

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 louver 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 breathable clay 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/plyboard 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 fillers 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. Reuse existing end plates if possible.

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 laths. 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 breathable 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. Retain existing head plate to partition across width of new opening.

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 FD80S door and frame.

Sweep chimney flue and close off flue, remove modern slate slab hearth. Flues to be used for kitchen extract ducts.

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.

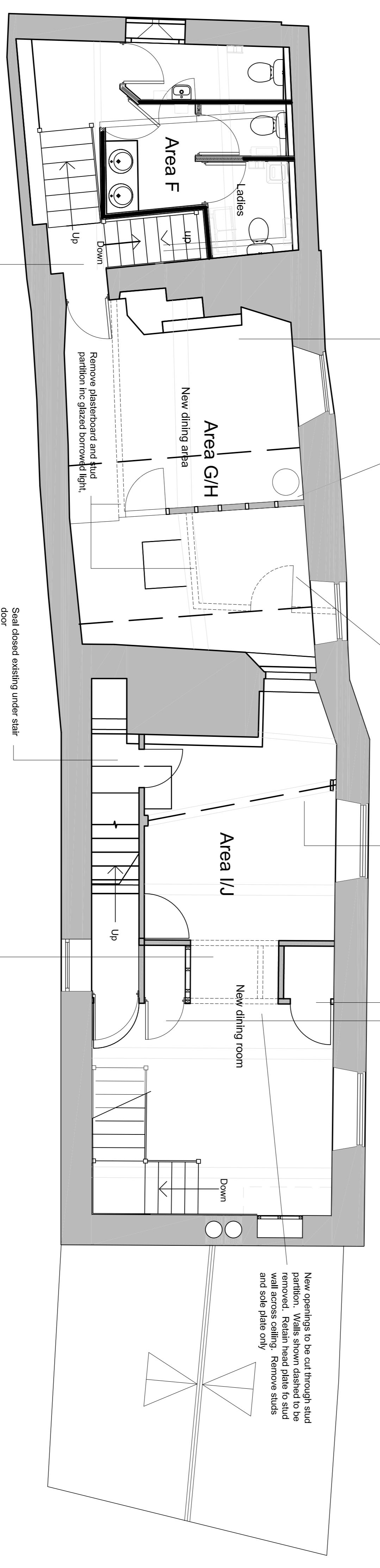
Repair plaster castings to existing ceiling beams.

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

Decorate all joinery with new breathable clay paint finish.

Decorate ceiling with two coats of emulsion paint.

Decorate existing walls with lime wash, subject to sample panel.



Once floor boards have been removed set out levels from datum point and level each joist with new furring cut to fit the top of each joist. Provide level floor.

Existing timber wall to be retained

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

Carefully cut back existing timber partitions as shown. Make good reveals to leave cupboard with existing door and frame against external wall

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

New openings to be cut through stud partition. Walls shown dashed to be removed. Retain head plate to stud wall across ceiling. Remove studs and side plate only

Outline where former partitions are to be altered for new layout to be identified with floorboards of a different colour to the main floor area

Install new staircase into extended stairwell. Cut and trim the floor to suit. Raise up the landing to same level as the restaurant dining room

Take up existing vinyl flooring to corridor. Take up and dispose of chipboard/plyboard 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

- G Notes adjusted to partitioning to be altered in area I/J. Sept 2019
- General revision and update to specification notes. Sept 2019
- 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. Jul 2019
- E Staircase revised, partitioning retained and altered to form cupboard. Notation revised and updated. Apr 2019
- D Toilet layout revised, additional notes added, staircase to ground floor reversed. Sept 2018
- C Additional notes added. Jun 2018
- B Old cold room area converted to new ladies WC, new staircase to reveal new stairs to ground floor. Floor structure to be revised and new staircase provided down to the ground floor bar. Jan 2017
- A First floor dining room changed to additional first floor kitchen. Staircase detail returned to existing layout. New balustrade to stair from grd flr, new door added to dining room. Nov 2016

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

Drawing
Proposed first floor plans

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North Arms
Wixton

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Wixton College

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2016-34/05G