



B3 - Ground Floor Demolition Plan
SCALE: 1 : 50

Demolition and Replacement Notes (Ground Floor)

External Masonry (Ground Floor)
Opening to be created between piers B3.4 & B3.5 to South-East elevation. All debris and materials arising to be removed from site.

Make good all surfaces to receive new finishes during next phase. Temporarily weather-protect opening until works are complete.

Floor Slab (Ground Floor)
Existing ground floor slab broken out to allow for construction of new lift and stair core. All debris and materials arising to be removed from site.

Existing floor finishes (where present) to be stripped out and removed from site. Remaining surface prepared to receive either:

- 5mm Isocrete SL Renovation (Levelling) Screed
- New walls where indicated on proposed drawings.
- New floor finishes where indicated on proposed drawings.

Internal Wall Along Gridline B3.4 (Ground Floor)
Existing internal wall along gridline B3.4 to be carefully demolished. All debris and materials arising to be removed from site. All surfaces to be made good in preparation for receiving new finishes.

Wall to be checked by Structural Engineer and Principal Contractor before removal.

Chiller (Ground Floor)
Carefully deconstruct existing walk-in Chiller and remove from site.

All existing cabling, trunking, boxing, pipework etc. stripped back to entry point at minimum - further to avoid dead-legging of incoming services - and entry point sealed over. All associated mountings and accessories, to be removed from site.

All fixing holes filled and surfaces made good to receive new finishes.

EARLY WORKS GENERAL NOTES

The works area is located adjacent to a restaurant which will remain operational throughout the Early Works. The removal of all debris and redundant material arising is to be undertaken outside of restaurant opening hours. The works area is also above warehousing where fish are landed are stored before packing. The removal of all debris and redundant material arising is to be separated and screened from operational units and the public. Skip positions are to be agreed between all parties.

The Principal Contractor is to:

- Remove all redundant materials arising from demolition works from site.
- Provide all temporary supports, propping and shoring in line with the Structural Engineer's information to maintain structural stability of the existing buildings during all works throughout the contract.
- Supply and maintain at all times, throughout the contract, all necessary secure fencing and hoarding to the perimeter of the site to prevent unauthorised access.
- Provide all necessary temporary structures 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 working area to retained areas of the building.
- Provide all necessary protective boarding and partitioning to prevent accidental damage to adjacent building structure, windows, doors, and features.
- Provide all necessary protection for existing finishes identified to be retained, including all adjacent masonry, doors, frames, tiling, as works proceed.
- Provide protection to all services throughout the project.

PRINCIPAL CONTRACTOR NOTES:

- Liaise 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 operatives and visitors in accordance with all relevant and current health and safety, codes of practice and CDM regulations and legislation.
- Provide all relevant health and safety, security and considerate constructors 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 Considerate constructors' SIGNAGE as may be required.

THE CONTRACTOR IS TO READ THE ASBESTOS MANAGEMENT SURVEY REPORT(S) BEFORE COMMENCEMENT OF ANY WORKS.

- J014662 - NET LOFT 1 (BY INSPECTAS)
- J014668 - NET LOFT 2 (BY INSPECTAS)
- J014688 - NET LOFT 3 (BY INSPECTAS)
- J014663 - NET LOFT 4 (BY INSPECTAS)
- J014694 - NET LOFT 5 (BY INSPECTAS)
- J014689 - NET LOFT 6 (BY INSPECTAS)

THE CONTRACTOR MUST UNDERTAKE AN ASBESTOS R&D SURVEY THROUGHOUT ALL PROJECT AREAS BEFORE WORKS CAN BEGIN.

STRUCTURAL NOTES:
THE STRUCTURAL ENGINEER AND PRINCIPAL CONTRACTOR MUST 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	Date	By	Check
01	Issue for Tender	11/02/23	SP	DR
02	Issue for Tender - 4. Additions	11/02/23	SP	DR
03	Issue for Tender	11/02/23	SP	DR
04	Issue for Tender	11/02/23	SP	DR

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Project
Scarborough Harbour West Pier Regeneration

Drawing
Early Works - Building 3 Demolitions - Ground Floor Plan

Scale	Drawn	Date
As Indicated	SP	01/22/23
Drawing Purpose	PLANNING	Status
2135-JSA-03-00-DR-A-03030		S2
Ref	Rev.	
	P4	