

Asbestos:
The main contractor is to review the site for possible Asbestos prior to commencing any works. If demolitions are planned, an asbestos survey will be provided with the tender documents. If demolitions are not proposed, but service penetrators to be determined by the contractor will be required, those areas must be subject to a targeted Refurbishment survey as per requirements of the HSG 264, prior to any works are carried out on site. The contractor should include fees for carrying out the surveys required for the contractor designed service penetrators. Any asbestos removal must be carried out by one of approved Asbestos Contractors.

General:

The main contractor is responsible for developing detailed mechanical & electrical proposals, to be submitted for approval, prior to commencement of the works. This will include identifying an existing distribution board to provide a power supply for the proposal, or identify a suitable location for the installation of a new distribution board.

Danger Fragile Roof stickers to be provided where appropriate. Fire signage as required to maintain BS5499-Part 1.

Ensure all new external fire exit doors have 'Fire Exit' sign fitted to inside and 'Fire Exit - Keep Clear' sign fitted on outside.

Fix signs with words 'In Emergency Break Glass To Open Door' next to all new green break glass door opening devices.

All existing fire exits to remain available for use at all times throughout this project. If this is not possible, a risk assessment for the construction works will be required that:

- a. verifies that the remaining fire exits provide adequate means of escape; and
- b. stipulates what on site measures such as additional signage and colleague training/briefing must be put in place whilst the fire exit(s) is out of service.

Main contractor to provide fire extinguishers and show locations on drawings subject to specialist requirements.

The portable fire extinguishers that are to be provided must be a CO2 and a foam type.

Smoke detection and fire alarm alterations as required to BS5839.

Emergency lighting as required to BS5266.

Condensate Drainage:

Condensate drainage is to be routed to either an outside / internal main drain point or if no drain point available, a drain pump (aquanaid) is to be supplied which will pump the condensate to the nearest available drain. All frozen rooms must be fitted with a drain line heater to prevent the drains from freezing.

Electrical Requirements:

A 3 phase supply will be required to all condensing units and a 1phase supply will be required to all coldroom control panels. Home Shopping supply to run from appropriate distribution board with sub-metered connection running through data logging system.

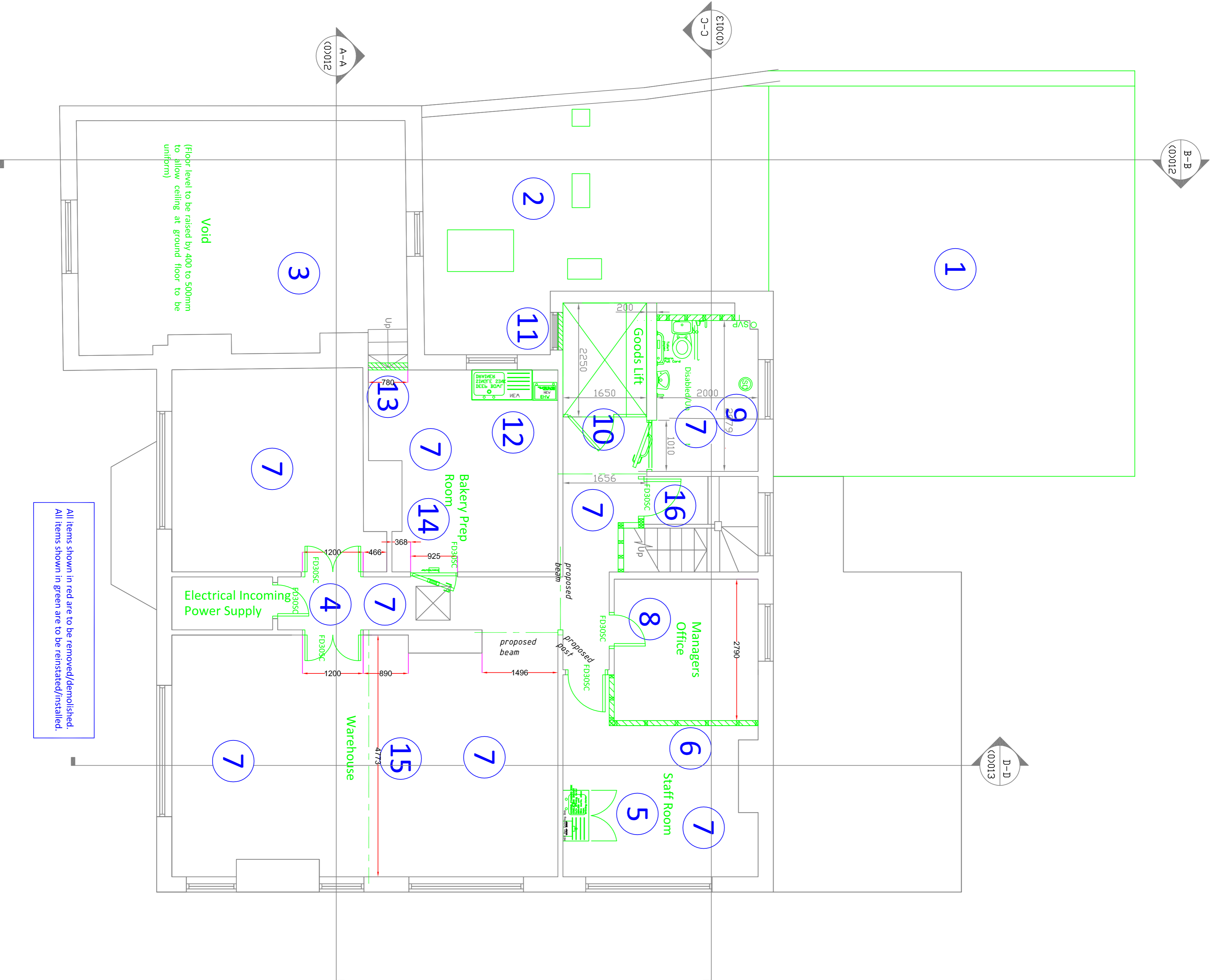
Any electrical cabling that is to pass through metal cladding must either be sleeved, armoured or grommets must be used to prevent chafing of the cable insulation.

A 13a supply is to be provided local to the sprinkler trace heating controller.

Hot Works:

Any Hot Work where possible, must be carried out externally to the building. If it must be done inside then it must be controlled via a Hot Work Permit and undertaken in a well ventilated area. Hot work should not be performed on any metal clad walls & roof that contain expanded foam plastic insulation.

Contractor to be aware of underground services currently running under proposed shop. Sealed access covers / chambers to be installed where required.



No.	Proposal
1	Proposed extension to be constructed with cavity wall construction: External skin either 102.5mm brickwork to match existing to rear & side elevation and 25mm render finish on 100mm blockwork to car aprt side elevation with 80mm cavity with 50mm insulation, on 100mm blockwork wall inner leaf with 13mm plaster finish. Flat roof construction to tie in with existing flat roof. Roof finish level to be to match with existing. Typically construction formed from Chippings or reflective coating on felt, on insulation on Apour protective layer on marine ply deck on tapered furring pieces on 195x50mm timber joists. Roof to comply with latest Building regulations and to satisfaction of Building Inspector.
2	Remove existing rooflights (4No.) and make good to flat roof construction and ceiling. Carry out repairs to damaged flat roof where necessary.
3	Raise & re-install existing ceiling joists on joist hangers/notched into walls at new level to allow for uniform suspended ceiling height in ground floor sales area. Joists to be spaced at existing joist spacings. Supply and install new 22mm plywood to allow for maintenance access.
4	Install electrical cupboard and distribution board, fusebox etc. and redirect wiring. Provide new heavy duty security door, frame and architraves and all necessary ironmongery, all to Co-op specification.
5	Create new Staff Room in former Bedroom. Provide new kitchen base unit and worktop with new inset stainless steel sink and drainer and all necessary pipework, connected to existing foul water system.
6	Install new stud partition wall between Staff Room and Office, and new door and frame.
7	Make good to all walls and ceilings and carry out repairs where necessary ready to receive paint finish to all walls and ceilings.
8	Remove existing single skin lath & plaster wall and door to Office. Install new stud partition between Office and Staff Room and provide new heavy duty security door, frame and architraves and all necessary ironmongery, all to Co-op specification.
9	Works to former Bathroom to form new Disabled wc. Install 1No. wc, whb, doors, frames, partitions and all associated pipework. Install stud partition wall, door and frame. Install disabled Part M pack.
10	Install new Titan free standing goods lift, shaft size 1600x1900mm, all to lift manufacturers details and specification.
11	Block up existing window opening with 1No. skin of 300mm blockwork with 13mm plaster finish. Blockwork to be fully bonded into existing wall on both sides.
12	Create new Bakery Prep in former Kitchen. Provide new kitchen base unit and worktop with new inset stainless steel sink and drainer and all necessary pipework, connected to existing foul water system.
13	Block up existing opening with 1No. skin of 100mm blockwork with 13mm plaster finish. Blockwork to be fully bonded into existing wall on both sides.
14	Remove existing door and frame to Kitchen and form new opening for new door to Bakery.
15	Install steel beams to form new openings where existing walls removed and where additional structural supports required to building. All to Structural Engineers details. Refer to SE drawings.
16	Fire escape door with 30 mins. FR self closing device & 30 min. FR partition.

Date		Sept 2013	Scale	1:50 @ A1
Project		SG	PF	
Client		CO-OPERATIVE		
Project		Co-operative Farwig Lane Bromley		
Project No		GPS0949	Dwg No	(00)011
Rev		A	30.09.13	General update of floor plan to suit site survey
Rev		B	03.01.14	Planning Issue
Rev		C	26.04.14	Tender Issue
Rev		D	10.06.14	Remove construction lines
Status		COSTING		
Project Title		Proposed First Floor Plan		
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