

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 penetrations 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 penetrations. 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 proposals, or identify a suitable location for the installation of a new distribution board.

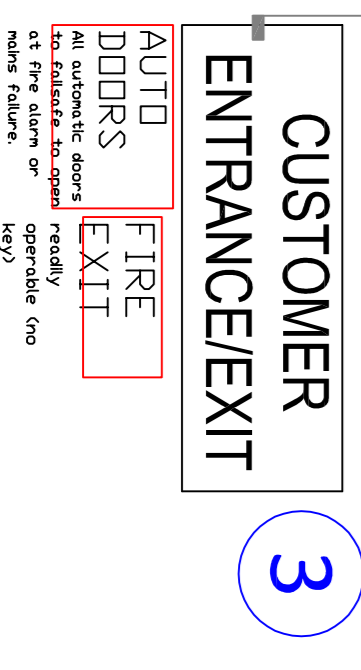
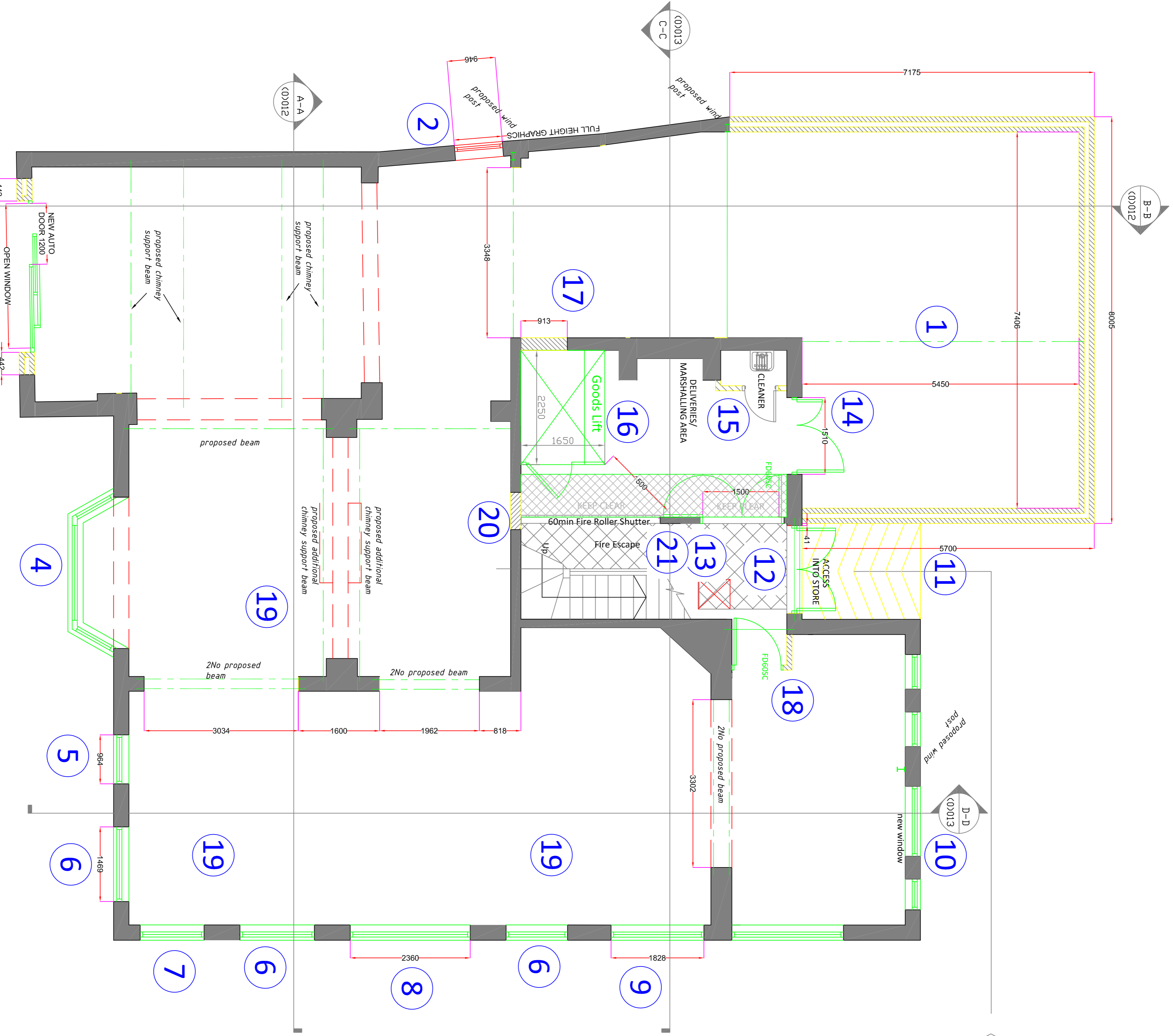
'Danger' Fragile Roof' stickers to be provided where appropriate.
Fire signage as required to maintain BS5499: Part 1.
Ensure all new external fire exit doors have 'Fire Exit' sign fitted to inside and 'Fire Exit - Keep Clear' sign fitted on outside.
Fix signs with words 'In Emergency Break Glass To 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 BS5593.
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 (faucet) 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 1 phase 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 aprk side elevation with 80mm cavity with 50mm insulation, on 100mm blockwork wall inner leaf with 13mm plaster finish. Flat roof construction to be in with existing flat roof. Roof finish level to be to match with existing. Typically construction formed from Chipings or reflective coating on felt, on insulation on Apour Protective layer on marine ply deck on tapered firing pieces on 195x50mm timber joists. Roof to comply with latest Building Regulations and to satisfaction of Building Inspector.
2	Install new full height window to existing door opening including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Details by specialist. All fixed in accordance with specialist details.
3	Form new opening with to suit shopfront with cavity wall construction. External leaf of 102.5mm brickwork to match existing, 80mm cavity with 50mm insulation on 100mm blockwork inner leaf with 13mm plaster finish. Wall to be fully bonded to existing. Install new main entrance shopfront with new sliding door and equipment to Co-op specification.
4	Install new shopfront to bay window including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Details by specialist. All fixed in accordance with specialist details. Carry out repairs to flat roof where necessary and make good.
5	Install new full height window to existing door opening including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Details by specialist. All fixed in accordance with specialist details. Note: This is the proposed location of the ATM
6	Install new shopfronts including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Details by specialist. All fixed in accordance with specialist details.
7	Install new full height window to revised opening including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Details by specialist. All fixed in accordance with specialist details.
8	Remove central section of cavity wall to form full height reveal. Install new full height central window to revised opening and standard height windows to either side including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Details by specialist. All fixed in accordance with specialist details.
9	Remove existing entrance door, glazing and panels and install new shopfront including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Details by specialist. All fixed in accordance with specialist details.
10	Remove existing windows and brick pier and install new window to suit revised opening including framework, glazing panels, all necessary transoms, mullions etc., signage, vinyls. Provide new in-fill across opening if required. Details by specialist. All fixed in accordance with specialist details.
11	Provide new brushed concrete access ramp and mild steel handrails bolted to new wall and existing wall on either side of ramp, for service access to rear of store, max. 1:12 gradient. Hatched thermoplastic yellow lining to denote safety zone.
12	Form new double door opening in existing cavity wall construction, with new external 1/2 cavity lined over. Provide new door headers and opening to match existing. Fit 60min access door, frame and architraves with all necessary ironmongery, security equipment and fire escape signage, etc. to Co-op specification.
13	Form new access hatch in floor under staircase for means of access into basement.
14	Form new double door opening in existing cavity wall construction, with new external 1/2 cavity lined over. Provide new door headers and opening to match existing. Fit 60min access door, frame and architraves with all necessary ironmongery, security equipment and fire escape signage, etc. to Co-op specification.
15	Install 1No. new cleaners sink and all associated pipework. Install Cleaners Room Studwork wall, door and frame.
16	Install new Titan free standing goods lift, shaft size 1650x2250mm, all to lift manufacturers details and specification. See manufacturers details for lift pit and access requirements
17	Block up existing door opening with 2No. skins of 100mm blockwork with 13mm plaster finish.
18	Form new opening and wall to provide 60min compartment. Fit new 1No. leaf 60 min access door, frame and architraves with all necessary ironmongery, security equipment etc. to Co-op specification. Provide illuminated running man sign above door to stop floor.
19	Existing timber FF to be raised to match FF of concrete SS to provide level floor finish throughout salesfloor area.
20	Infill existing opening with 140mm blockwork and make good external finishes with dot and dab plasterboard
21	Install new 60 minute fire door on hold open device actuated by fire alarm. Install new 60min fire roller shutter actuated by fire alarm. Door and roller/shutter openings must be clearly signed 'Keep Clear at all times'. Co-op to ensure that all employees are aware of the roller shutter and that door and roller shutters must be kept clear of stock to ensure that they are able to close should fire alarm be activated

Project No	Dwg No	Rev	E
GP50949	(00)009		

Dwg Title	Scale
Proposed Ground Floor Plan	1:50 @ A1

Date	Scale
July 2013	1:50 @ A1

Client	CO-OPERATIVE
Project	Co-Operative Farwig Lane Bromley

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Proposed Ground Floor Plan