

- Residual Hazards**
1. Removal of existing load bearing walls and existing floor plates. Contractor to provide full temporary works details and method statement.
 2. Contractor to provide full working at height method statement.
 3. Retained floor plates to be propped during demolition
 4. Steel sections to be fabricated in manageable lengths

- 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 BS8110.
 - 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.

- 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 and to be set in 1:1:6 mortar.
 - 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 c/c 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 BS5950.
 - 5.2 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 galvanized.
 - 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 440x100x215 Dp 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 manufacturers recommendations.

T5	Revised Underpinning	20.12.19	EMS
T4	As noted	07.11.19	EMS
T3	As noted	10.10.19	JL
T2	Layout revised	27.09.19	JL
T1	Tender issue	24.09.19	JL

REV	COMMENTS	DATE	CHK
STATUS			

TENDER

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CLIENT
ANDREW & ROMAIN

PROJECT
**79 GUILFORD STREET,
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WC1N 1DF**

DRAWING TITLE
GROUND FLOOR GA

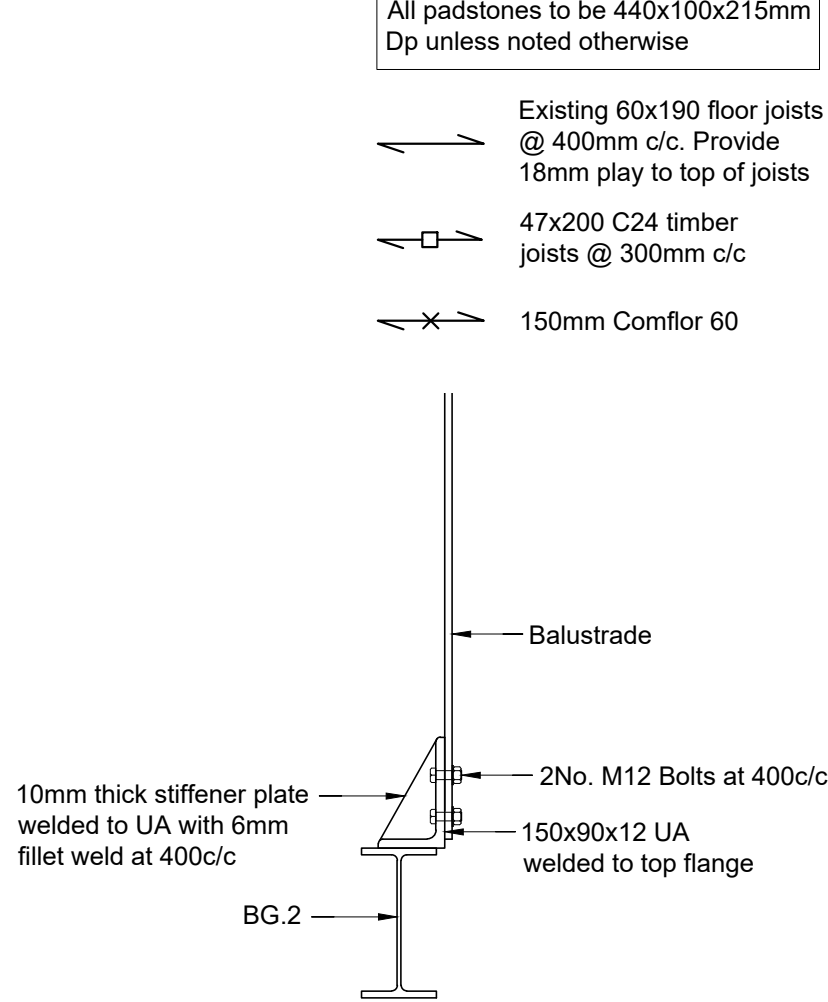
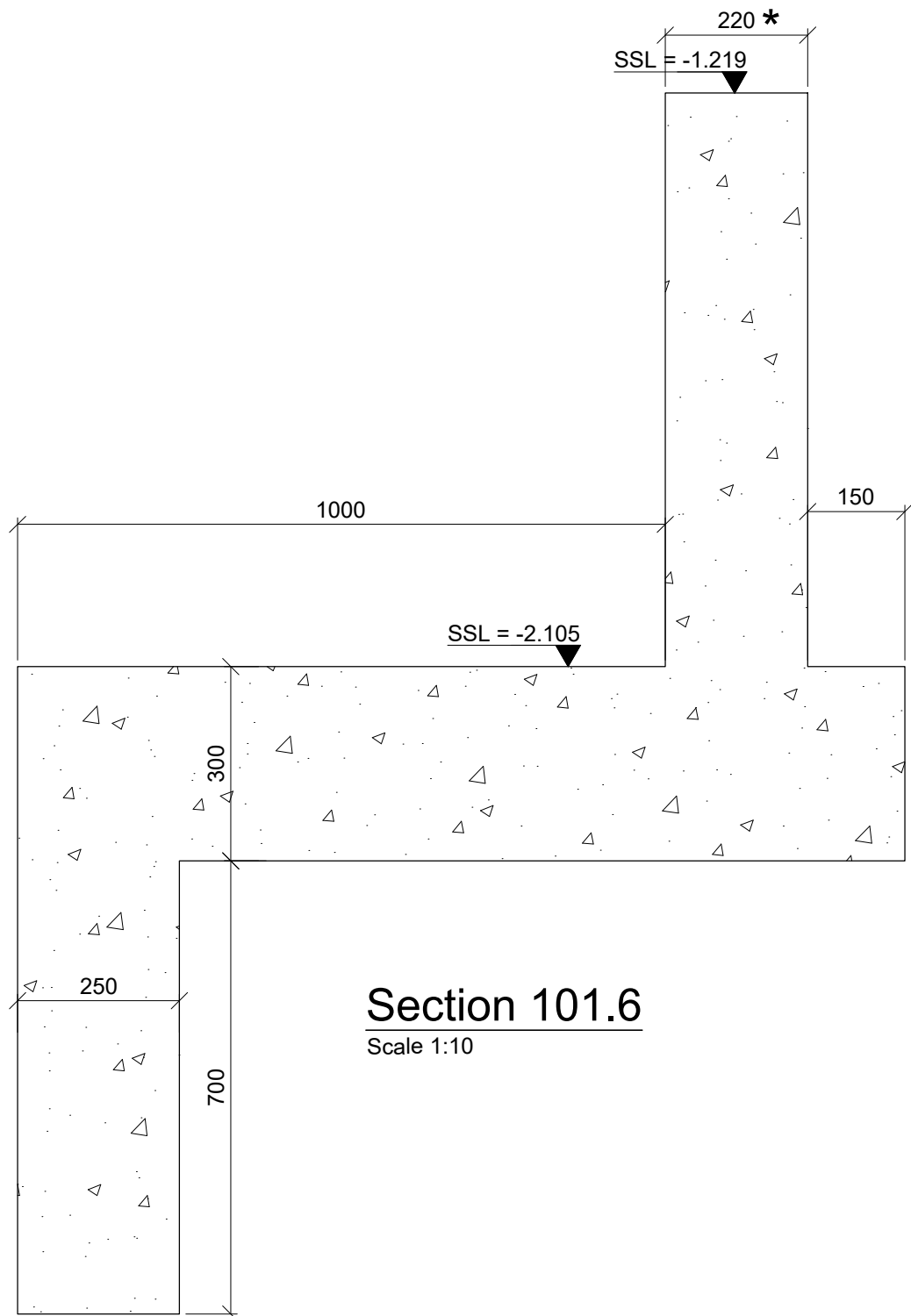
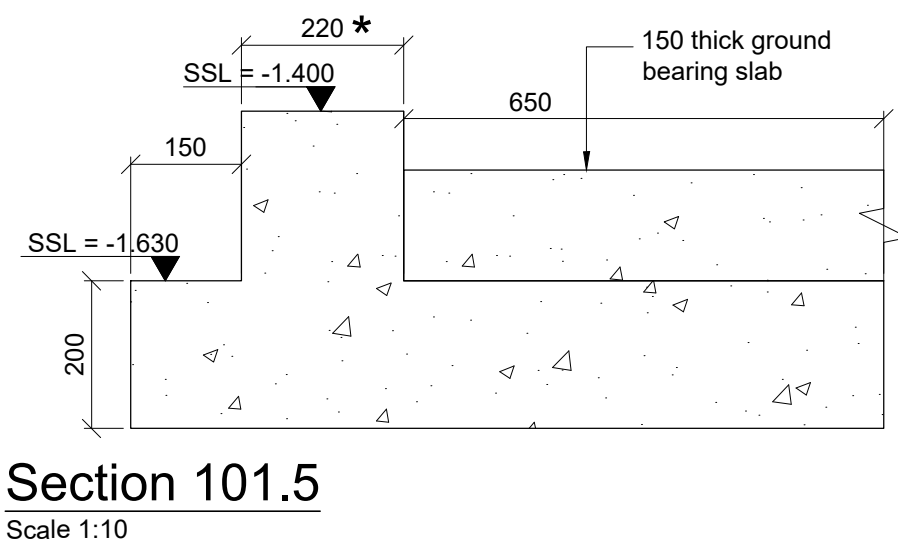
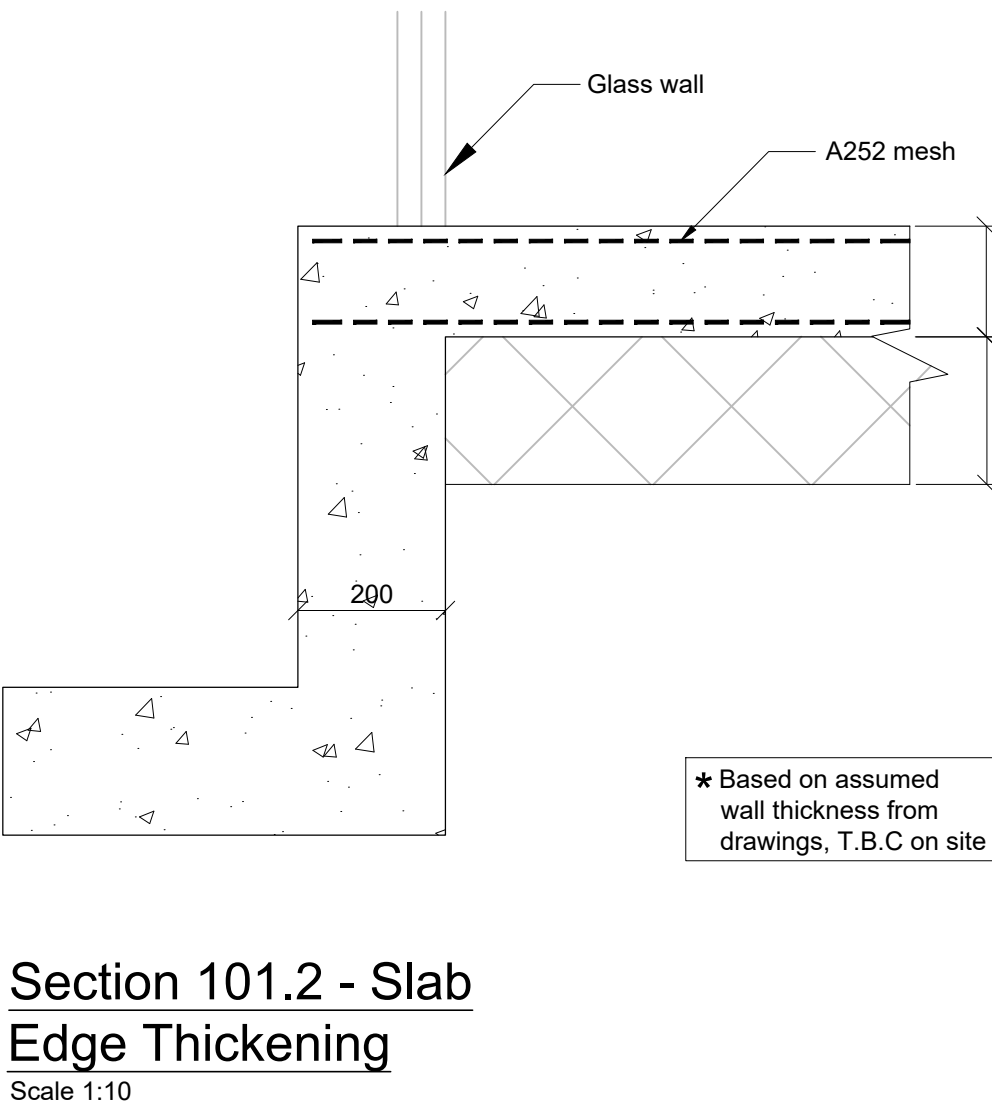
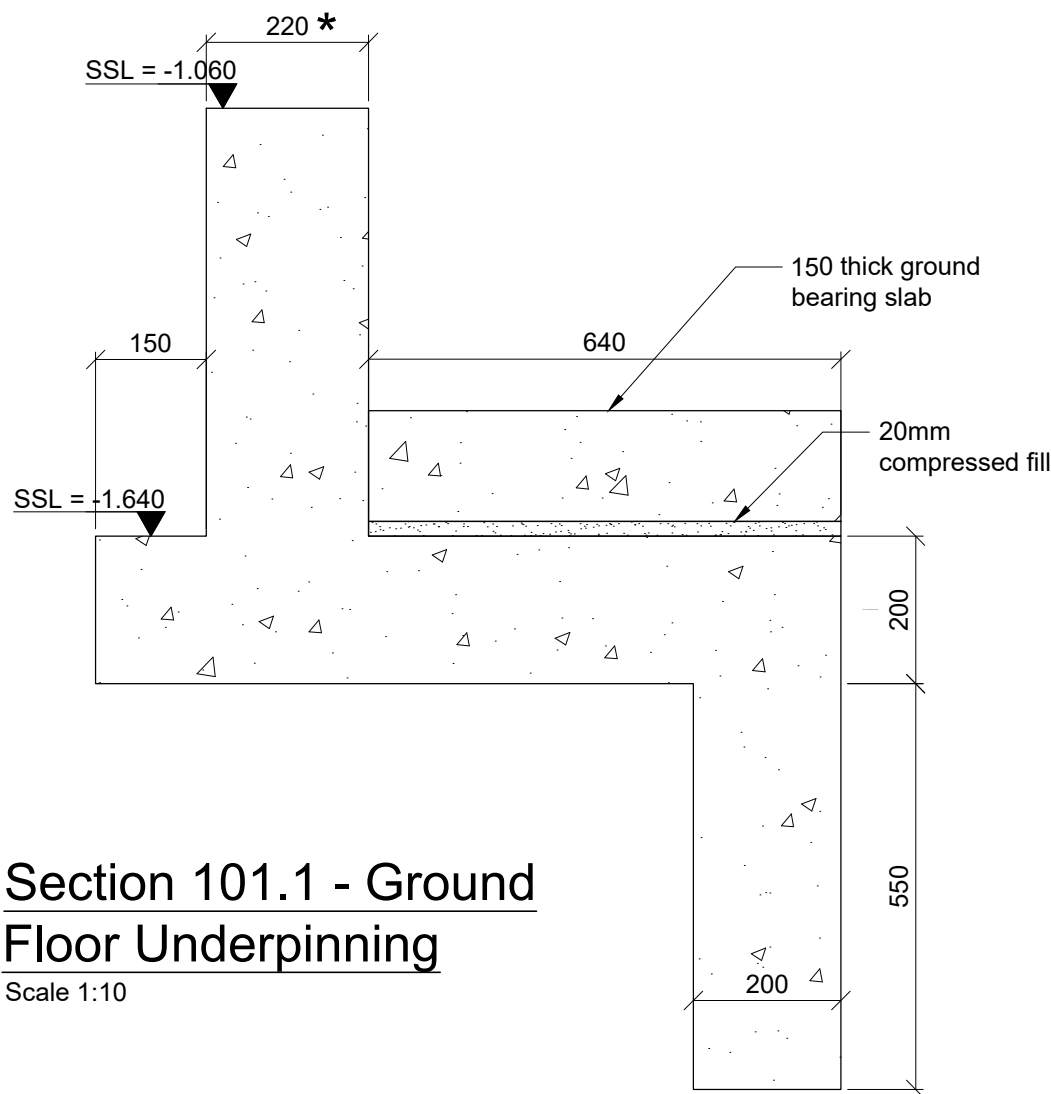
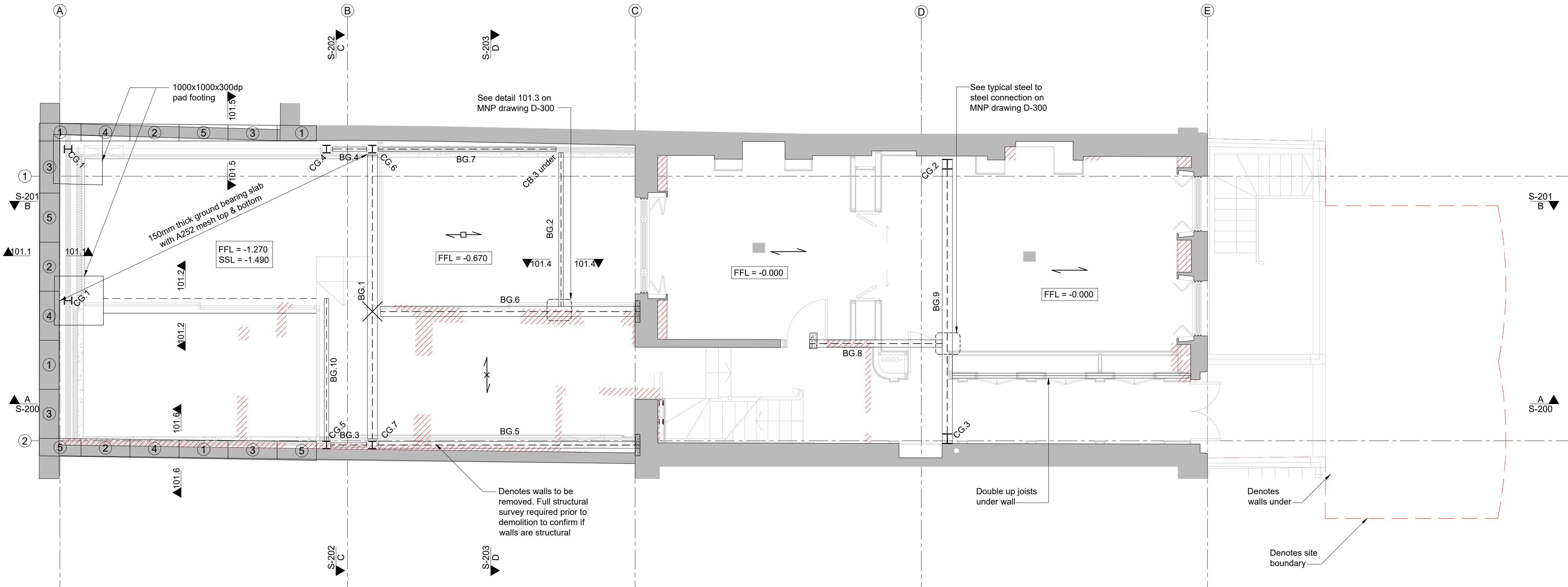
SCALE
1:50 @ A1

DRAWN BY
JE

DATE
12.07.19

DRAWING NO.
217337-S-GA-101

REV
T5



Section 101.4 Guarding Detail
Scale 1:10