

General Notes

- 1. Dimensions are not to be scaled from this drawing.
- 2. All dimensions are to be checked and confirmed on site prior to commencement of any works and any discrepancies reported immediately to the Engineer/Architect.
- 3. This drawing is to be read in conjunction with the relevant Architect's drawings, specification and details.
- 4. Where applicable the contractor is to notify HSE of the works using Form F10 in accordance with CDM Regulations 2015. A copy of the notification is to be displayed on site and copied to the Engineer. The Client must appoint the Principal Designer and Principal Contractor and comply with CDM Regulations. R A Engineering Solutions are not the Principal Designer. The Client must ensure that the Principal Designer issues the Health and Safety File at the Tender Stage. The Contractor must have a Construction Phase Plan in place prior to commencing the works.
- 5. The fire protection specification of the structural elements to be to the Architect's details and Building Control Approval.
- 6. All structural works to be completed to the approval of Building Control.
- 7. All temporary works and stability of the building and neighboring buildings to be the responsibility of the Contractor for the duration of the construction period. Details of Propping/Needling, Method Statements and Sequence of Works may be required before work commences.
- 8. Depth of all foundations to be approved by Building Control before any concreting is undertaken.
- 9. See the Architect's drawing for the setting out of the steelwork, masonry, timber and concrete and all major structural items.
- 10. Foundations are designed on an assumed bearing pressure of 175kn/sq metre at 1.0m depth. Foundations to extend 300mm below any roots found in the trenches.
- 11. Founding depth to be agreed onsite with the Building Control Officer.

Steelwork

- 12. All steelwork to be a minimum Grade 5275 unless otherwise noted.
- 13. All painted steelwork to be prepared by grit or shot blasting in accordance with BS 4232. The standard of surface cleanliness is to be second quality or Swedish standard SA 2.5 paint specification to be in accordance with BS 5493 in shop apply high build zinc phosphate modified alkyd 75µm on site degrease and touch up as necessary using high build zinc phosphate modified to 60µm (thickness are dry film thickness).
- 14. All exposed steelwork or steelwork built into external walls to be galvanized.
- 15. The design of the connection and splices for steelwork to be designed by the fabricator with loads noted on the relevant Engineer's drawings.
- 16. Contractor to work to site confirmed dimensions.
- 17. All welds to be 6mm full weld to profile (continuous fillet welds) unless otherwise noted
- 18. Gap between steel beams and underside of masonry to be solidly packed with semi-dry cement sand mix with propping left in place for 24 hours.
- 19. All concrete encased or masonry enclosed steelwork to have two additional site coats of Bitumen paint.
- 20. Contractor must provide fabrication drawings and connection calculations to the Engineer two weeks prior to fabrication for approval, final appearance to be agreed with the Architect.

Masonry

- 21. All masonry to be in accordance with BS 5268 Part 1 2005.
- 22. See Architect's drawing for details of DPC.
- 23. All block work to be 7.0 n/sq mm unless otherwise noted on the drawing.
- 24. All mortar to masonry to be Class M4 (1:4)cement sand.
- 25. Masonry (brickwork) above DPC to be Class (ii) and Class Ci) below DPC.

Concrete

- 26. Mass concrete foundation to be a minimum of GENI/ST2 mix or as noted on the drawing.
- 27. Reinforced Concrete foundations or slabs to be a minimum of RC25/30CR or as noted on the drawing.
- 28. If insitu concrete padstones are to be used, they are to be mass concrete ST5 prescribed mix. Steel bearing plates or beams could be used with the approval of the Engineer.
- 29. Minimum cover to reinforcement in buried concrete to be 75mm unless otherwise noted on the drawing.

Timber

- 30. All timber except where noted otherwise shall be Grade C24 to BS 5268 with service moisture content not exceeding 18%.
- 31. All timber should be doubled up under parallel spanning stud walls and around Velux windows.
- 32. All timber shall be treated with an organic solvent preservatives by double vacuum or pressure injection process.
- 33. All doubled up joists shall be bolted together with M12 dis bolts with 51mm square double sided tooth plate connectors and 50x50x5 washers to all bolt heads and nuts. Bolts to be at 450mm staggered centers with 50mm edge distance.
- 34. Any timber in excess of 2.5m span are to have solid strutting provided at mid span.
- 35. All nails, screws, wall ties, restraint straps, joists hangers, wall starters etc. are to be galvanized.
- 36. Galvanized restraint straps 30x5mm to be a minimum of 1200mm long, screwed to joists, plugged and screwed to the masonry at 2000mm centers as set out on the drawings.
- 37. Holding down straps to be 30x2.5x1200mm long at 2000mm centers to be screwed to the wall plate and plugged and screwed to the masonry wall.

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9. See the Architect's drawing for the setting out of the steelwork, masonry, timber and concrete and all major structural items.

10. Foundations are designed on an assumed bearing pressure of 100kn/square meter at 1.0m depth. Foundations to extend 300mm below any roots found in the trenches.

11. Founding depth to be agreed onsite with the Building Control Officer.

SITE:

165 Englands Lane,
Loughton, IG10 2NS

TITLE:

GENERAL NOTES

SCALE AT A3:

1: 100

DATE:

04/07/2026

DRAWN:

A. M.

CHECKED:

J. S.

PROJECT NO:

165ENL/07/26

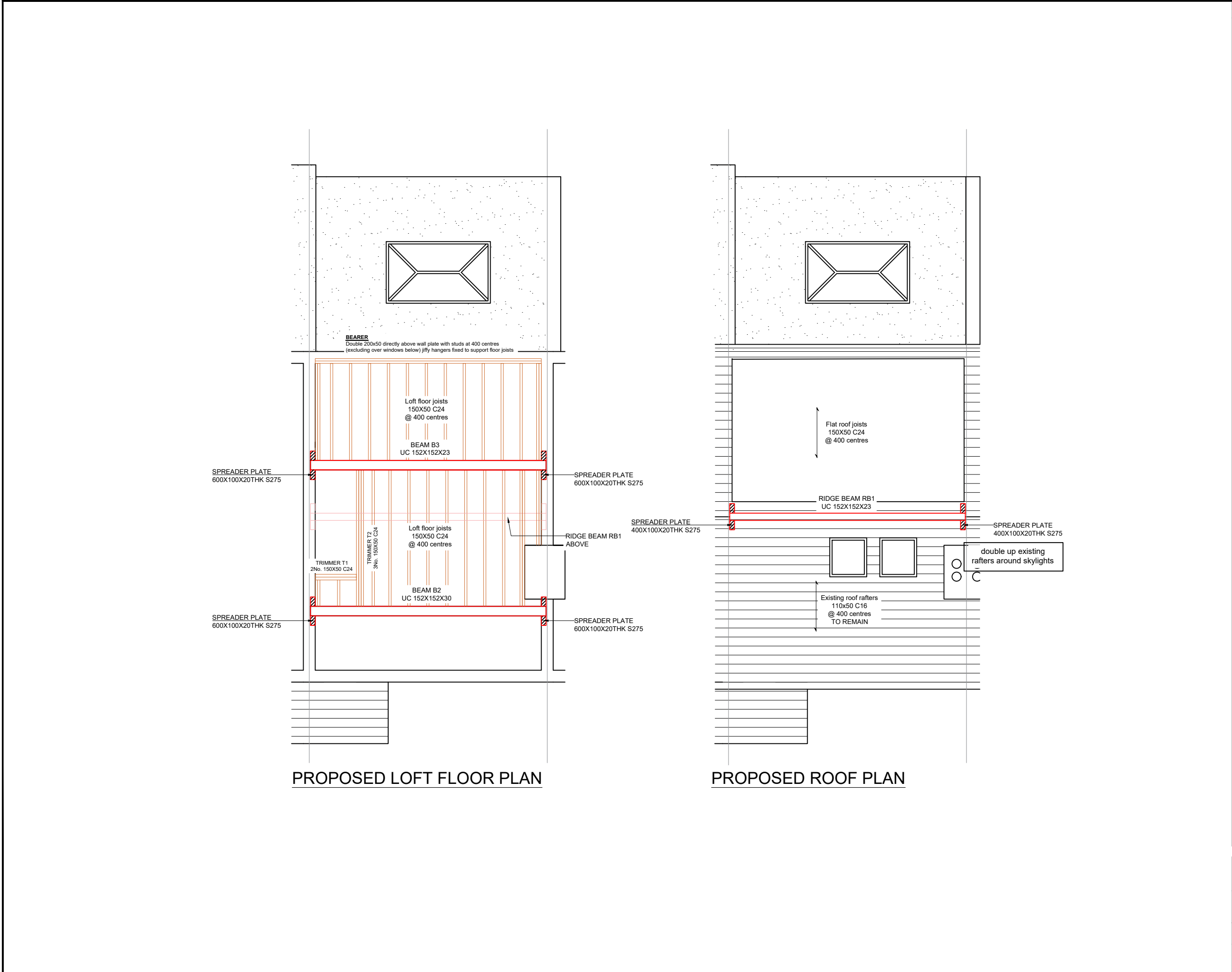
DRAWING NO:

SK1

REVISION:

SO

SITE: 165 Englands Lane, Loughton, IG10 2NS			
TITLE: GENERAL NOTES			
SCALE AT A3: 1: 100	DATE: 04/07/2026	DRAWN: A. M.	CHECKED: J. S.
PROJECT NO: 165ENL/07/26	DRAWING NO: SK1	REVISION: SO	



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SITE:

165 Englands Lane,
Loughton, IG10 2NS

TITLE:

STRUCTURAL FLOOR PLANS

SCALE AT A3:

DATE:

DRAWN:

CHECKED:

1: 75

04/07/2026

A. M.

J. S.

PROJECT NO:

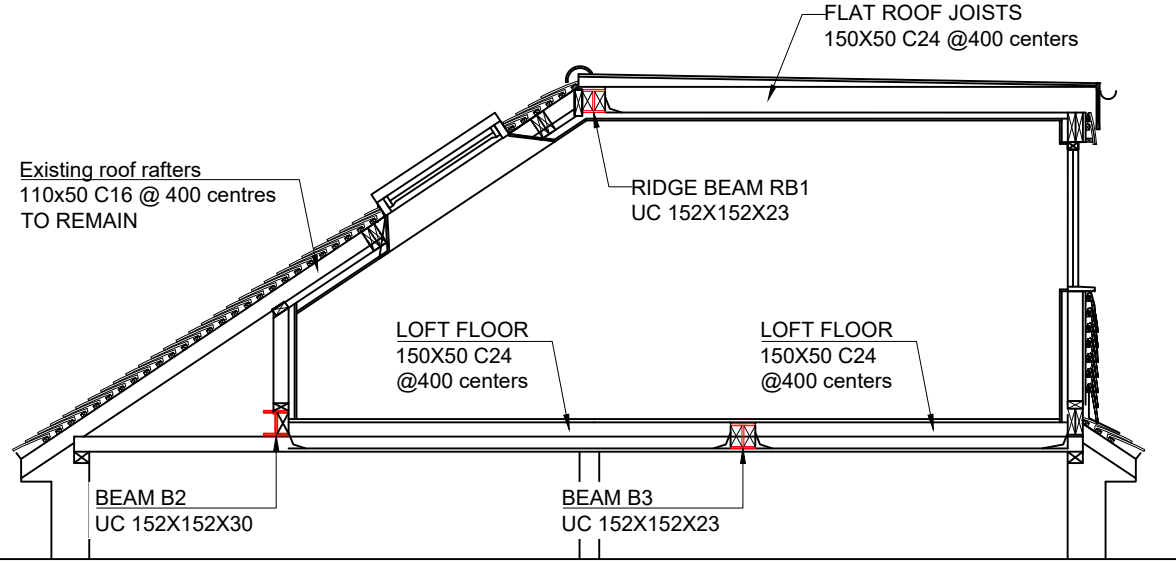
DRAWING NO:

REVISION:

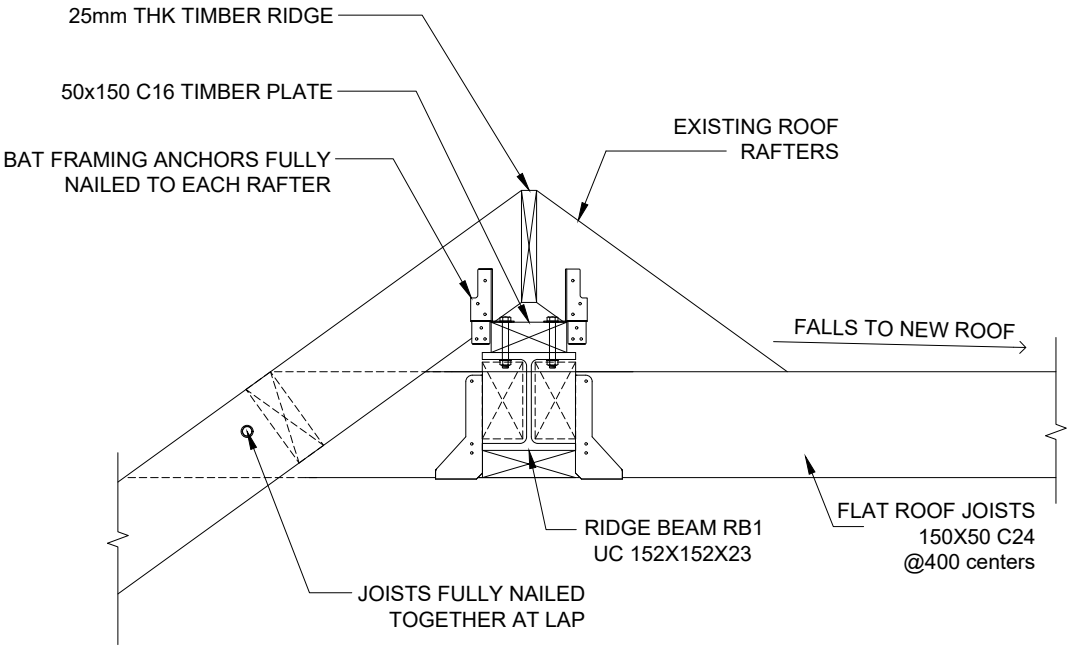
165ENL/07/26

SK2

SO



PROPOSED SECTION



RIDGE BEAM RB1 DETAIL

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SITE: 165 Englands Lane, Loughton, IG10 2NS			
TITLE: CONSTRUCTION DETAILS			
SCALE AT A3: 1: 50	DATE: 04/07/2026	DRAWN: A. M.	CHECKED: J. S.
PROJECT NO: 165ENL/07/26	DRAWING NO: SK3	REVISION: S0	