

General

- 1.1 This drawing is to be read in conjunction with all Architect's, Engineer's and Services Engineer's drawings and specifications.
- 1.2 Do not scale from any of the structural drawings. All dimensions to be verified on site and any discrepancies should be highlighted.
- 1.3 The contractor is responsible for the stability of the building and adjoining structures during construction and shall design, install, adapt and maintain all necessary propping and temporary works. A method statement for the temporary works must be submitted to the contractor administrator for comment before work begins.
- 1.4 Fire protection to all structural elements to Architect's details.
- 1.5 All waterproofing to the Architect's details.
- 1.6 All materials to comply with the relevant British Standard.

Foundations

- 2.1 The contractor is to give the Engineer a minimum notice period of 3 working days to inspect all foundation excavations.
- 2.2 Steps in foundations to be at least 1000mm long and no greater than 500mm high.
- 2.3 Adopt 75mm claymaster to inside face of all external foundations deeper than 1500mm.
- 2.4 For day joints, install 2No. 400mm long 12mm Ø high grade steel dowels with 200mm embedment with minimum 75mm cover.

Concrete

- 3.1 All materials and workmanship to comply with BS 8110.
- 3.2 All mass concrete to be designated grade GEN3.
- 3.3 All reinforced concrete to be designated grade RC32/40.
- 3.4 Unless otherwise noted the minimum cover to reinforcement is to be 35mm.
- 3.5 Pre-cast floors to be 200mm thick. Proprietary pre stressed units e.g. Bison Hollow Core Floors and installed strictly in accordance with the manufacturer's specification. The contractor is to provide fabrication drawings to the CA for comment a minimum of 2 weeks before the start of manufacture. Planks to be designed for 2.5kN/m² superimposed load.
- 3.6 All padstones to be constructed in either 30N mass concrete or 50N (Class B) Engineering brick.

Residual Hazards

Existing cantilever stone stair case and original ceiling details to be protected / propped throughout the works

Note

For more detailed information refer to the designer's H&S hazard record. Every day low risk hazards have not been indicated on this drawing, neither have hazards that should be obvious to a competent contractor. Should any additional hazards be identified the contractor should notify the project team

Additional Surveys Required

1. Flue survey

Note

All details to be confirmed following opening up on site

Masonry

- 4.1 All materials and workmanship to comply with BS 5628.
- 4.2 New blockwork to have 7N/mm² minimum crushing strength, minimum density of 1200kg/m³ and to be set in 1:1:6 cement/lime: sand mortar.
- 4.3 New brickwork to have 20N/mm² minimum crushing strength.
- 4.4 All cavity wall ties and restraint straps to be stainless steel and to be fixed strictly in accordance with the manufacturer's specification.
- 4.5 Cavity wall ties are to be provided at min. 900 horizontal and 450 vertical centres and within 225 of all reveals.
- 4.6 For cavities up to 150mm wide use Type 1 wall ties (Ancon ST1 or similar approved), with minimum embedment depth in inner leaf of 85mm. For cavities over 150mm wide refer to MNP for further specification.
- 4.7 All tie types, positioning and installation to be in accordance with BS5628:1.
- 4.8 New lintels over standard door openings (max. 1000 wide) in internal loadbearing walls to be precast, pre stressed lintels (Naylor R6 or similar unless noted otherwise).
- 4.9 Vertical movement joints in masonry are required as follows:
 - Brickwork - Every 12m horizontally
 - Blockwork - Every 6m horizontally

Refer to MNP layout for positions of movement joints. Positions to be confirmed by Architect prior to construction.

Steelwork

- 5.1 All materials and workmanship to comply with BS 5950.
- 5.2 Unless noted otherwise all new steelwork to be grade S355 JR to BS EN 10025 U.N.O. Bolts to be grade 8.8 equivalent and hot dip galvanised.
- 5.3 All steelwork to be thoroughly cleaned by grit blasting to grade Sa2.5 and painted with 2 coats of zinc phosphate primer to a minimum overall thickness of 75 microns.
- 5.4 All steelwork built into a solid or cavity external wall should have 2 coats of high build bituminous paint.
- 5.5 The contractor must allow for tolerance in fabrication and provide all shimming and packing necessary to obtain the correct levels shown on the drawings.
- 5.6 All steelwork to be supported on 440 long x 100 wide x 215 deep mass concrete padstones, ensuring 100mm bearing, unless noted otherwise.
- 5.7 Connections to be designed and detailed by fabricator.

Timber

- 6.1 All materials and workmanship to comply with BS 5268
- 6.2 Structural timber to be minimum Grade C16 and preservative treated.
- 6.3 Structural plywood to be Canadian or North American Douglas Fir or similar approved.
- 6.4 All proprietary timber fixings such as joist hangers to be hot-dip galvanized and used and installed strictly in accordance with the manufactutrers recommendations.

REV	COMMENTS	DATE	CHK
STATUS			
PRELIMINARY			
<div><div>mnp</div><div>mason navarro pledge</div><div>Consulting Civil and Structural Engineers</div><div>Bancroft Court, Hitchin, Hertfordshire SG5 1LH</div><div>Telephone: 01462 632012 Fax: 01462 632233</div><div>Email: office@mnp.co.uk www.mnp.co.uk</div></div>			
CLIENT			
<div><div>THE BEDFORD ESTATES</div><div>29a Montague Street</div><div>London</div><div>WC1B 5BL</div><div>Tel: 0207 634 2865</div><div>Fax: 0207 255 1729</div></div> <div></div>			
PROJECT			
25 BEDFORD SQUARE, LONDON, WC1B			
DRAWING TITLE			
BASEMENT PLAN			
SCALE @ A1		DATE	
1:50 @ A1		10.07.15	
DRAWN BY		CHECKED BY	
JE		RE	
JOB No.	DRAWING No.	REV	
215058	GA-100		



Masonry

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Residual Hazards

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Additional Surveys Required

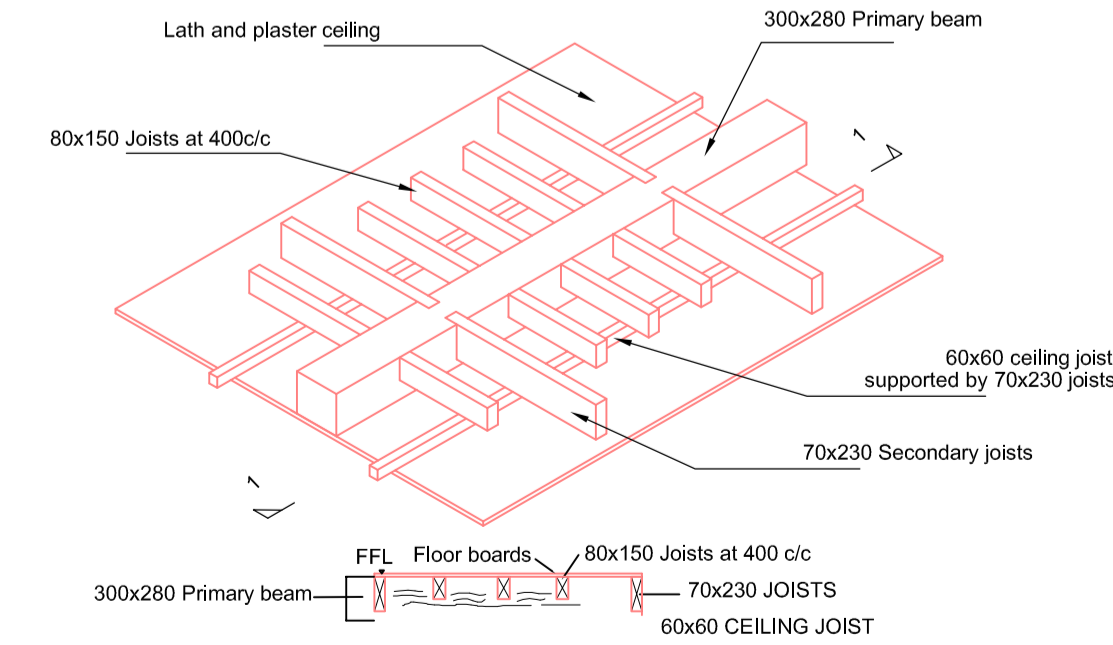
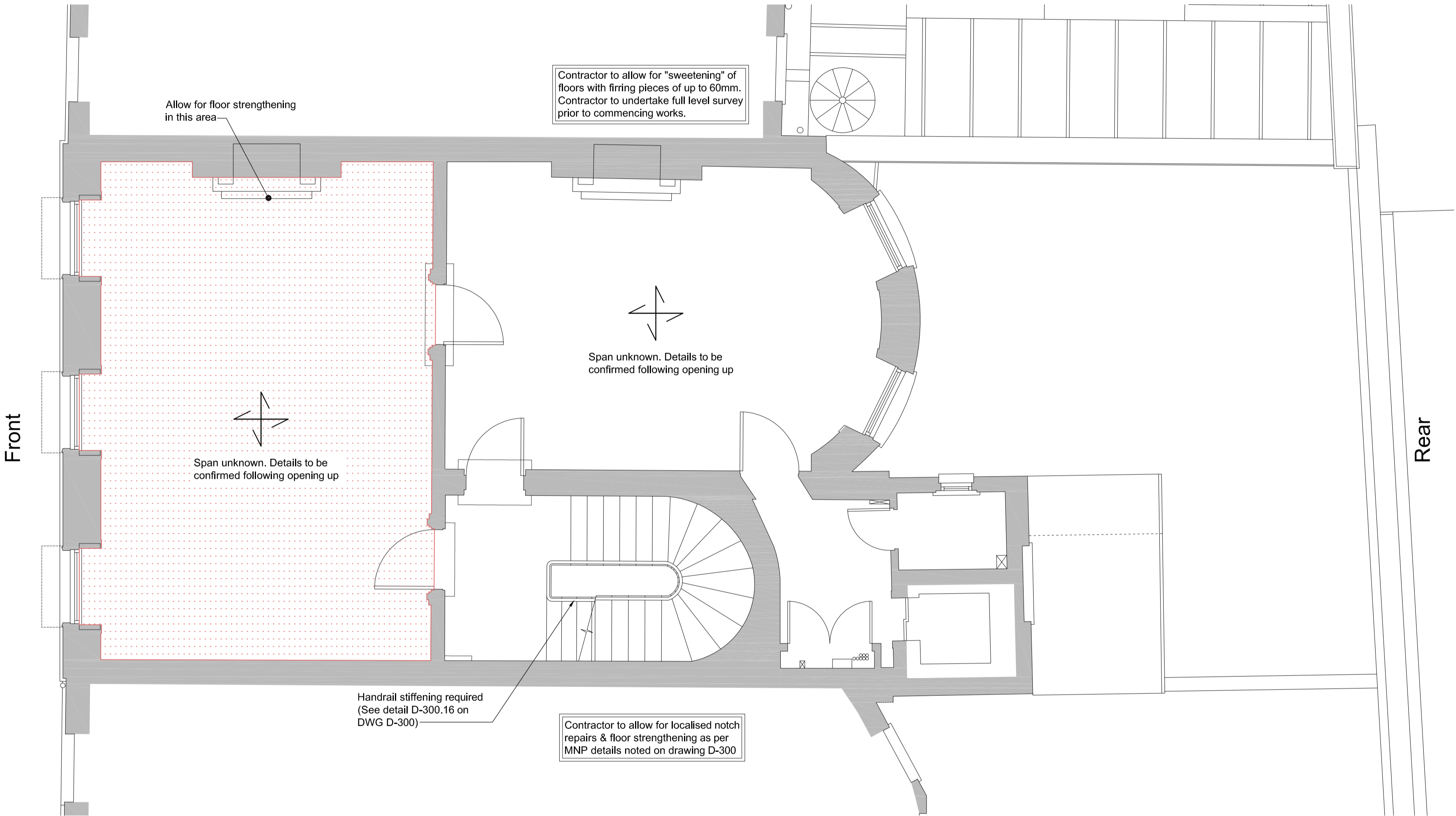
- ## 1. Flue survey

Note

All details to be confirmed following opening up on site

-  Span unknown. Details to be confirmed following opening up
-  50x150mm Dp C24 timber rafters @ 400mm c/c

REV	COMMENTS	DATE	CHK
STATUS		<h1>PRELIMINARY</h1> <div>  </div> <h2>mason navarro pledge</h2> <p>Consulting Civil and Structural Engineers</p> <p>Crancroft Court, Hitchin, Hertfordshire SG5 1 LH Telephone: 01462 632012 Fax: 01462 632233 Email: office@mnp.co.uk www.mnp.co.uk</p>	
CLIENT		<div> <div> <p>THE BEDFORD ESTATES</p> <p>29a Montague Street London WC1B 5SL Tel: 0207 636 3885 Fax: 0207 285 1729</p> </div> <div>  </div> </div>	
PROJECT		<h2>25 BEDFORD SQUARE, LONDON, WC1B</h2>	
DRAWING TITLE		<h1>GROUND FLOOR PLAN</h1>	
SCALE @ A1		DATE	
1:50 @ A1		10.07.15	
DRAWN BY		CHECKED BY	
JE		RE	
JOB NO.	DRAWINGS NO.	REV	
250508	GA-101		



Typical Floor Construction Detail
Scale 1:50

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⚠

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25 BEDFORD SQUARE, LONDON, WC1B			
DRAWING TITLE			
FIRST FLOOR PLAN			
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DATE			
10.07.15			
DRAWN BY			
JE			
CHECKED BY			
RE			
JOB No.		DRAWING No.	
215058		GA-102	
		REV	