

**Appendix A – Proposed Structural Scheme**

**For**

**28, Charlotte Street**

**Fitzrovia**

**London W1T**

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October 2022

rodriguesassociates		DRAWING REGISTER + RECORD									
1 Amwell Street , London, EC1R 1UL											
JOB NO	1964	JOB NAME		28 Charlotte Street							
REF		ISSUE CODE		ISSUE DATES							
SHEET		FOR INFORMATION ONLY		CODE	I	I	I				
TYPE	Structural	TENDER DOCUMENT		DAY	06	25	26				
		CONSTRUCTION ISSUE		MONTH	03	3	10				
		RECORD COPY		YEAR	20	20	22				
		CONTRACT ISSUE		Co							
DRAWING NO		TITLE	SCALE	SIZE							
SERIES											
GENERAL	01	GENERAL NOTES	NTS	A1	/						
PLANS	02	EX-BASEMENT FLOOR	1:25	A1	/						
	03	EX-GROUND FLOOR SHT 1	1:25	A1	/						
	04	EX-GROUND FLOOR SHT 2	1:25	A1	/						
	12	PR-BASEMENT FLOOR SHT 1	1:25	A1	/	A					
	13	PR-BASEMENT FLOOR SHT 2	1:25	A1	/	/					
	14	PR-GROUND FLOOR SHT 1	1:25	A1	/	A					
	15	PR-GROUND FLOOR SHT 1	1:25	A1	/	/					
SECTIONS	50	PR-SECTION M-M	1:20	A1	/	A					
	51	PR-SECTION N-N	1:20	A1	/	A					
	52	PR-SECTION O-O	1:20	A1	/	/					
OTHER	SCS-01	PR CONSTR. SEQUENCE - SHEET 1	1:100	A1	/	A					
	SCS-02	PR CONSTR. SEQUENCE - SHEET 2	1:101	A1	/	A					
	SCS-03	PR CONSTR. SEQUENCE - SHEET 3	1:102	A1	/	A					
ISSUED TO:					NO OF COPIES						
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ARCHITECT					/	/	/				
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CONTRACTORS											
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PLANNING SUPERVISOR											
SERVICES ENGINEER											
FIRE ENGINEER											
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LANDSCAPE ARCHITECT											
PARTY WALL SURVEYOR											
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For and on behalf of		RODRIGUES ASSOCIATES									
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**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. STRUCTURAL LEVELS ARE IN METRES AND RELATED TO ORDNANCE DATUM (OD). THEY ARE SHOWN THUS:

2.500m ON PLANS.

2.500m ON SECTIONS.

STRUCTURAL SLAB LEVEL (SSL) IS THE TOP SURFACE LEVEL OF THE CONCRETE SLAB IMMEDIATELY ADJACENT TO A COLUMN POSITION.

6. FOR ALL WATERPROOFING DETAILS SEE ARCHITECT'S DRAWINGS.
7. HOLES OF MAXIMUM DIMENSION LESS THAN 150mm ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. FOR DETAILS OF SUCH HOLES REFER TO RELEVANT ARCHITECT'S DRAWINGS AND SERVICES BUILDERS-WORK DRAWINGS.
8. THE WORKS CONTRACTOR IS TO PROVIDE ANY TEMPORARY BRACING NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.
9. THE WORKS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING EUROCODES AND THEIR CORRESPONDING NATIONAL ANNEXES. THIS LIST IS NOT EXHAUSTIVE AND IS ONLY INTENDED TO LIST THE PRINCIPAL CODES USED:  
BS EN 1990:2002 BASIS OF STRUCTURAL DESIGN  
BS EN 1991-1-1:2002 ACTIONS ON STRUCTURES. GENERAL ACTIONS. DENSITIES, SELF-WEIGHT, IMPOSED LOADS FOR BUILDINGS  
BS EN 1991-1-2:2002 ACTIONS ON STRUCTURES. GENERAL ACTIONS. ACTIONS ON STRUCTURES EXPOSED TO FIRE  
BS EN 1991-1-3:2003 ACTIONS ON STRUCTURES. GENERAL ACTIONS. SNOW LOADS  
BS EN 1991-1-4:2005 ACTIONS ON STRUCTURES. GENERAL ACTIONS. WIND ACTIONS
10. THE WORKS HAVE BEEN DESIGNED FOR THE FINISH STATE. THE SUPERIMPOSED LOADS INDICATED IN THE CALCULATIONS HAVE BEEN USED IN THE DESIGN AND WILL BE MADE AVAILABLE ON REQUEST.
11. ALL WORKS SHALL COMPLY WITH BUILDING REGULATIONS AND OTHER RELEVANT STATUTORY NOTICES E.G. HEALTH AND SAFETY BYLAWS, COSHH ETC

**TEMPORARY WORKS**

1. THE TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TEMPORARY WORKS DESIGNER.
2. THE CONTRACTOR SHALL ENSURE THAT DURING PARTIAL REMOVAL OR DEMOLITION OF PARTS OF THE BUILDING, THE STABILITY OF THE REMAINING PARTS OF THE BUILDING ARE NOT COMPROMISED.
3. THE CONTRACTOR SHALL SUBMIT DESIGN RISK ASSESSMENTS FOR ALL TEMPORARY WORKS AND METHOD STATEMENTS IN ACCORDANCE WITH CDM (2015) PRIOR TO THE COMMENCEMENT OF THE WORKS.
4. ANY REPLACEMENT OF FLOORS OR ROOFS SHOULD BE DONE INCREMENTALLY SO AS TO NOT COMPROMISE THE STABILITY OF THE EXISTING STRUCTURE.

**NOTES ON UNDERPINNING**

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
2. PINS TO BE MAXIMUM 1.0m AND LENGTH TO MATCH ADJACENT UNDERPINNING AND CAST IN SEQUENCE TO BE AGREED WITH THE ENGINEER PRIOR TO COMMENCEMENT OF THE WORKS.
3. SHEAR KEYS AND DOWEL BARS (MIN. 4No. 16ø x 800mm LONG BARS) TO BE INSERTED IN THE CONSTRUCTION JOINTS BETWEEN PINS.
4. MINIMUM 75mm DRY-PACK MORTAR, 1:3 EXPANDING CEMENT:SAND TO BE RAMMED INTO GAP BETWEEN EXISTING FOUNDATIONS AND NEW CONCRETE AFTER THE CONCRETE HAS GAINED FULL STRENGTH.
5. PINS TO BE EXCAVATED IN SEQUENCE SUCH THAT NO PINS ARE EXCAVATED WITHIN TWO METRES OF A JUST CAST PIN.
6. CONCRETE TO BE MIN. C32/40 GRADE
7. THE CONTRACTOR SHALL SUBMIT A METHOD STATEMENT WITH DIAGRAMS INDICATING THE CONSTRUCTION SEQUENCE AND TEMPORARY WORKS TO CONSTRUCT THE UNDERPINNING, WITH A PROGRAMME INDICATING WHEN THE PINS ARE TO BE CONSTRUCTED.

**NOTES FOR CONCRETE**

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DRAWINGS AND SPECIFICATIONS.
2. ALL CONCRETE SHALL COMPLY WITH BS 5328 "CONCRETE" AND BS 8110 "STRUCTURAL USE OF CONCRETE".
3. THE STRUCTURAL CONCRETE IS TO BE GRADE C30. MASS CONCRETE SHALL BE GRADE C20P. IF AN ALTERNATIVE SOURCE OR GRADE IS PROPOSED, THE MIX SHALL BE SUBJECT TO APPROVAL AS DESCRIBED IN BS 5328 AND BS 8110.
4. COVER TO REINFORCEMENT IS TO BE AS SHOWN ON THE DRAWINGS.
5. THE CONCRETE FINISHES ARE TO BE:  
FINISH LOCATION  
3U SURFACES OF ALL SLABS  
A ALL FORMED SURFACES
6. 50mm THICK BLINDING CONCRETE IS TO BE PLACED UNDER ALL REINFORCED CONCRETE IN CONTACT WITH THE GROUND. CONCRETE TO BE GRADE C20P.
7. REINFORCEMENT SHALL COMPLY WITH BS 4449 OR BS 4483 AS RELEVANT. THE CONTRACTOR SHALL PREPARE BENDING SCHEDULES BASED ON THE R.C. DETAILS SHOWN ON THE DRAWINGS.
8. OPENINGS SHOWN ON THE ENGINEER'S DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR WITH THE RELEVANT SERVICES BUILDERSWORK DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE DRAWN TO THE ATTENTION OF THE ARCHITECT.
9. NO HOLES IN REINFORCED CONCRETE ARE TO BE FORMED OR CUT WITHOUT THE ENGINEER'S PRIOR AGREEMENT.
10. THE POSITIONS AND DETAILS OF ALL CONSTRUCTION JOINTS ARE TO BE AGREED WITH THE ENGINEER BEFORE WORK COMMENCES. MAXIMUM LENGTH OF WALL SHALL BE 10m. MAXIMUM AREA OF SLAB SHALL BE 200m².
11. WATER BARS SHALL BE USED AT ALL CONSTRUCTION JOINTS AND PENETRATIONS. PUDDLE FLANGES SHALL BE USED ON PIPEWORK PASSING THROUGH RC WALLS OR SLABS.
12. SERVICEABILITY CRITERIA SHOWN BELOW HAVE BEEN ADOPTED IN DESIGN IN ACCORDANCE WITH BS 8110. CONTRACTOR TO ENSURE ALL SUPPORTED FINISHES ALLOW FOR THESE DEFLECTIONS. PREDEFLECTION MAY BE REQUIRED FOR SIGNIFICANT PERMANENT LOADS.  
BEAMS - SPAN/250  
CANTILEVERS - LENGTH/125  
COLUMNS - HEIGHT/300

**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 DESIGN OF TIMBER STRUCTURES. GENERAL. COMMON RULES AND RULES FOR BUILDINGS
3. ALL SOLID TIMBER SHALL COMPLY WITH BS EN 14081-1 AND BE GRADE C24 UNLESS NOTED OTHERWISE. EVIDENCE OF GRADING SHALL BE PROVIDED BEFORE WORK COMMENCES.
4. THE SIZES SHOWN ON THE DRAWINGS ARE FINISHED SIZES.
5. PLYWOOD SHALL COMPLY WITH BS EN 636 AND BE AS FOLLOWS:  
(i) TYPE - SWEDISH GRADE P30 SPRUCE PINE  
(ii) GRADE - SELECT UNSANDED  
(iii) NOMINAL THICKNESS - 18.0mm  
(iv) NUMBER OF PLIES - 5
6. IN JOINT ZONES, WANES, SHAKES AND KNOTS ARE NOT PERMITTED.
7. TIMBER TO BE CAREFULLY CUT AND PLANED TO ENSURE TIGHT FIT AND CONTINUOUS BEARING AGAINST METALWORK.
8. ALL GAPS BETWEEN TIMBER AND METALWORK TO BE RESIN-GROUTED, TO THE APPROVAL OF THE ENGINEER.
9. ALL CONNECTORS, BOLTS, NAILS ETC. SHALL BE GALVANISED.
10. ADHESIVE SHALL BE TO BS EN 301 OR BS EN 15425 TYPE WBP
11. ALL TIMBER TO BE TREATED IN ACCORDANCE WITH THE BRITISH WOOD PRESERVATIVE AND DAMP-PROOFING ASSOCIATION COMMODITY SPECIFICATION CB FOR 40 YEARS DESIRED SERVICE LIFE.
12. ALL TIMBER FLAT ROOFS TO BE TIED DOWN WITH EXPAMET STSS STAINLESS STEEL VERTICAL RESTRAINT STRAPS ø 1200mm c/c. ALL WALLS TO BE Laterally RESTRAINED WITH EXPAMET HS HORIZONTAL RESTRAINT STRAPS ø 1200mm c/c.
13. SERVICEABILITY CRITERIA SHOWN BELOW HAVE BEEN ADOPTED IN DESIGN IN ACCORDANCE WITH BS EN 1995-1-1. CONTRACTOR TO ENSURE ALL SUPPORTED FINISHES ALLOW FOR THESE DEFLECTIONS. PREDEFLECTION MAY BE REQUIRED FOR SIGNIFICANT PERMANENT LOADS. ALSO NOTE THAT TIMBER EXHIBITS LONG TERM CREEP AND WILL THEREFORE CONTINUE TO DEFLECT AFTER LOAD HAS BEEN APPLIED.  
BEAMS - SPAN/250  
CANTILEVERS - LENGTH/125  
COLUMNS - HEIGHT/300

**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. THE DESIGN, FABRICATION & ERECTION OF THE STRUCTURAL STEELWORK IS TO BE IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:  
BS EN 1993-1-1:2005 DESIGN OF STEEL STRUCTURES. GENERAL RULES AND RULES FOR BUILDINGS  
NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION -THE LATEST EDITION.
3. FABRICATION DRAWINGS SHALL BE SUBMITTED FOR APPROVAL 14 DAYS PRIOR TO COMMENCEMENT OF FABRICATION, UNLESS AGREED OTHERWISE. IF FABRICATION DRAWINGS ARE NOT TO BE SUBMITTED THE FABRICATOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE ARCHITECT'S AND ENGINEER'S DRAWINGS. ANY DISCREPANCY SHALL BE NOTIFIED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR, AND PRIOR TO COMMENCEMENT OF FABRICATION.
4. ALL STEELWORK SHALL COMPLY WITH BS EN 10025-1 to 6, BS EN 10210-1.
5. ALL ROLLED STEEL SHALL BE GRADE S355 UNLESS NOTED OTHERWISE. STEEL GRADE SHALL CONFORM WITH TABLE 3.1 OF BS EN 1993-1-1. ALL HOLLOW SECTION STEELWORK TO BE CELSIUS 355 TO BS EN 10210-1.
6. UNLESS NOTED OTHERWISE ALL BUTT WELDS SHALL BE FULL PENETRATION.
7. UNLESS NOTED OTHERWISE ALL FILLET WELDS SHALL BE FULL PROFILE WITH A MINIMUM LEG LENGTH OF 6mm.
8. UNLESS NOTED OTHERWISE ALL ORDINARY BOLT ASSEMBLIES SHALL BE M16 GRADE 8.8.
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 100x100x8 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 FOR INTERNAL STEELWORK:  
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. CORROSION PROTECTION FOR EXTERNAL STEELWORK TO BE HOT DIP GALVANIZED.
13. FIRE PROTECTION TO BE SPECIFIED BY THE ARCHITECT AND TO BE ACHIEVED AS FOLLOWS  
½ HOUR ONE LAYER OF PLASTERBOARD AND SKIM COAT OR INTUMESCENT PAINT TO MANUFACTURER'S SPECIFICATION.  
1 HOUR TWO LAYERS OF PLASTERBOARD WITH JOINTS STAGGERED AND SKIM COAT OR INTUMESCENT PAINT TO MANUFACTURER'S SPECIFICATION.
14. SERVICEABILITY CRITERIA SHOWN BELOW HAVE BEEN ADOPTED IN DESIGN IN ACCORDANCE WITH NA TO BS EN 1993-1-1. CONTRACTOR TO ENSURE ALL SUPPORTED FINISHES ALLOW FOR THESE DEFLECTIONS. PREDEFLECTION MAY BE REQUIRED FOR SIGNIFICANT PERMANENT LOADS.

BEAMS - SPAN/360  
CANTILEVERS - LENGTH/180  
COLUMNS - HEIGHT/300

**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 BS EN 1996-1-1:2005 DESIGN OF MASONRY STRUCTURES. GENERAL RULES FOR REINFORCED AND UNREINFORCED MASONRY STRUCTURES.
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 CLASS (iii) / M4 CEMENT: LIME: SAND MIX (1:1:6), 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.
9. WALL TIES TO BE ANCON ST1 TYPE 1 TIE AT 450mm VERTICALLY AND 900mm HORIZONTALLY UNLESS OTHERWISE STATED

-	26.10.22	AB	SCHEME
Rev	Date	By	Rev

**CDM STATEMENT**  
ANY INFORMATION GIVEN ON THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE CONSTRUCTION HEALTH AND SAFETY PLAN PREPARED BY THE PRINCIPAL CONTRACTOR.  
ANY CHANGES IN DESIGN, OR CONDITIONS ARISING OR INFORMATION BECOMING KNOWN AT A LATER DATE, WHICH MAY IMPACT UPON THE DESIGN, CONSTRUCTION OR USE OF THE BUILDING, MUST BE NOTIFIED TO THE PRINCIPAL CONTRACTOR AND PRINCIPAL DESIGNER IMMEDIATELY.

**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
28 CHARLOTTE STREET  
LONDON W1T

**DRAWING TITLE** GENERAL NOTES AND SPECIFICATIONS

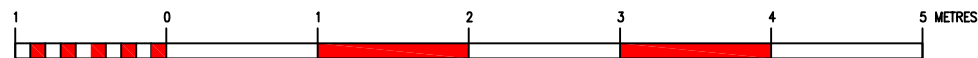
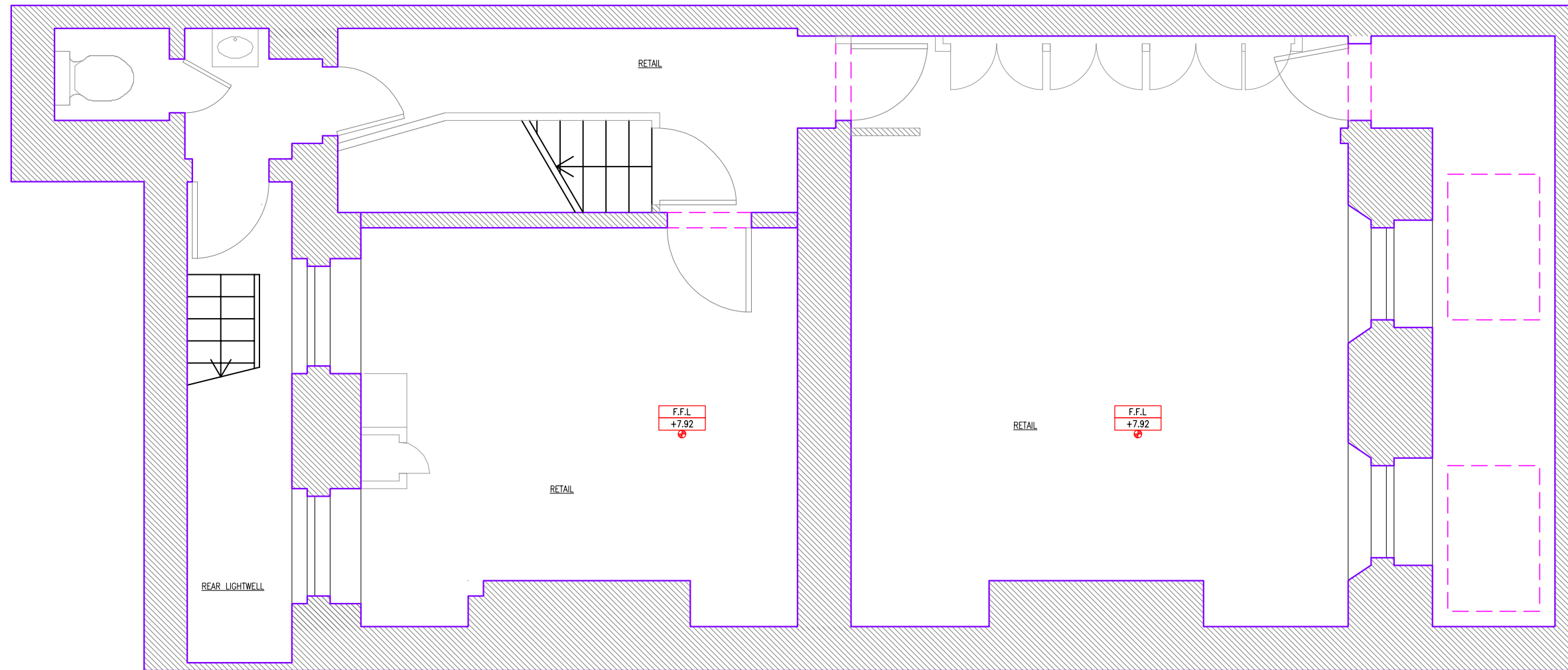
**JOB TITLE** 28 CHARLOTTE STREET  
FITZROVIA, LONDON W1T 2NF

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<b>DATE</b> 26-10-2022	<b>SCALE</b> N/A	<b>DRAWN</b> AB
<b>JOB No.</b> 1964	<b>DRG No.</b> 01	<b>CHECKED</b> -
		<b>REVISION</b> -

NOTES

1. FOR GENERAL NOTES SEE DRAWING 1967 - 01
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
3. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY. TO CHECK THAT THE DRAWING HAS BEEN PRINTED TO THE INTENDED SCALE USE THE SCALE BAR IN THE ABSENCE OF WRITTEN DIMENSIONS.
4. ALL TEMPORARY WORKS TO BE DESIGNED BY THE CONTRACTOR AND METHODS STATEMENTS TO BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.



Rev	Date	By	Rev
-	26.10.22	AB	SCHEME

CDM STATEMENT  
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DRAWING STATUS **SCHEME**  
 CLIENT **MR MATTEO CARACCIA**  
**28 CHARLOTTE STREET**  
**LONDON W1T**

DRAWING TITLE **EXISTING BASEMENT PLAN**

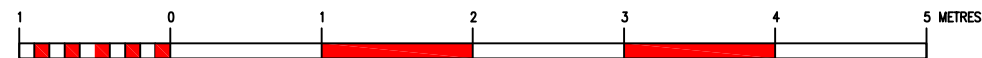
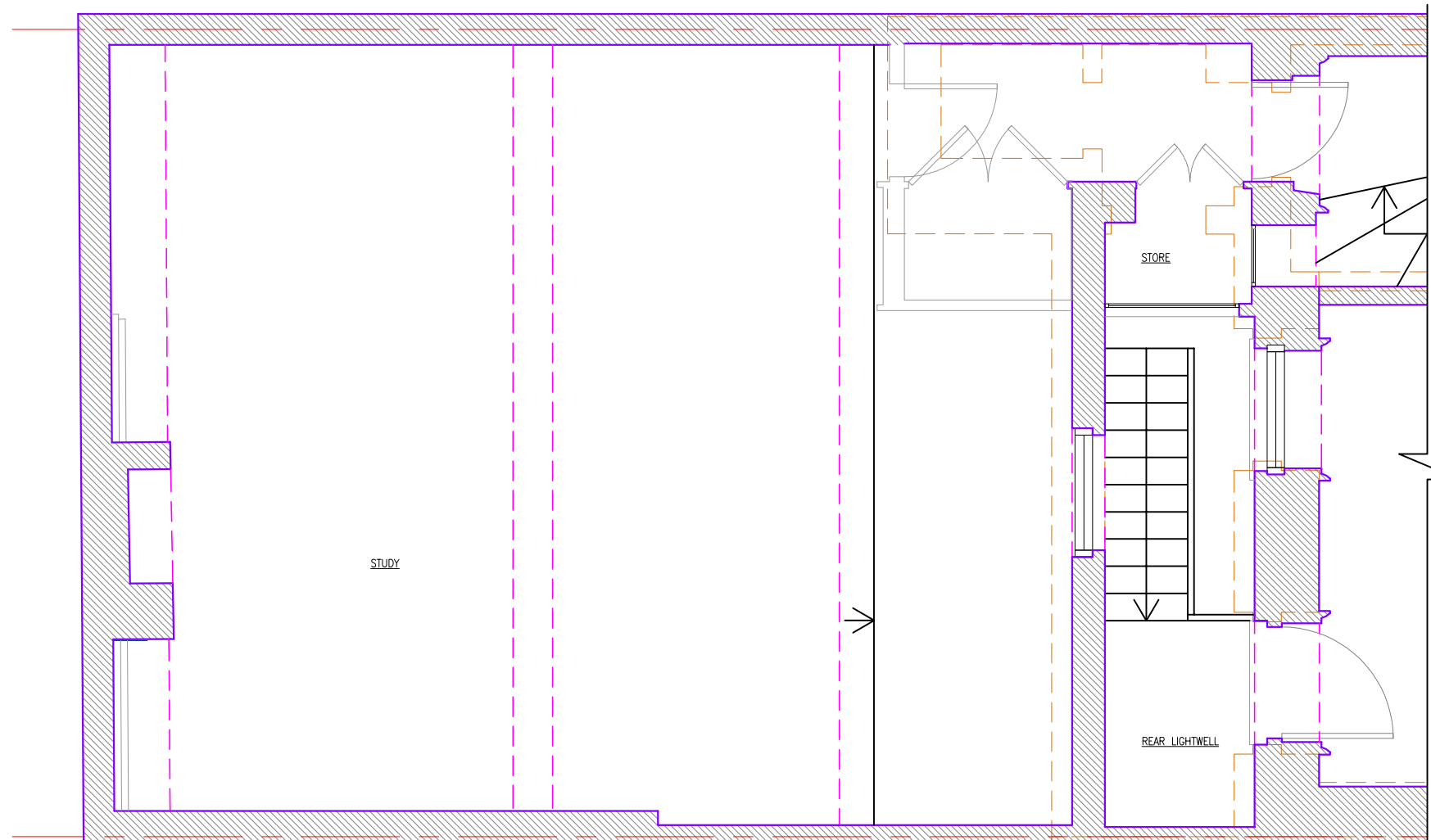
JOB TITLE **28 CHARLOTTE STREET**  
**FITZROVIA, LONDON W1T 2NF**

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DATE	SCALE	DRAWN	AB
26-10-2022	A1 - 1:25 A3 - 1:50	CHECKED	-
JOB No.	DRG No.	REVISION	
1964	02	-	

NOTES

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-	26.10.22	AB	SCHEME

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DRAWING STATUS **SCHEME**  
 CLIENT **MR MATTEO CARACCIA**  
**28 CHARLOTTE STREET**  
**LONDON W1T**

DRAWING TITLE  
**EXISTING GROUND FLOOR PLAN**  
**SHEET 1**

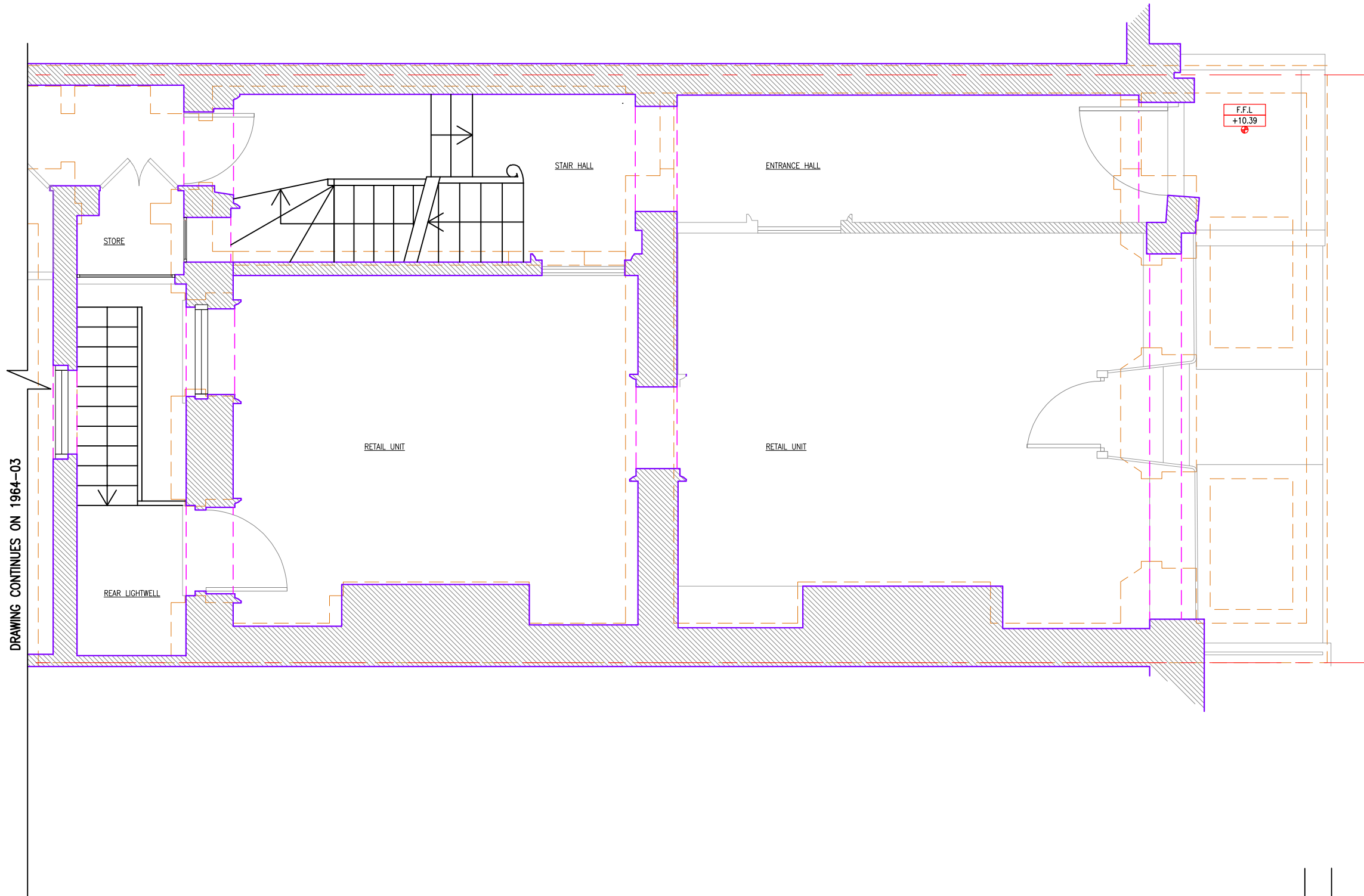
JOB TITLE  
**28 CHARLOTTE STREET**  
**FITZROVIA, LONDON W1T 2NF**

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DATE	SCALE	DRAWN	AB
26-10-2022	A1 - 1:25 A3 - 1:50	CHECKED	-
JOB No.	DRG No.	REVISION	
1964	03	-	

NOTES

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Rev	Date	By	Rev
-	26.10.22	AB	SCHEME

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**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON W1T

**DRAWING TITLE**  
 EXISTING GROUND FLOOR PLAN  
 SHEET 2

**JOB TITLE**  
 28 CHARLOTTE STREET  
 FITZROVIA, LONDON W1T 2NF

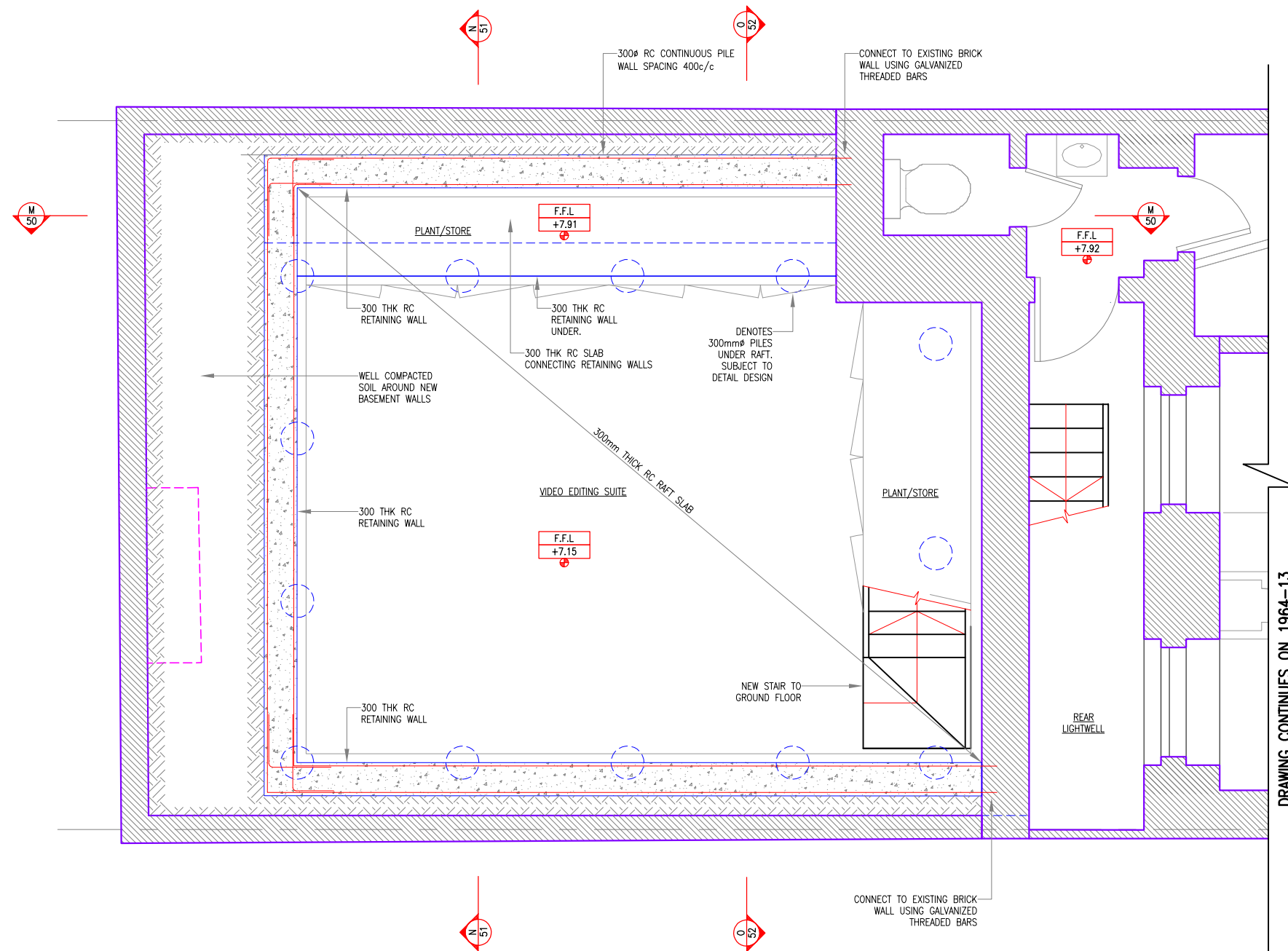
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<b>DATE</b> 26-10-2022	<b>SCALE</b> A1 - 1:25 A3 - 1:50	<b>DRAWN</b> AB
<b>JOB No.</b> 1964	<b>DRG No.</b> 04	<b>CHECKED</b> -
		<b>REVISION</b> -

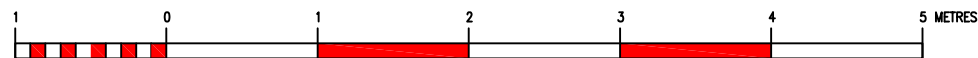


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DRAWING CONTINUES ON 1964-13



Rev	Date	By	Rev
A	26.10.22	AB	SCHEME
-	06.03.20	IG	INITIAL DRAFT

**CDM STATEMENT**  
 ANY INFORMATION GIVEN ON THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE CONSTRUCTION HEALTH AND SAFETY PLAN PREPARED BY THE PRINCIPAL CONTRACTOR.  
 ANY CHANGES IN DESIGN, OR CONDITIONS ARISING OR INFORMATION BECOMING KNOWN AT A LATER DATE, WHICH MAY IMPACT UPON THE DESIGN, CONSTRUCTION OR USE OF THE BUILDING, MUST BE NOTIFIED TO THE PRINCIPAL CONTRACTOR AND PRINCIPAL DESIGNER IMMEDIATELY.

**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON W1T

**DRAWING TITLE** PROPOSED BASEMENT PLAN  
 SHEET 1

**JOB TITLE** 28 CHARLOTTE STREET  
 FITZROVIA, LONDON W1T 2NF

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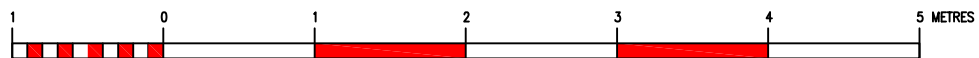
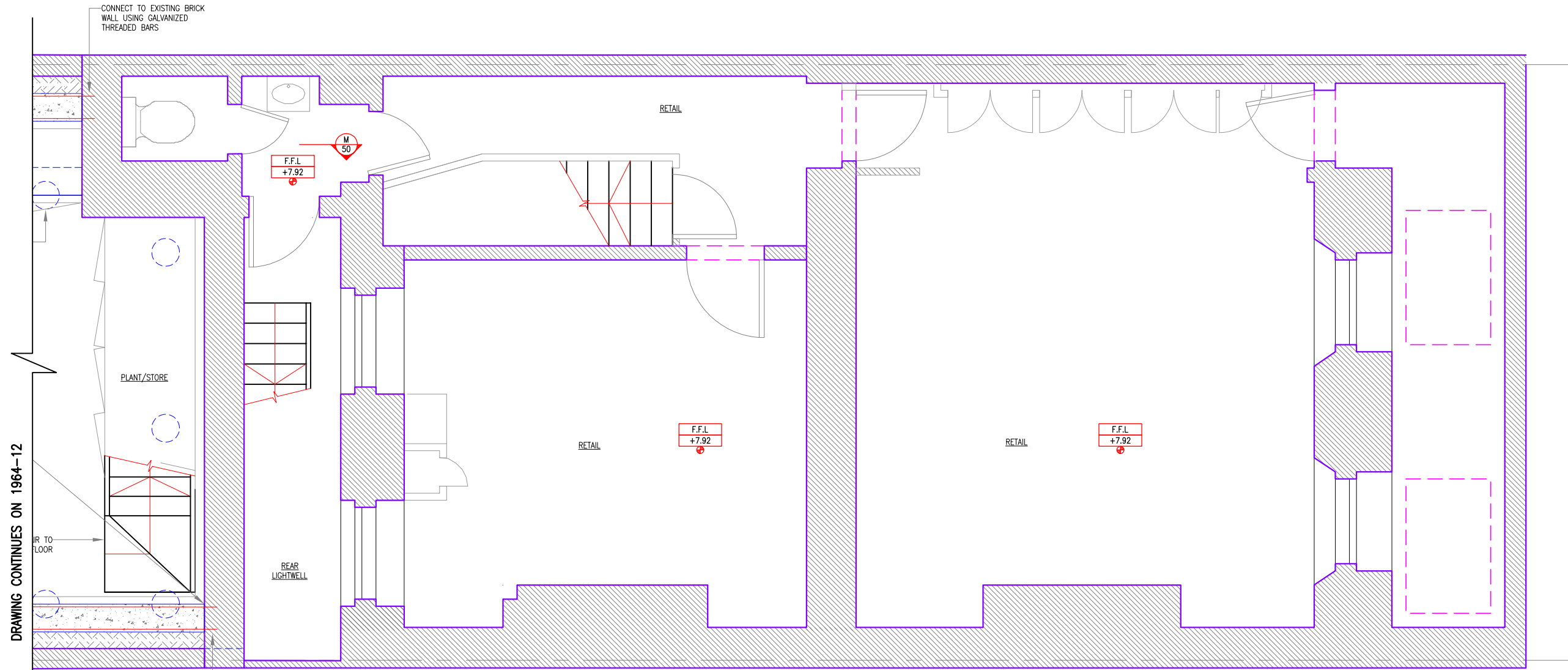
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04-03-2020	A1 - 1:25 A3 - 1:50	CHECKED	CB
<b>JOB No.</b>	<b>DRG No.</b>	<b>REVISION</b>	
1964	12	A	

NOTES

- FOR GENERAL NOTES SEE DRAWING 1967 - 01
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- ALL TEMPORARY WORKS TO BE DESIGNED BY THE CONTRACTOR AND METHODS STATEMENTS TO BE SUBMITTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS.

No.26 CHARLOTTE STREET

No.30 CHARLOTTE STREET



Rev	Date	By	Rev
-	26.10.22	AB	SCHEME

CDM STATEMENT  
 ANY INFORMATION GIVEN ON THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE CONSTRUCTION HEALTH AND SAFETY PLAN PREPARED BY THE PRINCIPAL CONTRACTOR.  
 ANY CHANGES IN DESIGN, OR CONDITIONS ARISING OR INFORMATION BECOMING KNOWN AT A LATER DATE, WHICH MAY IMPACT UPON THE DESIGN, CONSTRUCTION OR USE OF THE BUILDING, MUST BE NOTIFIED TO THE PRINCIPAL CONTRACTOR AND PRINCIPAL DESIGNER IMMEDIATELY.

DRAWING STATUS **SCHEME**  
 CLIENT **MR MATTEO CARACCIA**  
**28 CHARLOTTE STREET**  
**LONDON W1T**

DRAWING TITLE **PROPOSED BASEMENT PLAN**  
**SHEET 2**

JOB TITLE **28 CHARLOTTE STREET**  
**FITZROVIA, LONDON W1T 2NF**

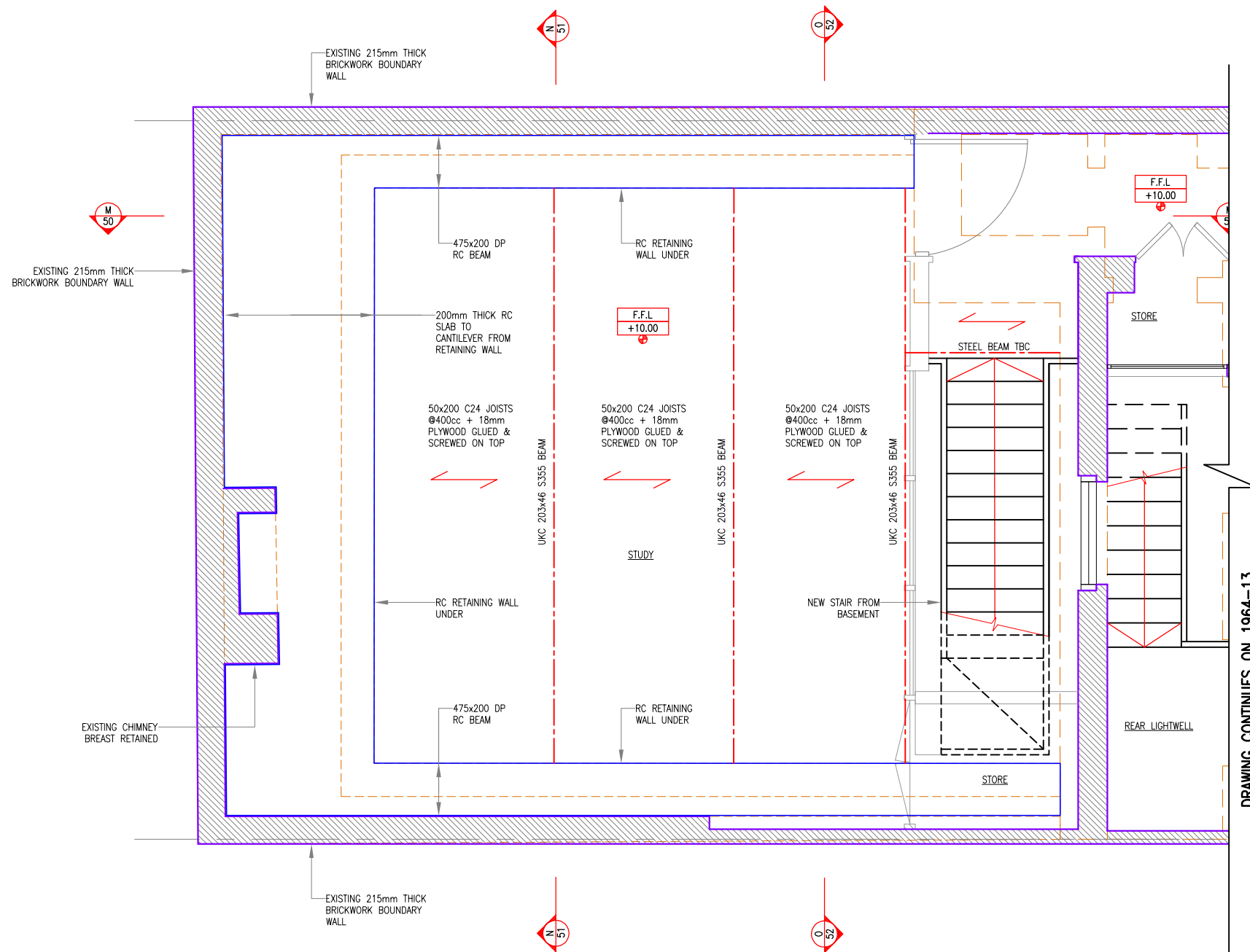
**rodriguezassociates**  
 1 Amwell Street  
 London EC1R 1UL  
 020-7837-1133 (Phone)  
 www.rodriguezassociates.com

DATE	SCALE	DRAWN	AB
26-10-2022	A1 - 1:25 A3 - 1:50	CHECKED	-
JOB No.	DRG No.	REVISION	
1964	13	-	

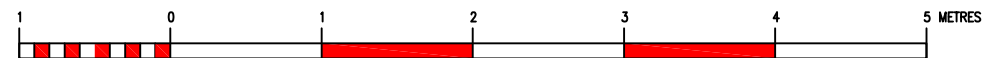


**NOTES**

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DRAWING CONTINUES ON 1964-13



Rev	Date	By	Rev
A	26.10.22	AB	SCHEME
-	06.03.20	IG	INITIAL DRAFT

**CDM STATEMENT**  
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**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON W1T

**DRAWING TITLE** PROPOSED GROUND FLOOR PLAN  
**SHEET 1**

**JOB TITLE** 28 CHARLOTTE STREET  
 FITZROVIA, LONDON W1T 2NF

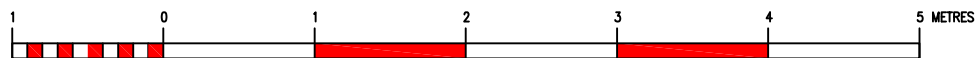
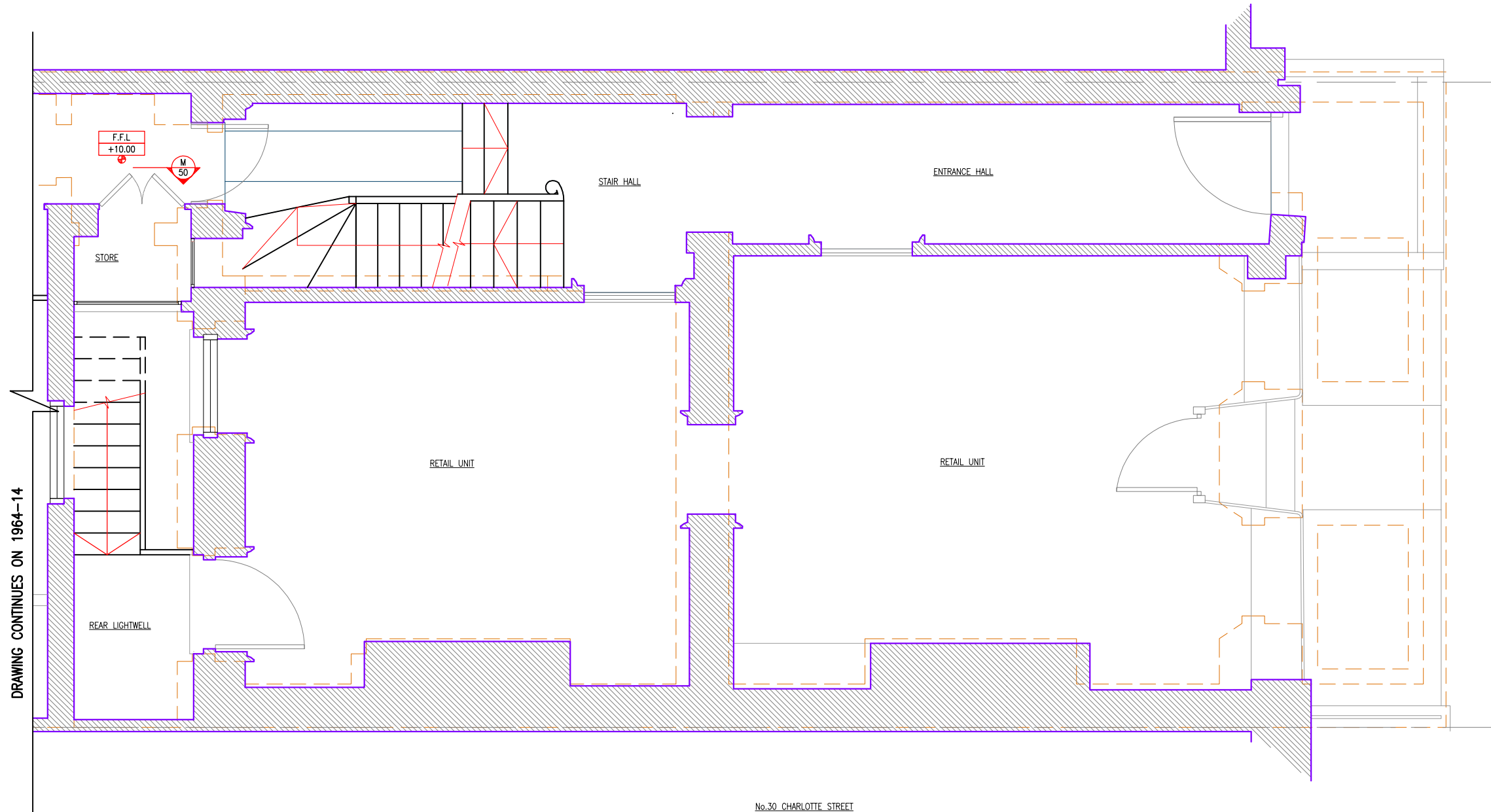
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DATE	SCALE	DRAWN	IG
04-03-2020	A1 - 1:25 A3 - 1:50	CHECKED	CB
JOB No.	DRG No.	REVISION	
1964	14	A	

NOTES

1. FOR GENERAL NOTES SEE DRAWING 1967 - 01
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No.26 CHARLOTTE STREET



Rev	Date	By	Rev
-	26.10.22	AB	SCHEME

CDM STATEMENT  
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DRAWING STATUS **SCHEME**  
 CLIENT **MR MATTEO CARACCIA**  
**28 CHARLOTTE STREET**  
**LONDON W1T**

DRAWING TITLE  
**PROPOSED GROUND FLOOR PLAN**  
**SHEET 2**

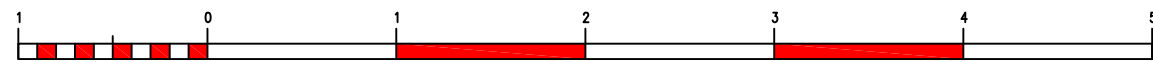
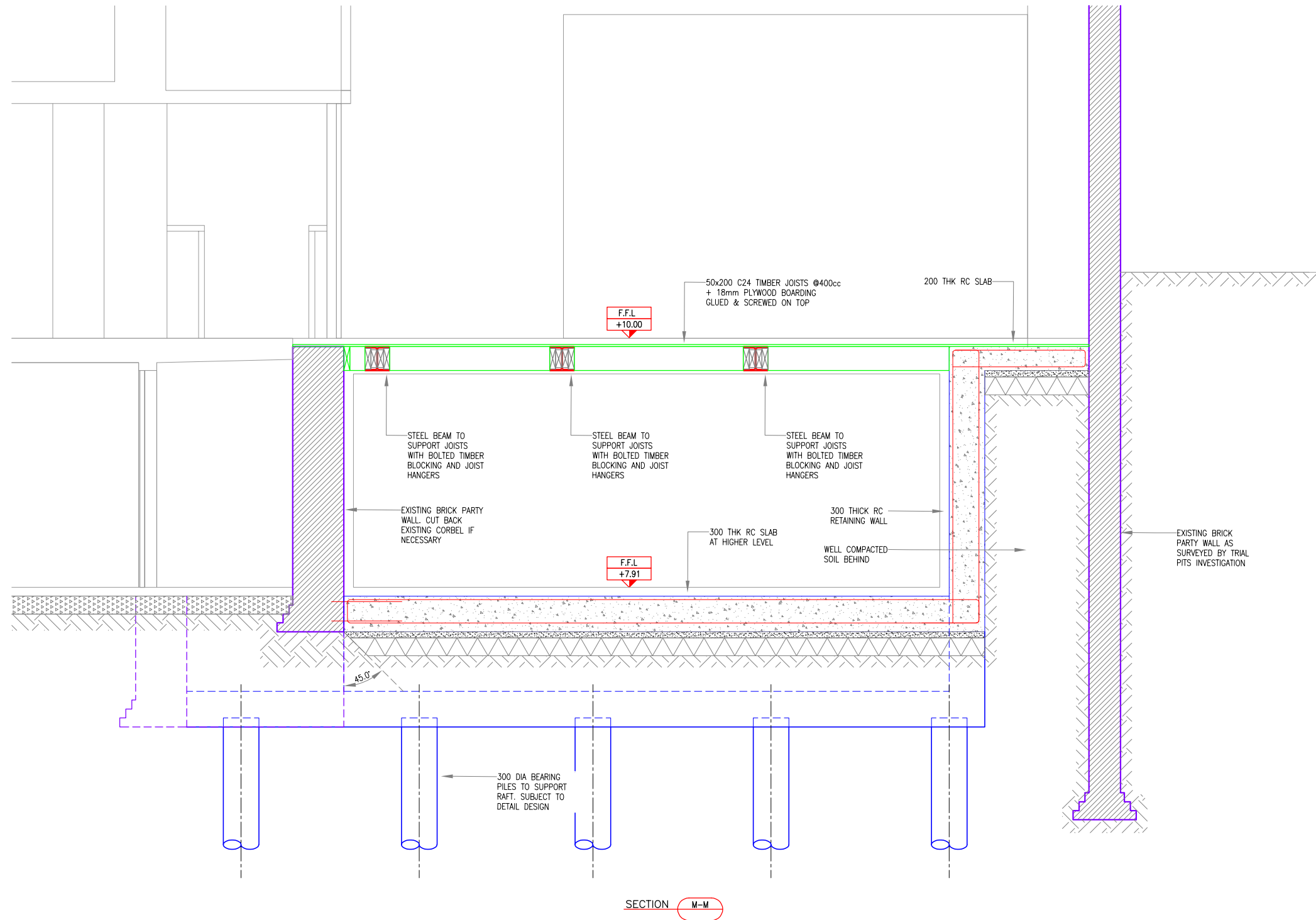
JOB TITLE  
**28 CHARLOTTE STREET**  
**FITZROVIA, LONDON W1T 2NF**

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DATE	SCALE	DRAWN	AB
26-10-2022	A1 - 1:25 A3 - 1:50	CHECKED	-
JOB No.	DRG No.	REVISION	
1964	15	-	

**NOTES**

1. FOR GENERAL NOTES SEE DRAWING 1967 - 01
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Rev	Date	By	Rev
A	26.10.22	AB	SCHEME REVISED
-	06.03.20	IG	INITIAL DRAFT

**CDM STATEMENT**  
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**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON, W1T

**DRAWING TITLE** PROPOSED SECTION M-M

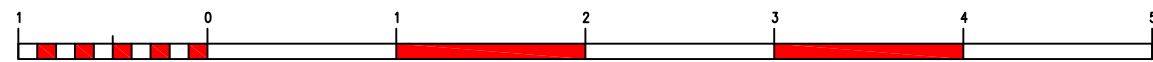
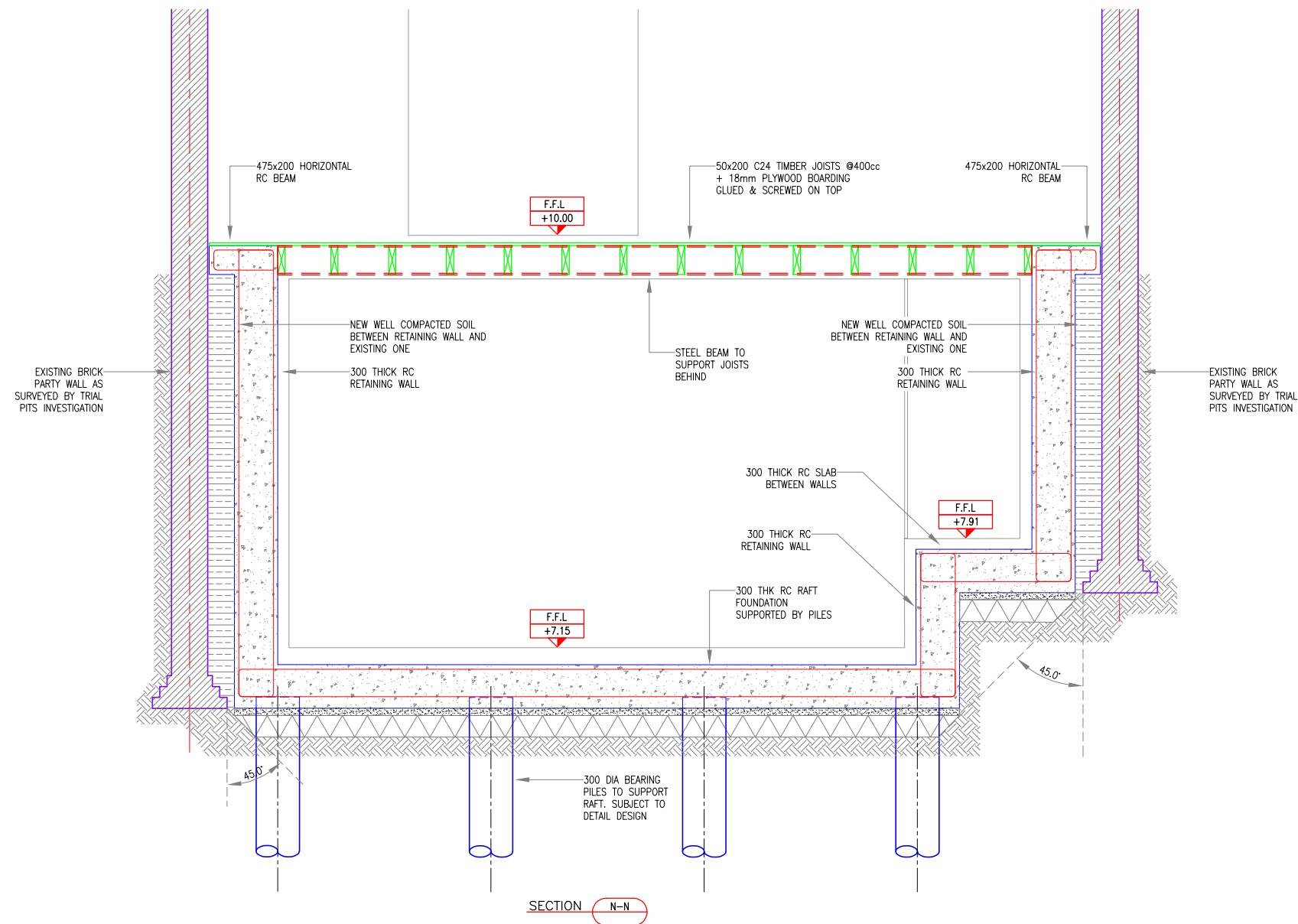
**JOB TITLE** 28 CHARLOTTE STREET  
 FITZROVIA, LONDON W1T 2NF

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DATE	SCALE	DRAWN	IG
04-03-2020	A1 - 1:20 A3 - 1:40	CHECKED	CB
JOB No.	DRG No.	REVISION	
1964	50	A	

**NOTES**

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Rev	Date	By	Rev
A	21.10.22	AB	SCHEME REVISED
-	06.03.20	IG	INITIAL DRAFT

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**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON, W1T

**DRAWING TITLE** PROPOSED SECTION N-N

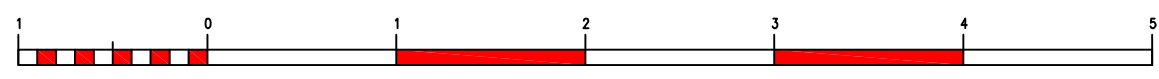
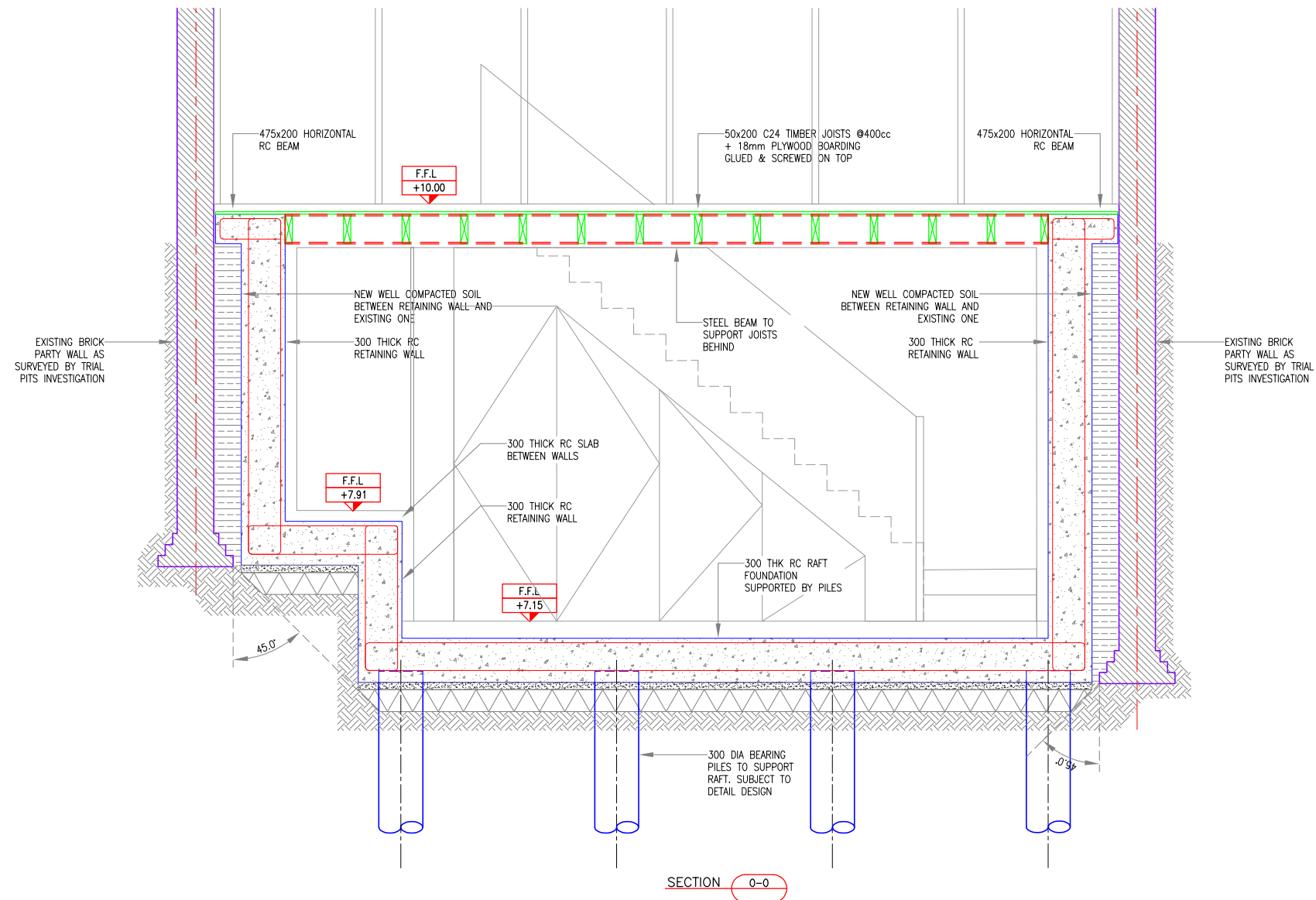
**JOB TITLE** 28 CHARLOTTE STREET  
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04-03-2020	A1 - 1:20 A3 - 1:40	CHECKED	CB
JOB No.	DRG No.	REVISION	
1964	51	A	

NOTES

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Rev	Date	By	Rev
-	26.10.22	AB	SCHEME REVISED

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**DRAWING STATUS** SCHEME  
**CLIENT** MR MATTEO CARACCIA  
 28 CHARLOTTE STREET  
 LONDON, W1T

**DRAWING TITLE** PROPOSED SECTION 0-0

**JOB TITLE** 28 CHARLOTTE STREET  
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DATE	SCALE	DRAWN	AB
26-10-2022	A1 - 1:20 A3 - 1:40	CHECKED	-
JOB No.	DRG No.	REVISION	
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