

Site Constraints - Notes

GENERAL NOTES

1. Refer to all Site Constraints Drawings and Phasing drawings. Site area / boundary to be modified in line with all associated Phasing of work requirements and contractors program / sequence of works. Contractors site to be kept secure at all times. True layout to be agreed with Project Manager to suit contractors required design and layout during each phase of work. Ensure all existing fire escapes and pedestrian routes to and from occupied areas of the site are maintained.
2. Refer to all associated drawings for the extent of work and alterations. Read in conjunction with all Architectural, M+E and Structural / Civil Engineers documentation.
3. Refer to all Existing information. Contractor to be mindful that this is limited and as such should take all necessary precautions and site investigations.
4. Refer to all associated topographical surveys and existing information that has been provided, all levels etc are to be confirmed on site.
5. Hours of Working - See specification for Permits of Work requirement for occupied areas of the building (not for areas designated as contractor site)
6. Refer to all associated Asbestos reports for details on existing known materials containing asbestos.
7. Contractor to be mindful of noise with particular attention drawn to the adjacent occupied properties during out of hours working
8. As the site will remain occupied, the contractor is to be mindful of their language, behaviour and activities to ensure that the impact on staff and users is minimised at all times.
9. All hoardings to be dust proof and to restrict unauthorised access to areas of work
10. Refer to all M+E Engineers details for works to existing services
11. Contractor to obtain all necessary consent from the Local Authority with regards to delivery of large components and obstructing pedestrian / vehicular traffic. All deliveries / sequencing of works to this area to be timed to avoid busy times of day
12. Contractor to have 'Considerate Constructor' accreditation and attention is drawn to the adjacent neighbouring properties. Contractor to liaise with occupants and to limit disruption (noise, dust obstructions etc) where possible

WELFARE

1. Arrangements for the provision of electrical, heating or water services to the Principal Contractor's site accommodation is to be coordinated between Contractor, Project Manager and Client. The Principal Contractor must provide comprehensive welfare and office accommodation suitable for the works and in full compliance with all Health and Safety Legislation. Locations to be agreed with Project Manager.

SERVICES

1. All above and below ground services TBC on site and Contractor to take all necessary precautions to maintain site safety and confirm the true location and details of all existing site services which may, or may not be serving contractors site but may pass through / under / over it.
2. Existing drainage system and all main services to be maintained fully operational for occupied areas of the building subject to agreed times for isolations and connections, min 14 days notice to be given in writing. Connections to existing systems to be supported by Method Statement for Project Manager approval. Works outside site to be undertaken causing minimal disturbance and subject to Method Statements as appropriate. Contractor to identify works outside site with reference to proposed phasing.
3. Contractor to allow for all commissioning, testing and chlorination of services inbetween phases and after isolation / connecting to the existing systems, contractor to allow for such in their program. Refer to all associated Phasing Plans for details. See Consultant Engineers drawings and specifications for details.

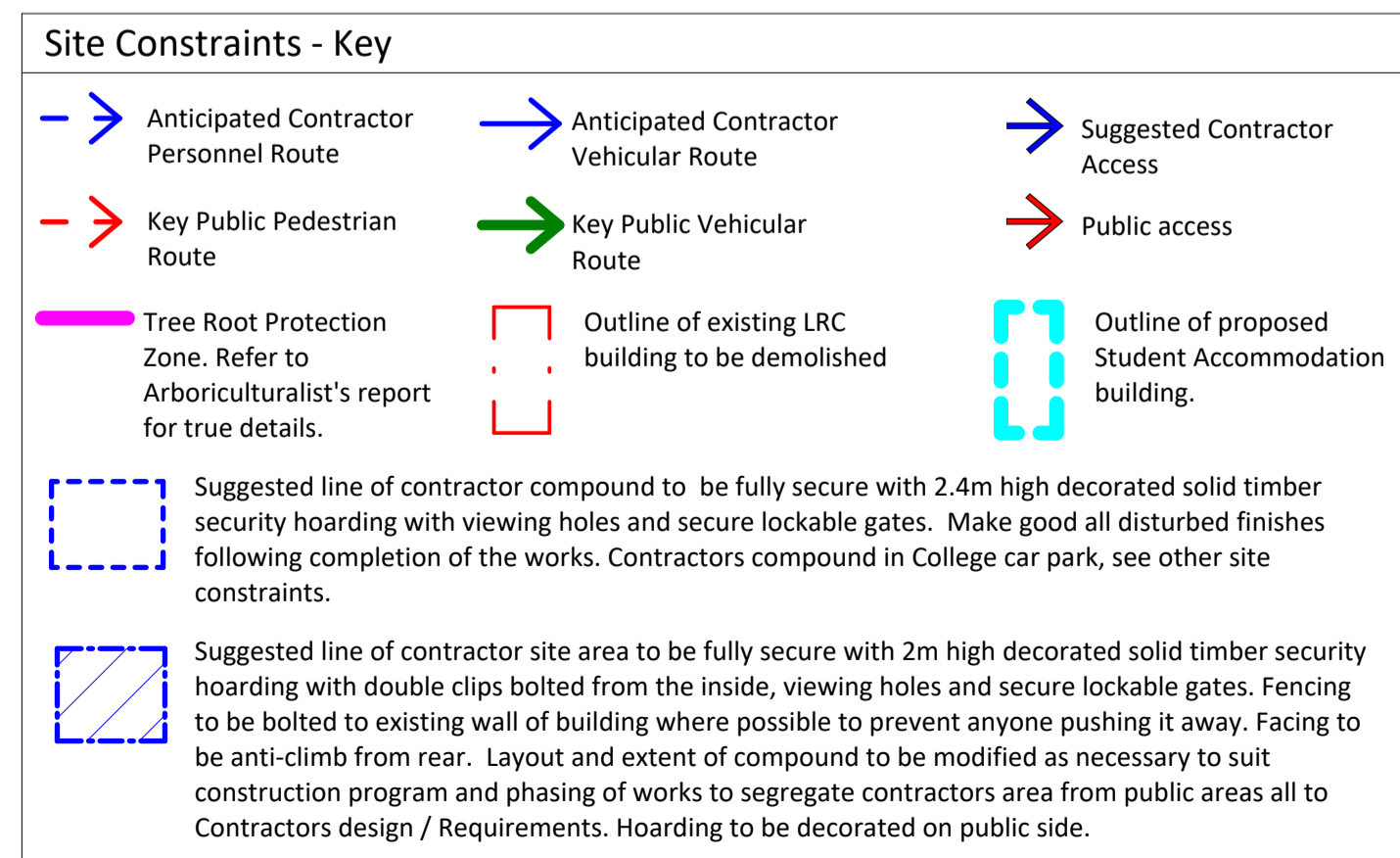
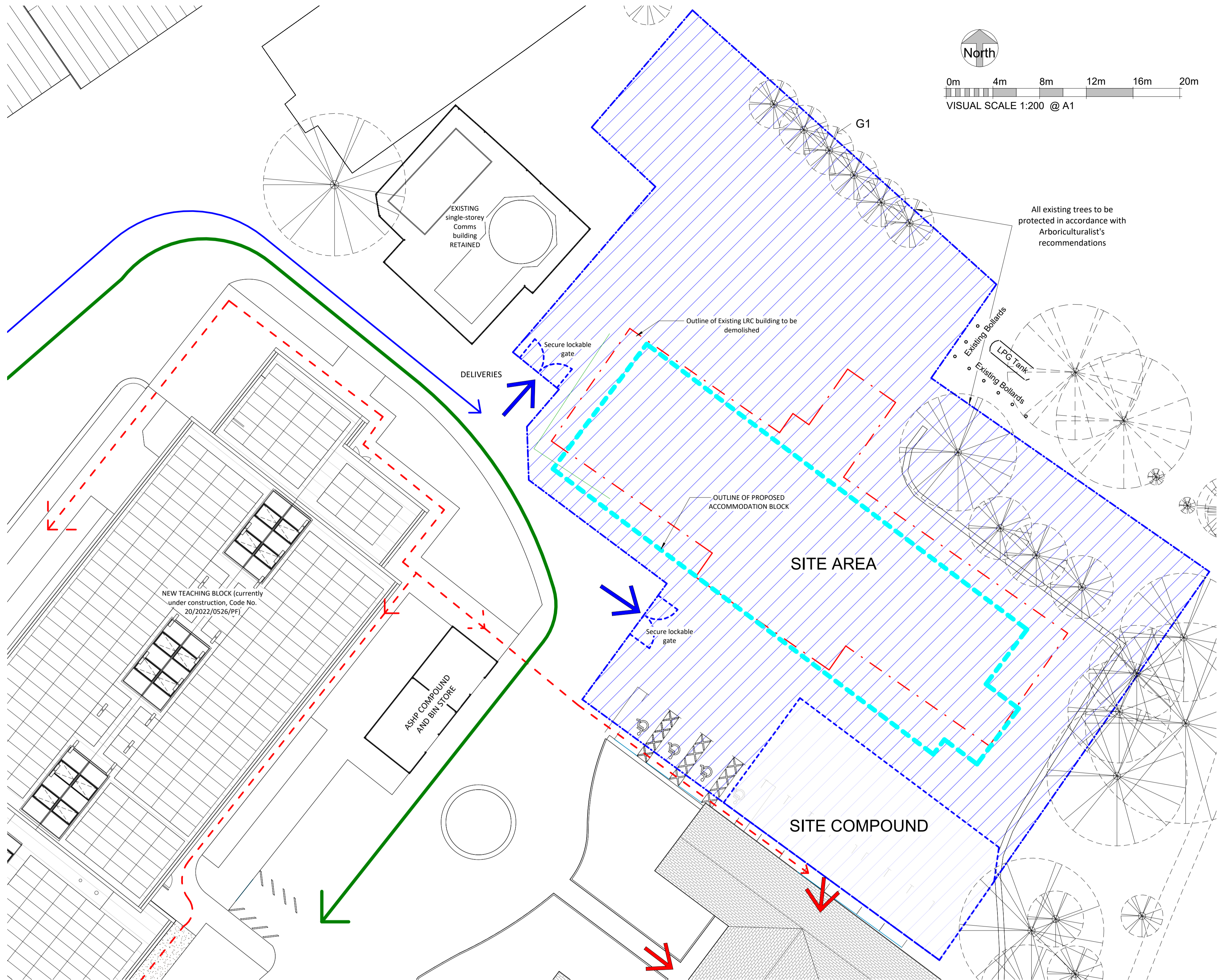
CONTRACTORS SITE AREA

1. Suggested line of contractors site area is indicated along with possible access points. Site area / boundary to be modified in line with all associated phasing of work requirements and contractors program. Contractors site to be kept secure at all times. True layout to be agreed with Project Manager to suit contractors required design and layout.
2. Contractor to ensure that the site is adequately secure at all times and maintain an adequately secure perimeter to restrict unauthorised access at all times. Contractor to monitor site security and provide all necessary security measures. The security of the existing building is not to be compromised.
3. All access gates are to be adequately secure at all times and monitored to restrict unauthorised access.
4. 2m high heras fencing is to be erected around the full footprint of all scaffolds. The fencing must be erected in accordance with the manufacturer's instructions including the joining of panels with double bolted clamps (not tie wraps) and the use of properly formed gates which should be locked. The scaffold fencing and all site fencing should be bolted to walls at each end to ensure that they cannot be opened. Contractor to restrict any unauthorised access for intruders and the potential to climb the existing building particularly where existing openings are compromised during the works.
5. All access gates are to be adequately secure at all times and monitored to restrict unauthorised access.
6. Contractor to manage all dust, noise, mess and other disruptions that may impact on other site users bearing in mind that the remainder of the site will remain active. The impact on other site users is to be limited as far as practical.
7. Contractor to make good any and all disturbed finishes / surfaces and landscaping within compound and site areas. All hardstanding to be cleaned following the works.
8. Reference is drawn to the proposed phasing of the project with areas of the site being kept in operation, refer to all associated phasing plans for details. The contractor is to be mindful of, and to limit all disruptions and the impact on other site users. Contractor to maintain a clear line of communication with Project Manager and Head of Facilities to coordinate the works with the daily running of the College.
9. Vehicular / Pedestrian access will be from the Main Entrance and throughout the private road/ yard on Campus. Contractor to take all necessary precautions to maintain site safety and to limit the disruptions to other site users.
10. All shared roads and pavements to be kept clear at all times which are to remain active throughout the duration of the works. Contractor to take all necessary precautions to maintain site safety and to limit the disruptions to other site users.
11. Contractor to provide and erect all necessary site signage as per current Health and Safety Executive regulations
12. Contractor to ensure that all fire exits and means of escape routes from the occupied areas of the site are maintained at all times, or if not practical, to agree alternative temporary arrangements. Ensure that the works do not offer any obstruction to emergency services. Provide clear and protected walkways / routes through site, minimum 1200mm wide.

COMPOUND

Suggested line of contractors compound indicated within the existing Car Park along with possible access points. Compound area is not to extend beyond the boundaries shown and true layout / arrangement TBC with Project Manager / CA.

1. Contractor to ensure that compound is adequately secure at all times and maintain an adequately secure perimeter.
2. All access gates are to be adequately secure at all times and monitored to restrict unauthorised access.
3. Contractor to manage all dust, noise, mess and other disruptions that may impact on other site users bearing in mind that the remainder of the Campus will remain active and used by staff/ students.
4. Contractor to make good any and all disturbed finishes / surfaces and landscaping within compound and site areas. All hardstanding to be cleaned following the works.
5. Contractor to provide and erect all necessary site signage as per current Health and Safety Executive regulations
6. Site cabins / offices to be set out to allow safe monitoring of the site access gates which are to be kept secure at all times.
7. Contractor to ensure that all site operatives receive a tool box talk to include the importance of maintaining a secure site / compound area to restrict unauthorised access
8. Ensure all access routes are fully segregated at all times from construction activities.



General Notes

2. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
3. All prints, specifications and their copyright are the property of TACP Architects Ltd
4. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd
5. Do not scale off drawings unless for planning purposes

ENABLING WORKS

- Enabling works to be done prior to site set up to include:
- MUGA relocation and relocation of parking as per drawing nos. 7104 and 7105.
  - Modified external footpaths to Teaching Block as per drawing nos. SK-04 and SK-05.
  - Revised fire hydrant position as per drawing SK-03.

Rev	Date	Description	By	Check
P01	19/06/24	Site compound relocated to within Site Area	GCM	AJC
P02	09/08/24	Issued for Planning	EG	AC
T01	20/09/24	Tender issue	GCM	AJC
P03	06/11/24	Issued for Planning. New building location	GCM	AJC

Client

Coleg Cambria

Project Title

Llysfasi Accommodation Block

Sheet Name

Site Constraints Plan

Classification Status

Scale Date Drawn Checked

1 : 200@A1 18/03/24 GCM AJC

Job Number Project+Originator+Zone+Level+Form+Role+Number Revision

23041 LAB-TACP-ES-XX-DR-A-7010 P03

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