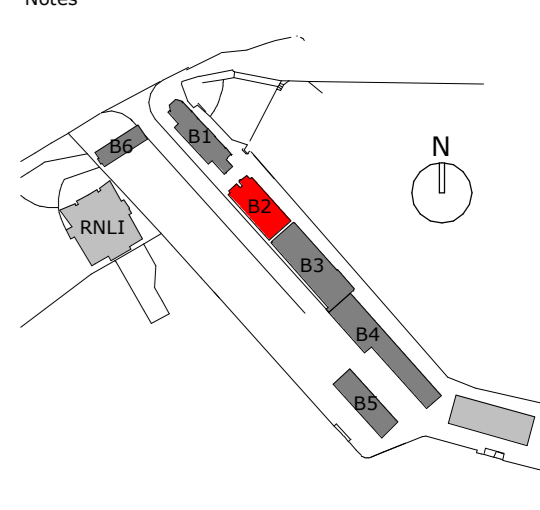


Do not scale from this drawing.  
The contractor is to check all dimensions on site and report any discrepancies to the architect.  
All notes described in chapter 10 of the contract, design and permits and 1998 have been taken into account.  
Notes



Condition of Gable Masonry



Condition of Chimneys



Example of requirement to repair Roof Structure, and condition of Roof Tiles  
(Also note Cast Iron Rainwater Goods, and Brick specials to underside)



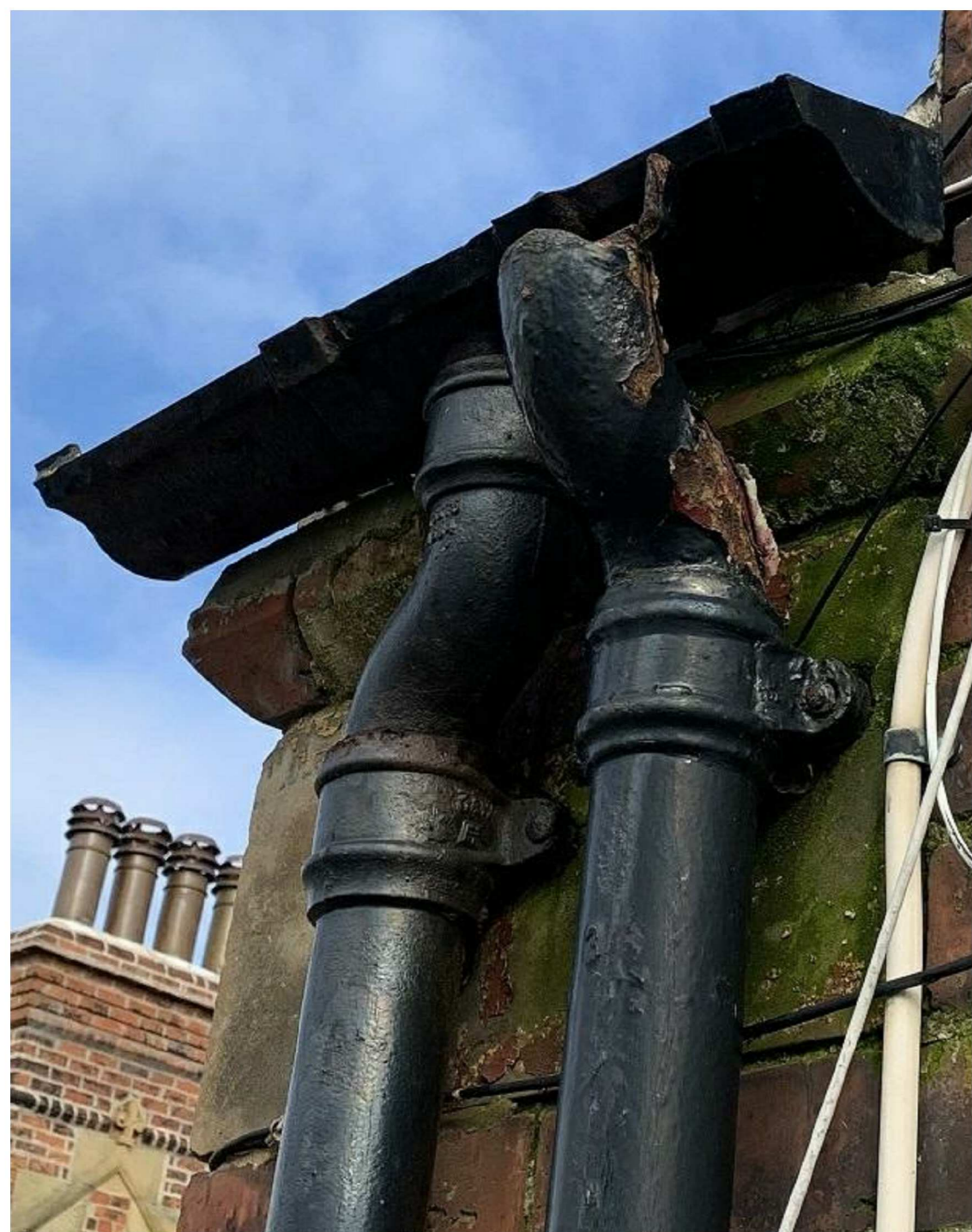
Condition of Gable Masonry



Condition of Stone Lintel to be replaced



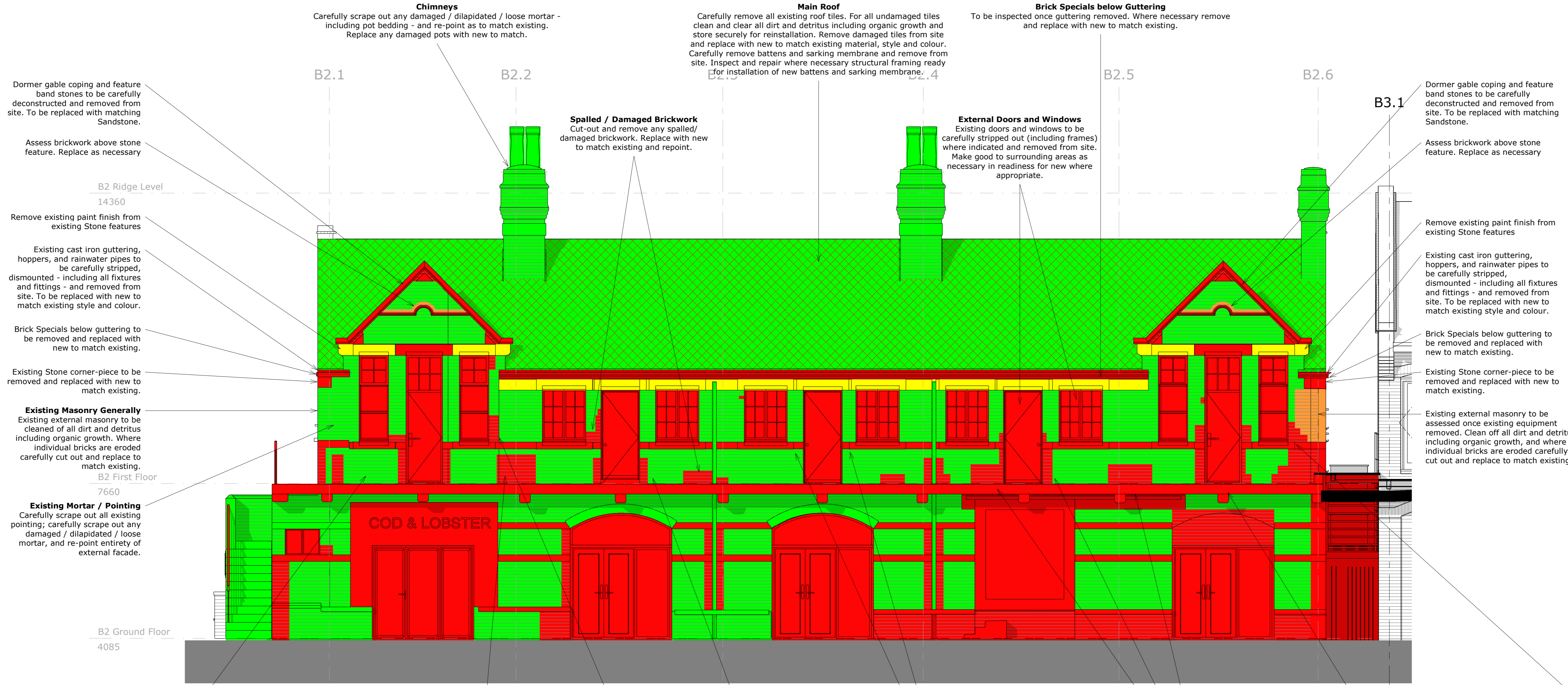
Condition of Stone Lintel to be replaced



General condition of Cast Iron Rainwater Goods to be replaced



General condition of Brickwork to be cleaned



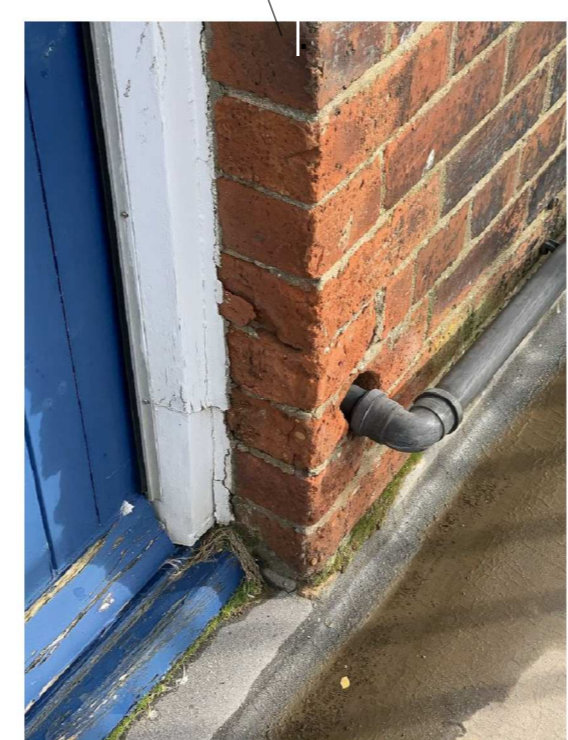
Example of Masonry to be cut-out and replaced



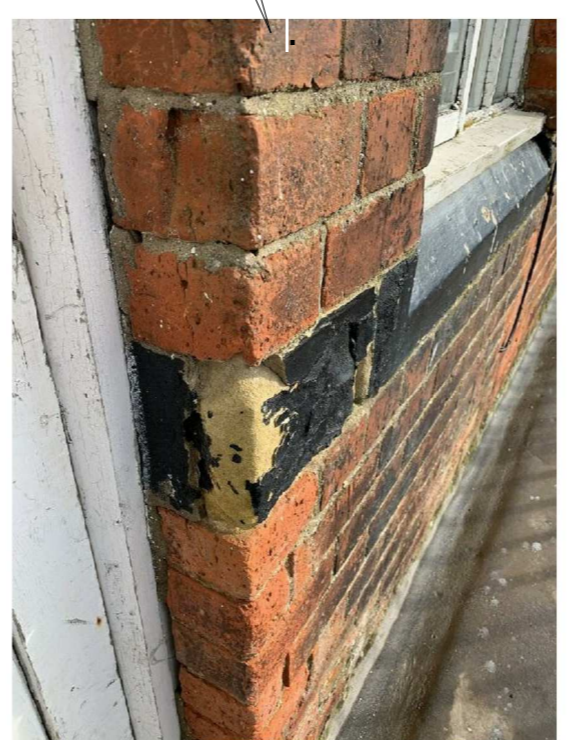
Example of Masonry to be cut-out and replaced



Example of Masonry to be cut-out and replaced



Conditions of Door Jamba generally



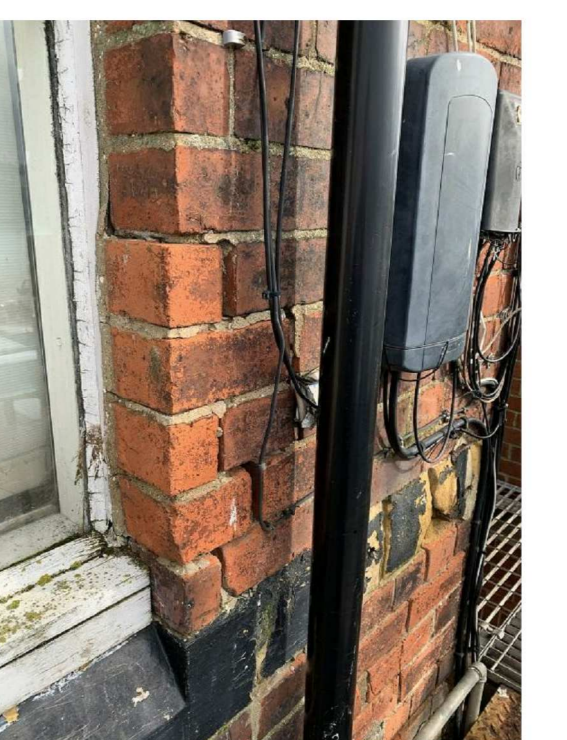
Typical condition of Stone Banding



Example of Masonry to be cut-out and replaced



Example of Masonry to be cut-out and replaced



Example of Masonry to be cut-out and replaced

**Demolition and Replacement Notes:**  
**Main Roof**  
Carefully remove all existing roof tiles. For all undamaged tiles clean and clear all dirt and detritus including organic growth and store securely for reinstallation. Remove damaged tiles from site and replace with new to match existing material, style and colour. Carefully remove battens and sarking membrane and remove from site. Inspect and repair where necessary structural framing ready for installation of new battens and sarking membrane.  
**Lead Flashings (incl. Lean-to Roof)**  
Clean and clear all dirt and detritus including organic growth from existing lead and inspect for damage. Damaged tiles to be carefully stripped and removed from site. To be replaced with new to match existing material, style and colour.  
**Chimneys**  
Carefully scrape out any damaged / dilapidated / loose mortar - including pot bedding - and re-point as to match existing. Replace any damaged pots with new to match.  
**Gable Stone Copings**  
Demolish and replace with new to match existing. Existing gable copings and feature band stones to be carefully deconstructed and removed from site. To be replaced with matching Sandstone.  
**Lead Flashings (incl. Lean-to Roof)**  
Existing lead flashings to gables, dormers, and chimneys to be carefully stripped out and removed from site. Prepare existing brickwork/joints for installation of new lead flashings.  
**Timber Fascias and Soffits (to Lean-to Roof)**  
Existing soffits and fascia boards to be carefully deconstructed and removed from site. To be replaced with new to match existing material, style and colour.  
**Rainwater Goods (incl. Lean-to Roof)**  
Existing cast iron gutters, hoppers, and rainwater pipes to be carefully stripped, dismantled - including all fixtures and fittings - and removed from site. To be replaced with new to match existing style and colour.  
**External Masonry (incl. Brick specials beneath guttering)**  
Existing external masonry to be cleaned of all dirt and detritus including organic growth. Where bricks are eroded carefully cut out and replace to match existing.

**Cupboards / Worktops / Shelving - First Floor**  
All existing cupboards and worktops (highlighted) to be carefully stripped out and removed from site.  
**Equipment - First Floor**  
All existing furniture and equipment (including mechanical / electronic) to be returned to the Client.  
**Furniture - First Floor**  
All existing furniture to be cleared from all areas but to remain on site unless authorised otherwise by the Client. All areas to remain empty to receive new furniture.  
**Sanitary Appliances - First Floor**  
All existing sanitary appliances, fixtures, fittings, roller towels and other level equipment to be dismantled and removed from site. Make good to surrounding areas as necessary in readiness for new where appropriate. Where being replaced by new, all pipework to be stripped back to entry point and covered.  
**Where no replacement proposed, all pipework stripped back to entry point at minimum - further to avoid dual-legging of incoming services - and entry point sealed over.**  
**All Conditioning - First Floor**  
All existing external and internal units and ducting (including all associated fringes and supports) to be carefully stripped and removed complete from site. To be degassed by an approved contractor and disposed records supplied.  
**Internal Walls - First Floor**  
Existing internal partitions/walls to be carefully demolished where indicated and removed from site. Partitions/walls to be checked by Structural Engineer and Principal Contractor before removal.  
**Internal Ceilings - First Floor**  
All existing ceilings, existing and circuits to be carefully stripped out and removed. Wiring to be stripped back to main incoming supply point and isolated in readiness to serve new lighting as shown on proposed plans. Refer to M&E Consultants drawing and specification.  
**Internal Skirtings, Covings, Trims, Finishes - First Floor**  
Existing internal skirtings, covings, trims, and finishes to be carefully stripped out where indicated and removed from site.  
**Internal Doors and Windows - First Floor**  
Existing internal doors to be removed where indicated and removed from site. Make good to surrounding areas as necessary in readiness for new doors where appropriate.

**EARLY WORKS GENERAL NOTES:**  
The removal of all debris and redundant material arising is to be separated and screened from operational units and the public. Site activities are to be agreed with all parties. The Principal Contractor is to:  
- Remove all redundant materials arising from demolition works from site.  
- Provide all necessary temporary structural and sheeting to prevent the ingress of water to the retained structure at all times.  
- Provide all necessary temporary structures and sheeting to prevent the ingress of dust into occupied areas of the building at all times.  
- Provide all necessary internal full height hoarding to prevent unauthorised access to working areas and prevent contamination from works area to retained areas of the building.  
- Provide all necessary protective boarding and partitioning to prevent accidental damage to adjacent building structure, windows, doors, frames, etc. as works proceed.  
- Provide protection all services throughout the project.

Comply with all relevant statutory authorities and utility providers in respect of all works affecting incoming and outgoing services.  
- Maintain a safe, secure working environment for all site operators and visitors in accordance with all relevant and current health and safety codes of practice and CDW regulations and legislation.  
- Provide all relevant health and safety, security and competence contractor signage as may be required.  
- All Operatives and Consultants must fully acquaint themselves with all aspects of the work whether explicitly referred to in the drawings or not. The Principal Contractor must also satisfy themselves as to the facilities for access and storage of materials, plant, etc. and other site conditions.  
- Provide all relevant health and safety, security and competence contractor signage as may be required.

**PRINCIPAL CONTRACTOR NOTES:**  
ASBESTOS MANAGEMENT SURVEY REPORT  
THE CONTRACTOR IS TO READ THE ASBESTOS MANAGEMENT SURVEY REPORT(S) BEFORE COMMENCEMENT OF ANY WORKS. SURVEYS: 30-4605 - OFFICE 16 (BY INSP/CTA) 30-4605 - OFFICE 17 (BY INSP/CTA) NO SURVEY - OFFICE 18 (BY INSP/CTA) 30-9917 - OFFICE 20 (BY INSP)  
THE CONTRACTOR MUST UNDERTAKE AN ASBESTOS RISK SURVEY THROUGHOUT ALL PROJECT AREAS BEFORE WORKS CAN BEGIN. THE CONTRACTOR MUST UNDERTAKE AN ANTHRAX SURVEY BEFORE WORKS CAN BEGIN.  
THE CONTRACTOR MUST UNDERTAKE A LEAD PAINT SURVEY BEFORE WORKS CAN BEGIN.  
**STRUCTURAL NOTES:**  
COMPLETE A FULL STRUCTURAL SURVEY OF THE AFFECTED AREAS IN ORDER TO ASCERTAIN WHICH DEMOLISHED ELEMENTS ARE LOAD-BEARING AND REQUIRE TEMPORARY PROPPING AND/OR PERMANENT SUPPORT.

Rev.	Description	Author	Check	Date
01	Issue for Tender			05/31/23

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Project  
Scarborough Harbour West Pier Regeneration

Drawing  
Building 2 Proposed Interventions - Front Elevation

Scale	As Indicated	Drawn	SNP	Date	05/31/23
Drawing Purpose	PLANNING	Status	S2	Rev.	
Ref	2135-JSA-02-ZZ-DR-A-03025	Rev.	P1		