



# Greggs Standard Shopfitting Specification (Issue 10 2017)



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**1:00 - DRAWING INFORMATION**

1:01 - These drawings are to be read in conjunction with the project's Tender Pre Construction Information, Drawings, Contractors Shopfitting Guide, Specification and the Asbestos Register. The Contractor must ensure that they are in full possession of all relevant contract documentation. Missing information must be requested from the issuing Shopfitting Project Manager (SPM).

1:02 - The contractor should examine the drawings and all contract documentation and visit the site to satisfy themselves as to the extent of works and those local conditions which may affect the safe execution of the works. No claim for want of knowledge will be entertained. Requests for additional information must be made promptly, at the earliest possible time to allow the SPM to answer the queries accordingly.

1:03 - Any discrepancies found within these drawings, contract documentation or site details are to be brought to the attention of the SPM at the earliest date.

1:04 - Do not scale from the drawings, all dimensions, sizes, spaces etc. are to be checked and confirmed on site. All discrepancies are to be brought to the attention of the SPM.

**2:00 - WORKMANSHIP AND MATERIALS**

2:01 - The Principal Contractor is to ensure that all works and workmanship comply with the relevant Code of Practice and BS 8000 and all its relevant Sections and Amendments. Works are to be undertaken and performed in a diligent, professional and workmanlike manner.

2:02 - Substandard workmanship will not be accepted by the SPM and will be replaced by works to a suitable standard at the contractor's own expense.

2:03 - Works are to comply with all current British and European Standards, Codes of Practice Building Regulations and manufacturers' recommendations.

2:04 - All materials used on site shall comply with the current British and European Standards, their current editions and amendments. Substandard materials will not be accepted by the SPM, they will be removed and replaced with suitable materials at the Contractor's own expense. Where free issue materials are incorrectly used or mis-stored the contractor will be contra charged for their replacement.

2:05 - Equipment and materials, free issue or otherwise, are to be adequately and correctly stored in accordance with the manufacturer's recommendations and protected against any damage, weather ingress or theft - failure will render the Contractor liable for all costs of replacement.

## **1:00 - NOTES AND SPECIFICATIONS**

1:01 - All wall finishes are to have a minimum class 1 surface spread of flame (European Class C-s3, d2). Ceiling finishes are to have a class 0 spread of flame (European Class B-s3, d2).

1:02 - All structural timber to have a minimum stress grade SW3, unless otherwise stated to BS 5268. All timber to be pressure preservative treated.

1:03 – MDF in any form, is not to be used externally or at any location where it may come into contact with moisture.

## **2:00 - ENABLING WORKS**

2:01 - The Principal Contractor, unless otherwise instructed, is to strip out completely, back to the existing structure, ceilings, walls and floors. All site fixtures and fittings are to be disposed of in a lawful manner, inclusive of all ceiling, wall and floor finishes and fixtures. Greggs equipment ovens, freezers, retarders etc. are to be removed by Greggs nominated sub-contractor and, if required, returned to site for re-installation upon completion of shopfitting works.

2:02 - The Principal Contractor is to ensure that all services are isolated prior to commencing work. Hazardous materials are, if present, to be identified, managed and/or removed, as required, prior to refurbishment works commencing. Temporary site services are to be installed for the duration of the contract (available to all work on site) and removed upon completion, all disturbed surfaces to be made good.

2:03 - The existing structure is to be inspected for pest and rodent activity and all visible holes or possible entrance ways for pests & rodents are to be sealed and made pest and rodent proof. Where pest and rodent activity is ongoing, the principal contractor is to bring this to the attention of the SPM to arrange for inspection by Greggs' pest control contractor to inspect at the earliest possible date.

2:04 - Where demolition works are required, these will be separately identified on the drawings, engineers or others design details will be provided as required. Demolition works are to conform to Codes of Practice BS 6187. Retained structure to be fully supported, propped and/or braced throughout the enabling works with all supports removed upon completion and all disturbed surfaces made good.

2:05 - The Principle Contractor is to provide, erect and clear away upon completion, all scaffolding required to safely complete the works, inclusive of all boarding, hoarding, netting and barriers making good all

disturbed surfaces and finishes. The safety of all site operatives, users and the general public is to be paramount at all times. The contractor is to include for all making good of disturbed surfaces. Scaffolding is to comply with the NASC Guide TG20:08 and BS EN 12811.1.

2:06 - The Principle Contractor is to keep the property under his control, safe, secure and weather tight at all times.

2:07 - All waste, debris and rubbish to be removed from site on a regular basis. Work areas to be kept free of rubbish, debris and obstructions. All materials to be safely stored at all times. Access, exit and emergency escape routes to be kept clear at all times. All waste, rubbish and debris to be lawfully disposed of at an authorised tip. Copies of all waste disposal notes are to be included in the Contractors Health and Safety File.

2:08 - Suitable fire extinguishers are to be kept on site throughout the contract period. Additional units are to be located next to areas of risk or where hot works are being undertaken. Locations where hot works have been recently undertaken are to be regularly checked until the risk from fire has been negated. Hot Works Permits are to be issued by the contractor during these works. Copies of all Hot Works Permits are to be included in the Contractors Health and Safety File and forwarded to Compliance Manager within 21 days after completion of the works.

### **3:00 - SHOP FRONT (ALUMINIUM)**

3:01 - Supply and fit new powder coated aluminium shopfront complete including window frames, door frames, doors and threshold, all as detailed on drawings, formed in 45x100mm section, profile to BS EN 755, BS EN 12020. Formed of mullions, transoms with threshold plate to openings with stainless screw fixed to preformed parts.

3:02 - The shop structural opening to be inspected and repaired as required to receive a new shop front (where required). Ensure the shop front is fully supported and secured at base and head, fixed with stainless steel screws at 600mm centres into solid structure, silicone seal along all junctions to adjoining surfaces.

3:03 - The shop frame is to be powder coated to BS EN 12206, colours as to BS or RAL numbers as marked on drawings, complete with all ironmongery, hinges or sliding gear as necessary with handles to suit, inclusive of recessed handles, locks and bolts to meeting stiles and mullions to secure and or hold sliding doors in position. All door openings to have weather seals and brush strips, locks to be Mul-T-lock or other

approved, include for hook and eyes to hold swing doors open. Gaps beneath doors, and or meeting stile to be rodent proofed with 12 sets of keys to be provided at handover, keys to be suited.

3:04 - Where replacing an existing shop front, in part or whole, ensure all pre-existing pigeon, or bird proofing and or bird /pigeon spikes are re-instated.

3:05 - Glazing to be fixed into window and door frames, internally beaded complete with all required gaskets, to accept 6-10mm glass, glazing to comply with Class 2 of BS EN 12600 or Class B of BS 6206.

3:06 - Where the existing shop front is retained, repair as required, ease and adjust ironmongery, replace all defective or damaged fixtures and fittings. Bring all forward for redecoration, remove existing brush strips and weather seals and renew, strip out mastic and renew all in silicone mastic to colour match decoration. Ensure doors are rodent proofed.

3:07 - Stallriser to be formed and completed as shown on drawings with all required framework, panelling, tiling etc.

#### **4:00 - SHOPFRONT (TIMBER)**

4:01 - Supply and fit new timber shopfront complete of window frames, door frames, doors and threshold, all as detailed on drawings, formed in pressure preservative treated, Douglas Fir, to BS EN 14081, from sustainable managed forest.

4:02 - The structural opening to be inspected and repaired as required to receive a new shop front as shown on drawings. The shop front to be fixed at 600mm centres with stainless steel counter sunk screws to BS EN 14592 into solid structure with junctions sealed with silicone mastic, colour to match decoration. The shop front, decorated as shown on drawings, complete with all ironmongery, handles, hinges or sliding gear to suit, recessed locks to meeting stiles and mullions, single key operation to front and rear doors, locks to be Mul-T-lock or other approved. For swing doors fit hook and eye to hold open, gaps beneath doors and or meeting stiles to be rodent proofed. 12 sets of keys to be provided at handover.

4.03 - Where replacing an existing shop front in whole or part, ensure all previous pigeon or bird proofing, cables or spikes are reinstated. Ensure doors are rodent proofed.

4:04 - Window frames and doors to be internally beaded with glazing to Class 2 BS EN 12600 or Class B of BS 6206 suitable for glass between 6-10mm. All as above.

4:05 - Where the existing shop front is retained, repair as required, ease and adjust ironmongery, replace all defective or damaged fixture and fittings. Replace weather seal and brush seals with new. Strip out existing mastic seals and replace with silicone mastic, colour to match decoration. Bring all forward for redecoration.

4:06 - Stallriser to be formed and completed as shown on drawings with all required framework, panelling, decoration, tiling etc.

### **5:00 - BADGE SIGN, FASCIA PANEL AND PROJECTING SIGN.**

5:01 - The fascia and projecting signs together with shop manifestation signage are to be manufactured, supplied and installed by Greggs specialist contractor. The signage is to be positioned as indicated on the drawings. Illuminated signs to be powered and operated by using the Flex 7 system.

5:02 - Sub fascia to be formed and constructed by the shopfitter as shown on drawings formed of timber studwork to suit and faced in 12mm exterior quality ply, ensure sub fascia is weather tight. The shopfitter is to include for the provision of power supplies for illumination the signs as required and connected up by the signage subcontractor. The sub fascia is to be fully decorated, to specification, prior to fixing the fascia signage.

5:03 - Where an existing fascia is to be retained the Principal Contractor is to confirm its construction. If the fascia is found to be of substandard construction, formed in MDF, or the fascia is subject to rot, decay, general deterioration or unable to provide sound and substantial support for the designed Greggs fascia, it is to be renewed in whole or part as agreed with the Shopfitting Project Manager. The sub fascia is to be fully decorated prior to the fixing of the fascia signage.

### **6:00 - ENTRANCE WAYS**

6:01 - Entrance into the shop is to be level, or if ramped, not at a gradient greater than 1:12.

6:02 - Where a step entrance is to be removed, allow for all required excavation, through all materials, to reduce levels to form ramp, constructing new entrance as shown on drawings, lay sub floor as required and laying floor finish to comply with Floors and Finishes.

6:03 - Where the step(s) is retained, supply and fit a DDA compliant window bell complete with remote bell, to attract the attention of the staff, together with a compliant portable ramp.



## **7:00 - ROLLER SHUTTER**

7:01 – Supply and fit an electrically operated roller shutter to suit opening width, type and style, as shown on drawings, formed of 75mm laths, bottom T bar with rubber strip, 50x75mm side guides with tube roller and motor, complete with manual override. Shutter located to position shown on drawings, operated externally by wall mounted key switch, located in a lockable metal box and internally operated by wall mounted rocker switch positioned at the shop central control.

7:02 - Include the installation of a manual operated emergency winder complete with winder hook and pole, for external and internal roller shutters the winder link to be on RHS of door. (Keys suited to main door keys if not 12 sets of to be provided at handover.)

7:03 - Colours, lath type and sizes all as shown on drawings.

## **8:00 - CEILING INSTALLATION**

8:01 - The existing structural ceiling is to be repaired as required, to maintain its fire resistance, compartmentation, structural performance and rodent proofed.

8:02 - Unless otherwise stated, provide and fit a suspended ceiling system throughout the shop formed of pvc faced (white) plasterboard gyproc tiles, tiles to sizes indicated on drawings, Gyprex Satinspar or similar approved laid in an exposed white finished metal grid, Armstrong Trulok Prelude 24 or other approved, ceiling heights as shown on drawings.

8:03 - Provide and lay 600x600x15mm open cell ceiling tiles, or similar, with 46% (minimum) open area, installed to locations indicated on the drawings over self-selectors and refrigeration units, and laid in an exposed white metal grid as above.

## **9:00 - WALLS AND BULKHEAD**

9:01 - The existing walls, retained partition(s) and party walls are to be repaired as required to maintain their fire resistance/compartmentation and structural integrity. Ensure all holes, gaps or openings in the retained construction are filled, packed and make good so as not to permit the entry of rodents and pests.

9:02 - Unless otherwise stated, new partition walls are to be formed in preservative treated sw studwork with 100x50mm studs at 600mm centres with head and sole plates, formed to receive 150mm skirting to base of walls, nogged at 900mm vertical centres, faced both sides with free issue 15mm laminated wall

boards and jointing strips, maintaining a 100mm clear cavity between boards. Partitions to be secured and cross braced to adjoining structural walls, ceilings and floors. All fixings to be fixed into solid structure or structural elements of construction.

9:03 - Partition walls to Accessible WC to be lined internally with 18mm ply, prior to lining with free issue wall boards, to provide robust wall fixings to support bars and handles, baby change and plumbing equipment. The walls are to be insulated with 100mm insulation quilt.

9:04 - Partition wall to office that receives the secretaire to be lined with 18mm ply to provide robust support for the free issue unit.

9:05 - Studwork, head and sole plates to be fixed to wall, ceilings and floors respectively, fixings into timber to be 100mm size 6 screws counter sunk at max 600mm centres, snap resistant and corrosion resistant, to BS EN 14592. For fixing to masonry and concrete, 100mm size 7.5 concrete screw to BS EN 14592 at 600mm centres.

9:06 - Existing party walls and retained solid partition walls to be lined, battened out with 50x50mm studs securely fixed to walls and cross battened to receive free issue 15mm laminate boards and jointing strips, maintaining a 50mm cavity as above. Fixings as above.

9:07 - Walls to be lined with free issue laminated wall boards, 2800x992x15mm complete with through coloured PVC jointing strips.

9:08 - Exposed corners to be fitted with 1150mm, 50x50mm yeoman Ultra Corner Protectors, to locations marked on drawings, securely fixed to wall boards. Colours as shown on drawings.

9:09 - Where concealed voids are formed provide and fit gyproc profiled plastic access panels, 300x300mm, suitable for pest control, inspection and baiting. Panels to be fitted 75mm off the skirting.

## **10:00 - FLOORS AND FINISHES**

10:01 - Floors to be inspected and repaired as required to maintain their structural integrity, ensure all holes, gaps or openings in the retained construction are filled, packed and make good so as not to permit the entry of rodents and other pests. Include for all levelling screeds or make ups as required, leaving the floor level, free of cracks and dry. The floor finishes as shown on the contract drawings.

10:02 - For ceramic tiled floors lay 300x300x8mm free issue ceramic floor tiles. Tiles to be laid level and true on approved adhesive, neatly jointed and grouted to BS 5385-1:2009, allow for all cutting of tiles as required, fit free issue expansion joints at 5m horizontal spaces. Tiled skirtings, 150mm high, or as agreed, cut from free issue tiles to match the floor tiles, neatly jointed and grouted, seal joint between floor and wall with coloured mastic.

10:03 - For vinyl floor tiles and planks, colours, pattern and style all as described on drawings, to be stored, installed and laid to manufactures recommendations on approved adhesive, laid as shown on drawings, Plank tiles to have staggered jointing, 300mm apart minimum, 3 rows of floor tiles to be laid in front of self-selectors, counters and the return to the entrance matt, all tight and neatly butt jointed, the floor to be rolled in both direction with a 68Kg roller as installation progresses, include for all cutting and forming vinyl planks to suit floor layout and room shape.

10:04 - To areas as indicated on drawings, supply and fit vinyl sheet floor covering, 2.5mm thick slip resistant vinyl sheet floor coverings to conform to EN13845, to have class 1 spread of flame. Suprema II safety flooring to be laid on approved adhesive to BS8203 with joints grooved and hot welded, all to comply with the manufactures recommendations, allow for all cutting, forming and jointing of the vinyl sheet flooring. Where required, provide and fit, over existing boarded timber floor, 12mm ply sheeting butt jointed and screw fixed to sub floor at 200mm centre, to provide a level surface dry surface to receive new vinyl sheeting.

10:05 - Where directed on drawings, supply and fit 150mm high black skirting, laid to manufacturer's recommendations dressed up walls, 150mm min. Vinyl sheet colours as shown on the contract drawings.

## **11:00 - STAIRWAYS**

11:01 - Existing stairs to be inspected, repaired and rodent proofed as required to maintain level and uniform treads and risers ready to receive new surface finish complete with balustrading. Existing staircases in excess of 1000mm wide are to have handrails to either side. All stairs with a pitch of 40° or more are to have a handrail fitted to each side of the staircase. New handrails to comply with details as described below.

11:02 - Lay vinyl sheet treads and risers, in two parts, on approved adhesive, include for all cutting, forming of vinyl, Suprema II safety floor, laid as described above, to neatly fit required surface aluminium nosing, Gradus A range nosings, fixed in accordance to the manufacturer's details, nosings generally in black with yellow nosings to the head and foot of each flight of stairs. All fitted on manufacturer's approved adhesive.

11:03 - Supply and fit new stained black, sw handrail to ramps and stairs, handrail to be 45mm dia held off wall 60mm, to be positioned 900mm above pitch line of stairs and ramp and to extend 300mm after and before pitch, where stairs or ramp over 1000mm wide fit handrail to both sides.

## **12:00 - WOODWORK**

12:01 - All structural timber to comply with BS EN 338 structural timber, to have a minimum stress grade SW3 or as otherwise stated. All timber to be pressure preservative treated. MDF is not to be used structurally (load bearing), externally or where it can come into contact with moisture inclusive of cleaning procedures. Timber to be sourced from sustainable managed forests.

12:02 - For new shops, unless otherwise instructed, supply and fit new timber sub fascia form of 18mm exterior quality ply on treated sw frame, to size and details as shown on drawing drawings. The sub fascia to be decorated and sealed against weather ingress and other damage with exterior quality silicone mastic.

12:03 - For existing shops sub fascia is to be exposed and checked for deterioration, damage, weather ingress or rot damage and repaired accordingly to leave in good and substantial repair, decorated and ready to receive the new fascia panels as described on project drawings.

12:04 - Fascia panels and badge signs are to be supplied and fitted by Greggs' nominated sub-contractors.

12:05 - Joinery timber to conform to BS 1186, linings, stops, and architraves are to be formed in wrot soft wood. For shop fronts refer to shopfront project drawings and Shopfronts included in this document. All timber surfaces prepared for a painted finish, to be knot stopped and primed prior to installation, ensure that all surfaces are sealed. Linings, stops, skirtings and architraves are to be cut in single lengths, all jointing, scribing, notching and wedging to be neatly formed, tight fitting and true, all fixings to be plugged or concealed. Neatly point up linings and architraves at floor junctions.

12:06 - Internal doors to sizes marked on drawings, solid core flush faced to comply with BS 476, BS EN 1634, ready for paint finished to all faces, colour as stated on drawings, complete with all ironmongery, 1½ pairs 100mm butt hinges, lever furniture, locks, catches, self closers, door stops and kickplates to each face, metal screw fixed nameplates and door signs. Doors to offices, staffrooms, training rooms or other ancillary areas to be fitted with vision panels.

12:07 - Fire doors as above, locations will be marked on contract drawings, to achieve minimum FD30S standard and fitting with a self-closing device, with recessed intumescent smoke strips fitted into fire doors

unless otherwise stated. Fire doors to be signed, 'Fire Door Keep Shut'. Where glazing panels are required, they are to comply with Class 2 BS EN 12600 or Class B of BS EN 2606.

12:08 - Doors into fully accessible WC, as internal doors but 1000mm wide, openable with a force no greater than 30N and 22.5N when partially opened (300 – 600mm), door to have 1½ 100mm rising butt hinges, accessible toilet mortice lock and handles, facility disabled lever arm lock and indicator with 1 door sign suitable for required use.

12:09 - Standard WC, changing rooms and WC Lobby doors, as internal doors, but no vision panels, WC doors to be fitted with locking indicator bolts and signed accordingly, Lobby doors to have push pull handles and finger plates.

12:10 - Maintain a 10mm air gap between the finished floor level and the underside of the WC and WC lobby doors.

12:11 - Access doors to void areas, as fire doors but fit locks and signed 'Engineer access only'. Retained doors in void areas to be removed from doorways, doors to be left on site for possible future reuse.

12:12 - Unless otherwise stated, supply and fit rear steel security door and frame, to receive paint finish, with anti-lever cover and threshold, to suit opening and operation as marked on drawings. Security door to LPS 1175 level 2, double hinged to top, zinc plated and paint finished colour as stated on drawings, door fitted with push pad, top and bottom thumb turn locks, spy glass, with Mul-T lock and keys to match front entrance doors. If required vinyl 'Fire Exit' notice sign to be applied internally and 'Fire Exit Keep Clear' sign applied externally.

12:13 - Retained exterior rear doors are to be repaired as required, inclusive of new ironmongery 1½ pairs of steel butt hinges, matching Mul-T locks, top and bottom turn buckle lock bolts, with spy glass, weather drip and decorated as shown on drawings.

12:14 - Supply and fit beech style laminate finished kitchen base units, Howdens or similar, colour and style to detail on drawings, units to be 18mm thick carcass with 15mm side hung doors to BS6222 with metal D handles, to sizes, location and positions shown on drawings.

12:15 - Supply and fit 28mm beech style laminate finished work top to form office desks, kitchen worktops and staffroom eating shelf to BS 6222, colour, size and style as shown on drawings and to locations marked on drawings.

12.16 - Supply and install wall mounted mop/brush holder, nominally 450mm screw fixed to wall board with 300x450mm stainless steel plate screw fixed above skirting height to catch mop heads/brushes.

12.17 - Also include to supply and fit 450x1200mm framed mirror to Changing Room and a framed 450x450mm mirror over the wash hand basin in the WC, colours and style as confirmed on drawings.

### **13:00 - MECHANICAL EXTRACTION AND VENTILATION**

13:01 - Mechanical extraction and ventilation systems, to positions indicated on the drawings, are to be designed and installed in full compliance to the Chartered Institute of Building Service Engineers Guide; CIBSE B:2001, Heating, Ventilation and Air Conditioning and all relevant amendments. Electrical works to comply with 17<sup>th</sup> Edition of IEE (institute of Electrical Engineering) Regulations and installed by competent engineer. A copy of the Extract and commissioning certificate must be attached to the Principal Contractors Health and safety File.

13:02 - The Principal Contractor is to ensure that a suitable electrical supply is provided for testing and commissioning the installation if no permanent supply is available.

13:03 - The oven canopy is to be formed in polished stainless steel (grade 403), with easily removable and dishwasher cleanable, stainless steel baffle filters. The oven canopy is to size, location and details shown on drawings. The oven canopy is to independently supported and secured in place with unistrut, rod or other supports as recommended by the manufacturer.

13:04 - The oven extract to be formed in galvanised steel ductwork, to HVAC standard DW144-manufacture and installation of ductwork to DW172- standard for kitchen ventilation in non-domestic installations. Main ductwork to size to suit installation, nominal 315mm diameter with access panels to permit inspection and cleaning at maximum 1800mm centres, the initial access panel is to be installed 300mm from the oven canopy and final access panel 300mm from the extract fan, avoid locating panels above partition walls, below A/C units or other ceiling obstructions. Include for all forming, jointing, connecting and supporting required for the duct system installation complete. The main oven ductwork is to travel in direct line to the exit grille, bends minimised (only slow swept bends are allowed).

13:05 - The extract system to achieve 30AC/hr from oven canopy. Include for all forming, jointing, connecting and supporting required for the duct system installation complete.

13:06 - The extract fan to be a cased axial unit, sized to suit ductwork, formed in high grade galvanised steel with sickle blade impeller, the IP54 class F insulated motor and fan supported in a cylindrical case, primed with black polyester finish, single phase with external wiring terminal block, fan to be connected to the

ductwork on either side by flexible couplings on supporting rods connected through rubber mounting blocks to the structure, all to minimise vibration noise. The extract fan is to be located, next to the external louvered extract grille. Unless otherwise stated on the drawings, sound baffles and/or charcoal filters will not be used.

13:07 - The mechanical extraction system is to remove air from other internal areas, inclusive of office, staffroom, changing rooms, WC and provide local air extraction over retarders and freezers. Formed in galvanised steel duct as described above, size to suit installation, nominal 150-200mm dia, to achieve extract rates as shown below, connected to the main duct via an adjustable damper, to allow balanced extract rates. The duct work is to be independently supported, to comply with the manufactures recommendations. Flexible ducts can be used, to conform to BS 476 parts 6, 7 and 20, not kinked or flattened, changes in direction allowed for by long swept curves, flexible ducts are not to exceed 750mm long. Air to be removed from rooms and/or over retarders and freezers by ceiling mounted extract grille tiles, as shown on drawings.

13:08 - WC extracts are not to be connected into the main oven extract system but are to be ceiling mounted and taken to outside air direct, to locations shown on project drawings. The external grille is to be fitted with a fly screen. WC extract fans to be ceiling mounted and operated via a PIR lighting switch connected into the Flex 7 lighting system.

13:09 - Where ductwork passes through a compartment wall or floor, forming an opening of 38mm dia or greater, the Principal Contractor must provide a fire damper or collar to meet 1 hour fire resistance.

<b>Extraction ventilation rates</b>		
WC	3 AC/hr (WC to be independently vented.)	
Changing room	3 AC/hr	
Office (enclosed)	1 AC/hr	
Staffroom	1 AC/hr	
Sales area	1 AC/hr	
Prep area	1 AC/hr	

#### **14:00 - PLUMBING INSTALLATION**

14:01 - All above ground drainage to be in pvc pipe work, SVP and WC to have minimum dia 100mm connections and fittings to BS4551; other pipework to have minimum diameter 38mm to BS5255, installed to BS5572, sized as required to quickly drain completely without back fall, leakage or blockage. Pipework to be fitted on wall easily accessible, not concealed. Sinks and wash hand basin to be fitted with 75mm deep traps. Pipe clips or brackets, sized to securely hold the pipe, screw fixed to walls, suitable to hold pipework clear of walls to permit cleaning, spaced at regular intervals not exceeding 1000mm, pipe clips or brackets to be fixed to each side at bends, connections or pipe joints, fit rodding eyes at the end of pipe runs.

14:02 - Upon completion of works, all wastes pipes, drains etc. are to be flushed through and left in good working order and free flowing. Where pipework passes through walls ensure all gaps or holes around pipes are sealed, rodent proof or covered with plastic collars.

14:03 - Hot and cold water installations, to comply to BS 6700, all pipe work and fittings to be in copper and sized to suit demand, all kite marked with localised full bore isolation valves fitted to permit removal or repair of equipment, all to comply with current water regulations. Supply and fit back fixed polypropylene pipe supports, sized to suit all water services, fixed at 1000mm centres, to hold pipes clear of walls and permit cleaning.

14:04 - Seal around pipework, where it passes through walls and partitions, with silicone mastic or white plastic collars securely fixed in place.

14:05 - Water services are to be sanitized and certified as such upon completion of the plumbing installation. The certificate to be included in the Contractors H&S File.

14:06 - Dead legs are not permitted, all existing dead legs are to be removed. Disused services within the operational shop area inclusive of staff areas, staffrooms, offices, WCs, changing rooms, kitchens and meeting rooms is to be drained down and removed. Redundant services to other parts of the building are to be drained down, visually disconnected with a brake in services of 300mm min.

14:07 - No cold water storage tanks are to be used under any circumstances. Unless otherwise instructed, water storage tanks are to be disconnected from the supply service, drained down and removed from site.

14:08 - Supply and fit a 22mm diameter copper cold water shop feed pipe, fitted with a stopcock and non-return valve, to be taken at high level, to run above the suspended ceiling, from the incoming supply to run along the wall and behind the back bar. Individual 15mm copper feeds are to be taken from the shop feed down to:-



- 1) Each Coffee machine
- 2) Under counter hot water supply
- 3) Wash Hand Basin

The last drop to feed WHB in prep area.

14:09 - A separate water feed to be taken from the mains to feed the Back of Shop WHB, Washing Sink and Dish Washer.

14:10 - A further separate water feed is to be taken from the incoming mains for the staff WC and WHB, this will also provide water for the staffroom sink unit if shown on the drawings.

14:11 - The position of the internal mains stopcock and meter are to be clearly marked and identified for use by shop staff. If incoming water supply is concealed behind wall boards supply and fit 300x300mm identified access panel.

14:12 - Gas installations to comply with BS 6891, pipe sized to meet demand with service cocks fitted to permit removal of equipment. Radiators to comply with BS EN 442, sized to suit enclosure with service valves fitted to permit removal & repair.

14:13 - All redundant and disused waste pipes and water services are to be removed within the shop area, with all holes rodent proofed, sealed and capped off. Similarly redundant and disused floor drains are to be sealed and capped off with a metal plate, securely screw fixed to the subfloor. Redundant waste and water services into voids are to be visibly disconnected (300mm gaps in pipework into voids) and sealed off.

14:14 - Install and fit free issue equipment, to locations marked on drawings, which include:-

- Stainless steel sinks, janitors sink and WHB's.
- 50ltr unvented 3kw water heater
- Coffee machine
- Water boiler - ensure pipe runs from the boiler to the outlet are minimised to prevent cold legs.
- Dishwashing machine installation to be completed by manufacturer

All to comply to the manufacturers requirements.

14:15 - Supply and fit double check non return valve to BS 6282, fitted to;-

- In coming cold water rising main and shop feed.
- Cold water supply to the dishwasher
- Cold water supply to the coffee machine
- Cold water supply to the under counter hot water boiler
- Waste pumps and macerators.

14:16 - Supply and fit/insert stainless steel sink and drainer to staffroom, as shown on drawings, complete with pair of pillar taps and plug and connect up to all services.

14:17 - Supply and fit new sanitary ware, white vitreous glazed china close coupled WC with 6lt cistern with Fluidmaster dual flush valve cistern kit and white toilet seat, a wall hung compact white vitreous glazed wash hand basins with a pair of chrome taps, chain and plug, and connect up to all required services. Include for 150x150mm white ceramic tiled splashback to wash hand

14:18 - Supply and fit new disabled sanitary ware, to locations shown on drawings, white vitreous glazed raised height WC pan, spacer box with access panel, low level cistern with spatulate lever operation and flush bend components, white single flap seat, white vitreous hand rinse basin with single tap hole, lever spray operated mixer tap, 1¼" waste with bottle trap and 32 chrome basin waste, together with 6 piece 35mm gap rail set comprising of hinged support rail, WC back rest rail and pad, 4 grab rails (white) and semi recessed toilet roll holder, all available as Armitage Shanks S6984 left or right hand Doc M WC pack. Include for a Fluidmaster dual flush valve cistern kit.

14:19 - Where marked on drawings install and fit a free issue, fold away Magrini commercial baby change unit to manufacturer's recommendations.

14:20 - For single WC facilities supply and fit second white vitreous corner wash hand basin complete with a pair of pillar taps, chrome finished waste with chain and plug together with bottle trap.

14:21 - Where shown on drawings fit free issue electrically operated pumps to discharge waste materials into the foul mains drainage. Include for the supply of all required waste drainage pipes and vents, forming plinths as required, isolation valves to be fitted to each side, intake and outlet from the pumps to allow for maintenance work and replacement as required, all to manufacturers' details. Include for the following pumps as required:-

- Drainmaster 30 Coffee Machine Pump
- Efflu Maxi 80 Customer Toilet Pump
- Drainmajor 60 Cleaners Sinks Pump
- Drainmajor 60 Dishwasher + Sinks
- Flushmaster - Staff Toilet

### **15:00 - ELECTRICAL INSTALLATION**

15:01 - Lighting to comply with BRE Non Domestic Lighting GBG 61 part 3 and (CIBSE) Code of Lighting 2009. All electrical works are to comply with BS 7671 and all amendments, IET wiring regulations and IEE Wiring Regulations 17<sup>th</sup> Edition and all amendments, all to be installed by a skilled person(s) (electrical engineer) and to include for the design of the electrical installation as whole, as detailed upon the drawings, to include for all cable sizing, balancing of phases and the installation of all free issue electrical equipment. Install, test and commission the system to BS 7671 and supply upon completion an Electrical Installation Certificate, to comply with current regulations and all amendments.

15:02 - All sockets, with a rating, up 20A, or that support portable equipment up to 32A must be protected by a 30mA RCD, to comply with BS EN 61009. All electric cables run in metal studwork are to run in conduit and have 30mA RCD protection.

15:03 - The electrical installation engineer is to satisfy themselves as to the adequacy of the incoming electrical three phase supply, mains fuse switches and ensure that the tails and additional switch fuse are correctly sized between the meter and distribution board. Greggs shops are to have a 3 phase 100amp electrical supply, power ratings (Kva rating) is to be confirmed by the Shopfitting Project Manager.

15:04 - The electrical engineer/Principal Contractor are to bring to the attention of the Project Manager any discrepancy with the incoming electrical supply, mains, fuses and tails so that remedial works can be undertaken.

15:05 - All redundant cabling and electrical fixtures and fittings (including light fittings and switchgear) is to be removed from the premises and disposed of in the correct manner.

15:06 - The distribution board is to be to commercial standard, formed in non-combustible material, Schneider Boards and to comply with BS 5486, BS EN 60439. MCB's to comply with BS EN 60898 and BS EN 60947 as for the kA capacity. The distribution board is to have 72 ways (unless otherwise agreed with the SPM).

15:07 - Where existing distribution boards are retained and new circuits added, new circuits must comply with the 17<sup>th</sup> Edition Updated Regulations January 2015. Where the existing circuit board will not support RCBOs then a new non-combustible board, Schneider Boards is to be used. Ensure that all cut outs, holes or openings to the board are adequately fire protected.

15:08 - All wiring and equipment positioned above, over or in escape routes must be fixed, secured or held such that they will not be liable for premature collapse in the event of a fire. All wiring systems will have to be supported by metal fixings and metal cable ties, fixed at regular intervals not exceeding 1800mm, or held in metal containment fixed at intervals recommended by the manufacturer. No cabling or equipment of any description, electrical wiring, telephone cables and security or alarm cables are to run directly over the ceiling construction or suspended ceilings. Low voltage cables are to be separated from power cabling. Where cables pass through floor or wall openings (counter supplies) seal around cables with rodent proof sealant.

15:09 - For light and low powered equipment the free issue Flex Connectors, Flex 7 system is to be used, complete with hub unit, switch plate and numbered tails for connection to the distribution board, connection units, expansion leads, over door heater link and occupancy sensors etc., all to be installed to manufacturer's recommendations.

- All 7 low power and lighting ways are used.
- Notionally 4 ways front of house and three ways to the back, dependant on size, floors etc.
- The first low power and lighting way to power PIR access lighting.
- The second low power and lighting way to illuminate fascia.
- The eighth low power lighting to power main extract fan.
- Fly killers to be connected into Flex system.
- WC fans to be connected to Flex system.
- Lighting units to be provided in most cases with flex plug units attached.

15:10 - The free issue LED lighting, compatible with the system to be installed as marked upon the scheme drawings.

15.11 - Where the shop is being refitted, carefully remove, check and test Flex 7 Equipment. Set aside satisfactory and reuse in refit, inclusive of hub units, connection units, expansion and occupancy units etc.

15.12 - Electrical accessories to be MK and or Crabtree, unless otherwise specified. Cabling to be Low Smoke and Fire to BS EN 60332/IEC 60332. The power installations are to be on radial circuits to avoid overloading. Sockets and power outlets to positions marked on drawings. Light and oven switches, fire control panel, a/c controls, fans, over/door heater controls etc. all located at central control point, as marked on drawings.

<b>EQUIPMENT INSTALLATION.</b>				
<b>ITEM</b>	<b>POWER THREE PHASE</b>	<b>Size</b>	<b>POINTS</b>	<b>POSITION</b>
Over Door Heater	20 amp RCD Three Phase Radial Circuit 9kw (max)	4.00mm	1	Isolation switch above ceiling adjacent to heater. Control Panel to central control point (See note)
Over Door Heater	32 amp RCD Three Phase Radial Circuit 18kw (max)	6.00mm	1	Isolation switch above ceiling adjacent to heater. Control Panel to central control point (See note)
Oven	16 amp RCD Three Phase Radial Circuit	2.50mm	1	Socket 600mm above FFL, 200mm above floor.
Turbo chef	20 amp Three Phase Radial Circuit D curve breaker	4.00mm	1	5 pin IP44 Socket as per drawing
Sota	16 amp RCD Three Phase Radial Circuit D curve breaker	2.50mm	1	5 pin IP44 Socket as per drawing
Dishwasher	16 amp RCD Three Phase Radial Circuit	2.50mm	1	5 pin (three phase) interlocking switch, IP44 rated Socket 450mm FFL,

<b>EQUIPMENT INSTALLATION.</b>				
<b>ITEM</b>	<b>POWER SINGLE PHASE</b>	<b>SIZE</b>	<b>POINTS</b>	<b>POSITION</b>
Lifts	Three/Single Phase RCD radial circuit	As specified	1	As specified by lift company
Air Conditioning Units Front of shop	32 amp RCD Radial Circuit	4.00mm	1	Rotary isolation Switch
Air Conditioning Units Back Shop	20 amp RCD Radial Circuit	2.50mm	1	Rotary isolation Switch
Coffee Machine	16 amp RCBO radial Circuit	2.5 mm	1	Single Stainless Steel switch Socket as Back Bar Drawing
Hot Water Boiler	16 amp RCBO radial Circuit	2.5 mm	1	Single Stainless Steel switch Socket as Back Bar Drawing
Soup	16 amp RCBO radial Circuit	2.5 mm	1	Single Stainless Steel switch Socket as Back Bar Drawing
Breakfast Unit	16 amp RCBO radial Circuit	2.5 mm	1	Single Stainless Steel switch Socket as Back Bar Drawing
Self-Selectors	16 amp RCBO radial Circuit	2.5 mm	1	Single Stainless Steel switch Socket
Self-Selectors 2 metre	20 amp RCBO radial Circuit	4.00mm	1	32amp commando Socket (See Note)
Frijado / Nuttalls	To be specified		1	As Specified By Supplier
Counters	32 amp RCBO radial Circuit	6.00mm	1	Double Pole Switch situated near Counters
Retarder	16 amp RCBO radial Circuit	2.5 mm	1	As per drawing
Under Counter Fridge	16 amp RCBO radial Circuit	2.5 mm	1	As per drawing with Double pole switch above back bar and SS switch socket under back bar
Freezer	16 amp RCBO radial Circuit	2.5 mm	1	As per drawing
Prep Bench	16 amp RCBO radial Circuit	2.5 mm	1	As per drawing
Hot Water Heater	16 amp RCD radial Circuit	2.5 mm	1	As per drawing
Hand Wash	16 amp RCD radial Circuit	2.5 mm	1	As per drawing

<b>EQUIPMENT INSTALLATION.</b>				
<b>ITEM</b>	<b>POWER SINGLE PHASE</b>	<b>SIZE</b>	<b>POINTS</b>	<b>POSITION</b>
Roller Shutter Doors	Three/Single Phase RCD Radial Circuit	As specified	1	As specified by Roller Shutter Company
Automatic Doors	Three/Single Phase RCD Radial Circuit	As specified	1	As specified by Automatic Door Company
Water Pumps Coffee/Hand Wash	16 amp RCD radial Circuit r	2.5mm	1	As per drawing
Water Pump Heavy Duty (Jung)	16 amp RCD radial Circuit r	2.5mm	1	Switched Spur unit
Insectorcutors	6 amp radial circuit	FSS		Incorporated in Flex Seven System Socket to be fixed above ceiling (See Note)
Extract Fan Oven Hood	6 amp radial circuit	FSS		Incorporated in Flex Seven System
Extract Fan Toilet	6 amp radial circuit	FSS		Incorporated in Flex Seven System
Office Clean supply	16 amp RCBO radial Circuit	2.5 mm	As Required	As per drawing
Counter Clean supply	16 amp RCD radial Circuit	2.5 mm	1	As per drawing
Office Power	16 amp RCBO radial Circuit	2.5 mm	As Required	As per drawing
TV Monitors Front Shop	16 amp RCBO radial Circuit	2.5 mm	3	As per drawing
I Facilities	16 amp RCBO radial Circuit	2.5 mm	1	As per drawing
Toilet and Staff Room Heaters	16 amp RCBO radial Circuit	2.5 mm	1	As per drawing with a 13 amp Switched Fuse Spur
Maintenance socket	16 amp RCBO radial Circuit	2.5 mm	1	In Meter Cupboard side Distribution Board

#### 15:13 – Isolation Warning Labels

- Label to be fitted to Insectorcutor (front face top RHS)
- Over door Heaters (LHS front grille)
- 2 metre Self selector (LH side panel top RH corner)



Contractor to supply and fit labels as above.

15:14 - Where there is an accessible WC located within the scheme drawings the principal Contractor is to supply and fit with the compartment an emergency call alarm, complete with pull cord alarm with cancellation switch, external flashing lights, one positioned over the entrance into the accessible WC, the second flashing light behind the counter, all as shown on scheme drawings unless otherwise instructed.

15:15 - Supply and fit electrically operated hand dryer into the fully accessible WC.

15:16 - Supply and fit electric space heating to locations marked on drawings, to include:-

- 1no 120w tube heater per WCs complete with burn protection guard

15:17 - Install dimplex plx or similar, slimline, thermostatic controlled panel heaters (to be hardwired with 13 amp Switched Spur), to staffrooms, enclosed office and changing rooms, 1.5kw to staffroom and 0.75kw elsewhere.

15.18 - The Principal Contractor is to ensure, where practical, that a suitable electrical supply is provided to permit the Extraction and Ventilation nominated sub-contractor to test and commission their completed installation and to prepared details for their commissioning documentation.

#### **16:00 - EMERGENCY LIGHTING AND AUTOMATIC FIRE DETECTION**

16:01 - The emergency lighting system is to be installed to BS 5266-1:2005. The automatic fire detection system is to conform to BS 5839-1: 2005. The locations for call points, heat and smoke detectors, sounders and emergency lights will be marked upon the drawings.

- Smoke and heat detectors, sounders and emergency lights are to be ceiling mounted.
- Smoke and heat detectors to be 1200mm away from ceiling mounted air conditioning units.
- Sounders to be positioned towards the side walls, outside of direct view.
- Flashing emergency ceiling mounted lights are to be installed in the customer WCs.
- A sounder and flashing emergency light alarm is to be ceiling mounted in the fully accessible WC.
- The fire control panel is to be recessed and wall mounted at the central control point.



- Call points to be placed by rear exits and on the side wall adjacent to the counter gate.
- Call points to have lift up perspex covers.
- The emergency lights are to be free issue.
- All cabling to be fixed as per the electrical wiring installation.

16:02 - Upon completion of the emergency lighting installation the Contractor is to supply an Emergency Lighting Construction Declaration Certificate and an Emergency Lighting Verification Certificate. Upon completion of the automatic fire detection system the Contractor is to supply a Fire Detection and Alarm System Installation Certificate and attach to the Contractors Health and Safety File.

16:03 - The shop staff are to be instructed with regard to the operation of the automatic fire alarm systems and emergency lighting systems together with their routine monitoring and testing.

### **17:00 - SHOP DISPLAY TELEVISIONS**

17:01 - Ceiling mounted display televisions are to be installed by Greggs nominated subcontractors unless otherwise stated, sets are to be located to positions marked on the scheme drawings. The Principal Contractor to provide a suitable power supply, for the subcontractor to connect the televisions.

### **18:00 - AIR CONDITIONING**

18:01 - Air conditioning units to be Mitsubishi Electric Europe BV and installed by authorised Greggs / Mitsubishi accredited installation partner only. Air conditioning units are to be a minimum of 14kw heating/cooling to front of shop and 7kw heating/ cooling to back of shop. The external condensing unit is to be a low noise power inverter.

18:02 - The installation partner to design and size layout, inclusive, pipework insulation to BS 5422, power supply as required, to liaise with the Contractor and others to satisfactorily complete the installation. Air conditioning units to be positioned as indicated on drawings. Internal units to be ceiling or wall mounted and conveniently positioned in shop, external condensing units positioned to locations shown on drawings, complete with rotary isolation switches. Also include for all system drainage runs and pumps, forming and cutting of all holes and access ways with powder coated cages for condensing units where accessible to the public.

18:03 - Where pipework passes through compartment walls seal hole with intumescent mastic. Ensure exit hole for pipework is securely sealed with rodent proof sealant.

18:04 - Outdoor units to be positioned to allow free discharge of warm air and not to conflict with adjoining units. The shop controls to be wall mounted at the central control point within the shop. The installer is to ensure that all F Gas details are completed and attached to the Contractors Health and Safety File.

18:05 - Pipework to be in copper, refrigeration quality to BS2871-2, pipework to be insulated with 12mm armaflex to BS476, pipework to be supported at 1500mm centres, internal suspended pipework to be supported off 8mm threaded rod (at 1000mm centres) and BBJ clips or equivalent otherwise support on medium gauge return flange cable tray, where surface fixed hydrozorbe clips or BBJ QPC to be used, external pipework to be supported on cable tray as above or hydrozorbe pipe clips, inter connecting cable to be SY steel armoured or equivalent, securely clipped at 500mm centres, condensate drainage to be in 20mm dia white pvc BS EN 1455, solvent weld, fixed at 500mm centres, indoor cassette unit to be supported with 40x21mm medium gauge channel supported off 8mm threaded rod, outdoor condensing units to be supported off the floor by 40x40mm heavy duty unistrut and 600x600 bracket supports, powder coated, powder coated cages to enclose condensing units and switches to be provided where units are accessible to the general public.

18:06 - Upon completion of the air conditioning installation please supply and attach the following to the Contractor's Health and Safety file:-

- Installation Certificate.
- Mitsubishi Warranty Asset Register
- Mitsubishi Transfer Warranty.

### **19:00 - SPRINKLER SYSTEMS**

19:01 - The sprinkler system is to comply, designed and installed, to BS EN 128445 and all its amendments. The system is to be fitted with alarms, visual and audible, triggered when there is a flow of water.

19:02 - The system is to be fed off the existing shopping/landlords system and to be designed to fully integrate with that system. The sprinkler systems pipework is to be correctly sized, easily accessible, with a corrosion resistant coating. Sprinkler heads, to hang below the ceiling tiles and installed to the manufacturers recommendations to suit the water coverage, sited away from obstructions and the correct distance from walls. The system is to have a control valve, a test valve together with drainage a valve(s).

19:03 - The sprinkler system is to be installed by Greggs nominated subcontractor, unless stated otherwise.

19:04 - Upon completion the system is to be completely tested and a completion certificate is to be provided together with a copy of the scheme drawings and attached in the principal contractors health and safety file.

**20:00 - FIRE EXTINGUISHERS.**

20:01 - Fire extinguishers are to comply with BSEN 3 and BS 5306, to be supplied and fitted by Greggs' nominated contractor.

20:02 - The BS 5306 fire extinguisher provision recommends that where portable fire extinguishers are the only means of first aid fire defense, a minimum of two extinguishers that offer a combined rating of 26A are required per floor. Nominally 2 no. foam 13A (6ltr) with one additional 1 CO<sup>2</sup> 2Kg to shop areas and 2 no. 13A foam extinguishers to other occupied floors.

**21:00 - COUNTERS/EPOS**

21:01 - The shop counters, refrigerated, savoury and till pods are to be manufactured by specialist. The Principal Contractor is to allow for installing counters, counter power supplies, card scanners and Epos system. Include for all Cat 5 cabling, connections and junctions between hub unit and computers

21:02 - Chip and pin units to be removed and installed by specialist subcontractor.

**22:00 - OTHER FREE-ISSUE EQUIPMENT**

22:01 - Install the following free issue equipment to locations as shown on the drawing.

FREE-ISSUE EQUIPMENT	
CUSTOMER AREA	To customer area install seating, bread shelves, self selectors, frijado, fly killer, condiment unit, impulse unit, mid-floor tables, wall mounted graphics and TAGI systems.
COUNTER AREA	Install back bar, coffee unit, soup kettle, breakfast unit, ovens, turbo chef, under counter fridges, epos system and card reader together with the below counter hot water unit with filter and fridge.
PREP AREA	Install the retarders, freezers, prep bench, storage racks, sinks, janitor sinks, dishwashers, mobile racks and tables, fly killer, soap dispenser, blue roll holders and towel dispenser.
OFFICE	Install safe, secretaire, chairs, wallboards, and the epos computer system.
STAFFROOM	Install the tables, chairs, wallboards, noticeboards, and soap and hand towel dispensers.
CHANGING ROOM	Install lockers & mirror.
WC	Install soap, toilet tissue and hand towel dispensers.
Accessible WC	Install baby change & mirror

**23:00 - GRAPHICS**

23:01 - The Contractor is to install to locations shown on drawings, all graphics and display units or boards, wall, floor and/or window mounted wall complete with photos, pictures and graphics unless otherwise agreed. All to be securely fixed to all surfaces.

**24:00 - DECORATIONS**

24:01 - Prepare and bring forward all surfaces which require decoration, repair and make good damage surfaces as required. Walls and ceilings to have mist coat to bare plasterwork, then two full coats of emulsion, colour to match existing unless otherwise stated.

24:02 - Timber to be abraded, all bare timber to be knot stopped and primed, and decorate with two undercoats and two top gloss coats, internal finishes to be in white unless otherwise stated.

24:03 - External woodwork to be brought forward for decoration, abraded with all bare timber knot stopped and prime, decorate with two undercoats and two top gloss coats, to colours stated on drawings.