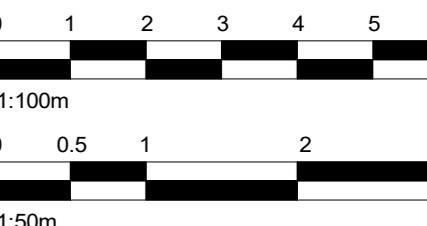


Sheet List

No.	Sheet Name
001	Cover
002	General Notes
003	3D - Proposed
004	Site Plan
005	Demolition Plans
006	Demolition Isometric
007	Foundation Plan - Proposed
008	Ground Floor Plan - Proposed
009	First Floor Plan - Proposed
010	Roof Plan - Proposed
011	Proposed Elevations
012	Isometric Plans
013	Structural/ Architectural Schedules
014	Section / Details
015	Section / Details
016	Structural Details
017	Structural Details
018	Structural Details
019	Ground Floor M&E
020	First Floor M&E

GENERAL NOTES

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- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
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- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE, FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
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- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.



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Bischell - Design & Build - Suite 114
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF
www.bischell.co.uk

Client: --
Bartram Close, Uxbridge UB8 3AX

Drawing Title: Cover
Status: BR
Scale: 1 : 1250 @A2 Date: 04/05/2022 Drawn By: S.VEN
Drawing No.: 001 Rev:

**BUILDING REGULATIONS DRAWINGS
FOR BUILDING CONTROL APPROVAL ONLY AND ARE
NOT TO BE USED AS CONSTRUCTION DRAWINGS**

Bartram Close, Uxbridge UB8 3AX

GENERAL NOTES

1. THE STRUCTURAL SPECIFICATION WITHIN THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, THE STANDARD NOTES THAT ARE CONTAINED ON THE DRAWINGS AND ANY OTHER RELEVANT PROJECT INFORMATION.
2. THE DRAWINGS WITHIN THIS DOCUMENT ARE INDICATIVE ONLY, AND REPRESENT DESIGN INTENT ONLY. NO DIMENSIONS ARE TO BE SCALED FROM DRAWINGS CONTAINED WITHIN THIS DOCUMENT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE BY THE CONTRACTOR BEFORE FABRICATION AND ORDERING OF MATERIALS.
3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES FROM THE SITE DATUM.
4. THE INFORMATION WITHIN THIS DOCUMENT CANNOT BE GUARANTEED AS DIMENSIONALLY EXACT. FIGURED DIMENSIONS MUST BE USED FOR SETTING OUT AND DETAILING.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY WORKS, AND IS ALSO RESPONSIBLE FOR THE SAFE MAINTENANCE AND STABILITY OF THE EXISTING BUILDING(S) AT ALL TIMES.
6. ALL PARTY WALL AWARDS ARE ENTIRELY THE RESPONSIBILITY OF THE CLIENT
7. THE CONTRACTOR (OR CLIENT) MUST REPORT ANY DIFFERENCES BETWEEN THE STRUCTURAL DRAWINGS AND SITE CONDITIONS TO THE STRUCTURAL ENGINEER.
8. THE CONTRACTOR (OR CLIENT) MUST NOTIFY THE STRUCTURAL ENGINEER OF ANY DESIGN CHANGES THAT COULD AFFECT THE STRUCTURAL SPECIFICATION BEFORE WORK COMMENCES.
9. THE CONTRACTOR SHALL AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY THEIR REQUIREMENTS FOR INSPECTING THE WORKS, AND ADHERE TO THESE.
10. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS, ETC., ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR FABRICATION WITHIN THE SPECIFIED TOLERANCES OF ALL PREFABRICATED ELEMENTS.
11. IF IN DOUBT ABOUT THE INFORMATION SHOWN ON THIS DRAWING OR ANY RELATED DRAWINGS - PLEASE ASK.
12. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN OF ALL TEMPORARY WORKS.
13. ALL LINTELS TO HAVE A MINIMUM 150mm END BEARING INTO NEW/EXISTING WALL.
14. ALL EXISTING LINTELS ARE TO BE INSPECTED AND REPLACED IF THEY SHOW SIGNS OF DETERIORATION, CRACKING OR DISTRESS. THE MATERIAL NATURE OF ANY REPLACEMENT IS TO BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.
15. ALL EXISTING WALLS TO BE EXAMINED BY THE CONTRACTOR FOR LACK OF BOND/DELAMINATION, ETC. IF SUCH AREAS ARE NOTED, THE CLIENT'S ENGINEER IS TO BE INFORMED IMMEDIATELY. THE CONTRACTOR SHALL ARRANGE FOR THE DESIGN AND INSTALLATION OF A SUITABLE REMEDIAL TIE SYSTEM.
16. SHOULD ANY EXISTING WALL PROVE TO BE INADEQUATELY RESTRAINED, THE CONTRACTOR ALLOW FOR THE DESIGN AND INSTALLATION OF SUITABLE REMEDIAL WORKS TO PROVIDE ADEQUATE LATERAL RESTRAINT AND SUBMIT THE DESIGN TO THE LOCAL AUTHORITY FOR APPROVAL.
17. THE CONTRACTOR IS TO PROVIDE TEMPORARY WORKS TO PROVIDE LATERAL AND VERTICAL RESTRAINT TO EXISTING WALLS PRIOR TO DEMOLITION OF ANY PART OF THE EXISTING BUILDING COMMENCING.
18. IN ALL CASES THE EXISTING WALLS WILL REQUIRE THE FOLLOWING REMEDIAL WORKS: i) ALL EXISTING STEELWORK AND TIMBERS REQUIRED TO BE CAREFULLY REMOVED. THE CONTRACTOR SHOULD OBTAIN THE APPROVAL OF THE RELEVANT LOCAL AUTHORITIES PRIOR TO THIS WORK BEING CARRIED OUT.
- ii) ALL MINOR CRACKS TO BE REPAIRED USING 1:1:6 MORTAR.
- iii) ANY MORTAR/BRICKWORK THAT IS JUDGED BY THE CONTRACTOR OR THE CLIENT'S ENGINEER OR THE LOCAL AUTHORITY REPRESENTATIVE TO BE CRUMBLY, SOFT, DETERIORATED, ETC., IS TO BE REMOVED AND REBUILT IN BONDED ENGINEERING BRICK, FACING BRICK OR BLOCK AS APPROPRIATE.
- iv) ALL EXISTING INTERNAL MASONRY WALL OPENINGS NO LONGER REQUIRED ARE TO BE IN-FILLED IN BONDED BRICK/BLOCK AS APPROPRIATE.
- v) ALL STRAIGHT JOINTS ARE TO BE TIED ACROSS BY MEANS OF PROPRIETARY GALVANIZED STEEL STRAPPING.
- vi) IF CRACKS WITH AN APERTURE GREATER THAN 2mm ARE UNCOVERED, THE CONTRACTOR SHALL PROVIDE STITCHING USING 900mm LONG x 100mm WIDE x 65mm DEEP PRE-CAST CONCRETE LINTELS AT 900mm CENTRES VERTICALLY. THE LINTELS ARE TO BE INSERTED ON A 1:1:6 MORTAR BED AND PACKED WITH A 1:1:6 SEMI-DRY MORTAR WELL RAMMED.
19. JOISTS ARE TO BE DOUBLED-UP BELOW ALL STUD PARTITIONS. THE JOISTS TO BE BOLTED TOGETHER AT 600mm CENTRES USING M12 GR. 4.6 BOLTS WITH 50mm SQUARE PLATE WASHERS EACH SIDE AND DOUBLE SIDED TOOTHED PLATE CONNECTORS.

STEELWORK NOTES:

1. STRUCTURAL STEELWORK DESIGN TO BS5950-1:2000.
2. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEELWORK TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION (N.S.S.).
3. THE ENDS OF ALL BEAMS ARE TO BE PROPERLY SAWN/MACHINED, IN THE FABRICATION WORKSHOP, TO ENSURE A CLOSE BEARING FIT BETWEEN FLANGES AND END PLATES.
4. ALL HOT ROLLED STRUCTURAL STEELWORK TO BE MILD STEEL TO GRADE S275JR TO BS EN 10025:1993, AND HOLLOW SECTIONS GRADE S355J2H TO BS EN 10210-1.
5. INTERNAL STEELWORK - TO BE BLAST CLEANED TO SA21
- EXTERNAL STEELWORK - TO BE EITHER BLAST CLEANED TO SA21 HOT DIPPED GALVANISED (85 MICRONS).
6. THE STEELWORK FABRICATOR IS TO CONDUCT AN ACCURATE SITE SURVEY TO DETERMINE FINAL DIMENSIONS FOR ALL NEW STEELWORK PRIOR TO FABRICATION. THE SURVEY SHOULD HIGHLIGHT ANY EXISTING OBSTRUCTIONS, SERVICES, ETC. THAT NEED TO BE ALTERED/RELOCATED TO AVOID CLASH.
7. ALL BOLTS TO BE GRADE 8.8 IN ACCORDANCE WITH EN ISO 1461 UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. WELD TESTS TO BE CARRIED OUT TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION. 'FLUID' IS TO BE PROVIDED WITH COPIES OF ALL WELD TEST RESULTS.
9. ALL STEEL BEAMS AND COLUMNS ARE TO BE FIRE PROTECTED IN ACCORDANCE WITH THE SURVEYORS DETAILS AND CURRENT BUILDING REGULATIONS. ALLOW MINIMUM 60 MINUTES, UNLESS NOTED OTHERWISE.

FOUNDATION AND GROUND FLOOR NOTES:

1. THE MAIN CONTRACTOR TO ENSURE THAT THE GROUND BEARING STRATA, MINIMUM BEARING DEPTHS AND GENERAL RECOMMENDATIONS OF THE SOIL INVESTIGATION ARE ADHERED TO.
2. THE MAIN CONTRACTOR TO UNDERTAKE EXPLORATORY EXCAVATIONS ADJACENT TO ANY EXISTING BUILDINGS AND SERVICES TO DETERMINE NATURE AND DEPTH OF EXISTING FOOTINGS ETC. CONTRACTOR TO ENSURE THAT ALL FOUNDATIONS TO EXISTING BUILDINGS AND UNDERGROUND SERVICES ARE NOT UNDERMINED OR DISTURBED IN ANY WAY DURING THE CONSTRUCTION WORKS.
3. CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY WORKS DURING CONSTRUCTION OF THE SUPERSTRUCTURE AND FOUNDATIONS TO ENSURE THAT ALL ADJACENT BUILDINGS, ROADS, FOOTPATHS AND SERVICES ETC. REMAIN STABLE AND FREE FROM DAMAGE.
4. FOUNDATIONS ARE TO BE TAKEN DOWN TO THE DEPTHS SHOWN ON THIS DRAWING, TO BE CHECKED ON-SITE BY BUILDING CONTROL OFFICER/ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS NOTED OTHERWISE THUS: (600) ALL FOUNDATIONS TO BE A MINIMUM 600MM WIDE, CENTRED ON THE GRID LOCATION OVER.
6. ALL FORMATION LEVELS, SHUTTERS AND REINFORCEMENT TO BE CHECKED ON-SITE BY THE BUILDING CONTROL OFFICER PRIOR TO CONSTRUCTION.
7. ANY EXCAVATIONS LIABLE TO REMAIN EXPOSED TO THE ELEMENTS IN EXCESS OF 24 HOURS PRIOR TO CONCRETING (OR LESS IN INCLEMENT WEATHER) ARE TO RECEIVE 50MM PROTECTIVE BLINDING CONCRETE.
8. IN COHESIVE SOILS THE VERTICAL FACES OF ALL EXCAVATIONS MUST BE SUFFICIENTLY SMOOTH TO ALLOW MOVEMENT OF THE SOIL TO TAKE PLACE WITHOUT DISTURBING THE FOUNDATION.
9. FOUNDATIONS MAY BE TRENCH FILLED BUT THE TOP LEVEL OF CONCRETE MUST SUIT BRICK COURSING AND FINAL GROUND LEVELS.
10. NO SERVICE MAY BE BUILT THROUGH OR CAST INTO FOUNDATIONS WITHOUT THE ENGINEERS APPROVAL.
11. WHERE BLOCKWORK WALLING BELOW GROUND LEVEL IS IN EXCESS OF 900MM HIGH THEN 215MM THICK BLOCK WORK IS TO BE ADOPTED (BLOCKS LAID FLAT AND COURSED TO 225MM VERTICAL CENTERS). BACK FILLING IS TO BE CARRIED OUT EQUALLY EITHER SIDE OF WALLING AND TO BE OF AN APPROVED, WELL GRADED GRANULAR MATERIAL.
12. FOR EXISTING MANHOLES/DRAINRUNS/SERVICES REFERENCE IS TO BE MADE TO THE ARCHITECTURAL DRAWINGS. THE DEPTH AND POSITIONS OF ALL EXISTING SERVICES ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING WORK AND ANY VARIATION WITH THE ARCHITECTURAL DRAWINGS IS TO BE REPORTED TO THEM PRIOR TO PROCEEDING. IF ANY DAMAGE IS CAUSED TO THE EXISTING RUNS/SERVICES DURING THESE WORKS BY THE CONTRACTOR ANY MAKING GOOD WILL BE AT THE CONTRACTORS OWN COST

MASONRY NOTES:

1. ALL MASONRY IS DESIGNED, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS 5628-1:2005 PLUS ALL LATEST AMENDMENTS, INCLUDING ADEQUATE RESTRAINT AS DETAILED IN ANNEX 'D'
2. BRICK AND BLOCK STRENGTHS SHOWN ARE MINIMUM REQUIRED AND SHOULD BE INCREASED AS NECESSARY TO SUIT COURSING. CUT BRICKS/BLOCKS BELOW PADSTONES WILL NOT BE ACCEPTED.
3. TEST CERTIFICATES CONFIRMING BRICK AND BLOCK CRUSHING STRENGTHS WILL BE REQUIRED FOR ENGINEERS APPROVAL.
4. WALLS BELOW GROUND LEVEL ARE TO BE BUILT UP IN DENSE CONCRETE BLOCKWORK (MINIMUM 7.0KN/MM²) INNER AND OUTER LEAVES IN 1:14:3 MORTAR, WITH LEAN MIX CONCRETE CAVITY FILL UP TO 150MM BELOW GROUND LEVEL.
5. WALLS ABOVE GROUND LEVEL TO BE BUILT UP IN 1:1:6 MORTAR (CEMENT:LIME:SAND) OR EQUIVALENT UNLESS SHOWN OTHERWISE.
6. WHERE BLOCKWORK WALLING BELOW GROUND IS IN EXCESS OF 900MM HIGH, THEN 215MM THICK BLOCKWORK IS TO BE ADOPTED, USING BLOCK LAID FLAT AND COURSED AT 225MM VERTICAL CENTERS. BACKFILLING IS TO BE CARRIED OUT EQUALLY EITHER SIDE OF THE WALLING AND IS TO BE OF AN APPROVED, WELL GRADED, GRANULAR MATERIAL.
7. MINIMUM BLOCKWORK STRENGTH TO BE 7.0MM², UNLESS STATED OTHERWISE.
8. CONTRACTOR TO OBTAIN CONFIRMATION FROM MANUFACTURERS CONCERNING SUITABILITY OF BLOCKS AND BRICKS FOR USE BELOW DPC.
9. WALL TIES TO BE STAINLESS STEEL STAFIX RT2 AT 450CRS VERTICALLY AND 900CRS HORIZONTALLY (STAGGERED). TIES TO BE POSITIONED AT 225CRS VERTICALLY AROUND ALL OPENINGS.

TIMBER NOTES:

1. GALVANISED STEEL STRAPS TO BE PROVIDED AT NOT GREATER THAN 1000MM CENTERS BETWEEN TIMBER AND WALLS AND OR STEELWORK, COMPLETE WITH SOLID BLOCKING.
2. ALL TIMBER TO BE MINIMUM STRENGTH CLASS C16 UNLESS NOTED OTHERWISE.
3. ALL TIMBERS PROJECTION INTO CAVITY OF CAVITY WALL CONSTRUCTION TO HAVE ENDS LIBERALLY COATED IN 'WOLMANOL' OR SIMILAR APPROVED GRAIN PRESERVATIVE.
4. ALL TIMBER TO BE REGULARISED AND SUPPLIED AT A MOISTURE CONTENT AVERAGE NOT EXCEEDING 18%.
5. ALL CONNECTORS, BOLTS AND WASHERS TO BE GALVANISED.
6. ALL DIMENSIONS AND BEARING POINTS OF THE TRUSSES ARE TO BE CHECKED PRIOR TO FABRICATION.
7. ALL ROOF BRACING IS TO THE DESIGN OF THE SPECIALIST SUPPLIER. HOWEVER, ALL ROOF BRACING MEMBERS ARE TO BE AT LEAST 97X22, GRADE C16 AND ARE TO BE NAILED TO EVERY TRUSS RAFTER THEY CROSS WITH 2NO. 3.35MM Ø X 65MM LONG GALVANISED ROUND WIRE NAILS. WHERE BRACING MEMBERS ARE PROVIDED IN TWO PIECES THE ARE TO BE LAP JOINTED OVER AT LEAST TWO TRUSS RAFTERS AND NAILED AS ABOVE.

TIMBER LINTEL SCHEDULE:

OPENINGS UP TO 1100mm - 150x100mm C16 LINTEL
OPENINGS UP TO 1900mm - 200x100mm C16 LINTEL
CONSULT WITH STRUCTURAL ENGINEER IF LARGER
OPENINGS REQUIRED IN STUD WALL.

CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS NOTES)

ALL WORKS AND SITE PROCEDURES MUST BE IN KEEPING WITH THE LATEST VERSION OF THE 'CDM REGULATIONS 2015' AND A PRINCIPAL DESIGNER IS TO BE APPOINTED BY THE CLIENT TO MANAGE AND COORDINATE HEALTH AND SAFETY MATTERS ACCORDINGLY

TEMPORARY WORKS - AS APPLICABLE

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN, AND ADJACENT TO, THE WORKS, FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS. THE DESIGN, INSTALLATION (INCLUDING SEQUENCE), MAINTENANCE AND REMOVAL (INCLUDING SEQUENCE) OF THE TEMPORARY WORKS IS ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION TO THE SUPPORT OF THE VERTICAL LOADS, DUE REGARD SHALL BE GIVEN TO THE OVERALL LATERAL STABILITY OF THE STRUCTURES, AND THE LATERAL STABILITY OF WALLS, COLUMNS AND PIERS, ESPECIALLY WHERE ADJACENT EXISTING FLOORS AND ROOFS ARE TO BE DEMOLISHED. THE TEMPORARY SUPPORT SYSTEMS ARE TO BE ERECTED OFF A FOUNDATION/SPREADER SYSTEM ADEQUATE FOR THE VERTICAL AND HORIZONTAL LOADS REQUIRED TO BE SUPPORTED. THE DESIGN OF THE TEMPORARY WORKS IS TO BE UNDERTAKEN BY A COMPETENT PERSON.

THE CONTRACTOR IS TO ENSURE THAT ALL EXISTING CONSTRUCTION IS ADEQUATELY SUPPORTED PRIOR TO COMMENCING DEMOLITION WORKS. IF IN DOUBT ENGINEER TO BE CONSULTED PRIOR TO COMMENCING DEMOLITION.

BEFORE COMMENCING REMOVAL OF TEMPORARY SUPPORTS THE CONTRACTOR IS TO COMPLETE ERECTION AND CONNECTION OF THE NEW PERMANENT SUPPORTING STRUCTURE. THE CONTRACTOR IS TO ENSURE THAT THE TEMPORARILY PROPPED STRUCTURE IS ADEQUATELY SUPPORTED ON THE NEW PERMANENT WORKS PRIOR TO REMOVAL OF ANY TEMPORARY SUPPORTS. THE CONTRACTOR IS TO ENSURE THAT ALL PARTS OF THE NEW SUPPORTING STRUCTURE HAVE GAINED ADEQUATE STRENGTH PRIOR TO REMOVING TEMPORARY SUPPORTS.

THE LOADINGS FOR THE TEMPORARY WORKS DESIGN ARE GIVEN BELOW, AND ON THE DRAWINGS AS APPROPRIATE. NOTE: ALL LOADS

ARE UNFACTORED. THE TEMPORARY WORKS DESIGNER MUST MULTIPLY THESE LOADS BY THE APPROPRIATE ULTIMATE LOAD FACTORS AS GIVEN IN THE RELEVANT DESIGN STANDARD.

STEEL BEAMS DEAD LOAD = 40 kN/m

STEEL BEAMS IMPOSED LOAD = 15 kN/m

DEMOLITION

THE DEMOLITION WORKS ARE TO BE CARRIED OUT WITH GREAT CARE. IF AT ANY TIME THE CONTRACTOR IS UNSURE IF UNPROPPED STRUCTURAL MEMBERS ARE TAKING SUPPORT OFF CONSTRUCTION PROPOSED TO BE DEMOLISHED, DEMOLITION WORK MUST CEASE IMMEDIATELY AND THE CONTRACTOR IS TO OBTAIN FURTHER ADVICE FROM ENGINEER PRIOR TO CONTINUING.

DEMOLITION WORK OTHER THAN THAT INDICATED ON ENGINEERING/ THE ARCHITECTS' DRAWINGS IS NOT PERMITTED. IF THE CONTRACTOR BELIEVES THAT ADDITIONAL DEMOLITION TO THAT SHOWN ON ENGINEERING/ THE ARCHITECTS' DRAWINGS IS NECESSARY, THEN FURTHER INSTRUCTIONS ARE TO BE SOUGHT FROM ENGINEER AND THE ARCHITECT PRIOR TO COMMENCING THIS ADDITIONAL

DEMOLITION WORK.

THE CONTRACTOR IS TO PRODUCE A METHOD STATEMENT FOR DEMOLITION WORKS AND THIS METHOD STATEMENT IS TO BE SUBMITTED TO THE PRINCIPAL DESIGNER FOR COMMENT NOT LESS THAN 2 WEEKS PRIOR TO COMMENCING THE DEMOLITION WORKS.

EXISTING SERVICES

FOR THE INDICATIVE POSITIONS OF EXISTING BURIED SERVICES REFERENCE IS TO BE MADE TO THE ARCHITECTS DRAWINGS. THE ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED, AND THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE POSITIONS AND DEPTHS OF ALL UNDERGROUND SERVICES (INCLUDING THOSE NOT SHOWN ON ENGINEERING DRAWINGS) PRIOR TO THE WORKS COMMENCING. THE CONTRACTOR IS TO ALSO NOTE ANY OVERHEAD CABLES ETC. THAT MAY PRESENT A HAZARD DURING THE WORKS.

SOIL CONDITIONS

EXCAVATION IS TO PROCEED WITH GREAT CARE. AS EXCAVATION PROCEEDS THE CONTRACTOR IS TO MAINTAIN VIGILANCE FOR GROUND CONDITIONS WHICH MAY AFFECT THE STABILITY OF THE EXCAVATIONS, AND THE SAFETY OF OPERATIVES. (E.G. WEAK/SOFT SOILS, WATER TABLE, TOXIC SUBSTANCES/GASES BURIED SERVICES ETC.) ADEQUATE SUPPORT TO BE PROVIDED TO SIDES OF EXCAVATIONS AS NECESSARY.

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way or form part or whole by any means whatsoever without prior written consent and may only be used by the present owner, being our current client in relation to the property as referred to on the drawing.

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8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
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11. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
12. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
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18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

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1:100m						
0	0.5	1	2	3		

Flat roof finish changed to EPDM - all details amended.	12/04/22		
Design amended per structural design - Beam&Block	12/04/22		
Structural design added - DJ	11/04/22		
M&E added as per zoom call comments	05/04/22		
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Drawing Title: <input type="text"/>	General Notes		
Status: <input type="text"/>	BR		
Scale: <input type="text"/>	@A2	Date: 04/05/2022	Drawn By: S.VEN
Drawing No.: <input type="text"/>	002	Rev:	



DEMOLITION - GENERAL NOTES

BEFORE STARTING ANY DEMOLITION WORKS, EXAMINE ALL AVAILABLE INFORMATION, CARRY OUT A SURVEY OF THE STRUCTURES, SITE AND SURROUNDING AREA, INSURING SITE SAFETY AT ALL TIMES.

SUBMIT REPORT AND METHOD STATEMENTS DESCRIBING:

- FORM, CONDITION AND DETAILS OF THE STRUCTURES, SITE AND SURROUNDING AREA.
- FORM, LOCATION AND REMOVAL METHODS OF FLAMMABLE, TOXIC OR HAZARDOUS MATERIALS.
- FORM, LOCATION AND REMOVAL METHODS OF MATERIALS FOR REUSE OR RECYCLING.
- TYPE AND LOCATION OF ADJOINING OR SURROUNDING PREMISES WHICH MAY BE ADVERSELY AFFECTED BY NOISE, VIBRATION, DUST OR REMOVAL OF STRUCTURE.
- IDENTIFICATION AND LOCATION OF SERVICES ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR THE CONTRACTOR'S OWN USE, ARRANGEMENTS FOR DISCONNECTION AND REMOVAL OF SERVICES.
- SEQUENCE AND METHOD OF DEMOLITION INCLUDING DETAILS OF SPECIFIC PRE-WEAKENING, ARRANGEMENTS FOR PROTECTION OF PERSONNEL AND THE PUBLIC INCLUDING EXCLUSION OF UNAUTHORIZED PERSONS.

PROPOSED PROGRAMME OF WORK

ALLOW FOR ALL TEMPORARY NEEDLING AND PROPPING OF WALLS & FLOORS ABOVE CONSTRUCTION AREA TO PROVIDE TEMPORARY STRUCTURAL STABILITY TO THE EXISTING BUILDING IF REQUIRED.

CREATE 2 TRIAL HOLES AT EACH BOUNDARY TO INSPECT GROUND CONDITIONS.

ENSURE DEMOLITION DOES NOT START UNTIL ALL SERVICES ARE DISCONNECTED, LOCATE, DISCONNECT AND SEAL DISUSED DRAIN CONNECTIONS. PROTECT DRAINS, MANHOLES, INSPECTION CHAMBERS, GULLIES, VENT PIPES AND FITTINGS STILL IN USE AND ENSURE THAT THEY ARE KEPT FREE OF DEBRIS. MAKE GOOD ANY DAMAGE ARISING FROM DEMOLITION WORK, LEAVE CLEAN AND IN WORKING ORDER AT COMPLETION.

PROVIDE BYPASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICES TO OCCUPIED AREAS OF THE SAME AND ADJOINING PROPERTIES. MINIMUM 72 HOURS NOTICE TO OCCUPIERS IF SHUTDOWN IS NECESSARY DURING CHANGEOVER.

GIVE NOTICE AND NOTIFY SERVICE AUTHORITY OR OWNER OF DAMAGE ARISING FROM THE EXECUTION OF THE WORKS TO REMAINING SERVICES. COMPLETE REPAIRS AS DIRECTED AND TO THE SATISFACTION OF THE SERVICES AUTHORITY OR OWNER.

ENSURE THAT THE PUBLIC IS PROTECTED FROM RISKS ASSOCIATED WITH THE DEMOLITION WORK. SECURELY FENCE OFF THE SITE TO RESTRICT ACCESS AND PROVIDE APPROPRIATE WARNING SIGNAGE.

BUILDINGS OR STRUCTURES ADJACENT TO PUBLIC SPACES TO HAVE A FULL HEIGHT HEAVY DUTY PERIMETER SCAFFOLD TO CONTAIN DEBRIS. SCAFFOLD FAÇADE TO BE SHEETED IN CHAIN MESH OR SHADE CLOTH. DO NOT USE HESSIAN. WHERE DEMOLITION WORK IS BEING CARRIED OUT FROM THE SCAFFOLD, FIX PLY SHEETS FROM THE WORKING PLATFORM TO THE GUARDRAIL. DEMOLISH STRUCTURES IN ACCORDANCE WITH BS 6187 BY OPERATIVES APPROPRIATELY SKILLED AND EXPERIENCED FOR THE TYPE OF WORK, HOLDING OR IN TRAINING TO OBTAIN RELEVANT CITB CERTIFICATES OF COMPLIANCE. SITE STAFF RESPONSIBLE FOR SUPERVISION AND CONTROL OF WORK SHOULD BE EXPERIENCED IN THE ASSESSMENT OF RISKS INVOLVED AND METHODS OF DEMOLITION USED. WHERE POSSIBLE REDUCE AIRBORNE DUST BY PERIODICALLY SPRAYING DEMOLITION WORKS WITH AN APPROPRIATE WETTING AGENT. SUBMIT METHOD STATEMENT FOR CONTROL, CONTAINMENT AND CLEAN UP OF LEAD DUST. ON COMPLETION CLEAR AWAY AND LEAVE THE SITE IN A TIDY CONDITION.



1:100m



1:50m

No.:	Revision:	Date:
 BISCHELL <small>THE DESIGN & BUILD COMPANY</small>		
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW10 6RF www.bischell.co.uk		
Client: -- Bartram Close, Uxbridge UB8 3AX		
Drawing Title: Demolition Plans		
Status: BR		
Scale: 1 : 50 @A2 Date: 04/05/2022 Drawn By: S.VEN		
Drawing No.: 005 Rev:		

1

Ground Floor Plan - Demolition

1 : 50



1:50m

0 1 2 3 4 5

DEMOLITION - GENERAL NOTES

BEFORE STARTING ANY DEMOLITION WORKS, EXAMINE ALL AVAILABLE INFORMATION, CARRY OUT A SURVEY OF THE STRUCTURES, SITE AND SURROUNDING AREA, INSURING SITE SAFETY AT ALL TIMES.

SUBMIT REPORT AND METHOD STATEMENTS DESCRIBING:

- FORM, CONDITION AND DETAILS OF THE STRUCTURES, SITE AND SURROUNDING AREA.
- FORM, LOCATION AND REMOVAL METHODS OF FLAMMABLE, TOXIC OR HAZARDOUS MATERIALS.
- FORM, LOCATION AND REMOVAL METHODS OF MATERIALS FOR REUSE OR RECYCLING.

- TYPE AND LOCATION OF ADJOINING OR SURROUNDING PREMISES WHICH MAY BE ADVERSELY AFFECTED BY NOISE, VIBRATION, DUST OR REMOVAL OF STRUCTURE.

- IDENTIFICATION AND LOCATION OF SERVICES ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR THE CONTRACTOR'S OWN USE. ARRANGEMENTS FOR DISCONNECTION AND REMOVAL OF SERVICES.

- SEQUENCE AND METHOD OF DEMOLITION INCLUDING DETAILS OF SPECIFIC PRE-WEAKENING. ARRANGEMENTS FOR PROTECTION OF PERSONNEL AND THE PUBLIC INCLUDING EXCLUSION OF UNAUTHORIZED PERSONS.

- PROPOSED PROGRAMME OF WORK

ALLOW FOR ALL TEMPORARY NEEDLING AND PROPPING OF WALLS & FLOORS ABOVE CONSTRUCTION AREA TO PROVIDE TEMPORARY STRUCTURAL STABILITY TO THE EXISTING BUILDING IF REQUIRED.

CREATE 2 TRIAL HOLES AT EACH BOUNDARY TO INSPECT GROUND CONDITIONS.

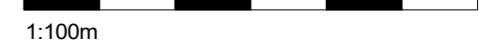
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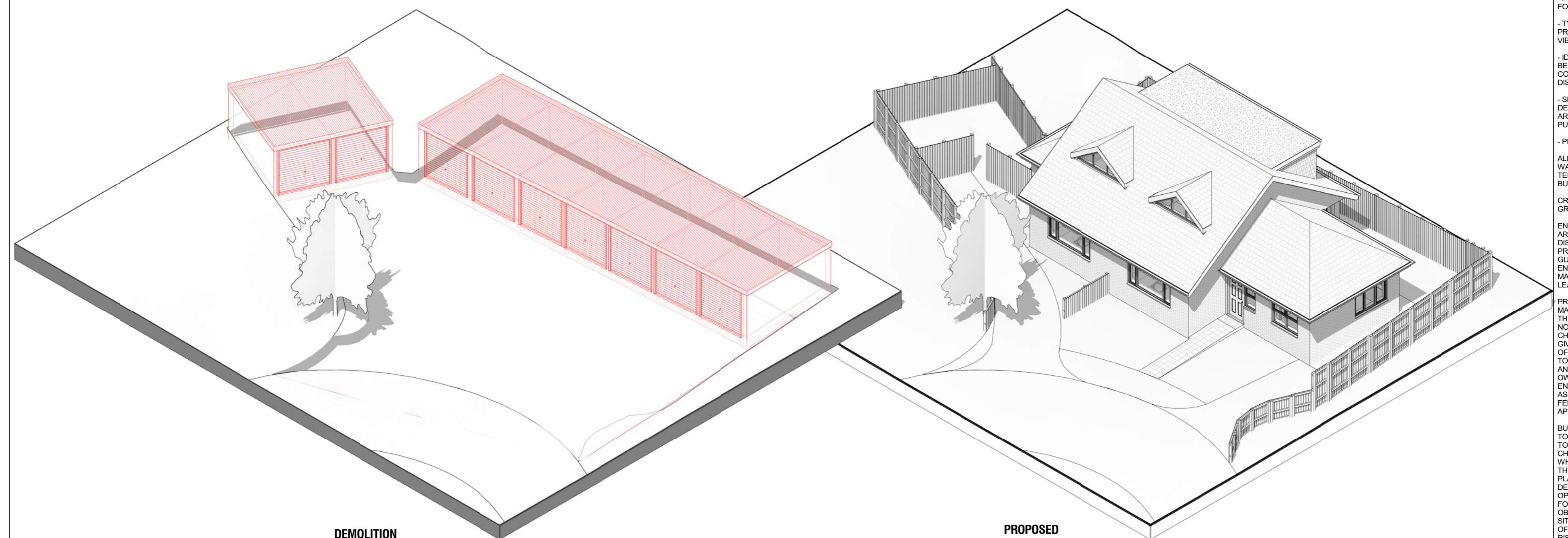
Bartram Close, Uxbridge UB8 3AX

Drawing Title: Demolition Isometric

Status: BR

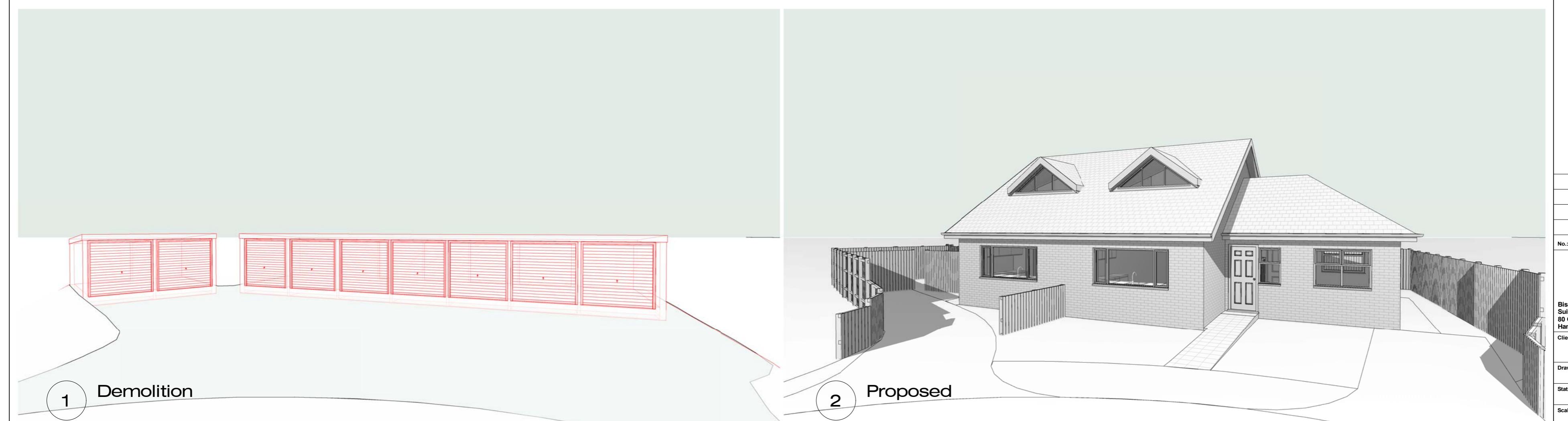
Scale: @A2 Date: 04/05/2022 Drawn By: S.VEN

Drawing No.: 006 Rev:



DEMOLITION

PROPOSED

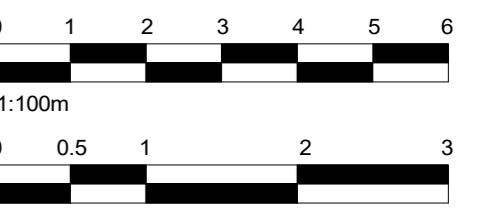


1 Demolition

2 Proposed

GENERAL NOTES

1. CHECK ALL DIMENSIONS ON SITE.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
5. WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
10. ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
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13. REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
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Flat roof finish changed to EPDM - all details amended. 12/04/22
Design amended per structural design - Beam&Block 12/04/22
Structural design added - DJ 11/04/22
M&E added as per zoom call comments 05/04/22

No.: Revision: Date:

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Client: --
Bartram Close, Uxbridge UB8 3AX

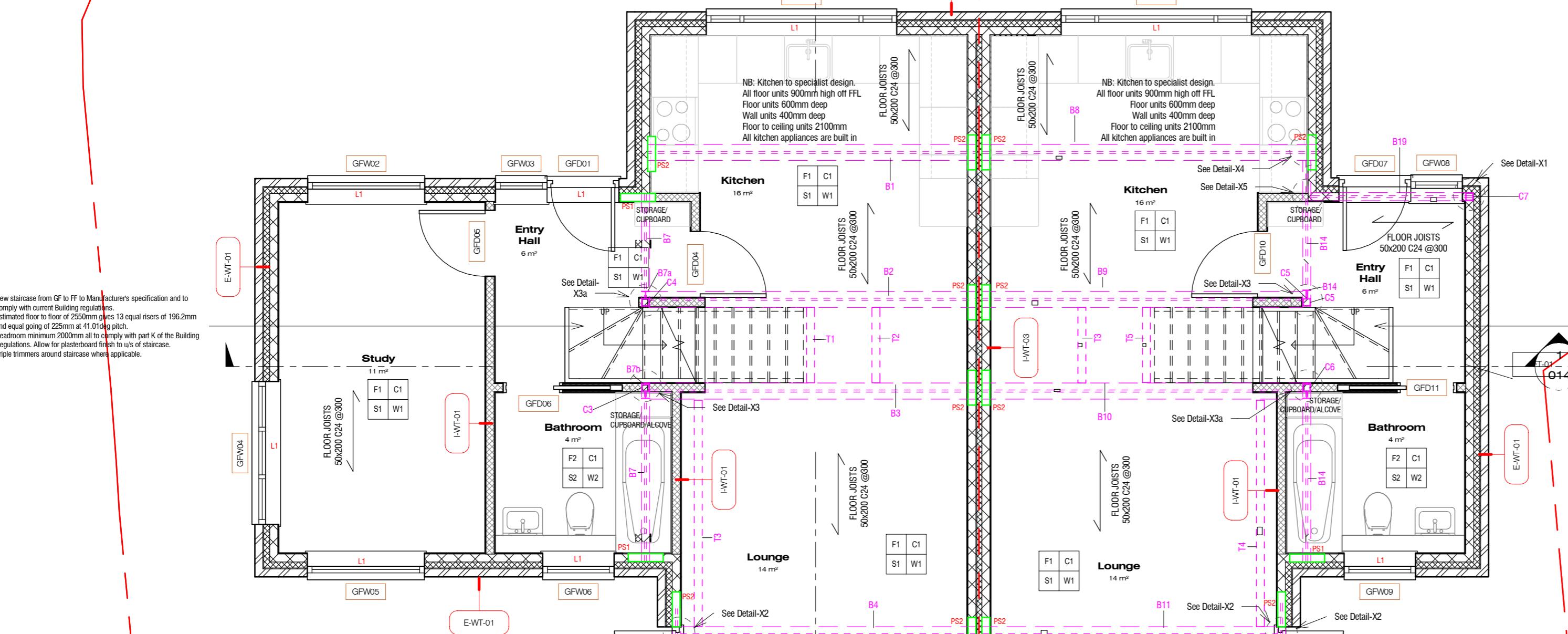
Drawing Title: Ground Floor Plan - Proposed

Status: BR

Scale: 1:50 @A2 Date: 04/05/2022 Drawn By: S.VEN

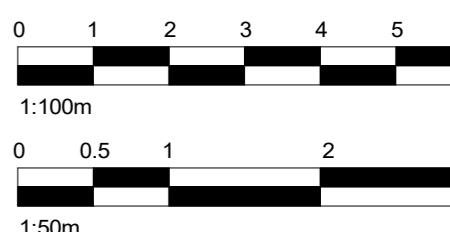
Drawing No.: 008 Rev:

04/05/2022/2426

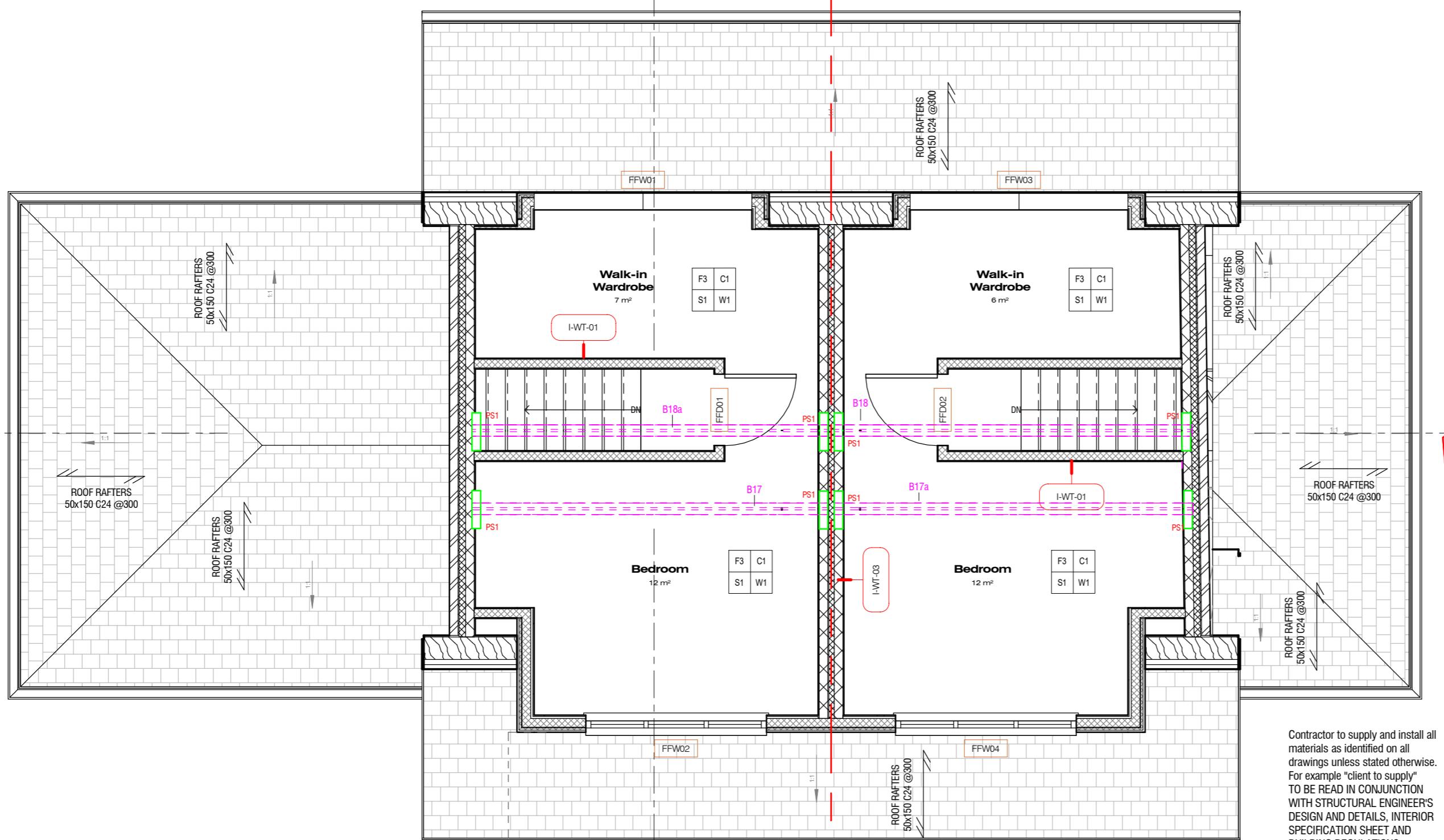


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Contractor to supply and install all materials as identified on all drawings unless stated otherwise. For example "client to supply" TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGN AND DETAILS, INTERIOR SPECIFICATION SHEET AND BUILDING REGULATIONS SPECIFICATION SUMMARY



No.:	Revision:	Date:

Flat roof finish changed to EPDM - all details amended. 12/04/22

Design amended per structural design - Beam&Block 12/04/22

Structural design added - DJ 11/04/22

M&E added as per zoom call comments 05/04/22

No.: Revision: Date:

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Client: --

Drawing Title: Bartram Close, Uxbridge UB8 3AX

Drawing No.: First Floor Plan - Proposed

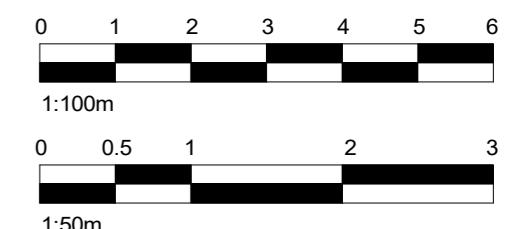
Status: BR

Scale: 1:50 @A2 Date: 04/05/2022 Drawn By: S.VEN

Drawing No.: 009 Rev:

GENERAL NOTES

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Flat roof finish changed to EPDM - all details amended. 12/04/22

Design amended per structural design - Beam&Block 12/04/22

Structural design added - DJ 11/04/22

M&E added as per zoom call comments 05/04/22

No.: Revision: Date:

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Client: --

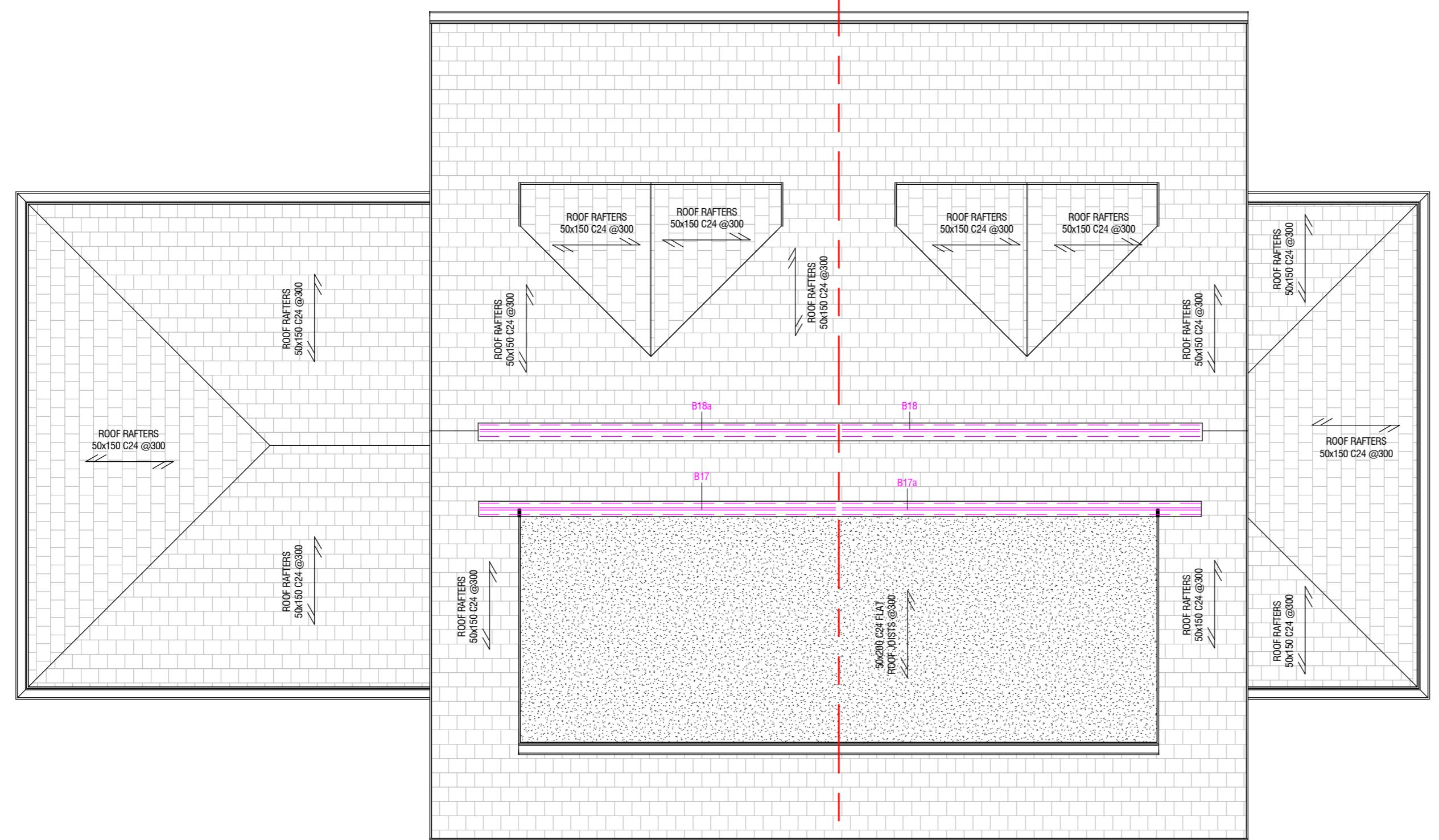
Drawing Title: Bartram Close, Uxbridge UB8 3AX

Drawing Status: Roof Plan - Proposed

Status: BR

Scale: 1:50 @A2 Date: 04/05/2022 Drawn By: S.VEN

Drawing No.: 010 Rev:



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1 Proposed Front Elevation

1 : 50



2 Proposed Right Side Elevation

1 : 100



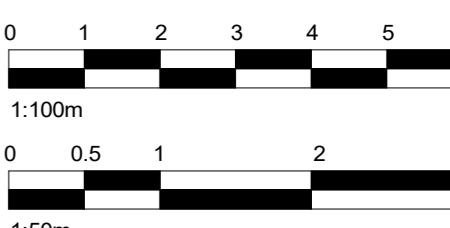
3 Proposed Rear Elevation

1 : 50



4 Proposed Left Side Elevation

1 : 100



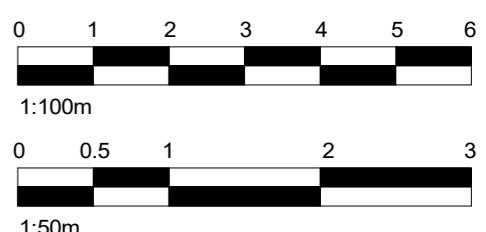
Flat roof finish changed to EPDM - all details amended.	12/04/22	
Design amended per structural design - Beam&Block	12/04/22	
Structural design added - DJ	11/04/22	
M&E added as per zoom call comments	05/04/22	
No.:	Revision:	Date:

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Client: Bartram Close, Uxbridge UB8 3AX
Drawing Title: Proposed Elevations
Status: BR
Scale: As indicated @A2
Date: 04/05/2022
Drawn By: S.VEN
Drawing No.: 011
Rev:

GENERAL NOTES

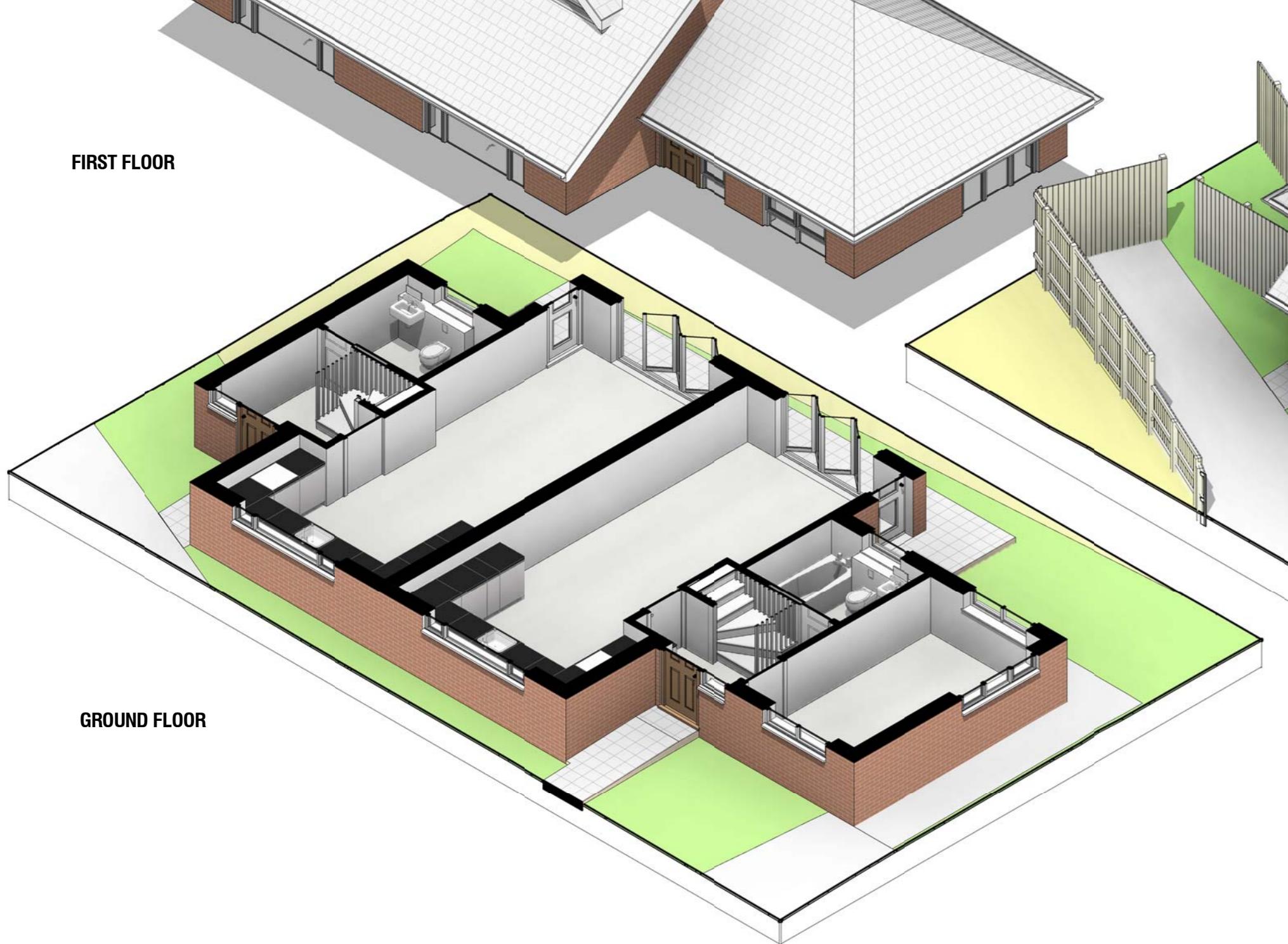
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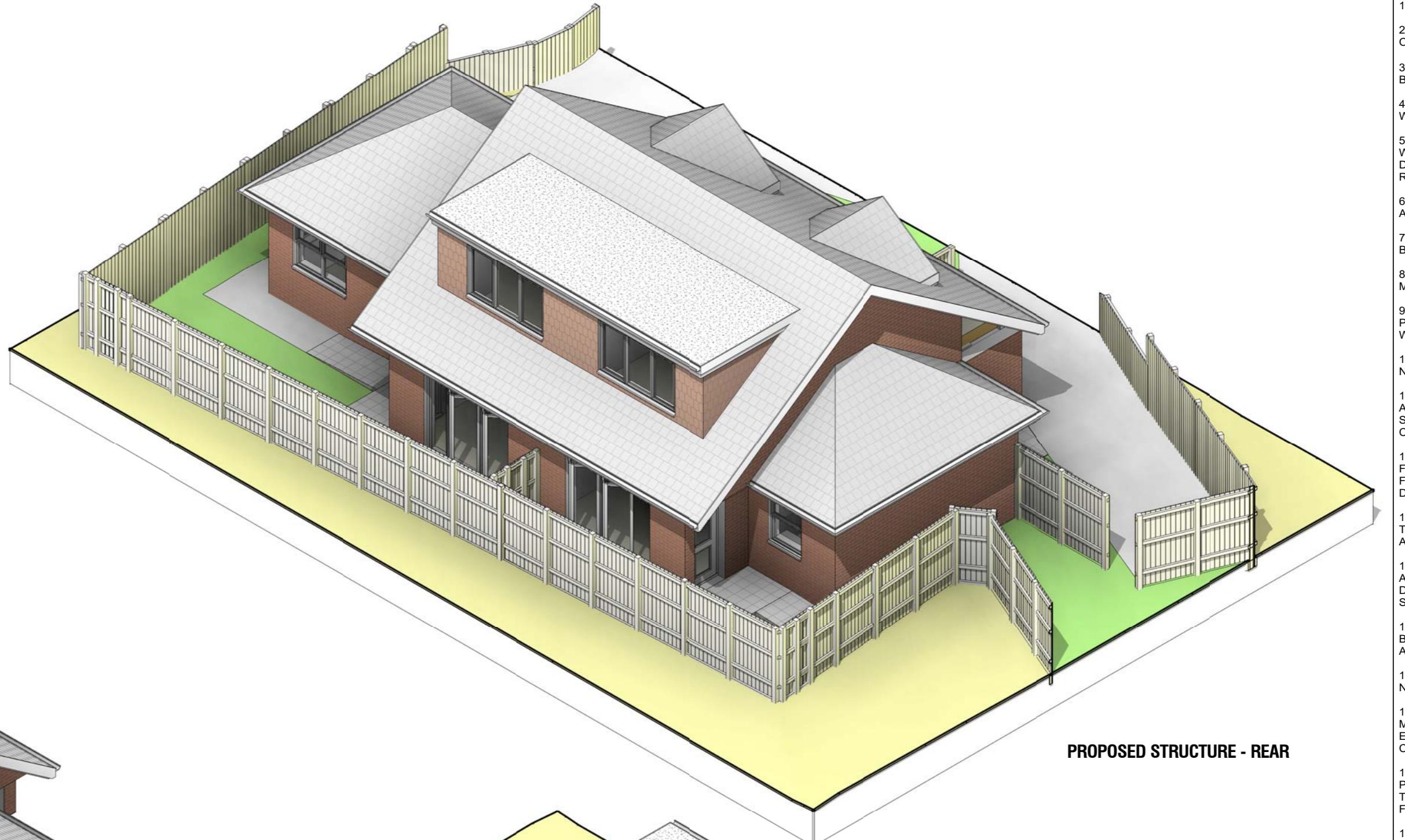
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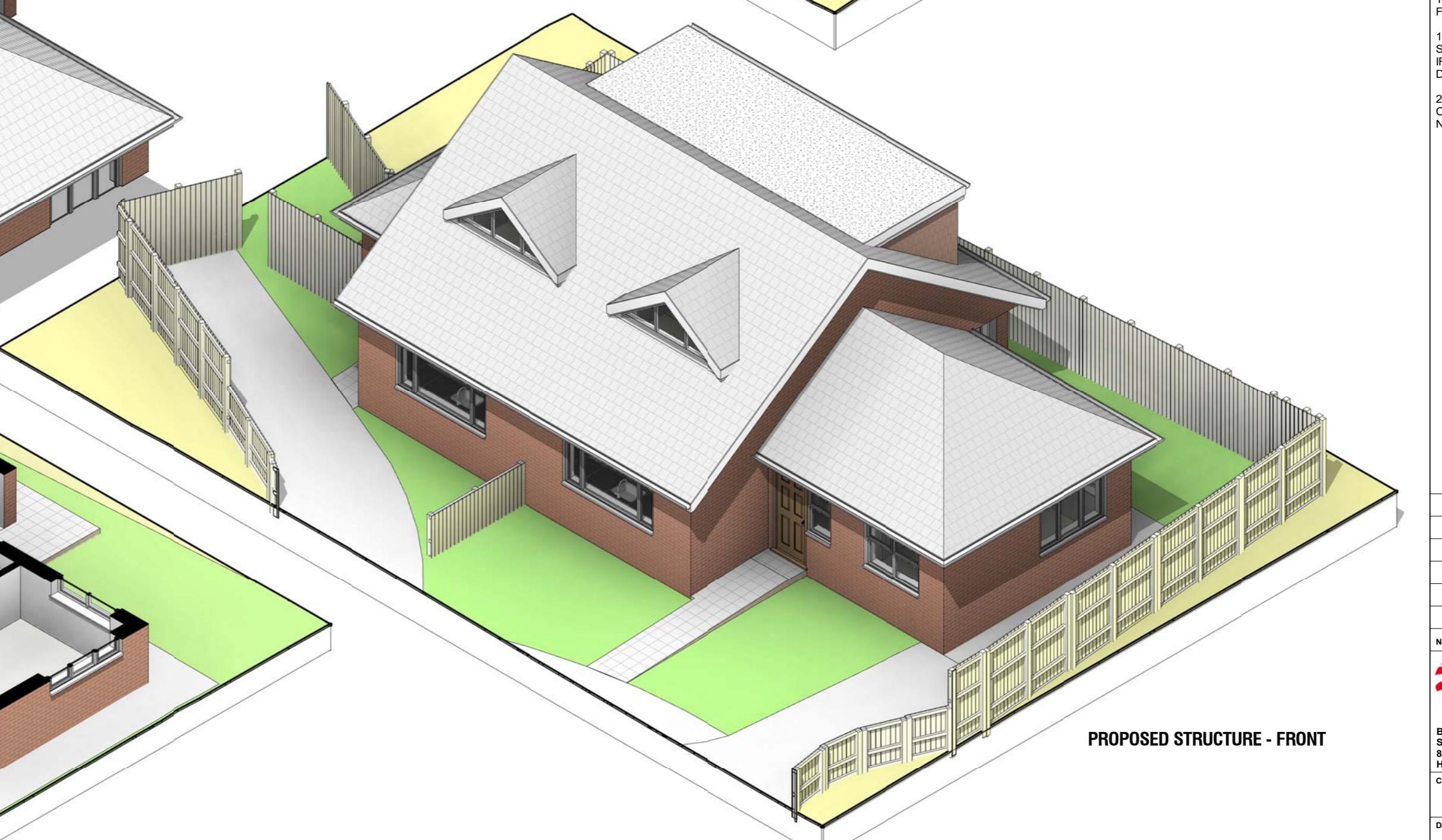
FIRST FLOOR



GROUND FLOOR



PROPOSED STRUCTURE - REAR



PROPOSED STRUCTURE - FRONT

Client:	Bartram Close, Uxbridge UB8 3AX				
Drawing Title:	Isometric Plans				
Status:	BR				
Scale:	@A2	Date:	04/05/2022	Drawn By:	S.VEN
Drawing No.:	012	Rev:			

0	1	2	3	4	5	6
Flat roof finish changed to EPDM - all details amended.	12/04/22					
Design amended per structural design - Beam&Block	12/04/22					
Structural design added - DJ	11/04/22					
M&E added as per zoom call comments	05/04/22					
No.:	Revision:	Date:				

BISCHELL
THE DESIGN & BUILD COMPANY

Bischell - Design & Build -
Suite 114
80 Cumberland House, Scrubs Lane
Hammersmith & Fulham, NW10 6RF
www.bischell.co.uk

Client: Bartram Close, Uxbridge UB8 3AX

Drawing Title: Isometric Plans

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Scale: @A2 Date: 04/05/2022 Drawn By: S.VEN

Drawing No.: 012 Rev: