



Existing garage to be demolished. Garage structure dilapidated and not structurally sound. Contractor to take great care working around and should stabilise structure prior to demolition to ensure safe working.



Nearby Trees
Site lined with large trees. Site to fall within root zones. Contractor to follow guidance set out by Aborculturist to ensure protection of roots. Contractor to avoid cutting any significant root systems and are to notify the Structural Engineer if roots impact proposals



Existing load bearing spine wall to be party demolished. Contractor to provide temporary propping to wall and floors above.



Opening to be made in load bearing external wall. Contractor to prop above.



Existing structure assumptions based on assumptions. Existing structure to be verified on site. Contractor to notify engineer if the existing arrangements vary from that shown.



Extent of demolition TBC by Architect, extent shown is indicative. Refer to Architects drawings for exact demolition extent



All temporary works to Contractor design. To be submitted and reviewed by Baker Chatterton prior to installation

Project:

31 Milton Park

Drawing Number:

J373-BC-SK-2100

Drawing Title:

Demolition Ground Floor Plan

Issued:

04.24

Rev:

P5

Drawn by:

DJC

Scale:

NTS

Demolition Ground Floor Plan

Symbols Key	
	Denotes moment connection
	Denotes floor span
	Denotes rafter span
	Denotes cranked beam

Abbreviations	
J"x"	- Timber Joists
DJ	- Double Joists bolted together
TrJ	- Triple Joists bolted together
TB"x"	- Timber Beam
TC"x"	- Timber Column
W"x"	- Wall type
SB"x"	- Steel Beam
SC"x"	- Steel Column
L"x"	- Lintel over
PS"x"	- Concrete padstone
CU	- Column Under

Notes:	
1.	Do not scale from these drawings
2.	All dimensions to be checked on site by contractor
3.	Drawing to be read in conjunction with general notes drawing
4.	Where discrepancy occurs between specification and drawing, Engineer to be notified immediately
5.	Temporary words design, method statement and construction sequence to be determined by contractor
6.	Where discrepancy occurs between drawings and findings on site, Engineer to be notified immediately
7.	Contractor may allow for splicing of steelwork to aid erection if necessary, final design by contractor, to be coordinated with BC Structural Design.
8.	Refer to architects details for fire protection of all elements
9.	All foundations assumed to be founded a minimum of 1.0m BGL on natural undisturbed ground – to be checked by Building Control or an Approved Inspector – assumed bearing capacity – 100kN/m2. If adjacent to existing foundation, excavation to be stepped at 45degrees to avoid undermining. Foundations to be 450mm deep MC and a minimum of 450mm wide UNO.
10.	All setting out to Architects information