GENERAL NOTES:

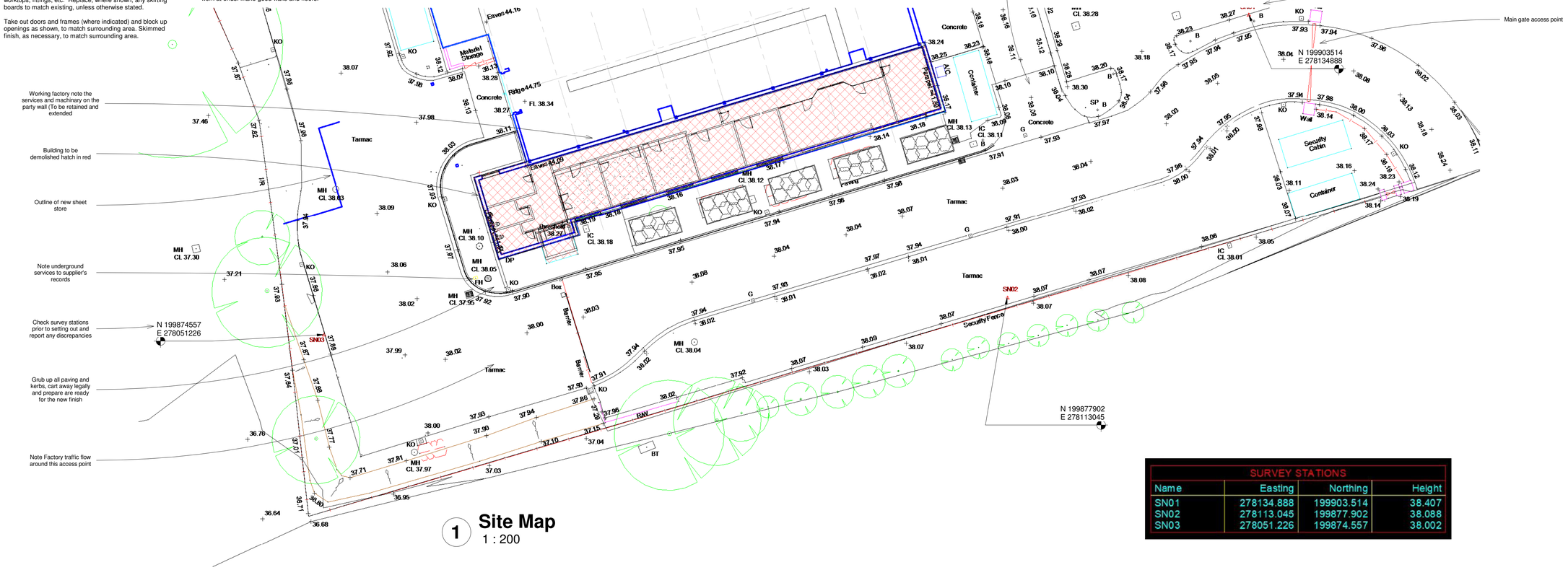
GENERAL NOTE:
All works to be in accordance with current building regulations and relevant British Standards and codes of practice, to be carried out in accordance with Manufacturer's recommendations/instructions.

DEMOLITION WORKS:
Remove any redundant timber work - screens, shelves, worktops, fittings, etc. Replace, where shown, any skirting boards to match existing, unless otherwise stated.

Take out doors and frames (where indicated) and block up openings as shown, to match surrounding area. Skimmed finish, as necessary, to match surrounding area.

Make good any ceiling/floor areas where walls have been removed, prepared and finished for decoration.
Hack off all redundant floor and wall tiles and make good surface. Prepare and finish according to specification.
Take out any redundant power/electrical points that are no longer required and make good area.
Take out any redundant sanitary ware and seal off any pipe work at ends. Make good walls and floors.

TEMPORARY PROPPING
The Contractor shall be responsible for the safety of the structure and provide all necessary Propping, shoring, strutting and bracing to ensure its safety and stability at all times.



1 **Site Map**
1 : 200

SURVEY STATIONS			
Name	Easting	Northing	Height
SN01	278134.888	199903.514	38.407
SN02	278113.045	199877.902	38.088
SN03	278051.226	199874.557	38.002

NOTES
1. All dimensions are in millimetres unless noted otherwise.
2. All levels are shown in millimetres unless noted otherwise.
3. Do not scale from the drawing. Use figured dimensions only.
4. Any discrepancies to be reported immediately to the Designer/Engineer.
5. This drawing to be read in conjunction with all relevant Architects, engineers, subcontractors and specialists drawings and specifications.

ALL DIMENSIONS TO BE CHECKED ON SITE: Contractor to check and verify all building and site dimensions. The Contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. This drawing must be read and checked against any other specialist drawings provided & manufacturer's recommendations. Tabled quantities are for guidance only all specialist Consultants & Contractors to check and verify. Any discrepancies in all of the above must be reported to the Design team prior to installation

CDM - If we are appointed as a Designer or Principal Designer, for the Pre-Construction Phase only, we can only carry out our duties for that phase. This means that we will give all relevant design information for consideration in the Construction Phase Plan / Health & Safety File to the Client at the end of the Pre-Construction Phase. It will be the Client's responsibility to pass that information on to the Principal Contractor and any other Contractors or Designers, which the client subsequently appoints.

DEMOLITION & SITE MANAGEMENT

SURVEY

Scope: Before starting deconstruction/ demolition work, examine available information and carry out a survey of:
- the structure or structures to be deconstructed/ demolished, the site on which the structure or structures stand, and the surrounding area.
- Report and method statements: Submit, describing:
- Form, condition and details of the structure or structures, the site and the surrounding area.
- Extent: to this Drawing or following construction revisions accordingly .
- Type, location and condition of features of historical, archaeological, geological or ecological importance.
- Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/or dust generated during deconstruction/ demolition.
- Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
- Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
- Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
- Proposed programme of work, including sequence and methods of deconstruction/demolition.
- Details of specific pre-weakening required.
- Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
- Arrangements for control of site transport and traffic.
- Special requirements: n/a

EXTENT OF DECONSTRUCTION/ DEMOLITION
- General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to levels as shown on the drawing or following construction revisions accordingly.

BENCH MARKS
- Unrecorded bench marks and other survey information: Give notice when found. Do not remove marks or destroy the fabric on which they are found.

FEATURES TO BE RETAINED
- General: Keep in place and protect the following: Hedgerows, Trees & water courses shown on layouts or following construction revisions accordingly .

LOCATION OF SERVICES
- Services affected by the Works: Locate and mark positions.
- Mains services marking: Arrange with the appropriate authorities for services to be located and marked.

SERVICES DISCONNECTION ARRANGED BY CONTRACTOR
- Responsibility: Before starting deconstruction/ demolition arrange with the appropriate authorities for disconnection of services owned by those authorities and removal of associated fittings and equipment.

LIVE FOUL AND SURFACE WATER DRAINS
- General: Protect drains and fittings still in use. Keep free of debris and ensure normal flow during deconstruction/ demolition work.
- Damage: Make good damage arising from deconstruction/ demolition work. Leave clean and in working order at completion of deconstruction/ demolition work.

SERVICE BYPASS CONNECTIONS
- General: Provide as necessary to maintain continuity of services to occupied areas of the site on which the deconstruction/ demolition is taking place and to adjoining sites/properties.
- Notice: Give adequate notice to adjoining owners and all affected occupiers if shutdown is necessary.

SERVICES TO BE RETAINED
- Damage to services: Give notice, and notify relevant service authorities and/ or owner/occupier regarding damage arising from deconstruction/ demolition.
- Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.

WORKMANSHIP
- Standard: Demolish structures in accordance with BS 6187.
- Operatives: Appropriately skilled and experienced for the type of work. holding, or in training to obtain, relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used

SITE HAZARDS
- Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.
- Dust: Reduce by periodically spraying with an appropriate wetting agent, or contain.
- Lead dust: Submit method statement for control, containment and clean-up regimes.
- Site operatives and general public: Protect from vibration, dangerous fumes and dust arising during the course of the Works.

STRUCTURES TO BE RETAINED
- Extent: As the drawing.
- Parts which are to be kept in place: Protect.
- Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.

PARTLY DECONSTRUCTED/ DEMOLISHED STRUCTURES
- General: Leave partly in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
- Temporary works: Prevent overloading due to debris.
- Access: Prevent access by unauthorized persons.

DANGEROUS OPENINGS
- General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
- Access: Prevent access by unauthorized persons.

UNFORESEEN HAZARDS
- Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
- Removal: Submit details of proposed methods for filling, removal, etc.

SITE CONDITION AT COMPLETION
- Debris: Clear away and leave the site tidy on completion.

SITE LEVELS AT COMPLETION
- Levels: Grade the site to follow the levels of adjacent areas.

CONTRACTOR'S PROPERTY
- Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.
- Action: Remove from site as work proceeds where not to be reused or recycled for site use.

EMPLOYER'S PROPERTY
- Components and materials to remain the property of the Employer: Description: as stated on these layouts
- Protection: Maintain until these items are removed by the Employer or reused in the Works, or until the end of the Contract.
- Specific limitations: Asbestos to be removed, logged and packaged by a specialist Contractor appointed by the Contractor

RECYCLED MATERIALS
- Materials arising from deconstruction/ demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the Environment Agency & Excavating and filling notes

EXCAVATIONS AND BACKFILLING
- Prior to commencing excavation: Excavate trial pits adjacent to existing foundations to determine extent and formation levels.
 1. Allow for inspection of trial pits.
 2. Allow time for amendment of details if required.
 3. Time period: 5 working days.
- Requirement: Where excavations are close; complete all work including backfilling to the lower excavation before the higher excavation is made.
- Backfill material:
 1. Up to higher excavations formation level: TBC by the Structural Engineer
 2. Above higher excavations formation level: TBC by the Structural Engineer.

All backfill material is subject to planning conditions stated, please refer to this document prior to the start of any works

INSPECTING FORMATIONS
- Notice: Make advance arrangements for inspection of formations for foundations and filling.

STEPS IN FOUNDATION FORMATIONS
- Depth of formation below ground level (minimum): To Engineer's details.
- Step dimensions:
 1. Distance between steps (minimum): To Engineer's details.
 2. Height of step (maximum): To Engineer's details.
 3. Length of overlap (minimum): To Engineer's details.

OBSTRUCTIONS
- Recorded foundations, beds, drains, etc: Break out and seal off drain ends. Remove
- contaminated earth.
- Unrecorded foundations, beds, basements, filling, tanks, service pipes, drains, etc: Give notice.

EXCESS EXCAVATIONS
- Excavation taken wider than required: Backfill as clause 60 .
- Excavation taken deeper than required: Backfill To Engineer's recommendations .

SURPLUS EXCAVATED MATERIAL
- Topsoil: Spread and level on site subject to planning condition .
- Remaining material: Remove from site.

HAZARDOUS, AGGRESSIVE OR UNSTABLE MATERIALS
- Generally: Do not import or use fill materials which would, either in themselves or in combination with other material or ground water, give rise to a health hazard, damage to building structures or instability in the filling.

WATER
- General: Keep excavations free from water until foundations and below ground constructions are completed.

PLACING FILL GENERALLY
- Excavations and areas to be filled: Free from loose soil, rubbish and standing water.
- Freezing conditions: Do not use frozen materials or materials containing ice. Do not place fill on frozen surfaces.
- Fill against structures, membranes or buried services: Place and compact in a sequence and manner which will ensure stability and avoid damage.

BACKFILLING AROUND FOUNDATIONS
- Under oversite concrete and pavings: Hardcore to specialist supplier details.
- Under grassed or landscaped areas: Material excavated from the trench, laid and compacted in 300 mm layers.

FROST SUSCEPTIBILITY
- General: Except as allowed below, fill must be non frost-susceptible as defined in Highways Agency 'Specification for Highway Works', clause 801.17.
- Frost-susceptible fill: Use only within the external walls of buildings below spaces that will be heated. Protect from frost during construction.

HARDCORE
- Fill: Granular material, free from harmful matter and excessive dust or clay, well graded, all pieces less than 75 mm in any direction, and in any one layer only one of the following:
 1. Crushed hard rock or quarry waste.
 2. Crushed concrete, brick or tile, free from plaster.
 3. Gravel or hoggin.
- Filling: Spread and level both backfilling and general filling in layers not exceeding 150mm. Thoroughly compact each layer.

All fill material is subject to planning conditions stated, please refer to this document prior to the start of any works

VENTING HARDCORE LAYER
- Fill: Clean granular material, well graded, passing a 75 mm BS sieve but retained on a 20 mm BS sieve and in any one layer only one of the following:
 1. Crushed hard rock.
 2. Crushed concrete, crushed brick or tile, free from plaster.
 3. Gravel.
- Filling: Spread and level in 150 mm maximum layers. Thoroughly compact each layer, whilst maintaining enough voids to allow efficient venting.

BLINDING TO HARDCORE
- Surfaces to receive sheet overlays or concrete: Blind with:
 1. Concrete where shown on drawings; or
 2. Sand, fine gravel, or other approved fine material applied to provide a closed smooth surface.

Permissible deviation on surface level: +0 -25 mm.

INCOMING SUPPLY ROUTES

- Domestic power Supply route - to be sized by the supplier and installed to their details
- Domestic Telecom Supply route - to be sized by the supplier and installed to their details
- Domestic Water Supply route - to be sized by the supplier and installed to their details
- Domestic Gas Supply route - to be sized by the supplier and installed to their details

TO BE READ IN CONJUNCTION WITH GENERAL NOTES APPROVED PLANNING LAYOUTS, CONDITIONS, ENGINEER'S AND SPECIALISTS DRAWINGS
THESE ARE COLOUR LAYOUTS, PLEASE ASK FOR A COLOUR COPY IF YOU ARE UNABLE TO PRINT AS REQUIRED

All services locations shown are indicative (picked up by others)and need to be checked by the contractor prior to the start of works - Also allow to record confirm the client's requirements for disposal

Drainage

- Waste Run - Below ground
- Storm Water

DRAINAGE KEY - subject to a further survey.
RA - Rodding access
SVP - Soil vent pipe
RWP - Rain water pipe
G - back inlet Gully
IC - inspection Chamber

Abbreviations:

TBA - To be approved
TBC - To be Confirmed
S&F - Supply & Fit
MG - Make good
EQ - equally spaced

CDM - Designer's Risk Assessment.

There is seen to be no adverse risk to this project if common working methods are compiled to during the works, the general risk should be manageable.

Regardless to the minimum adverse risk the client and all Contractors are to be mindful of the following:
- An Asbestos survey has been carried out by the client and this must be issued to all parties prior to their appointment
- If not then a survey suitable for construction should be processed and provided to the contractor prior to the start of any works
- The works is to take place next to operational factory, therefore the site should be secure at all times and the neighbours spaces protected from construction works but ensuring it does not affect the neighbouring businesses
- Due to the nature of services provided by the client the site will see a high turn around of traffic accessing various areas for these services. Therefore, works should be concentrate only to the areas it involves and any movement should be reported in advance to ensure that all parties can make the appropriate steps to maintain the welfare of all on site.
- Fire alarm systems will be live during the works, please ensure dust covers are applied on every working day is taking place and removed when complete for each day to ensure detection is maintained 24/7
- The main access road is a main highway and is frequently used by pedestrians and public vehicles - all deliveries should be forewarned during the works in accordance with Local Highways requirements
- Sections of the existing structure could be constructed of concrete slabs and is unpredictable in it's formal. Therefore extra attention should be considered when propping. If there is any doubt on the required processes please liaise with the appointed structural engineer for clarification.
- Overhead & underground services are present and should be located & managed prior to and during the works
- The Engineer has specified sections of new supporting steel. Therefore, extra attention should be considered when propping and lifting. If there is any doubt on the required processes, please liaise with the appointed structural engineer for clarification.
- An element of timber is specified for the new construction which increases the fire risk to the surrounding building during the working. Therefore, a procedure needs to be implicated to manage the storage and separation of this material prior to the structure becoming full fire protected as specified

General Risk
- Dust arising from works.
- Proximity of the public to the entrance & perimeter of the works.
- Hidden services.
- Ground Collapse
- Noise.
- Electrocution.
- Manual handling.
- Working at heights.
- Over head working
- Use of solvents/paints in enclosed space.

On this occasion the Developer will be looking to appointed a Principle Designer to take the role of ensuring the H&S information is collated and distributed to all parties. Therefore all Designer risk assessments, Construction phase plan, risk assessments and method statements must be issued direct to their appointed consultant prior to the start of works.

TO BE READ IN CONJUNCTION WITH THE FOLLOWING SURVEYS:
- JVS GPS survey - 282/20
- REPORT NO. 70515 - Ian Farmer Associates (1998) Limited Ground Investigation
- REPORT NO. _____ - Post demolition Ground Investigation

PLAN CHECK ONLY

rev.	drawn	chkd.	apprvd.	date	description

Client
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Project
GroundHog UK Offices

Title
Demolition

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date	drawn	checked	approved
May 22	ND	ND / PR	

scale @ A1	Project number
As indicated	18-034

status	System Number	drg. no.	rev.
NMA	18-034-e	A108	