

<b>ISSUED:</b>			
25.02.11 First Issue Rev 00 20.04.11 For Planning Rev 01			
<b>#</b>	<b>Item</b>	<b>Queries/Notes</b>	<b>Listed Building Consent, Planning and Building Control requirements</b>
<b>1.0 Shop Front</b>			
1.1	Remove all redundant cabling, fixtures including light and numerals over front door.		
1.2	Make good shop front framing as necessary and prepare all timber window frames including fascia, shop front surrounds, door and door frame, fanlight and frame and stall riser. Repair holes and replace damaged timber with solid oak to match existing. Prepare timber to receive new paint finish as per paint specification.		
1.3	Replace door frame to opening edge to match existing oak, replace letter box. Ensure that door is in good working order replace hinges, handles and door closure as necessary all fittings to be in keeping with the period of the architecture and approved by the architect.		
1.5	Replace any crack glass panes and ensure all glass panes within the shop front, door and fanlight are securely fixed. Repair/replace sealant as necessary. Replace fanlight closer and lock, contractor to propose fitting for architects approval.		
1.6	Remove timber glass framed doors to shop front window display.		
1.7	Remove electrical conduit from around shop front window		
1.8	Stall riser refer to drawing 8900(41)001		
1.9	Allow for vinyl signage and numeral to fan light and front door as per Tenant Signage Guideline document - only if tenant known.		
1.10	Protect awning and awning box during shop front refurbishment works.		
1.12	Remove Dimplex heater unit above door and make good frame.		
<b>2.0 Ground Floor</b>			
2.1	Remove all wall plugs, fill and make good. Remove boards, fabric and batten fixed to walls, repair and make good as necessary. Decorate as per finishes schedule.		
2.2	Remove redundant wiring, cables,		

	security sensors and switches, make good and repair walls and ceilings as necessary. Decorate as per finishes schedule.		
2.3	Remove suspended lighting track and associated wiring and switches.		
2.4	Large Sash Windows to rear of units. Remove security grilles and ensure windows are operation, weather tight and in a good state of repair and decoration. Replace security grilles, provide new locks and supply keys to client.		
2.5	Strip out security shutter and related fixtures and fittings, make good walls and ceiling and decorate as per finishes schedule.		
2.6	Wooden floor boards, ensure level finish, remove/replace loose or damages planks to match existing.		
2.7	Two number double socket floor boxes located in the centre of the floor to be removed and floor repaired to match existing.		
2.8	Provide 100mm high timber skirting and decorate as per Finishes Schedule.		
<b>3.0 Stair</b>			
3.1	Retain stair, replace balustrade as per drawing 8900(04)101 balustrade at ground floor to be 1100mm high from FFL level (Allow for tenant floor finish) ensure that the new balustrade meets with Building Control requirements for DDA. Paint stairs/stringer/skirting and provide contrasting stair nosing as per Finishes Schedule.		
<b>4.0 Basement</b>			
4.1	Remove redundant fan fitted to rear window areas. Reinststate window frame with glass pane, replace any broken panes of glass. Replace security bars.		
4.2	Removal partition walls as per drawing 8900(03)103		
4.3	Remove remnant wall papers and panels fixed between stairs and escape door to unit 11. Decorate walls, cills, security grilles, doors and window frames and skirting as per Finishes Schedule.		
4.4	Strip out floor finishes and any associated screeds. Ensure sound base. Address any damp issues. Apply screed to leave a smooth level floor finish/slab ready for tenant to fit out.		
4.5	Check existing small power for continued use	Test prior to pricing works	
4.6	Install 3 Phase supply, form new electrical cupboard.	Current supply believed to be Single	

		Phase.	
4.7	Remove unsound parquetry boards at junction with concrete slab, install transition strip and back fill concrete to achieve a smooth and level finish		
4.8	Strip out sink and toilet, remove false ceiling, allow for plasterboard ceiling to this area with access hatches.		
4.9	Remove redundant fixtures and fittings		
4.10	Remove wall applied wall finishes (decorative plaster, tiles, wall paper and cladding panels repair/reline and fill walls as necessary, skim and decorate as per Finishes Schedule		
4.11	Reline, fill/repair ceiling as necessary, decorate as per Finishes Schedule.		
4.12	Replace missing skirting to match existing, decorate as per Finishes Schedule.		
4.14	Coal chute areas to be treated for damp	Investigate and propose solution to be included in Initial Cost Estimate.	
<b>5.0 WC</b>			
5.1	Provide new accessible WC and lobby as per drawing 8900(03)103 with new WC with close coupled cistern, hand wash basin, cold water tap, hot water hand wash unit & extract fan. Install satin stainless steel grab rails to meet DDA requirements. Provide toilet paper holder and coat hook. Altro vinyl non-slip floor as per finishes schedule with Gradus transition strip.		
<b>6.0 M&amp;E</b>			
6.1	Toilet extract fan and duct to external grille enclose within plasterboard bulk head and provide access hatches as required.		
6.2	Lighting fluorescent light battens, ensure in working order and rebulb as necessary. See drawing 8900(60)101 for additional lighting, emergency lighting and exit sign locations.		
6.3	Adapt fire alarm system to new layout and re commission. Allow for testing by appropriate parties. (Phoenix) Ensure compliance, obtain copies of appropriate certificates ensure break glass units are in working order.		
6.4	Provided new break glass units as required by Building Regulations		
6.5	Small power, test existing for continued use, if new required allow 1 double socket at ground and 1 double socket at basement level		
6.6	Provide 3 Phase electrical supply		
6.7	Allow for hand wash water heater in Ambulant Disabled WC in basement		

6.8	Allow for Statutory Signage		
6.9	Test and commission all electrical installations on completion.		