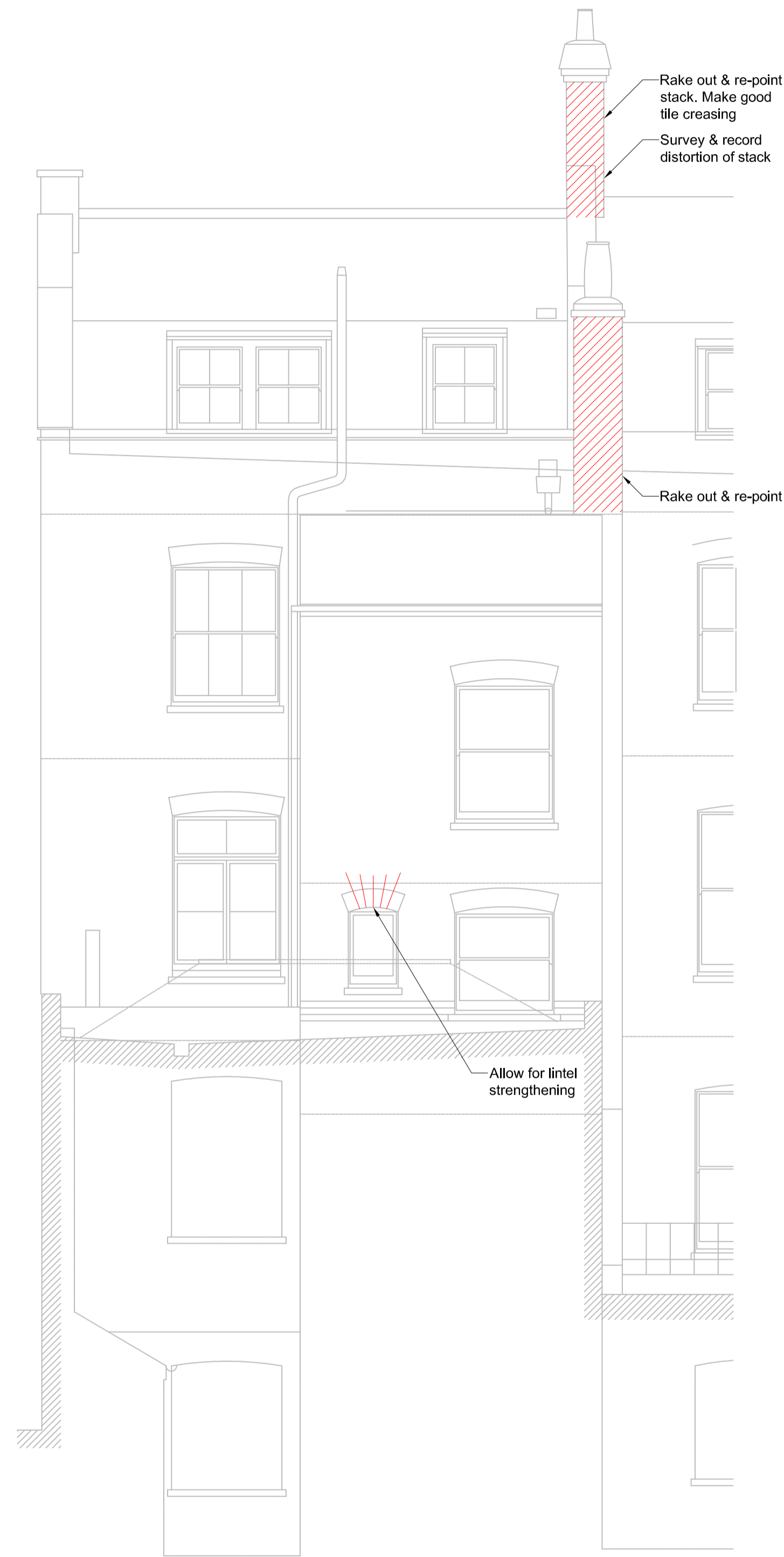




Front Elevation
Scale 1:50



Rear Elevation
Scale 1:50

- Residual Hazards**
- No opening up works have been undertaken. All details to be verified on site
- Bird droppings in roof space to be cleaned by specialist to works proceeding
-
- Check all lintels from scaffold
- Check verticality of walls from scaffold
-
- VC - Vertical cracking
- HC - Hairline cracking

- General**
- This drawing is to be read in conjunction with all Architect's, Engineer's and Services Engineer's drawings and specifications.
 - Do not scale from any of the structural drawings. All dimensions to be verified on site and any discrepancies should be highlighted.
 - 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.
 - Fire protection to all structural elements to Architect's details.
 - All waterproofing to the Architect's details.
 - All materials to comply with the relevant British Standard.

- Masonry**
- All materials and workmanship to comply with BS 5628.
 - 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.
 - New brickwork to have 20N/mm² minimum crushing strength and to be set in 1:1:6 mortar.
 - All cavity wall ties and restraint straps to be stainless steel and to be fixed strictly in accordance with the manufacturer's specification.

- Steelwork**
- All materials and workmanship to comply with BS 5950.
 - Unless noted otherwise all new steelwork to be grade S355 JO (External), JR (Internal) to BS EN 10025. Bolts to be grade 8.8 equivalent and hot dip galvanised.
 - 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.
 - All steelwork built into a solid or cavity external wall should have 2 coats of high build bituminous paint.
 - The contractor must allow for tolerance in fabrication and provide all shimming and packing necessary to obtain the correct levels shown on the drawings.
 - All steelwork to be supported on 440 long x 100 wide x 215 deep mass concrete padstones, ensuring 100mm bearing, unless noted otherwise.
 - Connections to be designed and detailed by fabricator.

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

T1 Issued for tender 25.05.16 DJM

REV	COMMENTS	DATE	CHK
TENDER			
 mason navarro pledge Consulting Civil and Structural Engineers Bancroft Court, Hitchin, Hertfordshire SG5 1LH Telephone: 01462 632012 Fax: 01462 632233 Email: office@mnp.co.uk www.mnp.co.uk			
CLIENT  THE BEDFORD ESTATES 29a Montague Street London WC1B 5BL Tel: 0207 634 2865 Fax: 0207 255 1729			
PROJECT 7 GOWER STREET			
DRAWING TITLE FRONT & REAR ELEVATION			
SCALE @ A1 1:50 @ A1		DATE 23.05.16	
DRAWN BY JE		CHECKED BY DJM	
JOB No. 215237	DRAWING No. E-400	REV T1	