GENERAL
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). All structural timber to have a minimum stress grade SW3, unless otherwise stated to BS 5268. All timber to be pressure preservative treated.
MDF, in any form, is not to be used externally or at any location where it could come into contact with moisture.
For references to standard details refer to the Greggs Contractor Guide.

SHOP FRONT
Retain existing fully glazed shopfront and entrance windows.

TAGI WINDOW DISPLAYS
2 no non illuminated free issue graphic holders to be installed by hopfitter and positioned so that entrance doors do not restrict the view of the graphic.

MANIFESTATION
Signage contractor to supply and install Greggs standard manifestation to entrance doors Manifestation to be two tiered and clearly defined at 850 - 1000mm and 1400 - 1600mm from F.F.L.

FASCIA SIGN
Signage contractor to supply and install new suspended slimline internally illuminated badge sign behind glass, box: 3270 x 780mm. Sign constructed from 10g Aluminium, finished blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan. White 'Greggs' lettering, orange Quattro dots to Pantone 1235C. Letters and Quattro dots illuminated only.

PROJECTING SIGN
Signage contractor to supply and install new internally illuminated projecting sign box; 700 x 700mm. Sign constructed from 10g Aluminium, frame finished grey to RAL 7015. Centre sigange panel blue to RAL 5019 with 65% horizontal gradient to Pantone Processed Cyan. White 'Greggs' lettering, orange quattro dots to Pantone 1235C.Letters and Quattro dots illuminated only.

INTERNAL MATWELL / RAMP
Shopfitter to install free issue entrance mat made up of 500 x 500mm rubber non-slip tiles, Ref: Polyflor NOPPE STUD G1 3mm 101 black tile.

BUMP-RAIL
Shopfitter to provide and install low level Yeoman Shield Protection Rail & Stop End, from counter gate to adjacent partition, refer to contractor drawings for exact locations. Ref: Yeoman Shield Protection Rail, Colour; Dark Grey RAL 7015 with Yeoman Shield Protection Rail Stop End, Colour; Dark Grey RAL 7015.

NOTE
Underlined dimensions and text are site specific and may be different for each site / drawing.

WALL CONSTRUCTION INSTALLATION
The existing walls and retained partition(s) and party walls are to be repaired as required to maintain their fire compartmentation and structural integrity.
Unless otherwise stated, new partition walls are to be formed in treated sw studwork with 100x50mm studs at 600mm centres with head and sole plates, nogged at 900mm vertical centres, cross braced, faced both sides with Decorative boards or free issue 15mm MFC wall boards and plastic jointing strips, maintaining a 100mm clear cavity between boards. Partitions to be secured and cross braced as required to adjoin walls, ceilings and floors.
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 Decorative boards or free issue 15mm MFC boards and plastic jointing strips, maintaining a 50mm cavity as above.
Walls to be lined with Decorative or free issue MFC wall boards, 2800x992x15mm complete with coloured PVC jointing strips. See Greggs Contractor Guide and Wallboard finishes drawing.

Wall / floor junctions and skirtings, to be formed as indicated on drawings to Greggs Contractor Guide.
Shopfitter to allow for access panels for pest control baiting as indicated on drawings and seal up any areas susceptible to pest infestation.
▶ *300 x 300mm Access Panel positioned 300mm from FFL and finished to match surrounding wallboards. Refer to specification document for further details.*

REAR OF OVENS
Shopfitter to supply and install brushed Stainless Steel sheet behind and to the sides of the ovens. Height of Stainless Steel taken from oven stand upwards. Wall below sheet to be finished with 15mm MFC White tiled wallboard.

FLOORS AND FINISHES
Floors to be inspected and repaired as required to maintain their structural integrity and brought forward to receive new floor finish. Include for all floor leveling as required. The floor finishes required are shown on the contract drawings. Sales floor supplied by Bibby to be laid with free issue vinyl tiles, ref: Karndean flooring Knight Tile, Carrara T90 and Midnight Black T74. Size: 305 x 305 x 2.0mm. Both tiles to be laid in a checkered formation as indicated contractors drawings. Remainder of sales floor to be laid with ref; Karndean flooring Van Gogh Vintage Pine VGW76T. Size 1219 x 178 x 3.0mm. Tiles to be laid diagonally as indicated on contractors drawings.
Flooring be installed and laid to manufactures recommendations on approved adhesive, tight and neatly butt jointed.
Allow to retain existing flooring to basement allow to repair & replace damaged /discoloured with like for like replacements.

Back of house floor to be laid with vinyl sheet flooring. Supply and lay 2.0mm thick slip resistant vinyl sheet floor coverings to conform to EN13845, to have class 1 spread of flame. Flooring visible to customers to be Altro Suprema II vinyl sheet, colour LOAM - SU2047 (Black) safety flooring. Flooring out of customer view to be Altro Suprema II vinyl sheet, colour Earth - SU2066 (Brown) safety flooring. Installed to BS8203 with hot welded joints and laid in strict accordance to the manufacturers recommendations on manufacturers approved adhesive; Altro Fix 19 Plus 2 - part polyurethane (or similar approved e.g. Ball F74). Allow for all cutting, forming and welded jointing. Include for overlaying existing timber floor, with 12mm ply sheeting, screw fixed to sub floor at 200mm centres, to provide a level surface to receive new vinyl sheeting.
Skirting throughout to be 150mm high Gradus Sit-on PVC cove skirting, Ref; SO150 Granite.
All laid to manufacturers recommendations.

BENCH SEATING
Shopfitter to install modular bench seating as per drawing, seat finished in fabric, refer to fabric schedule for references.
Allow for 150mm high gradus sit-on PVC cove skirting, Ref: SO150 Granite.
Free issue table and chairs to be assembled by shopfitter. 500 x 500mm oak table tops and black table base from UHS Group. Refer to Greggs contractor guide for detailed specification.

BULKHEADS
Form cross bulkhead with standard grey wallboards, ref; UN91.Trims finished to match, sprayed RAL 7016, new bulkhead to seperate exposed foh & boh suspended ceiling @ 2150mm a.f.f.l & capped at 3150mm a.f.f.l
Allow for 15mm Oak capping to underside of bulkhead.

SANDWICH SELF SELECTORS
Self selectors to be 'Argus' type To be delivered and installed by Greggs nominated approved supplier.

GRAPHICS
All free issue sales floor graphics to be installed by shopfitter. Frerrograf frames to be installed by Novograf as shown on contractors drawings.

OAK SHELVING UNIT
Shopfitter to supply and install Oak Shelving unit as indicated on Back Bar drawing.

COUNTER GATE
1150mm high gate to be formed from MDF board, front laminated with Yeoman Shield Wall Protection Panel, Ref: FalmouthEX Sheet , colour: Dark Grey RAL 7015. Front face to be fitted with Yeoman Shield Rigi Rail & Stop End, Ref: 50mm Rigi Rail, Colour; Dark Grey RAL 7015. Size to suit opening as shown on drawings. Allow for Satin Chrome self closing hinges and slide bolt. gate to be fitted 150mm above FFL.

COUNTERS / EPOS
The shop counters, refrigerated, savoury and till pods are to be manufactured, supplied and installed by Greggs specialist contractor, and to be positioned as shown on drawings, chip and pin units to be pre mounted to counters by specialist.
The principal contractor is to allow for installing an Epos system to the counters include for all Cat 5 cabling, connections and junctions between hub unit and computers.

NEW DOORS
Unless otherwise stated internal flush faced doors to comply with BS476, BSEN 1634, to have a painted finish, Grey to match RAL 7016 (60% gloss), to both faces with hw timber edging, complete with all ironmongery, 1½ pairs 100mm butt hinges, lever furniture, locks, catches, door stops and kick plates to each face, nameplates and door notices. Frames painted Grey to match B.S.00.A.01. Doors to offices, staff rooms and lobby to be have vision panels. The location of fire doors will be marked on contract drawings, to achieve a minimum FD30S standard and fitting with a self closing device, unless otherwise stated. Glazing is to comply with Part N Building Regulations and BS8206.
If a toilet lobby is shown then allow for a gap of 10mm at base of door for fresh air circulation.

EXISTING DOORS
Unless otherwise stated or instructed by Shopfitting manager, upgrade / overhaul existing doors to meet specification of new doors.

Exposed corners to be fitted with 1150mm high corner protection edges, Ref: Yeoman Shield Ultra Corner Protector 50mm x 50mm, Dark Grey RAL 7015.

PLUMBING INSTALLATION
Shopfitter to supply and install a double check non return valve in accordance with BS6282 to incoming mains water supply. All above ground drainage to be in pvc pipe work, SVP and WC to have min dia 100mm, connections and fittings to BS4551; all branch pipe work to have min dia 38mmto BS5255, installed to BS5572, sized as required to quickly drain completely without back fall, leakage or blockage. Sinks and whb to have 75mm deep seal traps. Where required install new below ground foul water drainage pipework with rodding eyes, connected into existing SVP.

Hot and cold water installations complete, to comply to BS6700, all pipe work and fittings to be in copper and sized to suit demand, all kite marked with localised isolation valves fitted to permit removal or repair of equipment, all to meet current water regulations. All wastes pipes, drains etc, upon completion of works are to be flushed through and left in good working order and free flowing. Install and fit equipment to locations marked on drawings which include:-
- *Stainless steel sinks*
- *Janitors sink and whbs.*
- *Heatra Sadia Multipoint 50 Ltr 3kW Water Heater.*
- *Coffee Machine*
- *Water Boiler*

15mm water supply to coffee machine and water boiler with stop-tap. Supply and fit new pumped waste system to coffee machine, connected to local soil pipe, installed in accordance to manufacturers recommendations and located within coffee back bar. Ref; Drainmaster BAC c/w low level float, stock code 101GR, by Pump Technology.

STAIRCASES
Ensure 2no handrails fitted
Stairs to be inspected and repaired as required to maintain level and uniform treads and risers ready to receive new surface finish.
Lay vinyl sheet treads and risers, in two parts, on approved adhesive, include for all cutting forming of vinyl, Altro Suprema II vinyl sheet, colour Earth - SU2066 (Brown) , safety floor, laid as described within floor finishes detail, to neatly fit required surface. For food prep or and high risk areas colour contrasting Allite Nosing Section 294, colour; Saftey Yellow, otherwise use colour; White fixed in accordance to the manufactures details. For general use stairs nosing to be Gradus 'A' range (type to suit riser profile). Skirting to be 150 mm high Gradus Sit-on Granite PVC cove skirting, ref; SO150, on manufactures approved adhesive.
Shopfitter to provide and install hand rails to both sides of staircase, finished Black gloss. Installation and specification to conform to latest Building Regulations.

OFFICE
Worktop & secretaire to be supplied and installed by shopfitter.
New safe to be supplied and bolted down by nominated contractor.
Install free issue 1200 x 900mm notice board.

LOCKERS / HANGING RAIL
Retain existing lockers & hanging rail if in adequate condition.

RACKING
Free issue racking to be assembled by shopfitter.

SHELF OVER TOILET CISTERN
Shopfitter to supply and install 1 No. White laminated shelf above toilet cistern.

CO2 *CO2 Fire Extinguisher*

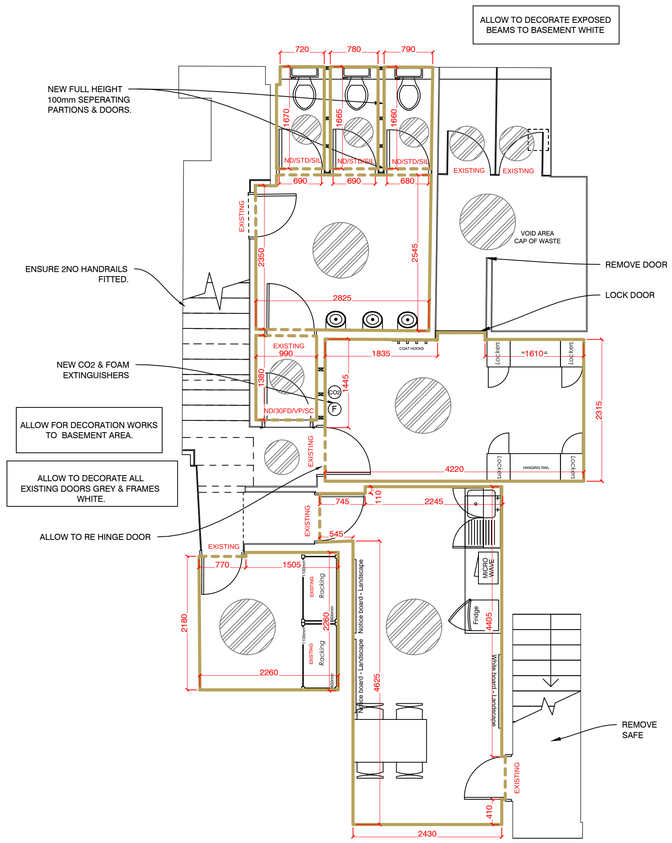
F *Foam Fire Extinguisher*

STAFFROOM FIXTURES/FITTINGS
Retain existing staffroom fixtures/fittings& furniture unless instructed otherwise by PM.

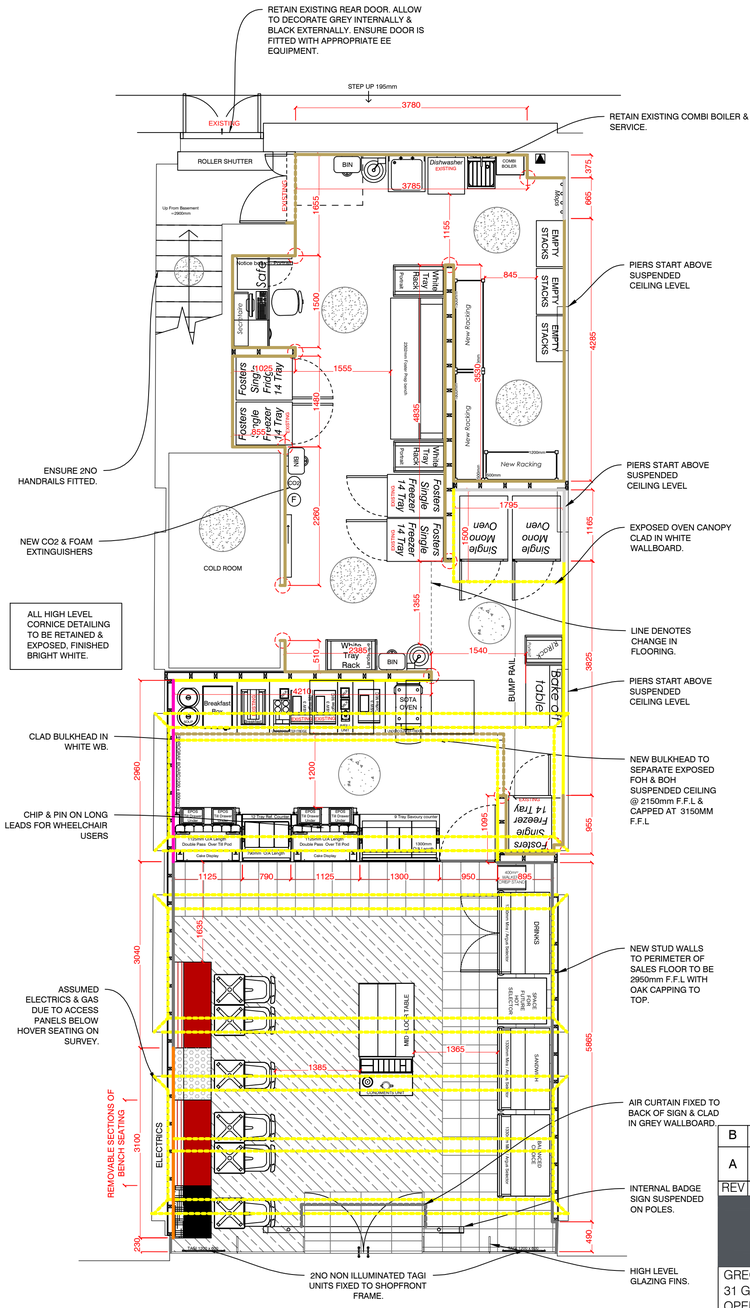
CLEANERS AREA / SINK
Shopfitter to provide and install 3 No. rows of shelving above cleaners sink. Install brushed Stainless Steel sheet behind hanging mops to 200mm high off top of skirting. Stainless Steel sheet to have 10mm lip at bottom to prevent hanging mops dripping onto 'J' section.

REAR FIRE ESCAPE / SECURITY DOOR
Retain existing rear door. Allow to decorate grey internally & black externally. Ensure door is fitted with appropriate EE equipment.

WALK IN CHILLER / FREEZER INSTALLATIONS
Allow to retain existing wall in chiller/freezer installations.



BASEMENT FLOOR GA (1:50)



GROUND FLOOR GA (1:50)

WALL FINISHES SCHEDULE	
LEGEND	DESCRIPTION
	WALLS FINISHED IN FREE ISSUE WHITE WALLBOARDS REF; 131\5. SIZE; 2800mm x 992mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 9010. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF; S0150 GRANITE.
	WALLS AND BULKHEADS FINISHED WITH GREY WALL BOARDS REF; UN91. SIZE; 2800mm x 992mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 7016. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF; S0150 GRANITE.
	WALL FINISHED IN 15mm V-TEC BRICK EFFECT WALLBOARD, REF; LONDON BRICK, Tel: 0845 347 0025. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING SKIRTING, REF; S0150 GRANITE.
	ABOVE BUMP RAIL; WALL FINISHED IN 15mm V-TEC BRICK EFFECT WALLBOARD, REF; LONDON BRICK, Tel: 0845 347 0025. BUMP RAIL UNDERSIDE@990mm AFFL - REF; 50mm YEOMAN SHIELD RIGI RAIL & STOP END, COLOUR; DARK GREY RAL 7015. BELOW BUMP RAIL FINISHED WITH GREY WALLBOARDS REF; UN91. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING SKIRTING, REF; S0150 GRANITE.
	WALLS FINISHED WITH TIMBER WALLBOARDS, BISCUIT JOINTED. SIZE; 2800mm x 992mm x 15mm.SHOPFITTER TO SUPPLY AND INSTALL J SECTIONS FINISHED RAL 7016, EXTERNAL CORNERS TO BE FINISHED WITH ALUMINIUM ANGLE SECTIONS ALSO FINISHED RAL 7016. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF; S0150 GRANITE.
	INSTALL FREE ISSUE 15mm BISCUIT MFC STANDARD WALLBOARD. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF; S0150 GRANITE.
	INSTALL FREE ISSUE 15mm MFC STANDARD WALLBOARD FACED WITH STAINLESS STEEL. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF; S0150 GRANITE.

FLOOR FINISHES SCHEDULE	
LEGEND	DESCRIPTION
	SALES FLOOR TO BE LAID WITH VINYL TILES, REF: KARNDEAN FLOORING 305 x 305mm KNIGHT TILE, CARRARA MARBLE T90 AND MIDNIGHT BLACK MARBLE T74, BY KARNDEAN INTERNATIONAL, Tel: 01386 820104. FLOORING TO BE LAID IN CHECKERED.
	SALES FLOOR TO BE LAID WITH VINYL FLOORING, REF: KARNDEEN FLOORING 1219 x 178mm VAN GOGH RANGE, VINTAGE PINE VGW76T, BY KARNDEEN INTERNATIONAL, Tel: 01386 820104.
	BACK OF HOUSE FLOOR, VISIBLE TO CUSTOMERS, TO BE LAID WITH VINYL SHEET FLOORING. SUPPLY AND LAY 2.0MM THICK SLIP RESISTANT VINYL SHEET FLOOR COVERINGS TO CONFORM TO EN13845, TO HAVE CLASS 1 SPREAD OF FLAME, ALTRO SUPREMA II VINYL SHEET, COLOUR LOAM - SU2047 (BLACK) SAFETY FLOORING.
	BACK OF HOUSE FLOOR, NOT VISIBLE TO CUSTOMERS, TO BE LAID WITH VINYL SHEET FLOORING. SUPPLY AND LAY 2.0MM THICK SLIP RESISTANT VINYL SHEET FLOOR COVERINGS TO CONFORM TO EN13845, TO HAVE CLASS 1 SPREAD OF FLAME, ALTRO SUPREMA II VINYL SHEET, COLOUR EARTH - SU2066 (BROWN) SAFETY FLOORING.
	ENTRANCE MADE UP OF 500 x 500mm RUBBER NON-SLIP TILES, REF: POLYFLOR NOPPE STUD G1 3MM 101 BLACK TILE.
	ENTRANCE MADE UP OF 150 X 150MM BLACK GTS RAISED SQUARE FINISH TILES AND STAIR-TILE UN-SANDED INSERTS.
JUNCTIONS	SHOPFITTER TO ENSURE THAT ALL FLOOR JUNCTIONS AND TRIMS ARE FLUSH AND TRUE AND INSTALLED IN ACCORDANCE TO MANUFACTURERS INSTRUCTIONS.
	EXISTING FLOORING TO BE RETAINED. ALLOW TO REPAIR/REPLACE AND DAMAGED/DISCOLOURED WITH LIKE FOR LIKE REPLACEMENT

DOOR LEGEND

New Fire Door:	ND/30FD/VP/SC
New Standard door:	ND/STD/VP/SC
New Standard toilet door:	ND/STD/SIL
New Electrical door on the sales floor:	ND/30FD/BL
New Electrical door in the BOH:	ND/30FD
Existing door:	EXISTING

ND = New Door
FD = Fire Door
VP = Standard Greggs Vision Panel
SSL = PWD SS1 Porthole (FR glass to match if door FR)
T/L/G/SO/SK/P = T - Toilet L - Ladies G - Gents SO - Staff only SK - Sandwich Kitchen P - Private
SC = Self Closer
STD = Standard Door
SIL = Sliding Indicator Lock
BL = Budget Lock
CL = Combination Lock

STANDARD MODULAR BENCH SEATING FABRIC FINISHES SCHEDULE	
LEGEND	DESCRIPTION
	BACK: PANAZ, REF; SOHO CARNABY 471 RED/MOCHA BACK SEAT: AGUA, REF; TAURUS CARMINE RED
	BACK & SEAT: SUNBURY, REF; QUARTZ GREY
	BACK: AGUA, REF; DELTA BLACK SEAT: AGUA, REF; TAURUS BLACK

Free Issue Items	
Item	Installed by
Wallboards & Trims	Shopfitter
Sale Floor Vinyl Tiles	Shopfitter
Lighting	Electrician
Self Selectors	Cool Check
Frijardo	Equipline
Free Standing Customer Chairs	Shopfitter
Free Standing Customer Tables	Shopfitter
Sales Floor Stools	Shopfitter
Crisp Stand	Shopfitter
Cross / Canopy Bulkhead Graphics	Shopfitter
Ferrograf Frames	Shopfitter
Ovens	Mono
Bake Off Table	Shopfitter
Cooling Rack	Shopfitter
Turbo Chef	Turbo Chef
Amana Oven	Bradshaw Microwaves
Bread Shelves	Shopfitter
Pictures Frames	Shopfitter
Coffee Machine	United Coffee
Water Boiler	Shopfitter
Small Fridge	Shopfitter
Breakfast Unit	Shopfitter
Soup Unit	Electrician
Bread Slicer	Shopfitter
Counters	HM Stainless / Shopfitter
EPOS Tills	Electrician
Chip & Pin	Electrician
Retarders & Freezers	Fosters
Prep Bench	Fosters
Utensil Table	Shopfitter
White Tray Rack	Shopfitter
Sinks	Shopfitter
Over Sink Drainer	Shopfitter
Dishwasher	Hobart
I.R. WHB	Shopfitter
Cleaners Sink	Shopfitter
Water Heater	Shopfitter
Brush / Mop Holder	Shopfitter
TV & Bracket	Beyond Digital
Racking	Shopfitter
Fly Killers	Electrician
Safe	NLS Security
EPOS - Office	Electrician
Music System	Electrician
Staffroom Table & Chairs	Shopfitter
Lockers	Shopfitter
Hanging Rail	Shopfitter
Staffroom Fridge	Shopfitter
Panel Heaters	Shopfitter

Shopfitter to check ALL deliveries, retain delivery notes and MUST report any shortages or damage within 24 hours of delivery.

REV	DESCRIPTION	DATE	NAME
B			
A	UPDATED INLINE WITH COMMENTS BY MB	27.07.16	MH

GREGGS

GREGGS Plc (PENNINIES)
31 GREENSIDE STREET
OPENSHAW
MANCHESTER
M11 2HW
Tel: (0161) 274 2760

Shop Name
OXFORD STATION

Title
PROPOSED GA

Site Address
10 OXFORD ROAD, MANCHESTER M1 5QA

Gross Building Area	Gross Sales Area
173 Sq m	39.3 Sq m

Drawing No.	Rev.
RPEN/S1492/04	A

Date 26/07/2016 Scale 1:50 @ A1

Drawn by FH

Issued 26/07/2016

Scale Bar 0 500 1000 2000

DO NOT SCALE THIS DRAWING