



FLOOR PLAN AS EXISTING

Scale 1:50

WALLS DEEMED LOADBEARING TO BE CAREFULLY TAKEN DOWN SHOWN THUS:

WALLS DEEMED NON-LOADBEARING TO BE CAREFULLY TAKEN DOWN SHOWN THUS:

IMPORTANT:
ON TAKING POSSESSION OF SITE, CONTRACTOR WILL IMMEDIATELY:

- CONTACT ENGINEER (01355 272611) TO ARRANGE SITE MEETING TO ALLOW ENGINEER TO INSTRUCT LOCATION OF OPENINGS TO BE MADE, TO ALLOW ENGINEER TO INSPECT EXISTING CONSTRUCTION AND CONFIRM DESIGN ASSUMPTIONS.
- CONTRACTOR WILL THEN FORM OPENINGS.
- AFTER INSPECTION, ENGINEER WILL CONFIRM STRUCTURAL SUPPORT DETAILS TO BE ADOPTED AND AGREE TEMPORARY WORKS DESIGN WITH CONTRACTOR. NO STRUCTURAL MATERIALS TO BE ORDERED PRIOR TO ENGINEERS INSTRUCTION.

SPECIFICATION FOR DEMOLITION WORK

The term Engineer wherever referred to in the following specification shall mean:

Grossart Associates
Scottish Enterprise Technology Park
East Kilbride
G75 0QR

The term Principal Contractor shall mean the Contractor appointed to carry out the work who shall be deemed to include and be responsible for all specialist and Sub-Contractors involved in the work.

1.0 GENERAL

- The Contractor shall carry out the works of demolition and site clearance in accordance with the drawings, descriptions or other instruction and in accordance with the recommendations contained in the British Standard 6187:2011 Incorporating amendments and Health and Safety Executive Guidance Notes.
- If, in the process of opening up any of the existing works, it should be the Contractors opinion that the work shown on the drawing or described herein will involve risk in execution, then the Contractor shall give notice of such in writing to the Engineer and shall not proceed further with the demolitions or alterations until he has received particular instructions from the Engineer to do so.
- Where an appropriate British Standard Specification or British Standard Code of Practice, issued by the British Standard Institution, is current at the date of tender, the Contractor is required to ensure that all goods and materials used or supplied and all workmanship shall be in accordance with that Standard. In all cases, the standard of workmanship is to be to the satisfaction of the Engineer.
- The Contractor shall provide names, addresses and telephone numbers of two persons with authority to initiate suitable action in the event of emergencies of any nature arising outwith normal working hours.

2.0 SUPERVISION

- The Contractor will have resident on site at all times a competent Manager who will be responsible for supervision and control of demolitions and who will have a sound knowledge of the principles of building construction and demolition and who will be experienced in this type of work.

3.0 WORKMANSHIP

- Prior to the commencement of works, and notwithstanding any Method Statements or other requirements in the documents, the Contractor shall submit his proposed sequence and method of operations to the Engineer.
- Works shall not commence until the Engineer's approval has been received. Such approval shall not relieve the Contractor of any of his obligations under the terms of the Contract or in Law.
- The Contractor shall take necessary precautions to prevent dust and dirt from causing annoyance and inconvenience.
- Rubbish is to be sprinkled with water to minimise the risk of dust rising and suitable protective measures are to be taken where necessary.
- All reasonable precautions are to be taken to prevent unnecessary noise and vibration. The Contractor shall at all times comply with the requirements of BS 5228-1:2009, Code of Practice for Noise & Vibration control on Construction & Open Sites and Section 60 of Control of Pollution Act 1974/Control of Noise on Construction Sites.

4.0 SHORING AND SCAFFOLDING

- For the purpose of this document the following definitions shall apply.
Temporary shoring shall be short term temporary support works to facilitate the safe execution of the demolition work.
Scaffolding shall be temporary works for ensuring access to the works.
The design, detailing and construction of all items is the responsibility of the Contractor. Loads to be resisted shall be noted on the drawings or as agreed with the Engineer.

5.0 PLUMBING, ENGINEERING AND ELECTRICAL INSTALLATION

- The works shall be deemed to include sealing off, making safe and removal of the mains to the plumbing, engineering and electrical installation.
- All items of equipment, appliances, ancillaries, fitting and accessories associated with heating, plumbing, engineering and electrical installation shall be removed, including disconnecting from the associated gutterwork, pipework, ductwork, conduits, cables and the like.
- When downpipes and soil pipes have been disconnected, the existing outlets shall be protected and sealed so as to allow for future possible connections within any new development on the site.

6.0 EXISTING SERVICES

- No poles, lamp standards, street lights and the like to be removed unless required by the drawings, or with the prior approval of the Engineer.
- The Contractor shall arrange with the appropriate Statutory Authority for the location and marking of the position of all services affected by the demolitions.
- The Contractor shall not commence the demolitions until after all services have been disconnected and made safe and shall be responsible for arranging their reconnection with the Statutory Authority.

7.0 PROTECTION OF THE WORKS AND PERSONS

- All works shall be performed in such a manner as to ensure the safety of the works and the public and so as to cause no nuisance and as little inconvenience as possible to the public and adjoining owners.
- The Contractor shall be responsible for any injury or damage which may occur to any persons or property as a result of his operations. In consideration of this, the Contractor shall include for all measures which are necessary to protect the public, and adjoining owners and occupiers by way of fans, temporary boardings, barriers, footpaths etc. and shall include all costs incurred in connection therewith.

8.0 BENCH MARKS

- The Contractor shall report to the Engineer any bench marks and other survey information which he discovers on the structures to be demolished and shall obtain instruction in writing from the Engineer prior to the removal or destruction of such bench marks or survey information.

9.0 RECORDS

- Prior to the commencement of the works, the Contractor shall prepare a detailed schedule of conditions of the adjacent properties and road/pavement surfaces, including photographs of any significant defects. The schedule shall be submitted for agreement to the Design Team and adjacent owners.

10.0 SECURITY

- The Contractor shall keep the works and adjoining properties secure from trespass and unauthorised entry.

11.0 FOOTPATHS AND HIGHWAYS

- The Contractor shall agree with the Local Authority whatever measures are necessary and acceptable to protect footpaths and highways together with all mains services running under. Contractor to make good any damage arising from the work.

12.0 MATERIALS FROM DEMOLITIONS

- Unless stated otherwise in the Contract Documents, all materials shall be deemed to belong to the Contractor.

13.0 REMOVAL OF DEMOLITION MATERIALS

- All materials from demolitions shall be removed from site to a tip provided by the Contractor.
Burning material of any kind on site is strictly prohibited.

14.0 CLEARING UP SITE

- The Contractor shall remove all rubbish, and materials arising from the demolitions and incidental works and leave all manholes, pits etc. free and completely clear and the whole of the site clean and tidy at completion, all to the satisfaction of the Engineer. Unless indicated otherwise on the drawings, all basements shall be left unroofed and cleared.

15.0 REMOVAL OF ASBESTOS

- The Contractor, before commencing demolitions, shall inspect the site and if he finds evidence of the presence of asbestos, he shall advise the Health & Safety Executive and Environmental Health Department and shall send samples for analysis. The Contractor shall comply at all times with the regulations for the removal and disposal of asbestos as detailed in the Control of Asbestos Regulations 2012, and shall at all times keep the Health and Safety Executive and Environmental Health Department fully informed.
- The Contractor should allow in his tender for the removal of all asbestos based materials found within the building, including the co-ordination of asbestos removal (if necessary) within the overall program for the demolition works.
- The Contractor shall undertake the demolition such that the Works conform in every respect, regarding the removal and disposal of asbestos materials, with the following 'Regulations and Procedures':
 - Control of Asbestos Regulations 2012
 - Safety at Work Act 1974
 - Deposit of Poisonous Waste Act 1972
 - Code of Practice For the Handling and disposal of Asbestos Waste Materials published by Asbestos Research Council.
 - Stripping of Asbestos containing Insulation Materials as published by Asbestos Research Council.
- Should the Engineer consider that asbestos materials are being handled without due compliance with the specific Regulation and Procedures, he shall instruct the Contractor to have such tests undertaken by an Analytical Laboratory, approved in writing by the Engineer, in order to:
 - Confirm the presence of asbestos material.
 - Determine the air borne asbestos dust concentration within the site and adjoining properties.
- No demolition works shall be undertaken, after the issue of such instruction, that may disturb the suspect material or dust, until the test results have been supplied by the Contractor to the Engineer and all necessary asbestos precautions taken.

GENERAL NOTES

- A Contractor will be appointed by the Client as Principal Contractor for the Works in accordance with the Construction (Design and Management) Regulations 2015.
- The Contractor will carry out pre start survey to identify perceived risks with regard to the execution of the works.
- The pre start survey should also ascertain any risks associated with flammable substances and substances hazardous to health (asbestos etc) within the existing property.
- The Contractor will prepare a detailed METHOD STATEMENT outlining:
 - The method(s) of down takings to be employed with details of plant, personnel access and working platforms.
 - Control measures for site personnel and the public on adjacent footpaths during the works.
 - Procedure for locating, cutting off/diverting existing electrical, gas, water, drains and other services.
 - Details of methods of dealing with substances hazardous to health including disposal methods and personal protective equipment.
 - Site traffic arrangements on/off the site.
 - Emergency arrangements including dealing with health hazards encountered during the works.
 - All down takings to be taken to level detailed on drawing.

EXISTING SERVICES :-

- CONTRACTOR TO BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY EXISTING SERVICES WHICH MAY BE WITHIN ANY PART OF THE STRUCTURE AFFECTED BY THE PROPOSALS.
- CONTRACTOR TO BE RESPONSIBLE FOR CONTACTING ALL PUBLIC UTILITIES AND UNDERGROUND SERVICE PROVIDERS PRIOR TO WORK COMMENCING, TO ENSURE THAT EXISTING SERVICES ARE NOT DAMAGED AND THAT HE IS AWARE OF THE LOCATION AND DEPTH OF ANY SERVICE/UTILITY WITHIN OR ADJACENT TO THE SITE.

THE INFORMATION ON THIS DRAWINGS IS PREPARED PRIMARILY FOR THE PURPOSES OF OBTAINING BUILDING WARRANT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY. FURTHER INFORMATION MAY BE REQUIRED TO BE ADDED IN ORDER THAT THE DRAWING CAN BE USED FOR CONSTRUCTION PURPOSES. LIABILITY WILL NOT BE ACCEPTED FOR ANY OMISSION ON THIS DRAWING SHOULD THE DRAWING BE USED FOR CONSTRUCTION PURPOSES.

NOTES

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DO NOT SCALE DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY.

ALL DIMENSIONS AND SIZES TO BE VERIFIED ON SITE.

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SCHEDULES AND DETAILS IN THE SERIES.

S E R Structural Engineers Registration Ltd	
Certificate Number	-
Approved Certifier Name Registration Number	Mr. William R. Grossart SER1-D-00869
Approved Body Name Registration Number	Grossart Associates SER1-DB-0299
Certifier Signature	Date:

BUILDING WARRANT ISSUE

Rev	Description	Date	Initials	Chkd
Client	MR EDWARD KEANE			

Project
INTERNAL ALTERATION AT FLAT 3/2 145 STOCKWELL STREET GLASGOW

Drawing Title
EXISTING FLOOR PLAN SHOWING PROPOSED DOWNTAKINGS

GROSSART ASSOCIATES
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Drawn	PJM	Checked	WRG
Drawing no.	9164-01	Revision	.

