

Architectural and Structural information shown is indicative only.
 Contractor external designer to co-ordinate with current Architectural and Structural information.
 For exact details on foundations / Build-ups / Structural information etc please refer to Engineers and Architects details.

- NOTES**
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 - Do not scale from this drawing.
 - All dimensions in millimetres unless otherwise shown.
 - All levels in metres above Ordinance Datum (mAOD) unless otherwise shown.
 - All dimensions to be checked on site and any discrepancies reported to CA before pricing / work starts.
 - Any ambiguities or discrepancies within this drawing or between this drawing and any other information given elsewhere must be reported to Camlins and the CA for clarification before pricing / work proceeds.
 - All drawings to be read in conjunction with other Camlins drawings and specification and with relevant Engineer's and Architect's work packages as appropriate.
 - All works carried out in accordance with the latest British Standards and appropriate codes of practice as a minimum.

- KEY**
- Existing Tree To Be Removed
 - Existing Trees to be Retained - Tree Reference No's refer to 'Tree Survey, Implications Assessment And Outline Protection Method Statement' Dated October 2013
 - Root Protection Area (Of Retained Trees)
 All works within Root Protection Areas to be undertaken in accordance with BS 5837 and methodology outlined within Arboricultural Report produced by Tree Maintenance Ltd in October 2013; 'Tree Survey, Implications Assessment And Outline Protection Method Statement'. Existing trees are to be protected by suitable fencing throughout the demolition and construction phases as detailed within the Arboricultural Report and in compliance with BS 5837.

Exact extent of Root Protection Areas (of retained trees), location of root protection fencing and working methods within Root Protection Areas (e.g. hand digging) to be determined by a construction phase Arboricultural Method Statement and to be in accordance with BS 5837 'Trees in relation to design, demolition and construction - Recommendations'. Qualified Arboricultural Consultant to prepare construction phase Arboricultural Method Statement in accordance with BS 5837. Any crown reduction works required will be determined by the appointed Arboricultural Consultant and are to be in accordance with BS 5837.

Arboricultural Consultant to be retained throughout the construction phase to supervise the works and ensure that all construction activities that will impact upon existing trees (including those located outside the site boundary) are undertaken in accordance with BS 5837.

A pre-commencement site meeting shall be held to agree all approved processes to protect existing trees to be retained with the Employer, Arboricultural Consultant, Landscape Architect and Local Authority Tree Officer.

Protective Fencing to be installed prior to commencement of construction works. Fencing to comprise well braced weld mesh panels supported by a scaffold frame. Refer to Figure 2 BS 5837 & Arboricultural Report.

Removal Of Existing Hard Surfaces Within Root Protection Areas of existing trees to be retained to be undertaken using minimally invasive construction methods and hand digging.

Boundary Wall, Railings and Hedge planting to be installed using minimally invasive construction methods and hand digging.

Service Exclusion Zone - New Tree Planting
 - No services permitted at location of new tree planting (root balls)
 - Nominal 3m x 3m zone around proposed tree trunk

Service Restriction Zone - New Tree Planting, Shrub Beds & Areas Of Grass
 - Any new services installed within areas of existing trees to be retained must be installed according to BS 5837 'Trees in relation to design, demolition and construction. Recommendations'.
 - Services installed adjacent to new tree pit construction to be resistant to future tree root growth.
 - Services installed within topsoil areas to be of sufficient depth to allow shrub planting (minimum 450mm).
 - Services to be protected by suitable Warning Tape.

Excavations in this area are to be by hand dig or air spade only, or as specified in the Arboricultural Implications Assessment.
 Some arboricultural work may be required to reduce the crown extents, subject to a detailed Arboricultural Method Statement. All works to trees will be carried out by contractors working to BS3998:2010. There is potential for Planning Conditions to require monitoring of tree protection measures during the construction period.

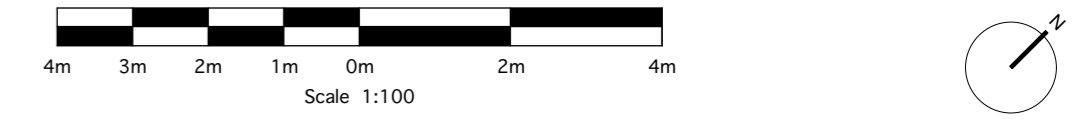
Man holes within the landscape area to be demolished by hand and back filled with free draining soil. Check with Surface and drainage engineer before conducting any demolition works to determine if any man holes are to be retained.

Additional Tree Works: As per the site discussion with the Tree Officer James Remington on the 16th October 2015 - Reduce crown heights and lateral extent of branches on the east, south and west side of the crowns by not more than 3 metres. All pruning cuts will be made back to a suitable growing point that maintains a flowing branch line and character of the tree. All internal growth will be maintained. Pruning cuts should not normally exceed 100mm diameter. All works will be completed by a trained qualified arboriculturalists and under the supervision of the project Arboricultural Consultant.

The reason for the works is to reduce the wind load on the trees which will increase following demolition of the building which has provided shelter for the last several decades.

Revisions

Rev.	Date:	Description:	Revised by:	Checked by:
1	14/04/2016	General update of Architectural information, including building layout, lightwell removal and reduction to break out panel.	LC	PSS

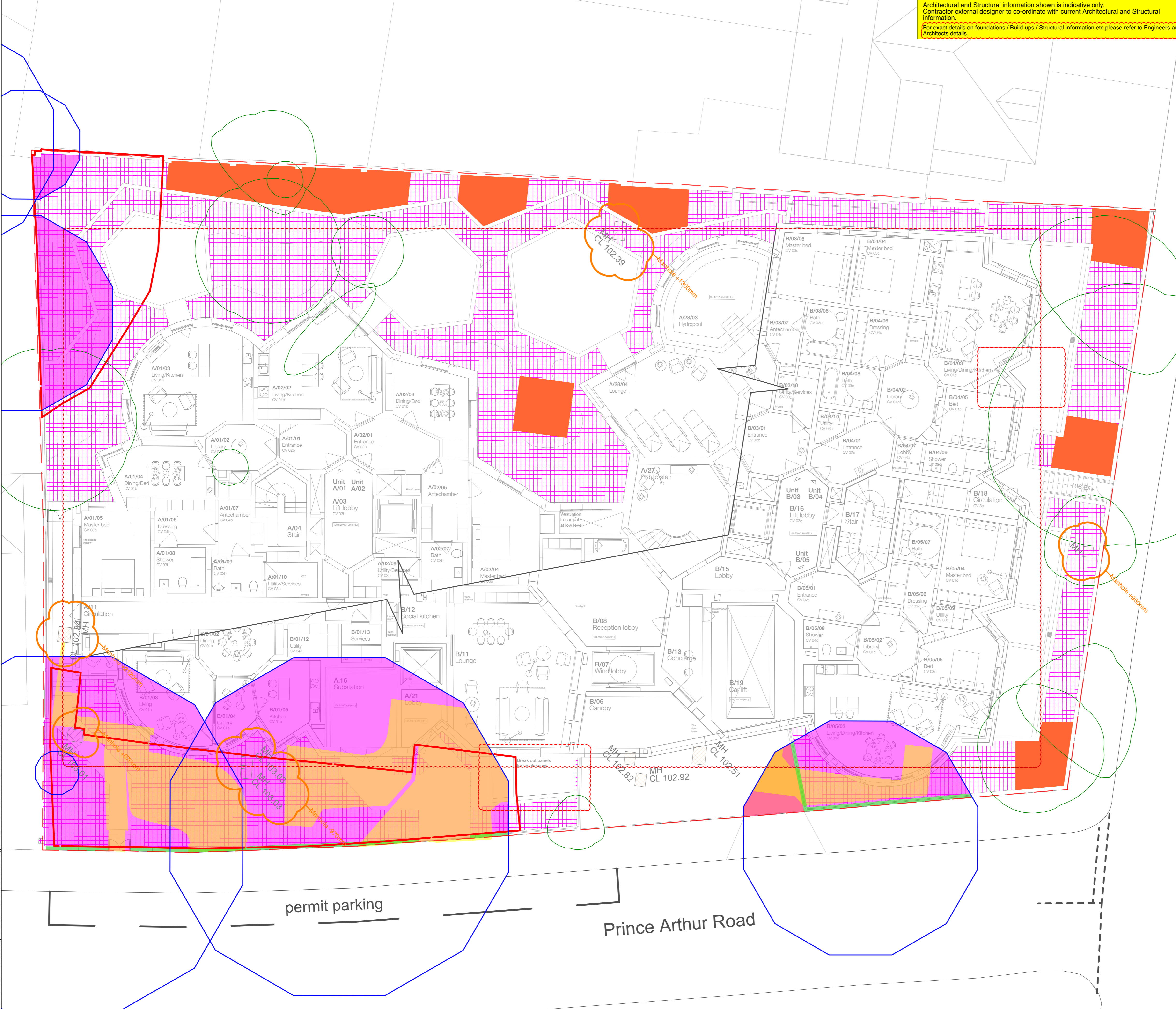


EMPLOYERS REQUIREMENTS

FITZJOHNS AVENUE
PEGASUS LIFE

General Arrangement - Site Constraints

Drawing No:	Revision:	Scale:	Date:
LL489-400-0011	1	1:100@A1	18.03.2016
Drawn by:	Checked by:		
JT	PSS		



Camlins Ref: LL489 Fitzjohns Av/Camlins WorkDrawings/LL489-400 EMPLOYERS REQUIREMENTS