

Area F - cold store area

Remove existing cold store. Dispose off site. Take up existing vinyl floor finish to expose flooring under. Take up new boarding to expose structure under. Cut new staircase opening. Install new 200 x 50 C24 treated floor joists at 400mm c/c. Trim floor to suit new staircase fittings. Lay new hardwood floorboards to new joists. Reuse existing floorboards, depending upon type and condition.

Erect new timber partitions to new toilet layout shown. Line with plasterboard both sides with insulation between studs.

New timber skirtings

Install new timber staircase flight up from intermediate landing. New square edge timber balusters with mop stick handrail.

Strip paint from existing gable door and frame. Undertake timber repairs to door, frame and panelling. Replace putties to glazed panels.

Fit handrail internally across door opening in gable wall with timber balusters 25 x 25 plain edge timber at max 100mm centres.

Build up the intermediate landing of the rear staircase to same level as the restaurant dining room

Install new drainage pipework and waste pipes to service new sanitary fittings.

Drop soil pipe to connect with underground system in ground floor room below.

Install new extract ventilation to all toilet areas. Run flat duct wherever possible and connect with new external louvre in gable wall.

Lay new floor finishes consisting of vinyl sheet on 4mm hardboard off existing floor boarding reused.

Install sanitaryware to layout shown on plans.

Provide tile splashback to wash basins

Install mirrors to each cubicle, toilet roll holders and coat hooks.

Decorate all joinery with new gloss paint finish.

Decorate ceiling with two coats of emulsion paint.

Area G/H Dining Room

Carefully take up existing floor boards, de-nail and set aside for reuse. Investigate joists, determine extent of repair where floorboards currently bow underfoot.

Take up existing vinyl flooring to corridor. Take up and dispose of chipboard/linoleum flooring below to reveal existing floor boards. Inspect any existing floorboards and determine extent of repair. Lift boards and set aside for reuse. Relay boards and finish with floor wax.

Level existing floor with filllets to existing joists to give level floor surface. Lay 18mm plywood flooring and relay existing floorboards, allow 25% new boards. Sand boards and seal with floor wax.

Remove existing partitioning forming kitchen and bathroom, strip out all services and sanitary.

Strip existing woodchip wall paper from all walls. Allow for plastering repairs to walls, say 25% of wall area.

Install 2 no new tie rods through new first floor with decorative end plates to each elevation to match existing rod plates. Carefully remove existing tie rod, make good external stone

Carefully remove woodchip paper to central timber partition that is to be retained. Assess condition of existing plaster and latex. Repair as necessary.

Install new fire door and frame to existing opening to rear staircase.

Install new timber skirting boards

Decorate new lime plaster with lime wash, colour to be selected.

Decorate all joinery with new gloss paint finish.

Decorate ceiling with two coats of emulsion paint.

Area I/J Dining room

Carefully remove existing ceiling beam, no longer connected to external walls. Install new beam to engineers' detail. Encase beam with plasterboard, if steel and skim to achieve 30 min fire resistance

Carefully cut back existing timber partitions as shown. Make good reveals to leave cupboard with existing door and frame against external wall. Mark/identify outline on the floor where partitions have been altered to show former layout.

Form new blank end to create second cupboard in same portions as external wall cupboard. Construct new side wall to cupboard. Install new door and frame to match existing cupboard. Make good plasterwork to walls as necessary

Replace door to staircase enclosure with new FD60S door and frame.

Sweep chimney flue and close off flue, remove modern slate slab hearth.

Relay timber floorboards. Sand boards and finish with floor wax to manufacturers specification.

Screw closed the door to the under stair cupboard of the staircase to the second floor. Retain all ironmongery.

Retain existing door, frame and ironmongery. Seal door with bead of silicone set into frame rebate fix closed two screws into rebate.

Construct independent timber framework on staircase side and overboard with 2 layers of plasterboard. All to be removable at future date.

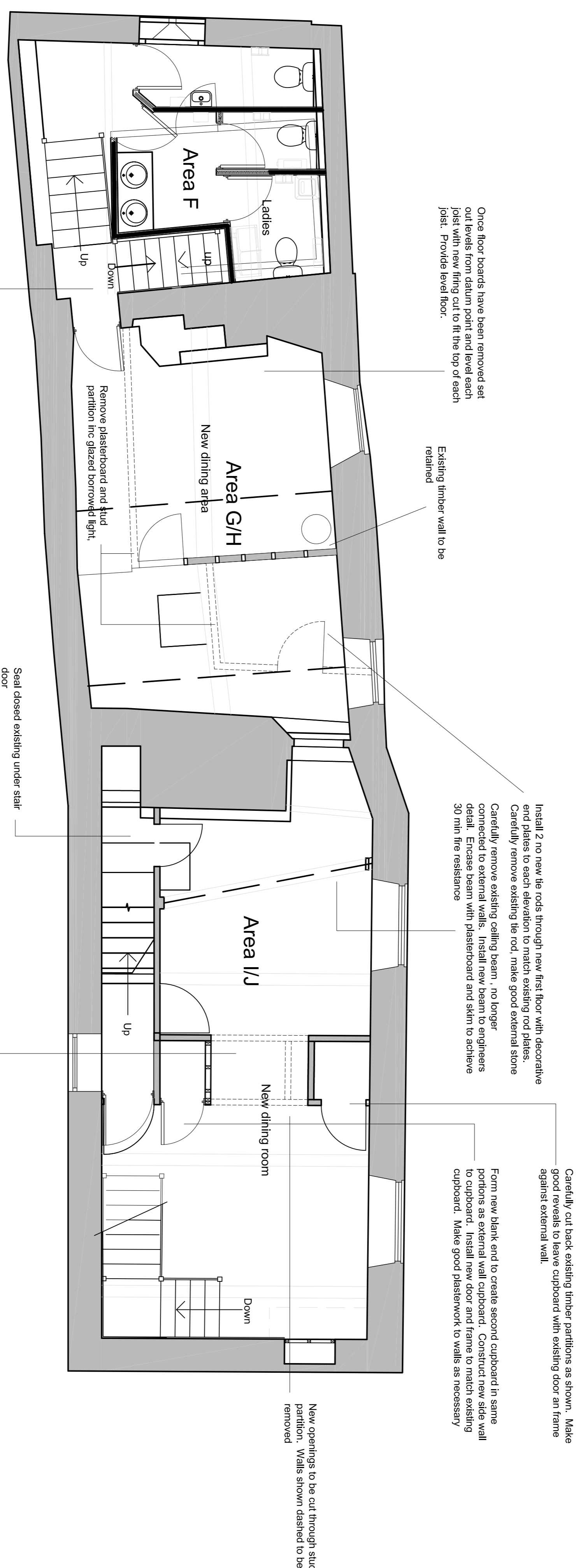
Repair plaster castings to existing ceiling beams.

Inspect lath and plaster ceiling. Check for any loose patches. Repair with new plaster to existing laths

Decorate all joinery with new gloss paint finish.

Decorate ceiling with two coats of emulsion paint.

Decorate walls with emulsion paint



- F Additional notation added to clarify work to existing timber wall, outline of partitions to be removed or altered identified in more detail, additional notes added for partition being altered in Area I/J
- E Staircase revised, partitioning retained and altered to form cupboard. Notation revised and updated
- D Toilet layout revised, additional notes added, staircase to ground floor reversed.
- C Additional notes added
- B Old cold room area converted to new ladies WC, new staircase to reveal and new stairs to ground floor. Floor finish to be raised and new staircase provided down to the ground floor bar.
- Nov 2016 First floor dining room changed to additional first floor kitchen. Staircase detail returned to existing layout. New balustrade to stair from grd fl, new door added to dining room
- Jun 2018
- Jan 2017

Drawn By	SS	Scale	1:50 at A1
Checked		Date	Sept 2016

Drawing
Proposed first floor plans

Project
North Arms
Woxton

Client
Woxton College

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