

Notes

THIS DRAWING READ IN CONJUNCTION WITH : EMPLOYERS REQUIREMENTS

Demolition Works Generally
 The Contractor to:
 Provide all necessary temporary supports as required in line with Employers Requirements.
 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 protective boarding and partitioning to prevent accidental damage to adjacent building elements (walls, doors, glazed panels etc.)

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.

Strip out all redundant mechanical and electrical fixtures and fittings in accordance with Employers Requirements. Adapt all existing wiring and service feeds to supply new appliances and fittings.

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.

Provide protection to internal finishes that are to be retained and shall provide adequate protection to all services throughout the project.

Set aside all existing fire extinguishers and fire fighting equipment and allow for the reinstatement in locations to be agreed with the Kirklees Council.

The Contractor must visit the site and fully inspect all aspects of the work whether explicitly referred to in the drawings or not. Allow for checking the facilities for access and storage of materials, plant, etc., and other site conditions prior to commencing work on site.

Provide all relevant health and safety, security and considerate constructors signage as may be required.

Existing External Insulated Render System
 To extent as shown by external wall hatch, the contractor shall allow for the removal of existing insulated render system back to existing substrate. The total depth is approximately 100mm. The contractor shall carefully remove the full depth of insulation and dispose off site complete. Include for the full removal of all existing associated fixings and supports and remove all complete. Contractor to make relevant allowance for minor making good works to the removed fixings.

The surface finish of render shall be mechanically removed and disposed off site. The contractor shall note that the existing fixing arrangement and methodology of the insulation boards is currently unknown. The contractor shall make allowances for the making good of the existing substrate following the removal of existing fixings in readiness for the substrate to receive new fixings as detailed elsewhere.

Existing Composite Infill Panels
 Allow for removal of existing composite infill panels to external windows including but not limited to frames, associated fixings, cavity closers, all associated sealants and dispose all debris arising off site.

Existing External Windows
 To extent as shown by hatch, the contractor shall allow for the removal of existing UPVC windows. The contractor shall include for removal of all windows including but not limited to, frames, glazing, external drip sills, internal timber sills, frame cramps and associated fixings, ironmongery and all associated sealants and cavity closers and dispose all debris arising off site. The contractor shall ensure that no glazing is broken up on site.

Existing Internal Doors to be Removed
 Allow for the careful removal of the indicated existing doors and disposal off site. Include for removal and disposal of all associated ironmongery, including but not limited to all existing hinges, closers, lock cases etc.

Following removal of door, allow for the removal of all existing frames and architraves etc and dispose all off site. Remove all associated fixings, packers etc and remove all complete from site. Make good surrounding surfaces as detailed below. Existing lock cylinders from all internal doors to be carefully removed and handed over to client.

Removal of Existing Sanitary Fittings
 To extent of scope of works the contractor shall allow for the removal of all existing sanitary fittings as noted on the plan and dispose all debris arising off site. Allow for installing new sanitary fittings on completion, fittings to clients choice.

Making Good Works Generally
 Making good following removal of fixtures and fittings - Where fittings have been removed, but plaster/plasterboard is retained in good condition, allow for removal of all fixings/tee plugs and dispose and fill each fixing hole flush with proprietary plaster filler.

Rev	Description	Date	Dr	App	TO
P01	Preliminary Issue	26.06.23	MW	TO	
JW		04/05/23			

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client name
 Kirklees Council

project
 H&N - Medium Rise Tranche 1 - 2023-24

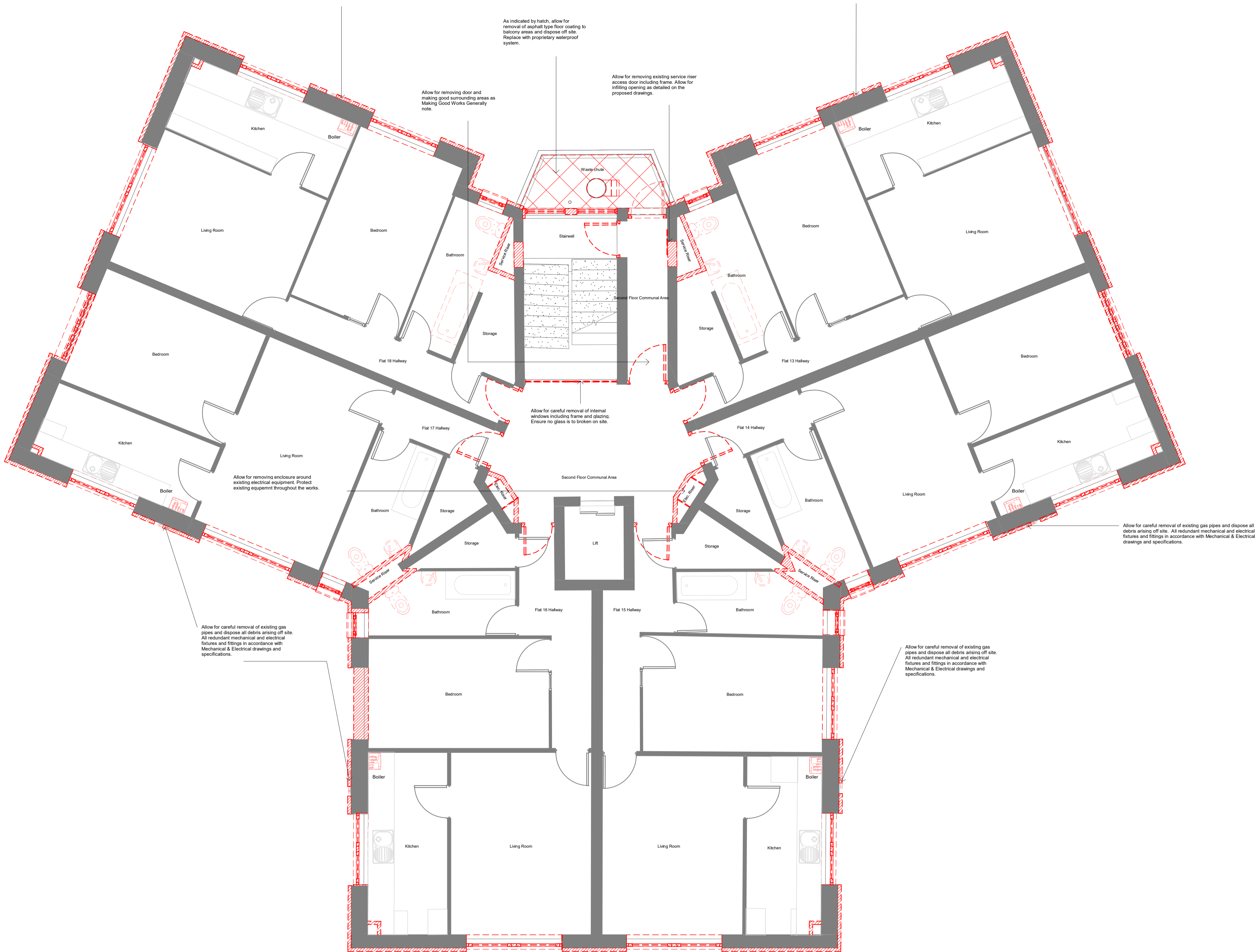
drawing
 Buckden Court - Existing - Second Floor Plan - Strip Out Works

computer file	plot date
H&C_H&N20232023_0020101 - Kirklees Council - H&N - Medium Rise Tranche 1 - 2023-2401 Descript:R&N20191-AHR-BUCKDEN XX-MS-A-CENTRAL.rvt	
2023.0020.01	As indicated @A1
230201-AHR-BUCKDEN-02-DR-A-20-003	rev issue status P01 S2

The drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of AHR.

Allow for careful removal of existing gas pipes and dispose all debris arising off site. All redundant mechanical and electrical fixtures and fittings in accordance with Mechanical & Electrical drawings and specifications.

Allow for careful removal of existing gas pipes and dispose all debris arising off site. All redundant mechanical and electrical fixtures and fittings in accordance with Mechanical & Electrical drawings and specifications.



1 Existing - Second Floor Plan - Strip Out Works
 1 : 50