

**GENERAL NOTES TO EXISTING PROPERTY**

- the intent of the demolition plans is to show the general nature of the demolition/strip out scope.
- the contractor is responsible for visiting the job site and verifying the existing condition and access restrictions. the contractor should notify the architect immediately of any discrepancies.
- the contractor is to ensure no damage is caused to the remaining property.
- contractor to make allowance for all temporary/enabling work to complete the works.
- all materials are to be fit for purpose, to the relevant British Standards, 'ce' marked and covered by the current agreement certificate. all structural timber to be preservative treated (vac-vac or similar).

**HAZARDOUS MATERIALS**

- the architect has no knowledge of and shall not be held liable for any hazardous materials (including asbestos) on site.
- the contractor shall immediately isolate any affected areas if hazardous material are discovered during the works, then notify the owner for further instruction before proceeding with other works.

**FIXTURES AND FITTINGS.**

- contractor shall carefully remove and store all material of salvage value as designated by the client/architect.
- salvage material to be stored in existing garage area (room ref.15 and 16 of barn) and made secure.
- unless stated otherwise it is taken that all redundant existing fixture, fittings, etc... to be carefully take down and removed from site.
- existing furniture, finishes (including carpets), etc... to be removed from site.

**COMPLETION**

- upon completion the contractor shall clean the entire area of demolition to a tidy, uniform condition removing all debris and any materials used during the works.

**SERVICES**

- existing fixtures and fittings to be carefully taken out and removed from site.
- existing services to be stripped back to convenient point. redundant services to be stripped back to convenient and accessible point.

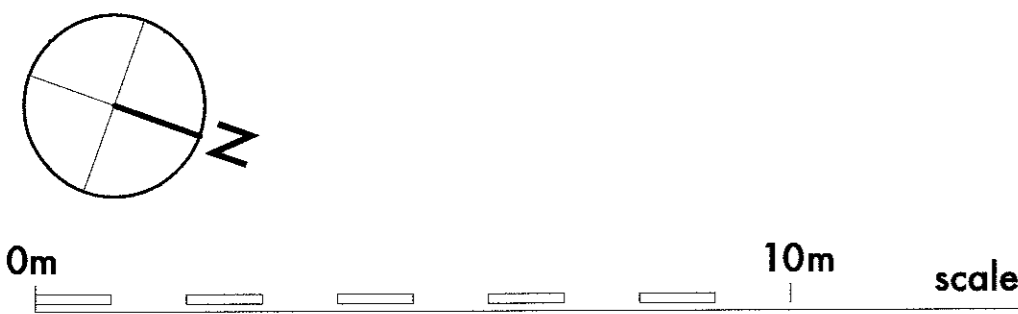
**ELECTRICAL SERVICES**

- electrical works must be undertaken in accordance with all applicable codes, regulations, safety orders and technical rules in BS 7671:2001 (including amendments).
- electrical works to be undertaken by a suitable, registered electrician.
- removal of electrical works to include conduits, boxes, wire, cable, supports, wiring devices, safety switches, alarms, telephone outlets, and light fittings.
- electrical services to be taken back to mains panel board / first remaining junction box and made safe.
- any equipment to be retained to be made safe and brought up to current standards.

**MECHANICAL SERVICES**

- mechanical works must be undertaken in accordance with all applicable codes, regulations, and safety orders (including amendments).
- existing sanitaryware to be carefully removed and stored on site at location agreed with client. existing boiler to be retained to service completed property. contractor to allow for protecting boiler.
- existing pipework to be taken back to mains entry point.

- HOUSE**
- G1 - DINING**
    - ceiling - remove existing boarding, including all fixings.
    - joists, beams, etc... to be left exposed and 'clean'
    - walls - remove plaster, boarding to walls
    - substrate to be exposed and 'clean'
    - floor - existing floor covering to be removed.
    - substrate to be exposed and 'clean'
    - joinery - all to be removed, including internal doors, frames, architraves, skirtings, panelling, cupboards, window boards, etc... windows and external doors to be retained.
    - misc. -
  - G2 - BATHROOM**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - existing partition to be removed
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc. - sanitaryware to be carefully taken out and removed from site.
    - existing boiler to be retained and protected for the duration of the works
  - G3 - STORE**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - none
    - joinery - as 'G1 dining'
    - misc - existing blockwork stack (supporting chimney breast to first floor (see drg.no.1484/11) to be removed.
  - G4 - STORE**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc - safe to be carefully taken out and removed from site
  - G5 - STORE**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - plinth walls to be removed
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc - existing blockwork stack (supporting chimney breast to first floor (see drg.no.1484/11) to be removed.
  - G6 - STORE**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc -
  - G7 - HALL**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc - staircase to be retained to provide access for next stage of construction work
  - G8 - KITCHEN**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - kitchen units, fittings, etc... to be carefully taken out and removed from site
    - misc -
  - G9 - STUDY**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc - existing bay window to be removed. opening of be boarded up securely.
  - G10 - SITTING**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc - carefully remove stove and place in storage in garage (as fixture and fittings note).
  - G11 - STAIR**
    - ceiling - as 'G1 dining'
    - walls - as 'G1 dining'
    - floor - as 'G1 dining'
    - joinery - as 'G1 dining'
    - misc - existing staircase and enclosure to be taken down and removed from site.
- BARN**
- G15 - GARAGE**
    - no work
  - G16 - GARAGE**
    - no work
  - G17 - BARN**
    - no work



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 rev.A 12.03.15 contract

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