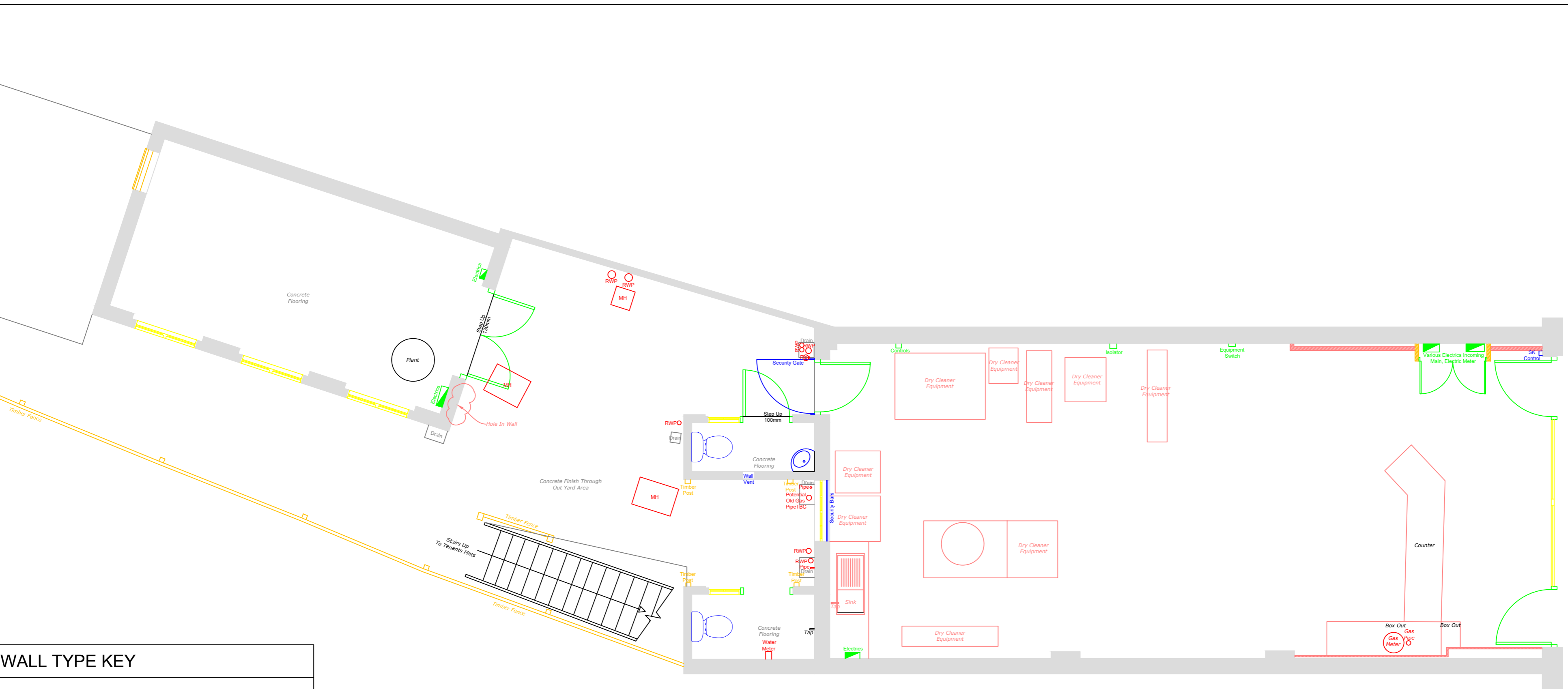


- GENERAL NOTES**
- ALL WORKS WITHIN THIS DOCUMENT TO BE INSTALLED/CARRIED OUT IN COMPLIANCE WITH THE LATEST BUILDING REGULATIONS AND BRITISH STANDARDS.
 - CONTRACTOR MUST CHECK AND VERIFY ALL ON SITE DIMENSIONS PRIOR TO MANUFACTURE/INSTALLATION AND MUST REPORT ANY DISCREPANCIES BACK TO RETAIL DESIGN SOLUTIONS FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S EXPENSE.
 - ANY CONSTRUCTION/MANUFACTURE DRAWINGS IN THIS DOCUMENT ARE INDICATIVE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THEY ARE FIT FOR PURPOSE, AND TO MAKE AMENDMENTS WHERE NECESSARY PRIOR TO INSTALLATION.
 - THE CONTENTS OF THIS DOCUMENT ARE THE PROPERTY OF RETAIL DESIGN SOLUTIONS LTD AND MUST NOT BE COPIED OR DISTRIBUTED IN WHOLE OR PART WITHOUT FORMAL CONSENT.

TERMINOLOGY KEY

PC Principal Contractor
 SAC Security & Alarm Contractor

REV	DATE	NOTES
-	26/01/2021	DESIGN PACK PRODUCED



WALL TYPE KEY

STRUCTURAL	
PARTITION	

EXISTING EQUIPMENT KEY

	EXISTING ELECTRICS
	FIRE ALARM PANEL
	FIRE EXTINGUISHER CARBON DIOXIDE
	FIRE EXTINGUISHER WATER
	RAIN WATER PIPE
	MAN HOLE
	SHUTTER KEY

EXISTING GENERAL ARRANGEMENT NOTES

- Shop Front**
- Timber stepped threshold on shop front entrance does not meet DDA regulations
- Flooring**
- Uneven flooring throughout unit, needs addressing
 - Concrete flooring throughout unit with wood vinyl and carpet laid on top
- Walls**
- Over board cladding to be stripped back to structural walls
 - Rear left hand wall of the unit has signs of water damage
 - Rear right hand wall next to rear door has low level damage, needs addressing
- Rear Window**
- Rear window has damage, needs addressing
 - Signs of water damage
 - Damage from installation of security bars
 - Missing window panes
- Back Door**
- Back door needs to be replaced due to not being secure

- Equipment**
- Gas meter located in store
 - Gas meter is located in box out around counter
 - Appointed contractor required to ensure gas meter is suitable for Pizza Hut requirements
 - Potential additional gas pipes in box out, TBC
 - Main electrics needs to be checked by appointed electrical contractor to confirm if the electrics are suitable for Pizza Hut requirements
 - Water meter is located outside the unit in out building
- Rear Yard**
- Rear yard is in urgent need of repair
 - Two out buildings have major damp issues and are in disrepair
 - Canopy area is in major disrepair
 - Canopy roof is falling down and being held up by timber posts
 - Potential old gas pipe located in canopy area TBC
 - Rubbish located in canopy area
 - Left hand out building needs attention, ceiling is falling down, damp, piles of rubbish. In addition the water meter is located in out building which is leaking
 - Rear yard is shared with above flats and not secure due to access required for tenants.
 - Confirmation required for ownership of rear unit
 - Rear yard flooring is uneven and falling towards rear door

AREA SCHEDULE

AREA	Sqm	Sqft
Total	66.4	714.6
Total Sales	59.0	635.0
Total BOH, of which:	7.4	79.6
- Toilets	3.7	39.8
- Covered Canopy	3.7	39.8

EXISTING DOOR SCHEDULE

Door Ref	Location	W x H x D	Window Panel	Wall Thickness	Fire Rating	Door Furniture
DG01	Main Entrance	900x2135x95	N/A	95mm	N/A	Handle
DG02	Main Entrance	920x2135x95	N/A	95mm	N/A	Handle, Letter Box
DG03	Electric Cupboard	1070x1830x60	N/A	60mm	N/A	Handle
DG04	Rear Door	810x2125x100	N/A	100mm	N/A	Dead Locks
DG05	WC	760x1995x100	N/A	100mm	N/A	N/A
DG06	WC	N/A	N/A	N/A	N/A	N/A
DG07	Shed	1405x2050x105	Yes	105mm	N/A	Lock

PROJECT: SIDCUP

ADDRESS: 131 STATION ROAD, SIDCUP, KENT, DA15 7AA

EXISTING GROUND FLOOR GENERAL ARRANGEMENT

DATE: 03/08/2021
 SCALE: 1:50@A2
 DRAWN BY: rds

Retail Design Solutions (Consultancy) Ltd
 The Mill Store, Foundry Lane
 Earls Colne, Essex, CO8 2SB
 Tel: 01787 224878