

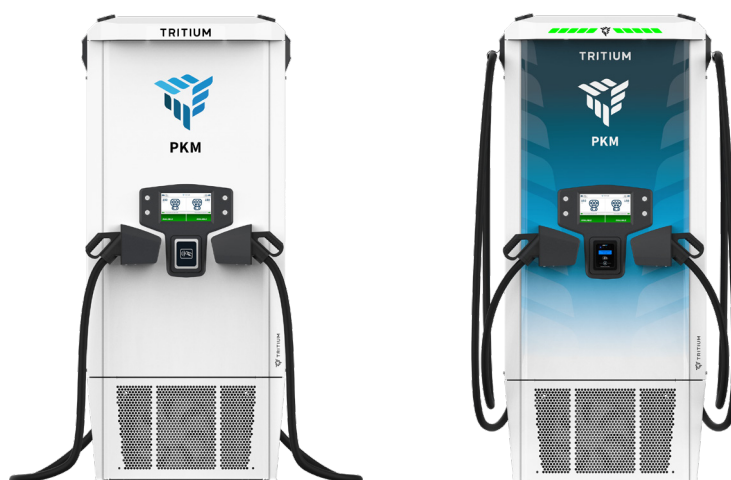
George Dragon, Reading

<u>Subcontractor</u>	<u>Trade</u>	<u>Location</u>	<u>Distance</u>	<u>Reason Non Local Trade Used</u>
Roofing & Joinery North West	Roof tiling	Manchester	197	Cost driven and we have used him on the last two projects we have worked on
Roof Technology	Single ply roof	Reading	4	
Ariel Jelen	Bricklayers	Reading	3	
Charley P Lawson	Bricklayers	Reading	4	
Tim Dawson	Bricklayers	Reading	3	
Glass & General	Curtain Walling	Dagenham	64	Cost driven and we have used him on other projects over the last 5 years
Glamorgan White Lining	White Lining	Cardiff	109	Cost driven and we have used him on the last two projects we have worked on
Thornbury Surfacing	Tarmac	Chippenham	58	Cost driven and we have used him on the last two projects we have worked on
KDC Heanor Ltd	Mechanical & Electrical	Denby	139	Cost driven and we have used him on the last two projects we have worked on



PKM150

Product Specifications



CHARGING STATION EDITIONS

Feature	Good	Best
POWER LEVELS OFFERED	100kW / 150kW	100kW / 150kW
"PAY AS YOU GROW" UPGRADABLE	100kW → 150kW	100kW → 150kW
3RD PARTY UL CERTIFIED*	✓	✓
3RD PARTY CE CERTIFIED*	✓	✓
SINGLE PERSON LIFT FIELD REPLACEABLE MODULES	✓	✓
RFID READER	✓	Included in CCR
10" LCD SCREEN	✓	✓
SENSOR PACKAGE (TILT, DOOR INGRESS)	✓	✓
SIMULTANEOUS CHARGING OF TWO VEHICLES	✓	✓
MIX & MATCH CABLES (CHADEMO / CCS1 / CCS2)	✓	✓
CHARGING CABLE OPTIONS AVAILABLE	CCS: 200A / 350A CHAdEMO: 125A	CCS: 200A / 350A CHAdEMO: 125A
CHARGING CABLE LENGTH	3.6 meters (11ft 9in)	6 meters (19ft 8in)
CHARGING CABLE MANAGEMENT		✓
CHARGE STATE INDICATOR LIGHTS		✓
CUSTOMER BRANDED VINYLs	Optional	✓
CREDIT CARD READER WITH RFID SUPPORT (CHARGER INTEGRATED)	Optional	✓
[DE-M] DC METER (EICHRECHT)	Optional*	Optional*
STANDARD WARRANTY	2 Years	2 Years
WARRANTY EXTENSIONS AVAILABLE	+1Yr / +2Yr / +3Yr	+1Yr / +2Yr / +3Yr

* Pending certification completion

DC MICROGRID RECTIFIER OPTIONS

Feature	Rectification Unit
NO. OF DC OUTPUTS	1 - 4
STANDARD WARRANTY	2 Years
WARRANTY EXTENSIONS AVAILABLE	+1Yr / +2Yr / +3Yr



CHARGING STATION SPECIFICATIONS

MAXIMUM OUTPUT POWER	Single Vehicle Charging: 150kW Simultaneous Charging: 2 x 75kW
OUTPUT VOLTAGE	CCS: 150-920VDC CHAdeMO: 50-500VDC
OUTPUT CURRENT	Single Vehicle Charging: up to 350A Simultaneous Charging: up to 400A (2 x 200A)
SUPPLY INPUT	950VDC (DC Microgrid)
IP RATING	IP65 (NEMA 3R)
IK RATING	IK10
EFFICIENCY	>97%
MAXIMUM OPERATING ALTITUDE	3000m (9842ft)
ACOUSTIC NOISE	Maximum 65dB (variable under load)
OPERATING TEMPERATURE	-35°C to +50°C (-31°F to +122°F) (with derating)
STORAGE TEMPERATURE	-35°C to +70°C (-31°F to +158°F)
COMMUNICATION PROTOCOL	OCPP v1.6J
NETWORK CONNECTION (SYSTEM)	Ethernet
AUTHENTICATION METHODS	RFID: MI-FARE ISO/IEC14443A/B, ISO/IEC15693, ISO/IEC18000-3, FeliCa, NFC Vehicle: ISO15118 Plug and Charge
ELECTRICAL PROTECTION	Over current, Over voltage, Under voltage, Short circuit, Surge protection
ENCLOSURE CONSTRUCTION	Aluminium double skin
DIMENSIONS	1998mm (H) x 850mm (W) x 309mm (D) (79" x 34" x 12")
WEIGHT	Up to 335kg (739lbs) depending on configuration
ACCESSIBILITY	Meets US ADA, EN 301 549 Accessibility Height Requirements
SAFETY COMPLIANCE*	WORLDWIDE: CB certified, IEC 61851-1, 61851-23 on configuration USA, CANADA: cTUVus, NRTL Certified to UL 2202 and CSA C22.2 No. 1071
EMC*	WORLDWIDE: EMC Directive Immunity: Class A Emissions: Class B USA: FCC Immunity: Class A Emissions: Class B

* Pending certification completion

DC MICROGRID RECTIFIER UNIT

ITEM	WORLDWIDE: (400VAC)	USA: (480VAC)
OUTPUT POWER	Up to 300kW total	Up to 360kW total
INPUT VOLTAGE	400VAC 3ph +/-10% Derating applied on low line level and phase imbalance	480VAC 3ph +/-10% Derating applied on low line level and phase imbalance
FREQUENCY	50Hz +/- 10%	60Hz +/- 10%
NOMINAL CURRENT AT NOMINAL VOLTAGE LEVEL	450A	450A
MAXIMUM CURRENT AT LOW LINE LEVEL (NOMINAL VOLTAGE - 10%) AND PF>0.99	480A	480A
INPUT OVERVOLTAGE CATEGORY	Category III	Category III
EFFICIENCY*	> 97.6%	> 98.1%
SURGE PROTECTION	EN 61643-11 Type 2 SPD with In = 20kA 8/20us, UL Listed Type 1 SPD In = 20kA, SCCR = 200kA, SCCR = 150kA, including backup fuse	
OUTPUT VOLTAGE	950VDC	
NO. DC OUTPUTS	1 to 4	
SHORT CIRCUIT CURRENT RATING	18kA	
ISOLATION BETWEEN AC MAINS AND CHARGING STATION	Not isolated	
POWER FACTOR (CHARGING)	>0.99	
TOTAL HARMONIC DISTORTION (THD)	<5%	
MAXIMUM OPERATING ALTITUDE	2000m (6562ft)	
OPERATING TEMPERATURE	-35°C to +50°C (-31°F to +122°F) (with derating) 5-95% RH Non Condensing	
STORAGE TEMPERATURE	-40°C to +65°C (-40°F to +149°F) 5-95% RH Non Condensing	
COMMUNICATION PROTOCOL	OCPP v1.6J	
NETWORK CONNECTION	3G/4G/Ethernet	
NETWORK CONNECTION (SYSTEM)	Ethernet to Charging Stations	
WEIGHT	510kg (1125lbs) for base RU + 15kg (33lbs) for cable interface + 15kg (33lbs) per DC Port	
SHIPPING WEIGHT	510kg (1125lbs) for base RU + 15kg (33lbs) for cable interface + 15kg (33lbs) per DC Port + 90kg (199lbs) for crate	
DIMENSIONS	2345mm (H) x 650mm (W) x 1100mm (D) (93" x 26" x 44")	
IK RATING	IK10	
IP RATING	IP55 (NEMA 3R)	
POWER SUPPLY	Battery-backed UPS functionality for telemetry during power outage	
OVER CURRENT PROTECTION DEVICE (OCPD) REQUIRED IN SITE DISTRIBUTION BOARD	Yes	
RESIDUAL CURRENT MONITORING IN SITE DISTRIBUTION BOARD	Optional	
UNDER-VOLTAGE RELAY OR SHUNT TRIP RELAY REQUIRED IN SITE DISTRIBUTION BOARD	Yes	
EMC*	WORLDWIDE: EMC Directive USA: FCC	Immunity: Class A Emissions: Class A Immunity: Class A Emissions: Class A

* Pending certification completion





















HP DX 2.0

R32 Air Curtain System

Power Inverter Heat Pump

Mr.SLIM™**Thermoscreens** 

The **HP DX 2.0 R32 Power Inverter** air curtain range is an innovative collaboration between Mitsubishi Electric and UK manufacturer, Thermoscreens.

The units are available as exposed or recessed models, in 1, 1.5 or 2m widths, giving exceptional flexibility for commercial overdoor applications such as retail stores, offices and hotel lobbies.

R32

Key Features & Benefits:

- Allows open door policy by providing an invisible air barrier between indoors and outdoors
- Reduces energy use by preventing conditioned air escaping
- Lower run costs and carbon emissions achieved through connection to the highly efficient Mr Slim Power Inverter outdoor units
- Large or double entrance doors are supported through twin-split air curtain capability from a single outdoor unit (air curtains must be same size)
- Improves indoor air quality by reducing infiltration of outside pollutants



R32

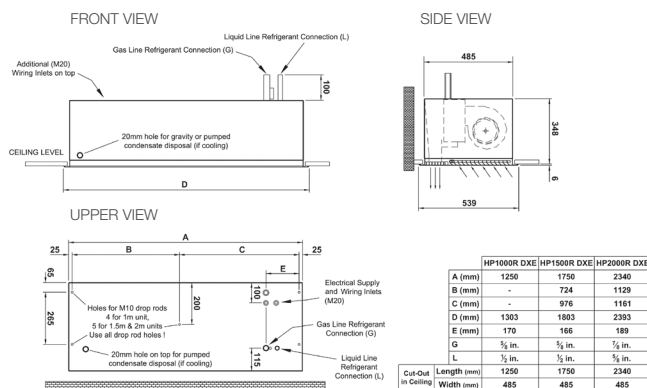


HP DX 2.0 - RECESSED		HP1000R DX 2.0	HP1500R DX 2.0	HP1500R DX 2.0	HP2000R DX 2.0	HP2000R DX 2.0	HP2000R DX 2.0
CAPACITY (kW)	Heating (nominal)	8.3	13.2	13.2	15.7	15.7	21.0
	Cooling (nominal)	7.4	11.8	11.8	14.0	14.0	18.7
AIRFLOW MAX (l/s)		364	575	575	720	720	720
SOUND PRESSURE LEVEL AT 3m (dBA)	Lo-Mi-Hi	47-54-57	45-52-56	45-52-56	47-54-57	47-54-57	47-54-57
WEIGHT (kg)		52	75	75	93	93	93
DIMENSIONS (mm) (inc. grille)	Width x Depth x Height	1250 (1303) x 485 (539) x 348	1750 (1803) x 485 (539) x 348	1750 (1803) x 485 (539) x 348	2340 (2393) x 485 (539) x 348	2340 (2393) x 485 (539) x 348	2340 (2393) x 485 (539) x 348
ELECTRICAL SUPPLY		220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz
PHASE		Single	Single	Single	Single	Single	Single
RUNNING CURRENT (A)		0.8	1.2	1.2	1.4	1.4	1.4
MAINS CABLE No. Cores		3	3	3	3	3	3
UNIFORMITY AT OUTLET (%) ^{†1}		90	92	92	90	90	90
MAX MOUNTING HEIGHT (m)		3.2	3.2	3.2	3.2	3.2	3.2
HP DX 2.0 - FREE STANDING		HP1000 DX 2.0	HP1500 DX 2.0	HP1500 DX 2.0	HP2000 DX 2.0	HP2000 DX 2.0	HP2000 DX 2.0
CAPACITY (kW)	Heating (nominal)	8.3	13.2	13.2	15.7	15.7	21.0
	Cooling (nominal)	7.4	11.8	11.8	14.0	14.0	18.7
AIRFLOW MAX (l/s)		364	575	575	720	720	720
SOUND PRESSURE LEVEL AT 3m (dBA)	Lo-Mi-Hi	47-54-57	45-52-56	45-52-56	47-54-57	47-54-57	47-54-57
WEIGHT (kg)		46	67	67	84	84	84
DIMENSIONS (mm)	Width x Depth x Height	1300 x 468 x 306	1825 x 468 x 306	1825 x 468 x 306	2350 x 468 x 306	2350 x 468 x 306	2350 x 468 x 306
ELECTRICAL SUPPLY		220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz	220-240V, 50Hz
PHASE		Single	Single	Single	Single	Single	Single
RUNNING CURRENT (A)		0.8	1.2	1.2	1.4	1.4	1.4
MAINS CABLE No. Cores		3	3	3	3	3	3
UNIFORMITY AT OUTLET (%) ^{†1}		90	92	92	90	90	90
MAX MOUNTING HEIGHT (m)		3.2	3.2	3.2	3.2	3.2	3.2
HEAT PUMP OUTDOOR UNITS		PUZ-ZM71VHA2	PUZ-ZM125VKA2	PUZ-ZM125YKA2 ③	PUZ-ZM140VKA2	PUZ-ZM140YKA2 ③	PUZ-ZM200YKA2 ③
SOUND PRESSURE LEVEL (dBA)	Heating/Cooling	49 / 47	52 / 50	52 / 50	52 / 50	52 / 50	62 / 59
SOUND POWER LEVEL (dBA)	Cooling	67	70	70	70	70	77
WEIGHT (kg)		67	105	114	105	118	137
DIMENSIONS (mm)	Width x Depth x Height	950 x 330 + 25 x 943	1050 x 330 + 40 x 1338	1050 x 330 + 40 x 1338	1050 x 330 + 40 x 1338	1050 x 330 + 40 x 1338	1050 x 330 + 40 x 1338
ELECTRICAL SUPPLY		220-240V, 50Hz	220-240V, 50Hz	380-415V, 50Hz	220-240V, 50Hz	380-415V, 50Hz	380-415V, 50Hz
PHASE		Single	Single	Three	Single	Three	Three
STARTING CURRENT (A)		5.3	13.2	3.3	13.2	3.3	5.0
SYSTEM RUNNING CURRENT (A)	Heating/Cooling [MAX]	7.79 / 7.06 [19.3]	15.77 / 14.53 [27.0]	5.32 / 4.89 [10.0]	18.41 / 15.88 [28.7]	6.23 / 5.37 [13.7]	9.57 / 8.58 [22.5]
FUSE RATING (BS88) - HRC (A)		25	32	16	40	16	25
INTERCONNECTING CABLE		2 Core	2 Core	2 Core	2 Core	2 Core	2 Core
MAX PIPE LENGTH (m)		55	85	85	85	85	85
MAX HEIGHT DIFFERENCE (m)		30	30	30	30	30	30
CHARGE REFRIGERANT (kg) / CO ₂ EQUIVALENT (t) - R32 (GWP 675)		2.80 / 1.89 (30m)	3.60 / 2.43 (40m)	3.60 / 2.43 (40m)	3.60 / 2.43 (40m)	3.60 / 2.43 (40m)	6.3 / 4.25 (30m)
MAX ADDITIONAL REFRIGERANT (kg) / CO ₂ EQUIVALENT (t) - R32 (GWP 675)		0.80 / 0.54	2.40 / 1.62	2.40 / 1.62	2.40 / 1.62	2.40 / 1.62	2.20 / 1.49

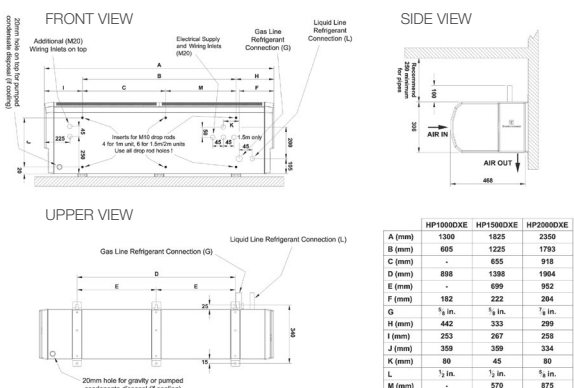
Refer to AC product sheet
for CU information

③ Three Phase Note: *1 Tested to ISO 27327.

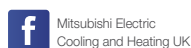
HP1000/1500/2000R DX 2.0 DIMENSIONS



HP1000/1500/2000 DX 2.0 DIMENSIONS



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Note: Refer to 'Installation Manual' and 'Instruction Book' for further 'Technical Information'. The fuse rating is for guidance only and please refer to the relevant databook for detailed specification. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and site specific conditions. Mitsubishi Electric's air conditioning equipment and heat pump systems contain a fluorinated greenhouse gas, R410A (GWP:2088), R32 (GWP:675), R407C (GWP:1774), R134a (GWP:1430), R513A (GWP:631), R454B (GWP:466), R1234ze (GWP:7) or R1234yf (GWP:4). *These GWP values are based on Regulation (EU) No 517/2014 from IPCC 4th edition. In case of Regulation (EU) No.626/2011 from IPCC 3rd edition, these are as follows. R410A (GWP:1975), R32 (GWP:550), R407C (GWP:1650) or R134a (GWP:1300).

Effective as of April 2023



PLA-ZM R32

4-Way Blow Ceiling Cassette System

Power Inverter Heat Pump (Three Phase)

Mr.SLIM™

The **PLA-ZM Power Inverter range** is a ceiling cassette system that blends a host of outstanding features with a sophisticated, streamlined design.

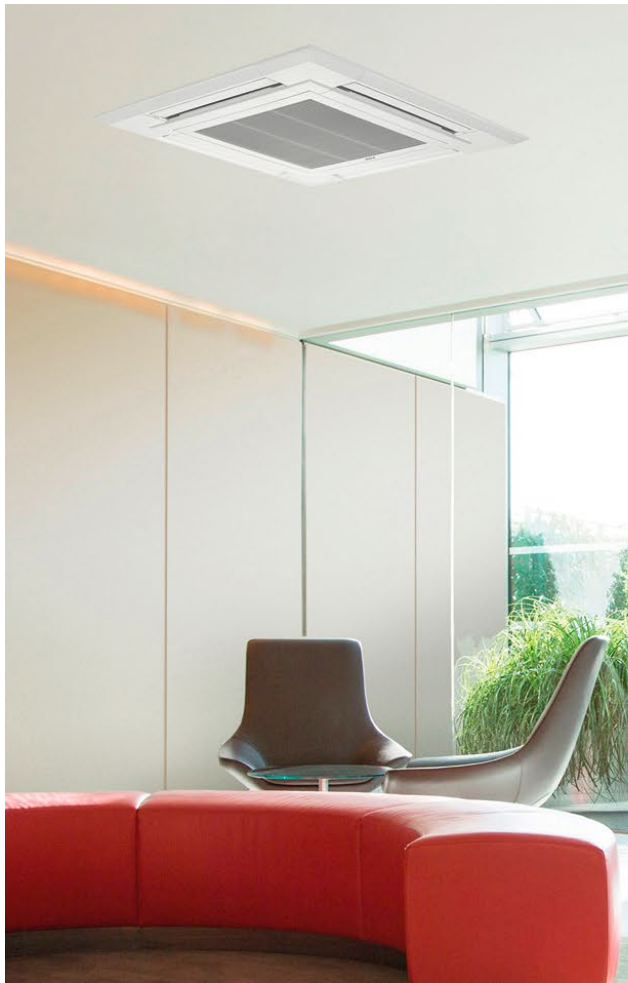
Offering high seasonal efficiency, advanced control options and extended pipe runs, this range is an extremely flexible choice for a broad number of commercial applications.

R32



Key Features & Benefits:

- Increased comfort levels through advanced airflow and smart defrost features
- Compact, single fan outdoor unit chassis across the whole range, for unobtrusive and discreet installation
- 100m pipe run (size 100-140), increasing application capability
- 14°C set point option; ideal for applications where a specialist ambient condition is required (requires PAR-41MAA or PAR-SL101A-E controller)
- Energy usage display available as standard with the PAR-41MAA controller
- Optional 3D Total Airflow casement to allow 360° directional delivery of air (requires PAR-41MAA or PAR-SL101A-E controller)
- Optional 3D i-see sensor grille (PLP-6EAE) provides customised comfort by automatically monitoring room occupancy, position and body temperatures
- Optional filter lowering operation down to 4m (PLP-6EAJ), allowing for easier maintenance
- Optional black grille (PLP-6EA-B), ideal for applications with exposed ceilings or stylish aesthetics
- Optional V Blocking filter (PAC-SK53KF-E) provides in-room air purification, neutralises viruses, bacteria, allergens, dust and mould
- Compatible with Plasma Quad Connect - an innovative, bolt-on air purifying device which neutralises viruses, bacteria, allergens, PM2.5, mould and dust (PAC-SK51FT-E)



Air Conditioning Product Information

PLA-ZM R32 4-Way Blow Ceiling Cassette System Power Inverter Heat Pump (Three Phase)

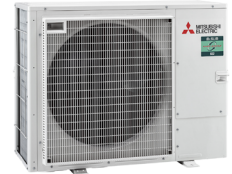
R32



PLP-6EA



PLP-6EA-B

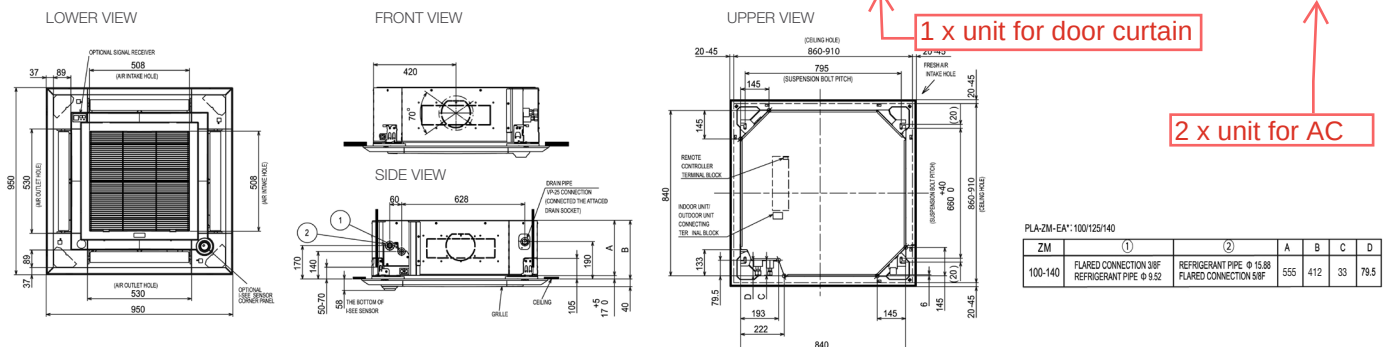


PLA-ZM INDOOR UNITS		PLA-ZM100EA2	PLA-ZM125EA2	PLA-ZM140EA2
CAPACITY (kW)	Heating (nominal)	11.2 (2.7-14.0)	14 (3.2-16.0)	16 (3.7-18.0)
	Cooling (nominal)	9.5 (4.9-11.4)	12.5 (5.1-14.0)	13.4 (5.4-15.0)
	Heating (UK)	7.95 (1.92-9.94)	9.94 (2.27-11.36)	11.36 (2.63-12.78)
	Cooling (UK)	9.03 (4.66-10.83)	11.88 (4.85-13.3)	12.73 (5.13-14.25)
SHF (nominal)		0.77	0.7	0.7
COP / EER (nominal)		4.2 / 4.4	3.6 / 3.6	3.5 / 3.7
SCOP (ηsh) / SEER (ηsc) (BS EN14825)		4.8 / 7.6	4.73 (186.2) / 7.43 (294.1)	4.63 (182.3) / 7.35 (290.9)
ErP ENERGY EFFICIENCY CLASS	Heating/Cooling	A++ / A++	-	-
AIRFLOW (l/s)	Lo-Mi-Mi2-Hi	317-367-417-467	350-400-433-483	400-433-483-533
PIPE SIZE mm (in)	Gas/ Liquid	15.88 (5/8") / 9.52 (3/8")	15.88 (5/8") / 9.52 (3/8")	15.88 (5/8") / 9.52 (3/8")
SOUND PRESSURE LEVEL (dBA)	Lo-Mi-Mi2-Hi	31-34-37-40	33-36-39-41	36-39-42-44
SOUND POWER LEVEL (dBA)		61	62	65
DIMENSIONS (mm)	Width x Depth x Height (Grille)	840 (950) x 840 (950) x 298 (40)	840 (950) x 840 (950) x 298 (40)	840 (950) x 840 (950) x 298 (40)
WEIGHT (kg)	Unit / Grille	24 / 5	26 / 5	26 / 5
ELECTRICAL SUPPLY		Fed by Outdoor Unit	Fed by Outdoor Unit	Fed by Outdoor Unit
FUSE RATING (BS88) - HRC (A)		6	6	6
INTERCONNECTING CABLE No. CORES		4	4	4
GRILLE REFERENCE	White	PLP-6EA	PLP-6EA	PLP-6EA
	Black Satin	PLP-6EA-B	PLP-6EA-B	PLP-6EA-B
V BLOCKING FILTER		PAC-SK53KF-E	PAC-SK53KF-E	PAC-SK53KF-E
WIRED REMOTE CONTROLLER REFERENCE		PAR-41MAA	PAR-41MAA	PAR-41MAA
WIRELESS REMOTE CONTROLLER REFERENCE		PAR-SL101A-E	PAR-SL101A-E	PAR-SL101A-E

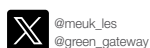
PUZ-ZM OUTDOOR UNITS		PUZ-ZM100YDA	PUZ-ZM125YDA	PUZ-ZM140YDA
SOUND PRESSURE LEVEL (dBA)	Heating/Cooling	48 / 44	50 / 47	51 / 49
	Cooling	63	66	68
SOUND POWER LEVEL (dBA)		114	116	121
WEIGHT (kg)		114	116	121
DIMENSIONS (mm)	Width x Depth x Height	1110 x 460 + 45 x 870	1110 x 460 + 45 x 870	1110 x 460 + 45 x 870
ELECTRICAL SUPPLY		380-415V, 50Hz	380-415V, 50Hz	380-415V, 50Hz
PHASE		Three	Three	Three
SYSTEM POWER INPUT (kW)	Heating/Cooling (nominal)	2.667 / 2.16	3.889 / 3.473	4.572 / 3.622
	Heating/Cooling (UK)	2.1 / 1.79	3.0 / 2.88	3.61 / 3.01
STARTING CURRENT (A)		3.5	3.5	3.5
SYSTEM RUNNING CURRENT (A)	Heating/Cooling [MAX]	4.09 / 3.32 [8.50]	5.97 / 5.32 [9.50]	7.0 / 5.56 [9.70]
FUSE RATING (BS88) - HRC (A)		16	16	16
MAINS CABLE No. CORES		5	5	5
MAX PIPE LENGTH (m)		100	100	100
MAX HEIGHT DIFFERENCE (m)		30	30	30
CHARGE REFRIGERANT (kg) / CO ₂ EQUIVALENT (t) - R32 (GWP 675) - 30m		3.6 / 2.43 (40m)	3.6 / 2.43 (40m)	3.6 / 2.43 (40m)
MAX ADDITIONAL REFRIGERANT (kg) / CO ₂ EQUIVALENT (t) - R32 (GWP 675)		2.4 / 1.62	2.4 / 1.62	2.4 / 1.62

③ Three Phase

PLA-ZM100/125/140EA2 DIMENSIONS



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Mitsubishi Electric
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Effective as of May 2024



AIR CONDITIONING
2No AC cassettes to FOH to be finished black and 2no white to BOH. Allow for collar to FOH one over mid floor unit.
Air conditioning units to be supplied via Mitsubishi Electric Living Environmental Systems Ltd direct offices only and installed by authorised Greggs / Mitsubishi accredited installation partners only. The Air conditioning units are to be 14kw heating/cooling to front of shop and 7.1kw heating/ cooling to back of shop. The air conditioning units must be selected for the Mitsubishi Electric **Power Inverter** range and be suitable for low noise. No deviation from this specification will be considered unless written consent is given from Greggs directly. A wall mounted remote controller should also be provided for each air conditioning system. The remote controller will be capable of altering the following functions and information on the indoor fan coil unit: -

- On/Off
- Set point
- Fan speed
- Louvre position
- Timer settings
- Mode selection

The controller shall also be capable of displaying the following items: -

- On/Off
- Systems diagnostics
- Fault codes
- Status monitoring
- Operating mode
- Set point
- Fan speed
- Timer settings
- Louvre position

The installation partner to design & size layout, pipework, insulation & power as required, liaise with the principle contractor and others to satisfactorily complete the installation, units to be positioned as indicated on drawings, internal units to be ceiling or wall mounted conveniently positioned in shop, external condensing units positioned to approved locations shown on drawings complete with rotary isolation switches, also include for all system drainage runs & pumps, forming & cutting of all holes & access ways and powder coated cages for condensing units if required. Control units to be wall mounted at the central control point.
NOTE: AC units will be turned off at night.

MECHANICAL EXTRACTION & VENTILATION
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 Services Engineers Guide, CIBSE B:2001, Heating, Ventilation and Air Conditioning and all relevant amendments. Electrical works to comply to current edition of IFF Regulations and installed by a competent engineer.

The oven canopy is to be formed in polished Stainless Steel (grade 430) with easy removable, and dishwasher cleanable Stainless Steel baffle filters.
Oven canopy size :- 1500 x 1800mm.
Allow exposed Oven Canopy to be clad in White Wallboard.

The oven extract to be formed in galvanised Steel ductwork, to HVAC standard DW144 - manufacture and installation of ductwork and DW172 - standard for kitchen ventilation in non domestic installations. Ductwork to nominal size 315mm diameter or sized to suit installation with access panels to permit inspection and cleaning at maximum 2000mm spaces. The extract system to achieve 30 AC/hr. Include for all forming, jointing, connecting and supporting required for the duct system installation.

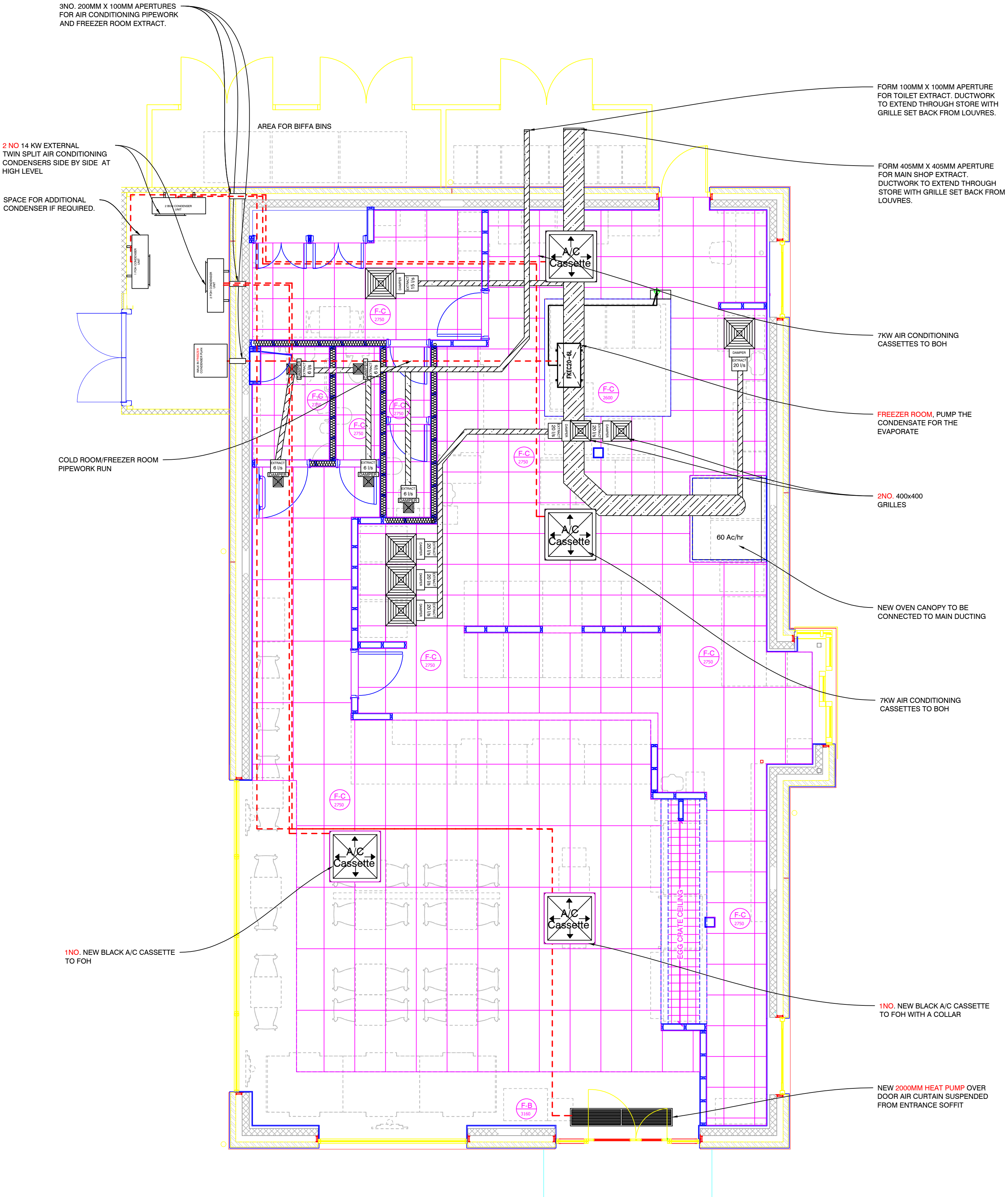
The extract fan to be a cased axial unit sized to suit ductwork formed in high grade galvanised steel with sickle blade impeller, the IP54 class F insulated motor and fan supported in a cylindrical case, primed with black polyester finish, single phase with external wiring terminal block, fan to be mounted with flexible couplings to minimise vibration noise.

A mechanical extraction system is to remove air from other internal areas, inclusive of office, staffroom, changing rooms and WC. The minimum extract rates should be achieved:

- Office - 10 l/s
- Staff room - 15 l/s
- Changing room - 6 l/s
- Toilet - 6 l/s
- Above Fridge / Freezer - 20 l/s
- Oven Canopy - 30 Ac / hr

Flexible ducts are to conform to BS 476 parts 6,7 and 20, is not to be kinked or flattened, changes in direction to be formed by long swept curves, flexible ducts TO BE 100mm diameter & should not exceed 1000mm in length, and securely supported and connected to main duct system, air to be removed from rooms by ceiling mounted extract grilles.

Where any ductwork passes through compartment walls or floors forming an aperture greater than 38mm DIA, contractor must provide fire damper or collar to meet 1 hour fire resistance.



PROPOSED HVAC (1:50)

XCLUDER FILL FABRIC

FIT XCLUDER FILL FABRIC TO ANY APERTURES FORMED FOR PREST PROOFING. THIS IS DESIGNED TO STOP PESTS ENTERING THROUGH ANY APERTURES SUCH AS AROUND AC PIPEWORK, EXTRACT GRILLES, SOIL PIPES OR ANY OTHER APERTURES

STANDARD LIGHTING SCHEDULE		
LEGEND	DESCRIPTION	QUANTITY
	Ceiling mounted P.L.R for entry lights.	9
	600mm Single LED Light.	0
	600mm Double LED Light	N/A
	1200mm Single LED Light	2
	1500mm Double LED Light	N/A
	Bulkhead Emergency Light	6
	Bottom Directional Emergency Exit Light	7
	600 x 600mm Modular Light Fittings	21
	Extract Grilles - 600X600mm	5
	Extract Grilles - 400X400mm	2
	Extract Grilles - 200X200mm	5
	AIR CONDITIONING CASSETTE	

SUSPENDED CEILING	
LEGEND	DESCRIPTION
	COLOORTONE NEEVA BLACK TILES WITH BLACK CEILING GRID TILES: 1200 x 600mm TO FOH. DISABLED TOILET TO BE 600 x 600MM. SUPPLIED BY ARMSTRONG CEILINGS TEL: 0800 371 849 WEB: www.armstrongceilings.com
	BLACK TILES WITH BLACK CEILING GRID TILES: 600 x 600mm TO CUSTOMER WC ONLY. SUPPLIED BY ARMSTRONG CEILINGS TEL: 0800 371 849 WEB: www.armstrongceilings.com
	WHITE TILES WITH WHITE CEILING GRID TILES: 600 x 600mm TO BOH. SUPPLIED BY ARMSTRONG CEILINGS TEL: 0800 371 849 WEB: www.armstrongceilings.com

ALL CEILING LIGHT FIXINGS / SPEAKERS / PIRs / CCTV AND HEAT DETECTORS TO BE FINISHED BLACK

NOTE: AC UNITS WILL BE TURNED OFF AT NIGHT.

B	AC NOTE ADDED	07.01.25	GP
A	UPDATED CONDENSER LOCATION	05.12.24	GP
REV	DESCRIPTION	DATE	NAME
GREGGS Plc (SOUTH EAST) 87 MILLMARSH LANE ENFIELD MIDDLESEX EN3 7XJ Tel: (0208) 805 3314			
Shop S Number & Name S5988 HIGHBRIDGE UB OAKTREE DRIVE THRU			
Title PROPOSED HVAC			
Site Address GEORGE & DRAGON REDEVELOPMENT BATH ROAD, READING, RG30 2HA			
Gross Building Area 167 Sq m		Gross Sales Area 60 Sq m	
Drawing No. RSTH/S6349/11			Rev. B
Date 07.01.25		Scale 1:50	@ A1
Drawn by ES	Scale Bar 0 500 1000 1500 2000 2500mm SCALE 1:50		
Issued 30.07.24			

DO NOT RESCALE THIS DRAWING

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 SW9, 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
Shopfront to be provided by Developer, refer to indicated elevations for more details.

MANIFESTATION
Signage contractor to supply and install Greggs standard manifestation to entrance doors and windows wider than 500mm (unless a window houses a TAGI Display). Manifestation to be two tiered and clearly defined at 850 - 1000mm and 1400 - 1600mm from F.F.L.

FASCIA SIGN
On wall signage 3750mm x 540mm 100mm built up rimless letters 3mm thick acrylic faces with 0.8mm thick steel returns with brushed finish. Internal LED to provide ambient illumination. Letters colour finish opal and quadrotots Pantone 1235c

1No wall signage 3600mm x 525mm
Backpanel to be stove enamelled Grey, RAL 7015 60% gloss. Main sign body, on backpanel to be stove enamelled finish to Blue RAL 5019 60% gloss. Apply a laminated digital print vinyl to the front face, finished Blue RAL 5019 with a 65% gradient to Pantone Process Cyan. White letters and applied vinyl to quadrot dots to match Pantone 1235c.

1No Quadrot dots signage 2200 x 1800mm
Brushed SS letters with 5mm opal acrylic faces. Brushed SS 'buns' with 5mm yellow acrylic faces. Fixed to building with 30mm aluminium square section powder coated grey RAL 7015.

INTERNAL MATWELL / RAMP
Shopfitter to install 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 Hollyhock - SY20041 (black) safety flooring. Entrance vinyl sheet to be taken underneath the threshold plate.

ENTRANCE DEMISE / RAMP
Floor finish between entrance demise and stairlift / entrance doors to be finished with free issue 150 x 150mm Black GTS raised square finish tiles, and stair-tile unamped inserts.

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.

Toilet partition walls and ceilings
To be provided with Rockwool Sound Slab, 100mm thick. Denotes new insulation for partitions or ceilings

Wall / floor junctions and skirtings
To be installed in accordance with drawings to Greggs Contractor Guide. Shopfitter to allow for access panels for pest control as indicated on drawings and seal up any areas susceptible to pest infestation. Supply and fit Gyproc profiled access panels; 300x300mm, suitable for inspection and baiting, positioned 300mm off FFL. Access panels to be finished to match surrounding wallboards. Grey RAL 7016 in Front of House; White in Counter area and back of house. Refer to specification documentation 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. Doors to offices, staff rooms and lobby to have vision panels. The location of fire doors will be marked on contract drawings, to achieve a minimum FD03S standard and fitting with a self closing device, unless otherwise stated. Glazing is to comply with Part N Building Regulations and BS6206. If a toilet lobby is shown then allow for a gap of 10mm at base of door for fresh air circulation.

FLOORS AND FINISHES
Floors to be inspected and repaired as required to maintain their structural integrity and brought forward to receive new floor finish. Includes for all floor levelling 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 CUMBIAN STONE ST14 305MM X 457MM. Tiles to be laid in a brick formation as indicated on contractors drawings. Remainder of sales floor to be laid with ref: Karndean flooring KNIGHT TILE PALE DAK KP04 915MM X 152MM. Tiles to be laid straight as indicated on contractors drawings. Flooring be installed and laid to manufacturers recommendations on approved adhesive, tight and neatly but jointed. 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 HOLLYHOCK - SY20041 (Black) safety flooring. Flooring out of customer view to be Altro Suprema II vinyl sheet, colour COLEUS - SY2004 (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. Balfi 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: 30150 finished Black FOH and BOH Granite. All laid to manufacturers recommendations.

BULKHEADS
Form new entrance Drop bulkhead from standard grey wallboards, ref: UN01 VELUR. Soffit finished at a height of 3160mm from F.F.L. Allow for new cross bulkhead above counter run finished at 2150mm from F.F.L. with oak capping to underside. Form new bulkhead above Sandwich / Drink self selectors with timber wallboards, ref: H5403 WL by Geaves. Trims finished to match, finished at a height of 2250mm from F.F.L.

SANDWICH SELF SELECTORS
Self selectors to be **Pastor Tekna**. 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.

WALK IN CHILLER / FREEZER INSTALLATIONS
To be supplied and installed by Greggs nominated contractor, to include the construction of a insulated cold / freezer room with or without insulated floor decking complete with internal chiller / freezer unit and external condensing unit complete with all pipework and required insulation and power connections to location as shown on drawings. Sub contractor to liaise with principle contractor and others as required to satisfactorily complete the installation.

NEW DOORS
FRONT OF HOUSE: Unless otherwise stated internal flush faced doors to comply with BS476, BSEN 1634, to have a laminate finish, ref: U2616 RM PEARL GREY, to both faces with HVL timber edging, complete with ironmongery, 15 pairs 100mm butt hinges, lever furniture, locks, catches, door stops and kick plates to each face, nameplates and door notices. Frames painted Colour: Light Grey RAL 7035.

BACK OF HOUSE: Back of house doors to be finished grey, Colour: Dulux 305B 13 017, Grey. Door frames to be finished; Colour White Gloss.

LOCKERS
Free issue lockers to be installed by Shopfitter 150mm from F.F.L.

RACKING
Free issue racking to be assembled by Shopfitter.

STAFFROOM FIXTURES/FITTINGS
Shopfitter to supply & install worktop, base units (site dependant), wall cupboard & 1200 x 600mm mirror within a Beech frame. Fit 2 No. Free issue 1200 x 900mm notice boards and 1 No. 1200 x 900mm White board. Assemble free issue table & chairs.

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

CO2 Fire Extinguisher
Foam Fire Extinguisher

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
Shopfitter to provide and install new Security door to LPS 1175 level 2, doubles hinged to top, Zinc plated and paint finished Black (gloss) unless specified on drawings. Door fitted with push pad, top and bottom turn buckle locks, spy glass, fitted with multi-lock with keys to match front entrance doors.

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 38mm to BS225, 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 BS6702, all pipe work and fittings to be in copper and sized to suit demand, all kile marked with localised isolation valves fitted to permit removal or repair of equipment, all to meet current water regulations. All wastes pipes, drains ect, 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. Hestra Sadies Multipoint 50 Ltr 3kW Water Heater. Coffee Machine Water Boiler 15mm water supply to coffee machine with 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 bar. Ref: Drammaster BAC ciw low level float, stock code 101GR, by Pump Technology. Note: Standard water meter to be installed. Unless otherwise stated internal flush faced doors to comply with BS476, BSEN 1634, to have a laminate finish, ref: U2616 RM PEARL GREY, to both faces with HVL timber edging, complete with ironmongery, 15 pairs 100mm butt hinges, lever furniture, locks, catches, door stops and kick plates to each face, nameplates and door notices. Frames painted Colour: Light Grey RAL 7035.

Supply and fit new sanitary ware, white vitreous glazed china close coupled WC with 6lt cistern with fluidmaster fill valve and cable dual, top operated with white seat, with to be a wall hung compact whb with a pair of chrome taps, chain and plug, and connect up to all required services. Include for 150 x 150mm White ceramic tiled splash back with Beech framed 450 x 450mm mirror over.

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

TOILET PARTITION WALLS
TO BE INSULATED WITH ROCKWOOL SOUND SLAB, 100MM THICK.

SHOPFITTER TO INSTALL FULL WIDTH SHELF OVER TOILET CISTERN

ARISTON 10L STORAGE HEATER ABOVE WHB. ALLOW FOR PUMP TO WHB.

LINE DENOTES CHANGE TO FLOORING FINISH

SHOPFITTER TO ALLOW FOR A VENTILATION GAP BEHIND THE OAK UNIT (ONLY ABOVE THE OAK OVEN), AS DETAILED IN GREGGS SHOPFITTING CONTRACT GUIDE.

NEW DROP BULKHEAD AT 3160mm FFL TO BE CLAD IN GREY WALLBOARD

1No 55" DIGITAL SCREEN

PASSOVER UNIT TO MATCH TILL ADJACENT BY SHOPFITTER WITH TIMBER WALL BOARD FRONT

LOW LEVEL WALL CLAD IN TIMBER WITH DECORATIVE SCREENS. REFER TO DETAILED DRAWING

2No 55" DIGITAL SCREEN

NEW ELECTRIC CUPBOARD DOORS TO BE FINISHED IN GREY

AREA FOR BIFFA BINS

EXTERNAL CAGE STORE

EXISTING 65MM X 65MM GULLY BY DEVELOPER. EXACT LOCATION TBC ON SITE

NEW WATER BOILER AT HIGH LEVEL ABOVE CLEANERS SINK

SINKS CONNECTED TO THE EXTERNAL GREASE TRAP

ALLOW FOR HIGH LEVEL STAINLESS STEEL SHELF TO BE FIXED TO BRACKETS ABOVE SINK

HEADSET CABINET

FREEZER ROOM FITTED WITH A SLIDING DOOR

ARISTON 10L STORAGE HEATER ABOVE WHB. ALLOW FOR PUMP TO WHB.

WALK-IN FREEZER

CLAD EXPOSED OPEN CANOPY IN WHITE WALLBOARD.

LINE DENOTES CHANGE TO FLOORING FINISH

QUAIL DIGITAL CAR TRACKING BOX

32" TOUCH SCREEN TO BE INSTALLED AT HEAD HEIGHT BESPOKE INFILL UNIT, DIMENSION TO BE CONFIRMED ON SITE PRIOR TO MANUFACTURE OF UNIT

STAINLESS STEEL SHELVING UNDERNEATH WORKTOP

2NO QUAIL SCREENS

NEW CROSS BULKHEAD @ 2150MM F.F.L TO BE CLAD IN OAK RM WALLBOARD WITH OAK CAPPING TO UNDERSIDE.

CCTV SCREEN

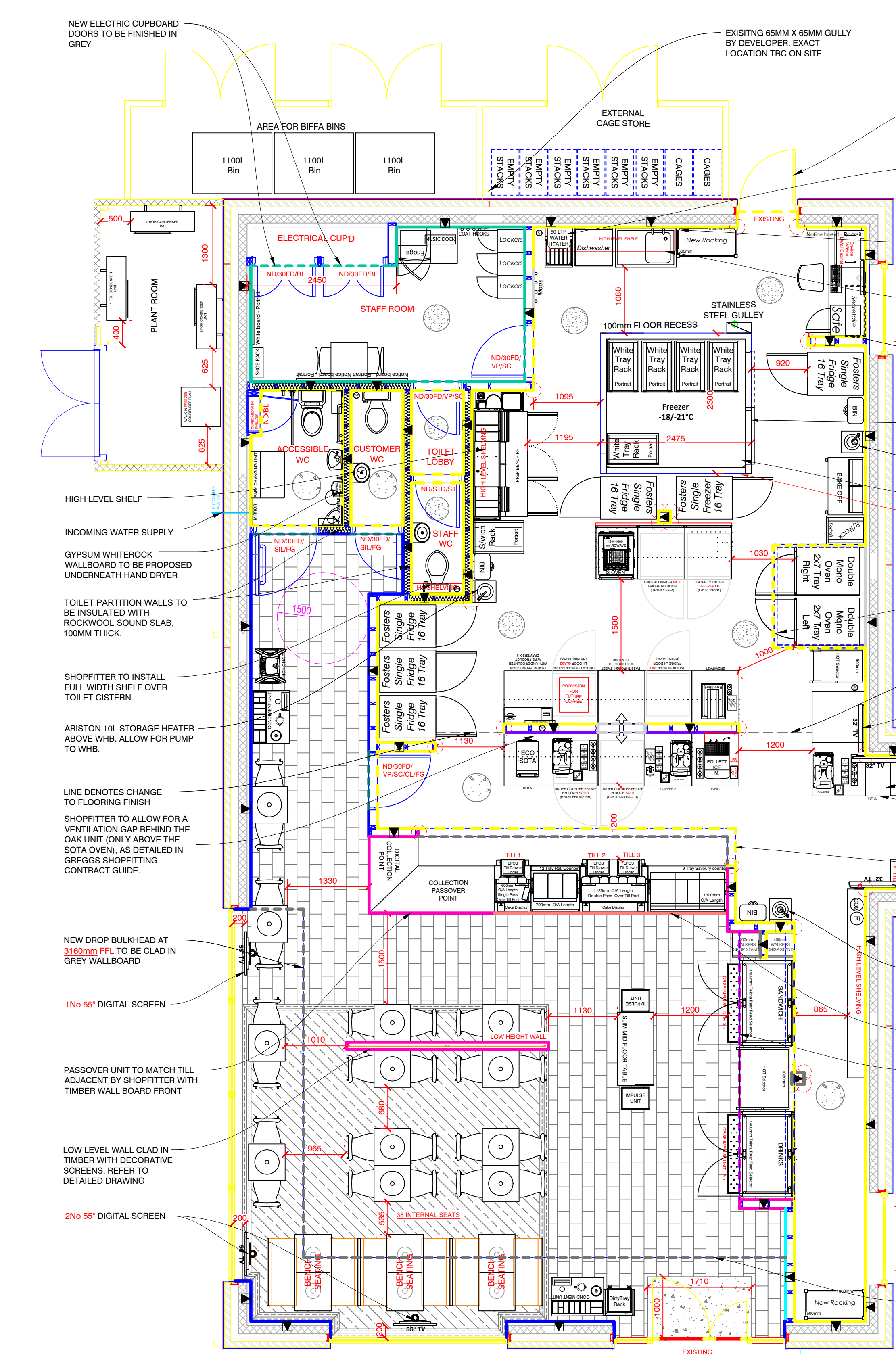
ARISTON 10L STORAGE HEATER ABOVE WHB. ALLOW FOR PUMP TO WHB.

NEW TILED GREY GRAPHIC FRONT TO COUNTER RUN. BY NOVOGRAF

SELF SELECTOR BULKHEAD CLAD IN TIMBER WALLBOARD @2250MM FFL HEIGHT TO SUIT TEKNA SELECTORS

NEW ENTRANCE DROP BULKHEAD @ 3160MM FFL

GREGGS PRIORITY GRAPHIC



WALL FINISHES SCHEDULE	
LEGEND	DESCRIPTION
---	DASHED LINES INDICATE HIGH LEVEL FINISHES.
---	WALLS FINISHED IN FREE ISSUE WHITE WALLBOARDS REF: 3009557, 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: 30150 FINISHED BLACK BOH GRANITE.
---	WALLS AND BULKHEADS FINISHED WITH GREY WALL BOARDS REF: UN01 RM, 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: 30150 FINISHED BLACK.
---	DOORS FINISHED IN 15mm U2616 RM PEARL GREY WALLBOARD, SIZE: 2800mm x 992mm x 15mm. BY GEAVES, TEL: 01245 329922 NICK@GEAVES.COM.
---	WALLS FINISHED WITH TIMBER WALLBOARDS, BISCUIT JOINTED, SIZE: 2800mm x 992mm x 15mm. REF: H5403 WL BY GEAVES TEL: 01245 329922 NICK@GEAVES.COM. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF: 30150 FINISHED BLACK. ALLOW FOR MATCHING TIMBER BEADING EDGING STRIPS.
---	INSTALL FREE ISSUE 15mm MFC STANDARD WALLBOARD FACED WITH STAINLESS STEEL, ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF: 30150 FINISHED BLACK FOH BOH GRANITE.
---	COUNTER RUN FRONTS FINISHED IN LIGHT GREY TILE GRAPHIC FINISHED SUPPLIED BY NOVOGRAF. TEL: (01355) 900100 MARGARET NELSON M.NELSON@NOVOGRAF.CO.UK
---	BACK BAR WALL NEW BLUE TILE GRAPHIC FINISHED SUPPLIED BY NOVOGRAF. TEL: (01355) 900100 MARGARET NELSON M.NELSON@NOVOGRAF.CO.UK
---	BELOW COUNTER LEVEL 15mm MFC STANDARD WALLBOARD FACED WITH STAINLESS STEEL, ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF: 30150 FINISHED BLACK BOH GRANITE.
---	ABOVE DADO RAIL, FINISHED WITH GREY WALL BOARDS REF: UN01 RM, SIZE: 2800mm x 992mm x 15mm, BY GEAVES, TEL: 01245 329922 NICK@GEAVES.COM. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 7016. DADO RAIL 25mm x 50mm GREY WALL BOARDS REF: H5403 WL BY GEAVES, SIZE: 2800mm x 992mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED TO MATCH. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF: 30150 FINISHED BLACK. DADO RAIL TO BE 23MM X 50MM FLAT WALLBOARD WITH LAMINATED FINISHED H5403 WL BY GEAVES LIPPED AROUND ALL SEEN EDGES.
---	ABOVE DADO RAIL, FINISHED WITH U2616 WOODLINE V GROOVE BLACK CORE WALL BOARD 100MM VERTICAL PLANKS & 15MM HORIZONTAL 100MM PLANK ON TOP AND BOTTOM LIPPED ALL SEEN EDGES. SIZE: 2800mm x 992mm x 15mm. BY GEAVES, TEL: 01245 329922 NICK@GEAVES.COM. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 7035. DADO RAIL 25mm x 50mm GREY WALL BOARDS REF: H5403 WL BY GEAVES, SIZE: 2800mm x 992mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED TO MATCH. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF: 30150 FINISHED BLACK. DADO RAIL TO BE 23MM X 50MM FLAT WALLBOARD WITH LAMINATED FINISHED H5403 WL BY GEAVES LIPPED AROUND ALL SEEN EDGES.
---	ABOVE DADO RAIL, FINISHED WITH U2616 WOODLINE V GROOVE BLACK CORE WALL BOARD 100MM VERTICAL PLANKS & 15MM HORIZONTAL 100MM PLANK ON TOP AND BOTTOM LIPPED ALL SEEN EDGES. SIZE: 2800mm x 992mm x 15mm. BY GEAVES, TEL: 01245 329922 NICK@GEAVES.COM. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED RAL 7016. DADO RAIL 25mm x 50mm GREY WALL BOARDS REF: H5403 WL BY GEAVES, SIZE: 2800mm x 992mm x 15mm. SHOPFITTER TO SUPPLY AND INSTALL CORNER, J AND H TRIMS FINISHED TO MATCH. ALLOW FOR 150mm GRADUS SIT-ON PVC COVE SKIRTING, REF: 30150 FINISHED BLACK. DADO RAIL TO BE 23MM X 50MM FLAT WALLBOARD WITH LAMINATED FINISHED H5403 WL BY GEAVES LIPPED AROUND ALL SEEN EDGES.
---	STAFFROOM ONLY - WALLBOARDS: SUPPLIED BY GEAVES PC17 LIGHT GREEN, WITH MATCHING H&J TRIMS \ EXTERNAL CORNERS, WHERE PLASTERBOARD FINISHED, DECORATE WITH PAINT TO MATCH PC17.

NEW STYLE STAFFROOM REQUIREMENTS
-Wallboards: supplied by Geaves PC17 Light Green, with matching H&J trims \ External Corners.
-Lighting: 600 x 600 LED Panel & Driver will be supplied by Gamma Illumination and by Bannister.
-Power Sockets: charger points with Type C port on cookers - Green Front supplied by Bannisters.
-Notice Boards - Green Felt supplied by Bannisters.
-Coat Hooks & Full-Length Tall Mirror
-Music Dock
-Overdoor Shoe Rack
-Wall Storage Unit 600mm wide, Microwave & Undercounter Staff Fridge
-Furniture - Steel frame folding chair with green fabric seat x2 from Bannisters & Large square green (x1 off) via Bannisters. Staff room tables supplied from Bannisters as 800 x 600mm.
-Whiteboard now located outside of staffroom.

SOFT STARD CONTRACTOR BOX:
IN SHOPS WHERE THE INCOMING SUPPLY IS NO GREATER THAN 60WVA AND ANY OF THE BELOW EQUIPMENT IS PROPOSED OR HAS BEEN IDENTIFIED AS FUTURE PROVISION, THE THE SOFT STARD CONTRACTOR BOX IS TO BE INSTALLED:
-ADDITIONAL OVENS, ABOVE THE STANDARD
2NO 1 TRAY OVENS
-ADDITIONAL OAK OVEN

WATER METER
WATER METER TO BE INSTALLED BY CONTRACTOR

WATER HEATERS
WATER TEMPERATURES ARE PRESET ON WATER HEATERS..

REV	DESCRIPTION	DATE	NAME
C	NOTE ADDED FOR WATER METER & HEATERS	14.01.25	GP
B	UPDATES TO PLANT ROOM AND BIN STORE ADDED	05.12.24	GP
A	ADDITIONAL CONDENSER TRAP REMOVED	26.11.24	JM



GREGGS Plc (SOUTH EAST)
7 MILLMARSH LANE
ENFIELD
MIDDLESEX
EN3 7XJ
Tel: (0208) 805 3314

Shop S Number & Name
S5988 HIGHBRIDGE UB OAKTREE DRIVE THRU

Title
PROPOSED GA PLAN

Site Address
GEORGE & DRAGON REDEVELOPMENT
BATH ROAD,
READING,
RG30 2HA

Gross Building Area
167 Sq m

Gross Sales Area
60 Sq m

Drawing No.
RSTH/S6349/08

Rev.
C

Date 14.01.25

Scale 1:50 @ A1

Drawn by
ES

Scale Bar
0 500 1000 1500 2000 2500mm

Issued
30.07.24

SCALE 1:50

- ACCESS PANEL GUIDELINES:**
- * ACCESS PANELS SHOULD BE 300mm x 300mm MADE FROM GYPROC PROFILED PLASTIC. INCLUDING METAL LOCK
 - * ACCESS PANEL TO BE 300mm FROM FFL
 - * WHERE ACCESS PANELS ARE USED IN FOH AREAS, IT IS TO BE FINISHED TO MATCH GREY, RAL 7016 WALL FINISHES.
 - * WHERE ACCESS PANELS ARE USED IN BOH AREAS, IT IS TO BE FINISHED TO MATCH WHITE WALLBOARD.
 - * ACCESS PANEL TO BE APPLIED IN PEST PROOF AREAS & LARGE VOID AREAS
 - * ACCESS PANELS SHOULD BE USED TO ACCESS STOP TAPS
 - * ACCESS PANELS SHOULD BE USED TO ACCESS SERVICE AREAS
 - * ACCESS PANELS SHOULD BE USED BEHIND SELF SELECTORS
 - * ACCESS PANELS SHOULD BE USED BEHIND FRIDGES/ FREEZERS
 - * ACCESS PANELS SHOULD BE INTRODUCED EVERY 3 METERS AROUND PERIMETER OF UNIT

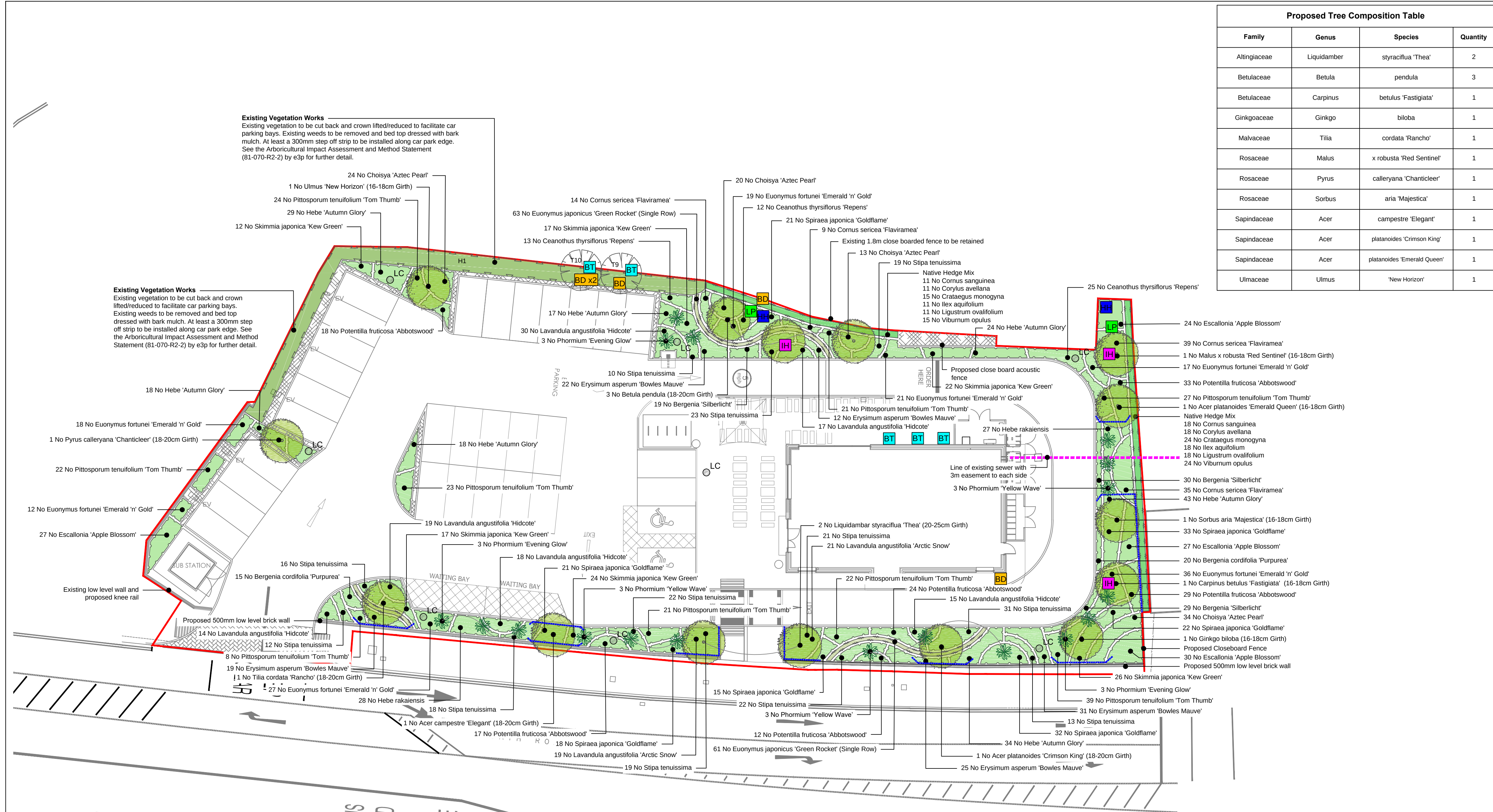
PROPOSED GA (1:50)

XCLUDER LOW PROFILE PEST CONTROL DOOR SWEEP
DESIGNED TO STOP PESTS ENTERING UNDERNEATH
THE ACCESS GATE



DOOR LEGEND	
New Fire Door:	ND30FDVP/ISC
New Standard door:	ND1STD/VP/SC
New Standard toilet door:	ND1STD/ISIL
New Electrical door on the sales floor:	ND30FD/BL
New Electrical door on the BOH:	ND30FD/BL
Existing door:	ND1STD/BL
ND = New Door	
FD = Fire Door	
VP = PWD Vision Panel 325 CUT OUT	
SC = Self Closer	
STD = Standard Door	
SIL = Sliding Indicator Lock	
BL = Budget Lock	
CL = Combination Lock	
FG = Free Issue Finger Guards (front & back)	

DO NOT RESCALE THIS DRAWING



Proposed Tree Composition Table			
Family	Genus	Species	Quantity
Altingiaceae	Liquidambar	styraciflua 'Thea'	2
Betulaceae	Betula	pendula	3
Betulaceae	Carpinus	betulus 'Fastigiata'	1
Ginkgoaceae	Ginkgo	biloba	1
Malvaceae	Tilia	cordata 'Rancho'	1
Rosaceae	Malus	x robusta 'Red Sentinel'	1
Rosaceae	Pyrus	calleryana 'Chanticleer'	1
Rosaceae	Sorbus	aria 'Majestica'	1
Sapindaceae	Acer	campestre 'Elegant'	1
Sapindaceae	Acer	platanoides 'Crimson King'	1
Sapindaceae	Acer	platanoides 'Emerald Queen'	1
Ulmaceae	Ulmus	'New Horizon'	1

Detailed Planting Schedule						
Grass						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Stipa tenuissima				C	3L	0.450
						226
Hedge						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Euonymus japonicus 'Green Rocket'	20-25cm			C	3L	0.250
						124
Herbaceous						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Bergenia cordifolia 'Purpurea'	20-30cm			C	2L	0.400
Bergenia 'Silberlicht'	20-30cm			C	2L	0.400
Erysimum asperum 'Bowles Mauve'	30-40cm			C	3L	0.450
						109
						222
Native Hedge Mix						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Cornus sanguinea	60-80cm			BR		0.450
Corylus avellana	60-80cm			BR		0.450
Crataegus monogyna	60-80cm			BR		0.450
Ilex aquifolium	60-80cm			C	2L	0.450
Ligustrum ovalifolium	60-80cm			BR		0.450
Viburnum opulus	60-80cm			BR		0.450
						194
Shrub						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Ceanothus thyrsiflorus 'Repens'	40-60cm			C	3L	0.500
Choisya 'Aztec Pearl'	40-60cm			C	3L	0.500
Cornus sericea 'Flaviramea'	40-60cm			C	3L	0.500
Escallonia 'Apple Blossom'	40-50cm			C	3L	0.500
Euonymus fortunei 'Emerald 'n' Gold'	30-40cm			C	3L	0.450
Hebe 'Autumn Glory'	30-40cm			C	3L	0.450
Hebe rakaensis	30-40cm			C	3L	0.450
Lavandula angustifolia 'Arctic Snow'	20-30cm			C	3L	0.450
Lavandula angustifolia 'Hidcote'	20-30cm			C	3L	0.450
Phormium 'Yellow Wave'	60-80cm			C	10L	
Phormium 'Evening Glow'	60-80cm			C	10L	
Pittosporum tenuifolium 'Tom Thumb'	20-30cm			C	3L	0.450
Potentilla fruticosa 'Abbotswood'	30-40cm			C	3L	0.450
Skimmia japonica 'Kew Green'	30-40cm			C	3L	0.450
Spiraea japonica 'Goldflame'	30-40cm			C	3L	0.450
						1525
Tree						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Acer campestre 'Elegant'	400-450cm	18-20cm	Min 200cm	RB		
Acer platanoides 'Crimson King'	400-450cm	18-20cm	Min 200cm	RB		
Acer platanoides 'Emerald Queen'	400-450cm	16-18cm	Min 150cm	RB		
Betula pendula	400-450cm	18-20cm	Min 150cm	RB		
Carpinus betulus 'Fastigiata'	400-450cm	16-18cm	Min 150cm	RB		
Ginkgo biloba	400-450cm	16-18cm	Min 200cm	RB		
Liquidambar styraciflua 'Thea'	500-550cm	20-25cm	Min 200cm	RB		
Malus x robusta 'Red Sentinel'	400-450cm	16-18cm	Min 150cm	RB		
Pyrus calleryana 'Chanticleer'	400-450cm	18-20cm	Min 200cm	RB		
Sorbus aria 'Majestica'	400-450cm	16-18cm	Min 150cm	RB		
Tilia cordata 'Rancho'	400-450cm	18-20cm	Min 200cm	RB		
Ulmus 'New Horizon'	400-450cm	16-18cm	Min 200cm	RB		
						2306

DETAILED PLANTING PLAN SCALE: 1 : 200 @ A1

LEGEND

- Site boundary
- Existing tree to be retained. Refer to Arboricultural Impact Assessment and Method Statement (81-070-R2-2) by e3p for further detail
- Existing vegetation to be retained
- Proposed tree planting in soft landscape
- Proposed native hedge planting
- Proposed ornamental hedge planting
- Proposed ornamental planting
- Proposed bark mulch
- Proposed proprietary root barrier (Indicative locations)
- Proposed lighting column (Refer to External Lighting Plan by Concept MEP - 020-09-E-01)
- Habitat Features**
Habitat features as specified by project Ecologist. Final location to be determined on site by Project Ecologist.
 - Proposed Bat Box
Beaumaris Wood Stone Bat Boxes to onto sides of building and existing trees set 4m above ground, away from light sources, leave clear flight path in, sheltered from strong winds.
 - Proposed Bird Box
Approved RSPB Boxes - Apex Wooden 32mm, 25mm house and Swift box to wall. To be set 4-5m up with clear flight path.
 - Proposed Insect Hotel
Insect and Dredrop Bee Biomes set on existing and new trees, located near proposed log piles.
 - Proposed Log Pile
Log piles made with various sized logs, use a mixture of hard/softwoods. Include leaf litter in centre.
 - Proposed Hedgehog House
Ark Wildlife Hedgehog Retreats, set near proposed log piles.

NOTES:

1.0 DRAWING INFORMATION

- Drawing based on drawing Proposed Site Plan - Gregg's Drive Thru (2136-23W) by John Dixon & Associates Ltd. March inclusive). If scheme is to be installed outside of this season, all Bare-root (BR) and Rootballed (RB) stock to be uplited to container grown plants.
- Drawing to be read in conjunction with the following Ground Control Professional Services drawings and documents:
 - J230907-GCPS-XX-XX-T-L-0601 - Soft Landscape Management & Maintenance Plan
- All dimensions are in meters unless otherwise stated.
- Hard landscape works specified by others.
- Planting has been specified based on installation during the planting season (November to March inclusive). If scheme is to be installed outside of this season, all Bare-root (BR) and Rootballed (RB) stock to be uplited to container grown plants.

2.0 SITE PREPARATION

2.1 EXCAVATION

The following areas are to be excavated to the following depths prior to top-soiling :

- Shrub and hedge planting - 450mm depth
- Trees - Tree pit should be no deeper than the existing root ball or container depth and should have a diameter of at least 75mm greater than that of the root system in accordance with the BS 8545:2014.

2.2 TOPSOIL

- All excavated areas to be backfilled with either site won topsoil or imported topsoil.
- Imported topsoil to meet BS3882:2015 'Multipurpose' classification standards.
- Site Won topsoil to be tested in accordance with BS 3882:2015 Annex E for suitability for intended use.
- Shrub planting areas are to be graded to be approximately 50mm below any adjacent surfaces prior to planting and mulching. Remaining landscape areas to be graded flush with existing/finished levels.
- All topsoiled areas to be clear of rocks and rubble larger than Ø50mm and any other debris that may interfere with the establishment of plants.

3.0 PLANTING

3.1 GENERAL

- All proposed species shall be true to type and supplied in accordance with HTA 'National Plant Specification'.
- All planting to be handled, stored, transported and planting in accordance with HTA 'Handling and establishing landscape plants' guidance.
- All planting to be watered thoroughly (field capacity) prior to planting.

3.2 ORNAMENTAL SHRUB & HERBACEOUS PLANTING

- Topsoil to all shrub planting areas to be improved with 50mm depth composted green waste to BS1 PAS 100 (2005).
- Planting beds to be cultivated to 300mm depth incorporating composted soil improver (detailed above) and slow release fertilizer to manufacturers recommended rates.
- All planting to be planted at scheduled densities and in accordance with the layout shown.
- Where a range of container sizes is provided for the shrub and tree species, the larger container size to prevail if available.
- Where multiple species are allocated to a single planting area, these are to be set out in a random matrix.

3.4 HEDGE PLANTING

- All bare root plants to be planted during the planting season (Nov-March).
- Native hedging plantings to be notch planted at scheduled density of 5/linear m.
- Native hedging to be set out in double staggered parallel rows 450mm apart. Group species in groups of 5, 7 and 9 to ensure an even distribution of species along the specified hedge.
- All native hedging plants to be protected with 600mm height Ø50mm spiral (clear) and cane, except evergreen plants which are to be protected with proprietary shrub Ø160mm shelter 600mm height, and stake.
- Euonymus hedge to be set out in single row at 250mm centres.

3.5 TREE PLANTING IN SOFT LANDSCAPE AREAS

- Proposed tree positions as shown on plan are to take precedence over any proposed service routes across the scheme with any additional services designed to avoid conflict with proposed trees. Any conflicts to be raised and agreed with Landscape Architect prior to proceeding.
- At time of planting compost and slow release fertilizer to be incorporated into backfill material at manufacturers recommended rates.
- All standard trees to be double staked with cross bar and tied, using 1.65m long, Ø75mm rounded tree stakes, 75mm brace, rubber tie and spacer block. Stakes not to extend more than 300mm above ground level.
- Proprietary root barrier to be installed to depth of build-up/in line with suppliers recommendations. Root barrier to be Green-Tech Terram Root Guard or similar. Locations indicated on plan, but root barrier to be used wherever proposed or existing services are in close proximity.
- All trees to be installed with proprietary irrigation ring at time of planting, Greentech Mona Relief Tree Irrigation ring or similar. Cap for ring to sit 50mm above top of finished mulch layer.

4.0 MULCH

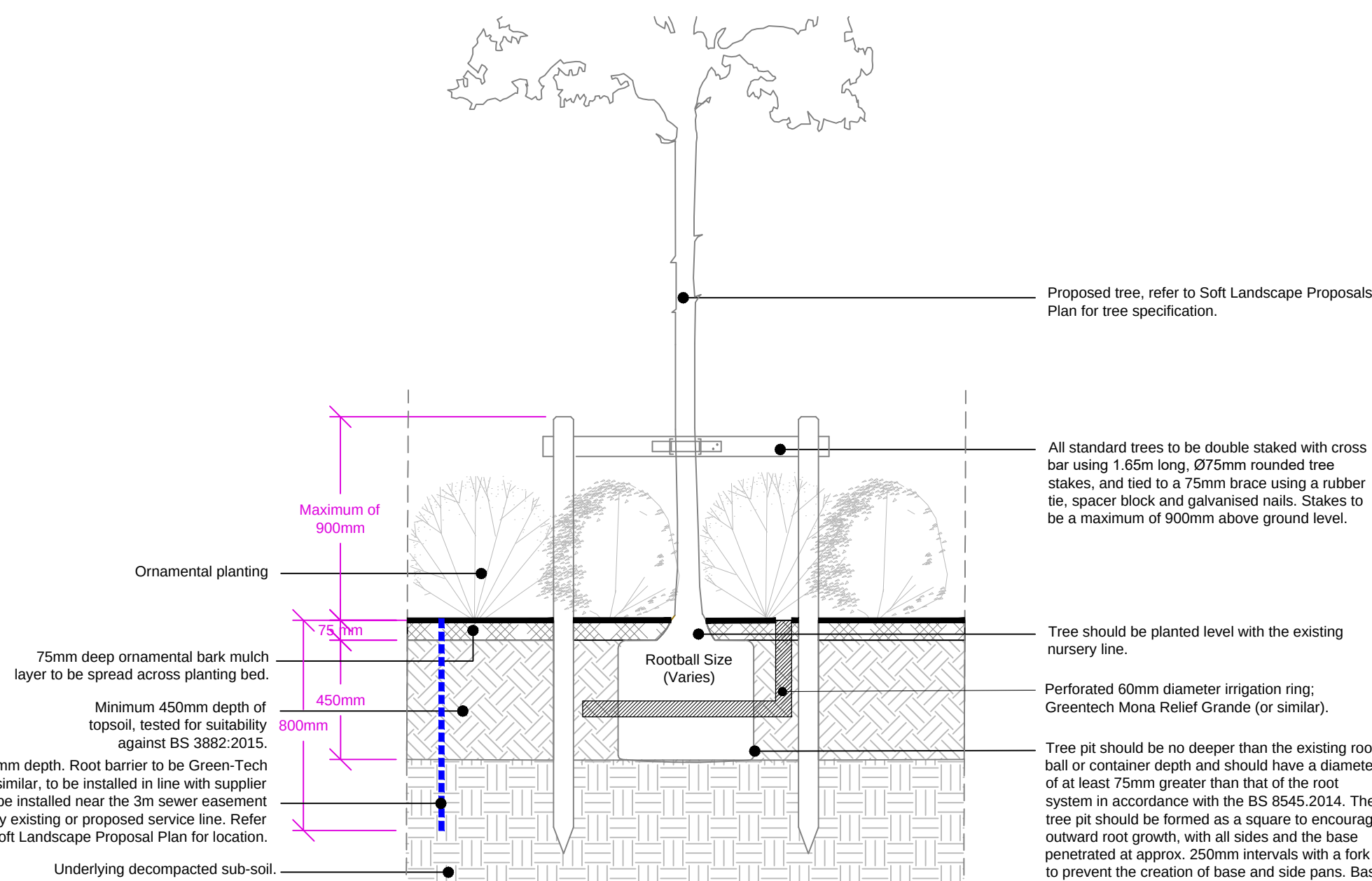
- All tree and shrub areas to be mulched over. Mulch to be medium grade bark mulch laid to depth of 75mm.
- Car parking bays to have 300mm wide bark mulch step out strip as indicated on the plan to a depth of 75mm.

5.0 EXISTING RETAINED VEGETATION WORKS

- Refer to specific notes on drawing for all refresh works.

6.0 IMPLEMENTATION PROGRAMME

- Soft landscape planting works are to be carried out towards the end of the external works programme for the overall scheme development.
- The optimum time to undertake planting works is within the 'planting season' approximately November - March when plants are dormant and bare root/ root balled stock is available.
- If the external works programme falls outside of the planting season all planting works are to be carried out at the earliest opportunity during the next planting season, unless at the clients request appropriate planting and maintenance operations are in place to accommodate planting out of season.



TYPICAL TREE PIT IN SOFT LANDSCAPE DETAIL SCALE: 1 : 20 @ A1

P05	Updated to suit latest site plan	21/02/2024	CC	CC
P04	Updated to suit LPA comments and latest site plan	22/11/2023	DG	CC
P03	Updated to add lighting columns	27/09/2023	SS	CC
P02	Updated to suit latest site layout	19/09/2023	SS	CC
P01	1st issue	22/08/2023	SS	CC
Rev	Changes	Date	DR by	AP by

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Client

Greene King

Project (Address)

PROPOSED GREGGS DRIVE THRU
THE GEORGE AND DRAGON, 162 BATH ROAD, READING

Drawing title

DETAILED PLANTING PLAN

Drawing No.	J230907-GCPS-ZZ-ZZ-D-L-0201	WBSA Stage	3	-	P05
GC Project ID	J230907	Issue status	PLANNING		
Scale(s)	Varies @ A1	1st Issue Date	22/08/2023	Drawn by	SS
				Checked by	CC
Notes:					
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.					
2. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.					
3. All discrepancies, errors or omissions are to be reported for clarification before proceeding.					