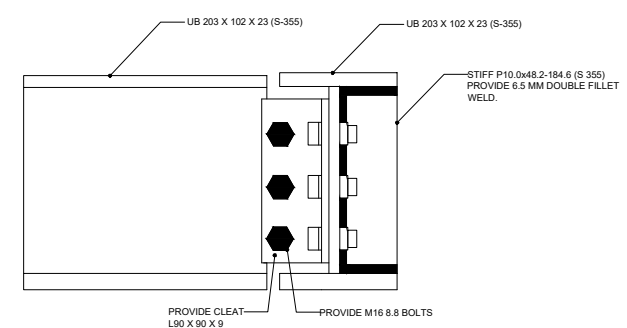
CONNECTION-3



CONNECTION-4





CONNECTION-5



CONNECTION-6

NOTE
FOR
CONNECTION
FABRICATION
DETAIL SEE
STRUCTURE
REPORT.

NOTE: - DRAWINGS NOT TO BE SCALED FOR CONSTRUCTION. - CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE ORDERING ANY STEEL WORK. - ALL MATERIALS AND WORKMANSHIP MUST FULLY COMPLY WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE.	Client Name	Section	Drawing Title	 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	LEGEND	Project No.
		NEW BUILD	STRUCTURAL DETAILS		 PROPOSED	H - 007
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