



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.

Concrete

- 2.1 All materials and workmanship to comply with BS 8110.
- 2.2 All mass concrete to be designated grade GEN3.
- 2.3 All reinforced concrete to be designated grade RC32/40.
- 2.4 All padstones to be constructed in either 30N mass concrete or 50N (Class B) Engineering brick.

Masonry

- 3.1 All materials and workmanship to comply with BS 5628.
- 3.2 New brickwork to have 20N/mm² minimum crushing strength.
- 3.3 All cavity wall ties and restraint straps to be stainless steel and to be fixed strictly in accordance with the manufacturer's specification.
- 3.4 Cavity wall ties are to be provided at min. 900 horizontal and 450 vertical centres and within 225 of all reveals.
- 3.5 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.
- 3.6 All tie types, positioning and installation to be in accordance with BS5628:1.
- 3.7 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).
- 3.8 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

- 4.1 All materials and workmanship to comply with BS 5950.
- 4.2 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.
- 4.3 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.
- 4.4 All steelwork built into a solid or cavity external wall should have 2 coats of high build bituminous paint.
- 4.5 The contractor must allow for tolerance in fabrication and provide all shimming and packing necessary to obtain the correct levels shown on the drawings.
- 4.6 All steelwork to be supported on 440 long x 100 wide x 215 deep mass concrete padstones, ensuring 100mm bearing, unless noted otherwise.
- 4.7 Connections to be designed and detailed by fabricator.

Timber

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

Residual Hazards

1. Heavy steel sections to be maneuvered to rear of the building.
2. Existing cantilever stone stair case and original ceiling details to be protected / propped throughout the works.
3. Stability of leaning chimney stack.
4. Stability of leaning parapet wall

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

REV	COMMENTS	DATE	CHK
STATUS PRELIMINARY			
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CLIENT <div style="display: flex; justify-content: space-between;"> <div style="font-size: 8px;"> THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 0207 634 2885 Fax: 0207 255 1729 </div> </div>			
PROJECT 21 BEDFORD SQUARE, LONDON, WC1B			
DRAWING TITLE COACH HOUSE ELEVATION			
SCALE @ A1 1:20 @ A1		DATE 09.07.15	
DRAWN BY JE		CHECKED BY RE	
JOB No. 215057	DRAWING No. E-401	REV	