

PAGE N°

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TITLE

Existing plans

SCALE

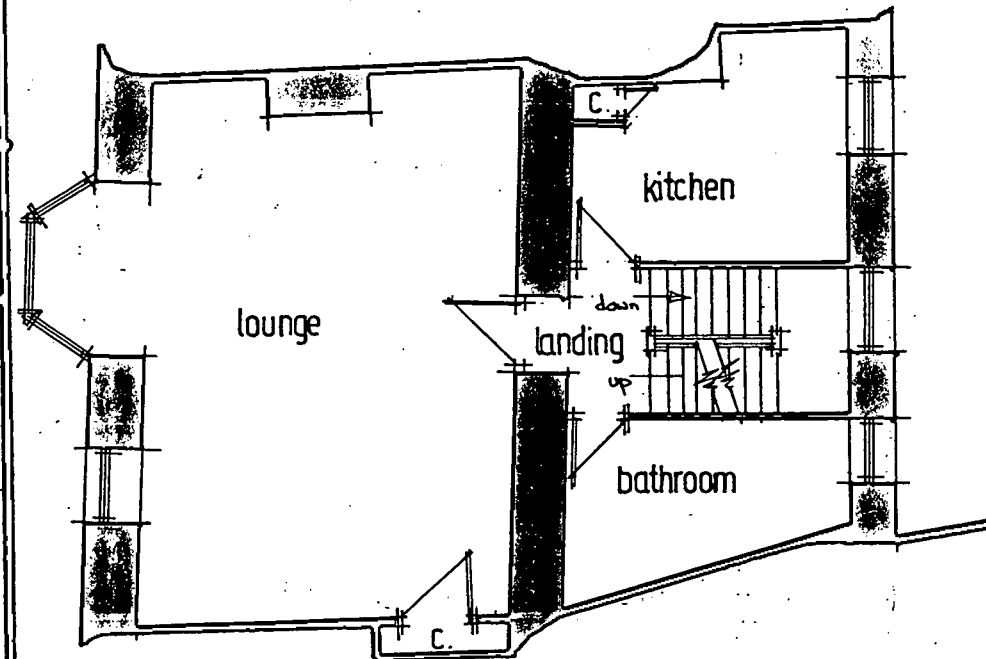
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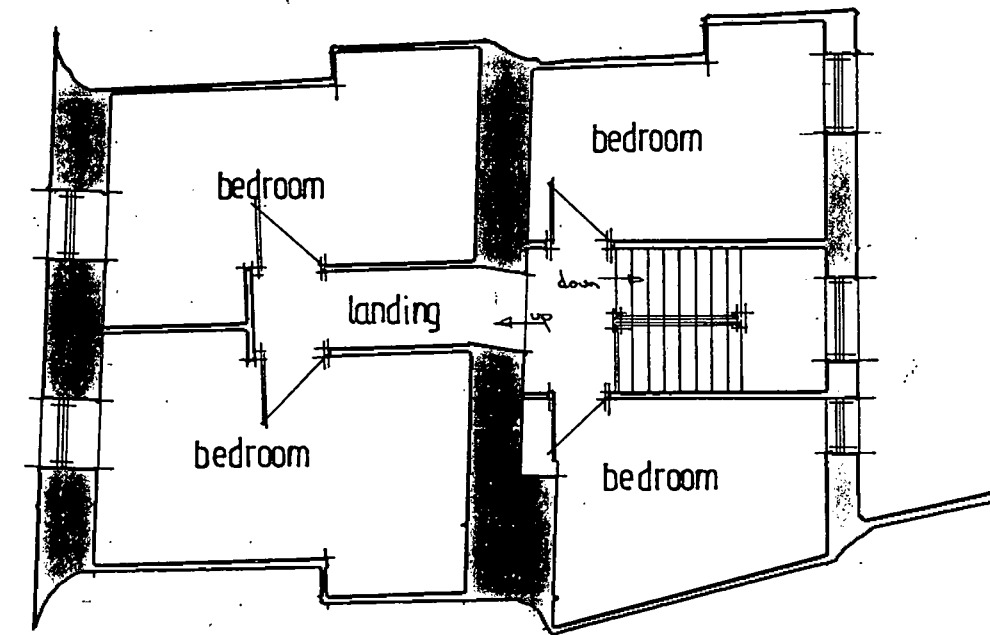
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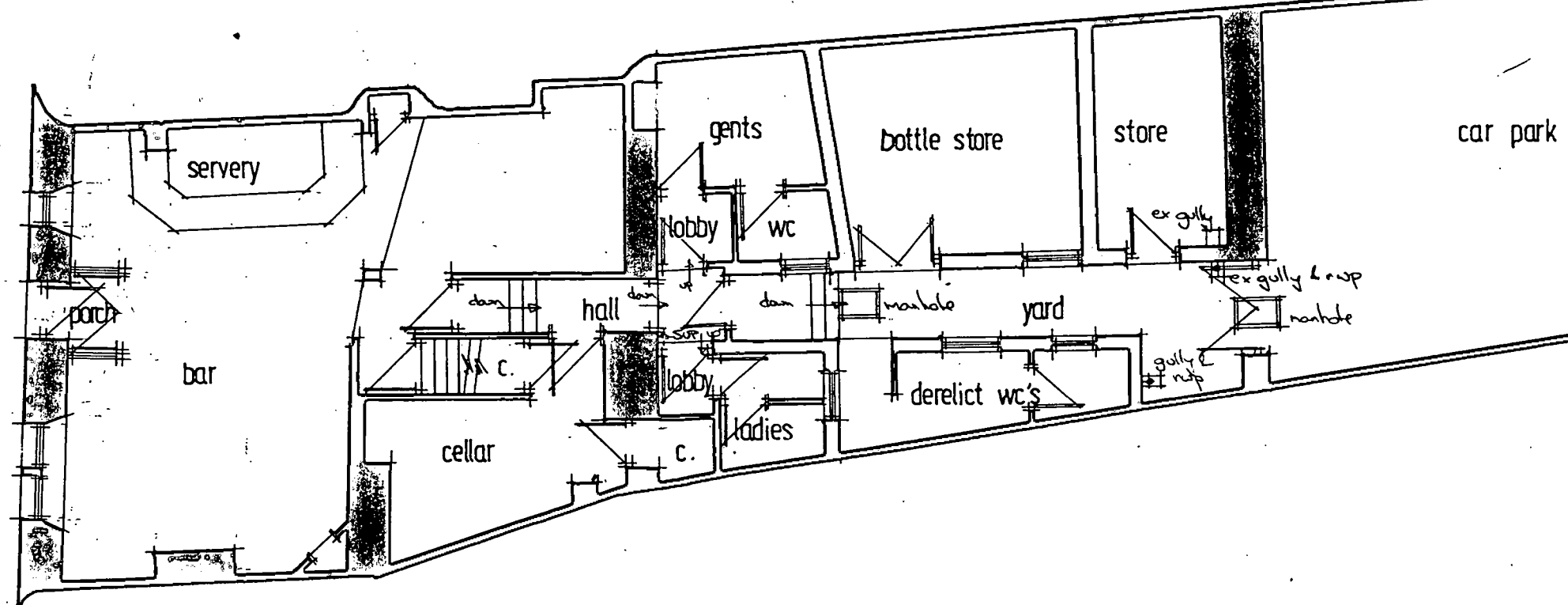
NOTES



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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TITLE

Proposed basement and ground floor plans

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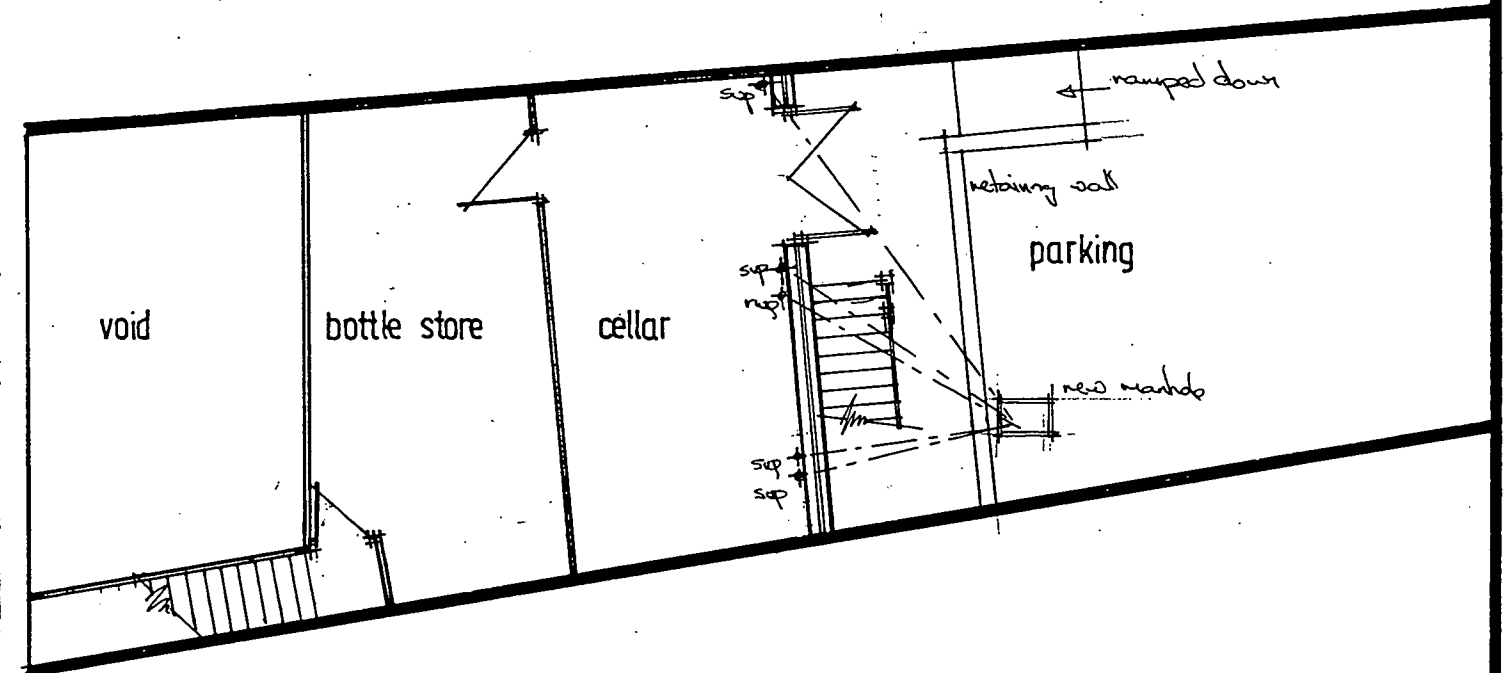
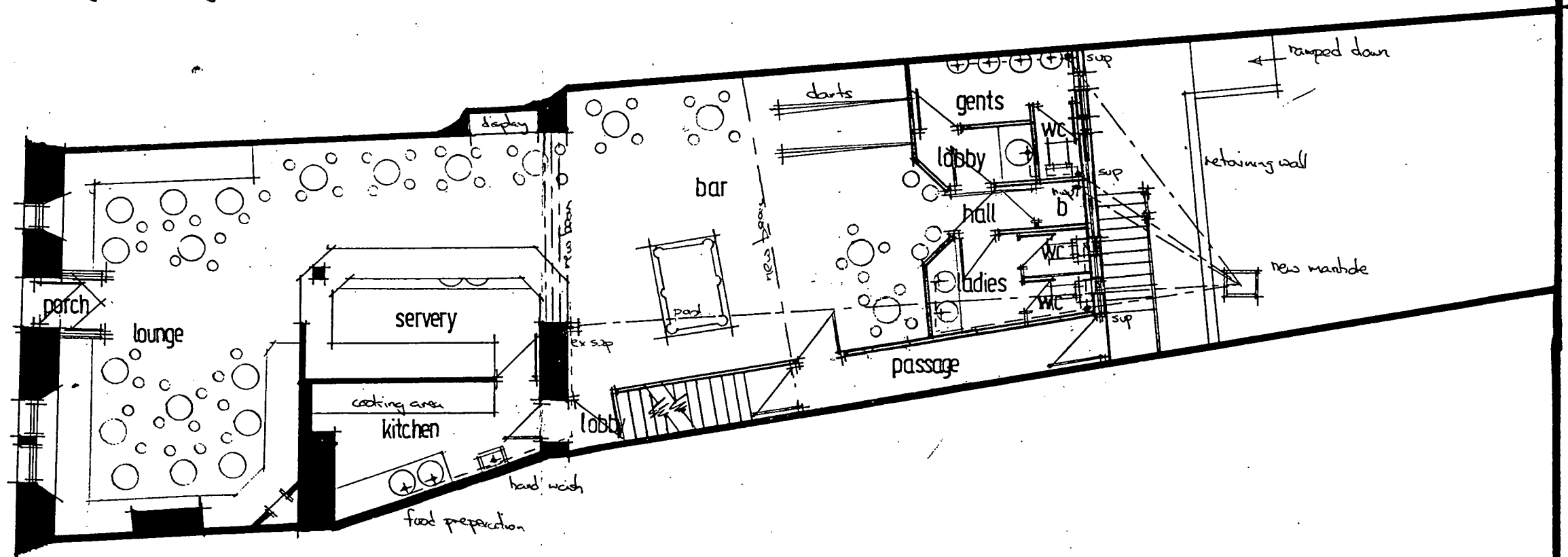
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NOTES

Construction notes

Phasing - The public house is to remain open at all times. Care is to be taken by the contractor to supply all necessary temporary partitions to segregate members of the public from areas held by the contractor. No overhead or dangerous work is to be carried out in public areas during opening hours.

Phase 1 - Fit a temporary public WC in cellar area, contractor to connect to existing sup. ② Demolish single storey rear extensions.

BASEMENTGROUND FLOOR

Proposed first and second floor plans

SCALE

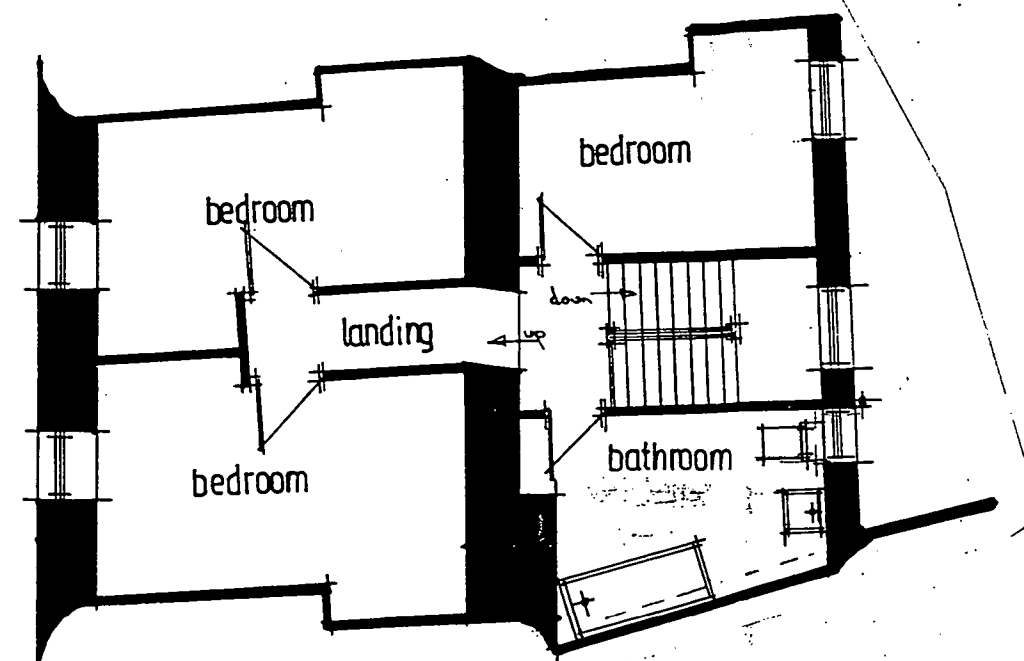
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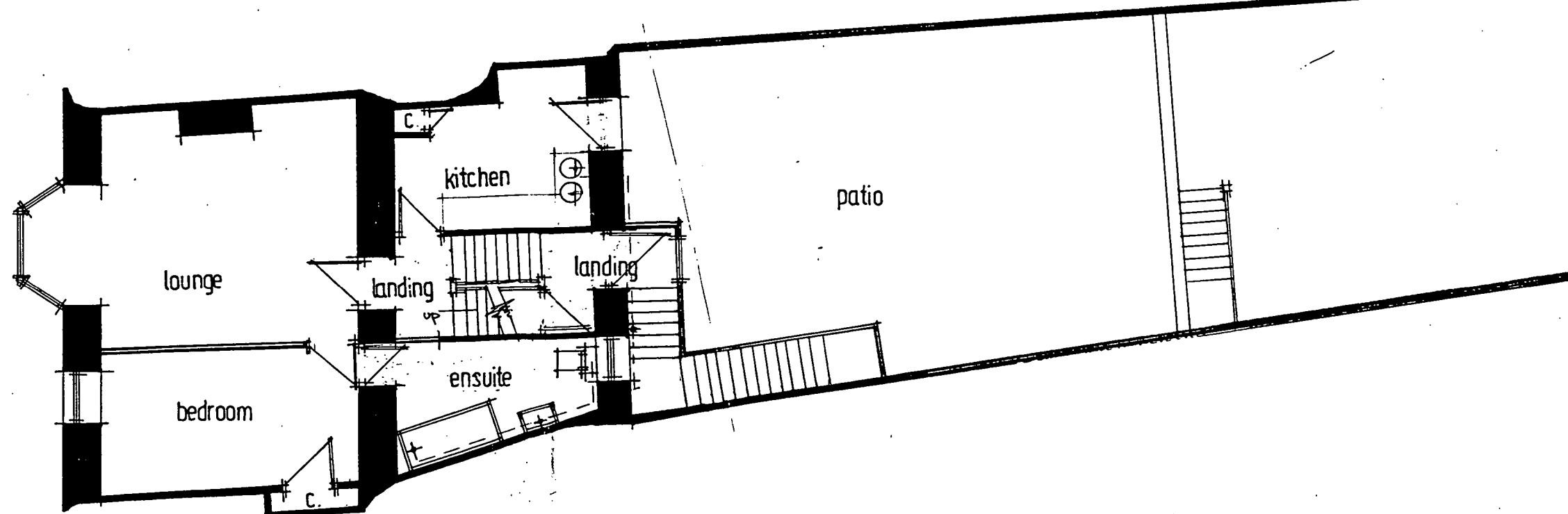
NOTES

SECOND FLOOR

Phase 2 - ① Build completely 2 storey rear extension including new external staircases. ② Build temporary partition to allow new opening in rear store wall to be intalled. Form opening fully. ③ Alter all drainage on first & second floor as shown & form new doorways through existing window openings.

Phase 3 - ① Existing sewerage is to be stripped out overnight & new sewerage which is to be pre made off site installed. ② Remove temporary partition from phase 2

Phase 4 - ① Fully decorate, carpet & install all fixed & moveable seating.

FIRST FLOOR

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TITLE Existing section and elevations

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NOTES

Demolition - carefully take down existing brick & stone outbuildings, store for reuse all slates & stone for quoins. Seal all redundant drains.

EXTENSION

Foundations - 600x225 CISP concrete strip foundations with one layer of A42 mesh to base on a suitable load bearing strata minimum 600mm cover. basement walls to have 450x175mm concrete strip Bunds all as above.

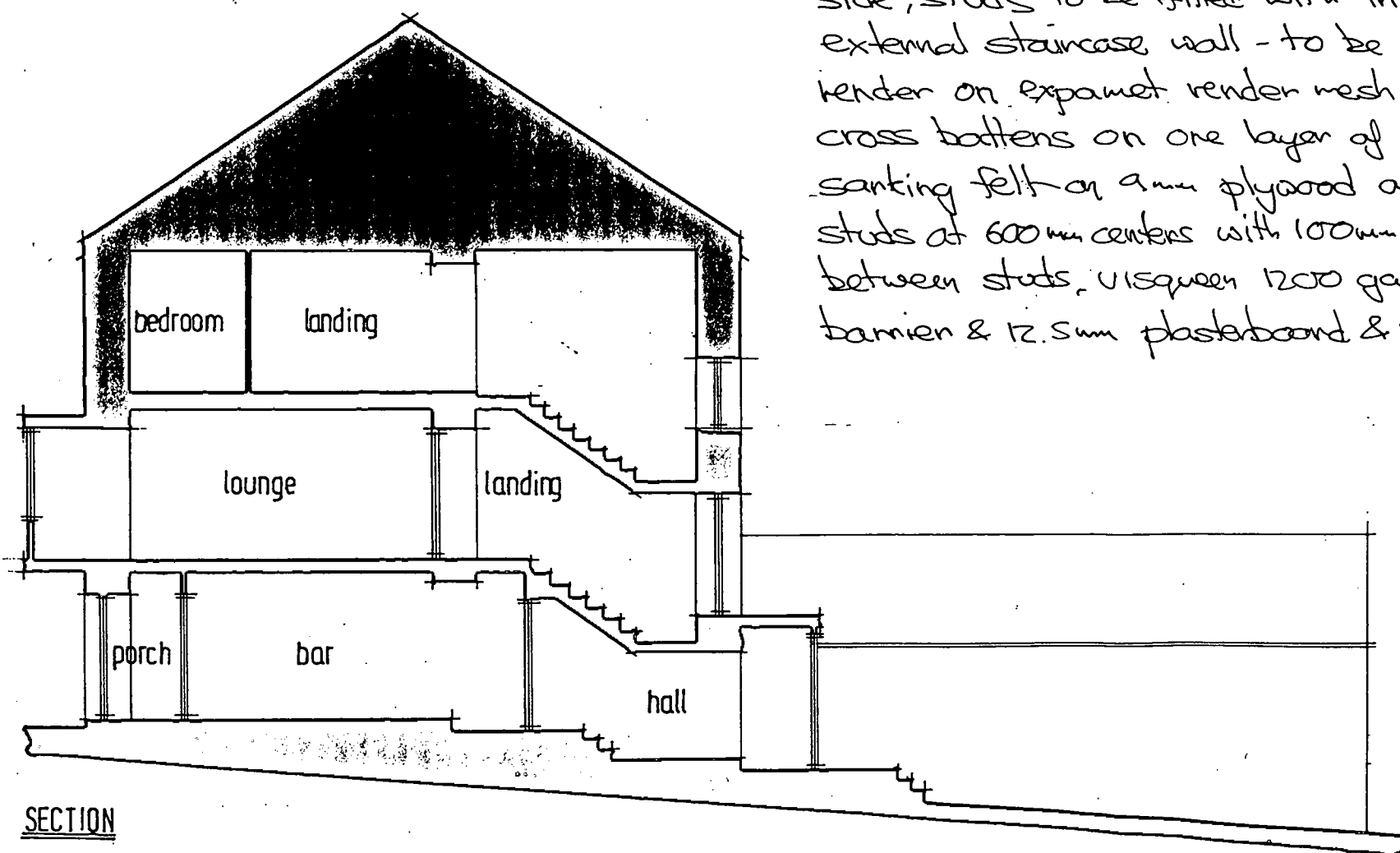
External walls - 18mm tynaban render stone colour on 100mm concrete block outer leaf with a 50mm cavity filled with dritthem cavity

insulation; 100mm concrete block inner leaf with 2 coats plaster & skim finish. wall ties at 450 & 900mm centers, visqueen 2000 gauge dpc 150mm above ground level.

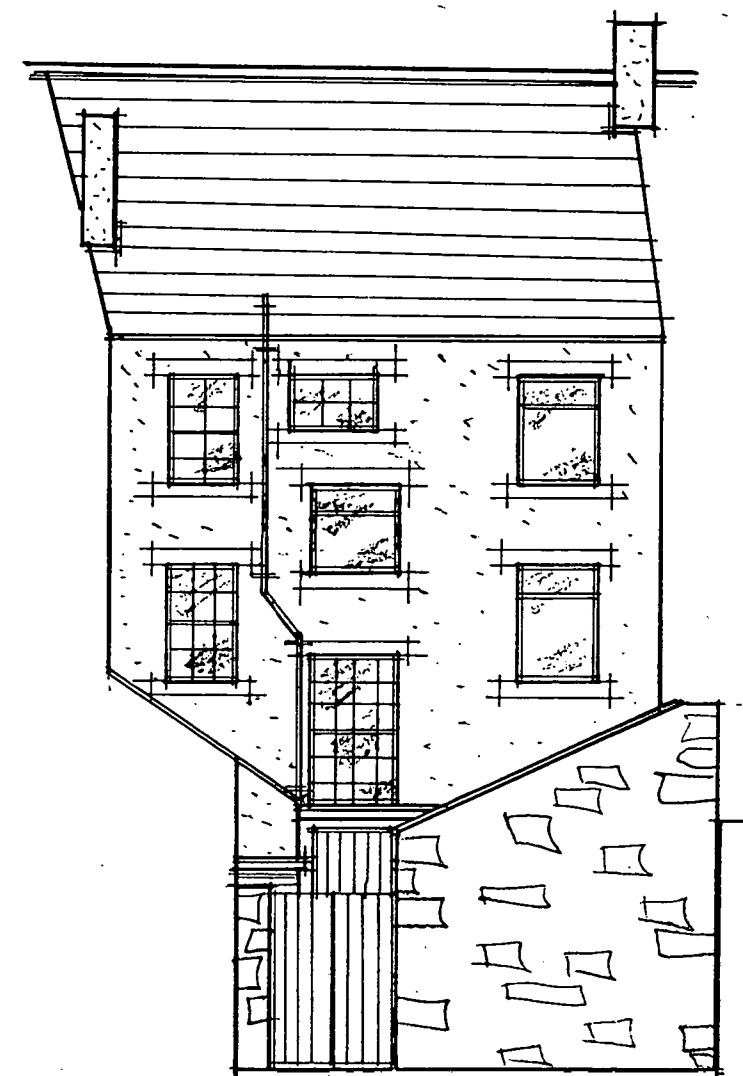
Basement internal walls - to be 150mm thick concrete block, painted white, visqueen 2000 gauge dpc linked with floor dpm.

ground floor walls - wall separating toilets from bar to be 100mm concrete block with 2 coats plaster & skim either side. All other walls to be 75x50mm studs at 600mm centers with 12.5mm plasterboard & skim either

side, studs to be filled with insulation quilt
external staircase wall - to be 18mm tynaban render on expanded render mesh on 25x25mm cross battens on one layer of untarnable sarking felt or 9mm plywood on 100x50mm s3 studs at 600mm centers with 100mm fibreglass insulation between studs, visqueen 1200 gauge vapour barrier & 12.5mm plasterboard & skim.



SECTION



REAR ELEVATION

Proposed section and elevations

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Basement floor - 125mm oversite concrete float finish on a visqueen 1200 gauge dpm on 150mm well blinded hardcore.

Ground floor - 9mm plywood with glued joints on 38mm flooring joists on a visqueen 1200 gauge dpm on BAPC concrete joists with 70mm² block infill, minimum end bearing 100mm, 12.5mm plasterboard & skim

ceiling.

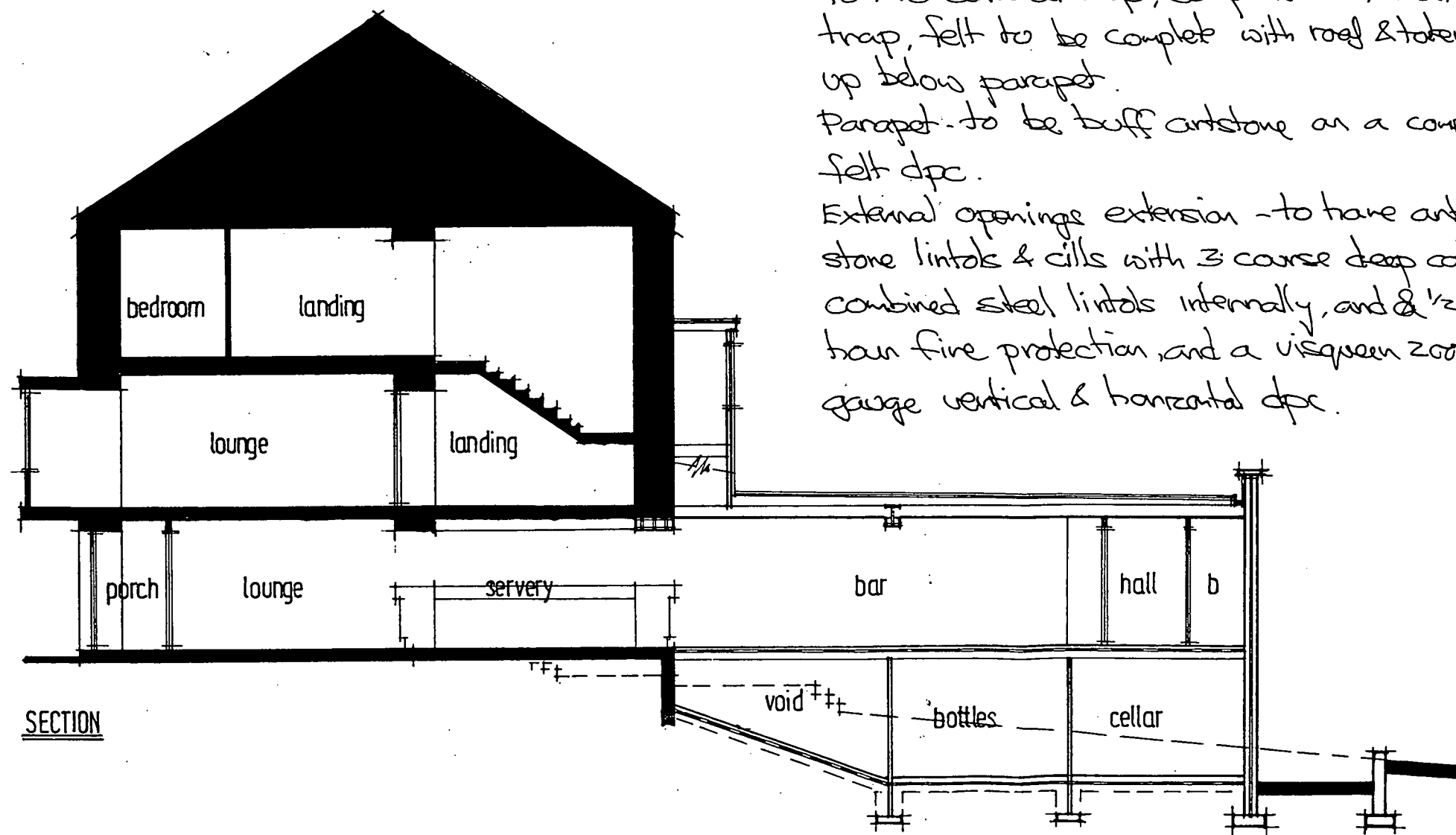
Flat roof - 3 layers asbestos based bitumen felt, top layer mineral chippings on 75mm coolag insulation hot bitumen banded to 12.5mm thick plywood on 200x50 down to nothing tapered firings on 225x50mm sc3 joists at 400mm centers with 12.5mm plate board & skim ceiling. mild steel holding

down straps at 1600mm centers.

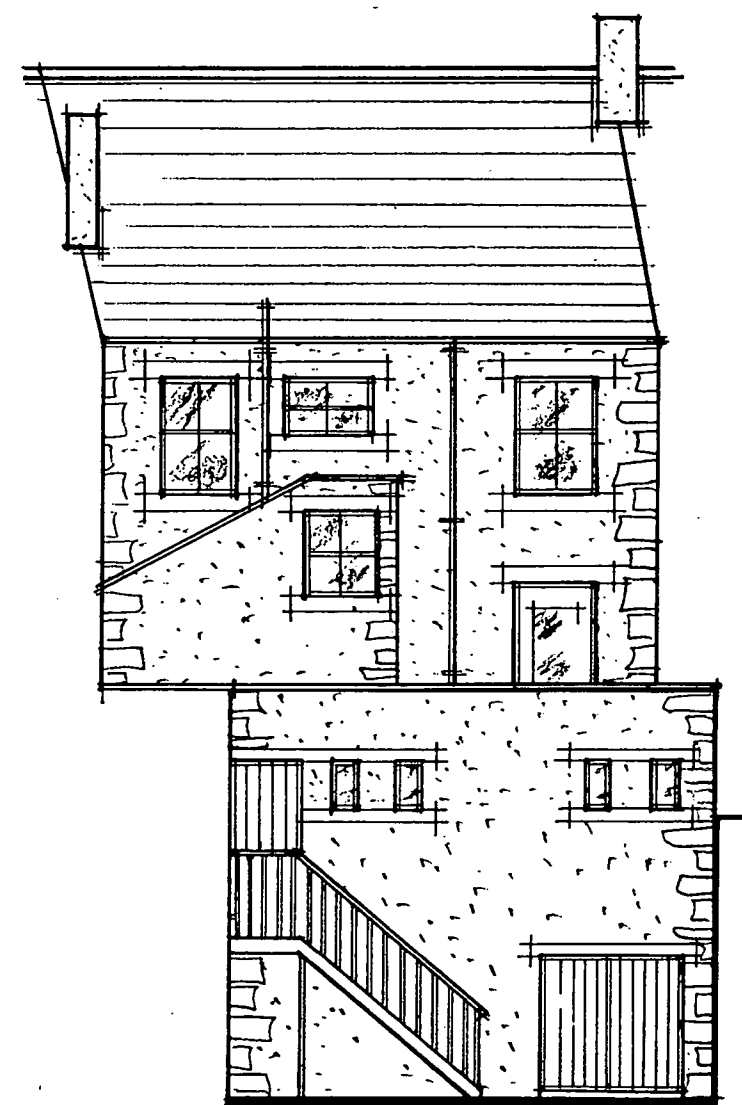
Box gutter - to be formed in plywood to fall to central rap, complete with leaf trap, felt to be complete with roof & taken up below parapet.

Parapet - to be buff antstone on a complete felt dpc.

External openings extension - to have ant stone lintels & cills with 3 course deep ceramic combined steel lintels internally, and a 1/2 hour fire protection, and a visqueen 2000 gauge vertical & horizontal dpc.



SECTION



REAR ELEVATION

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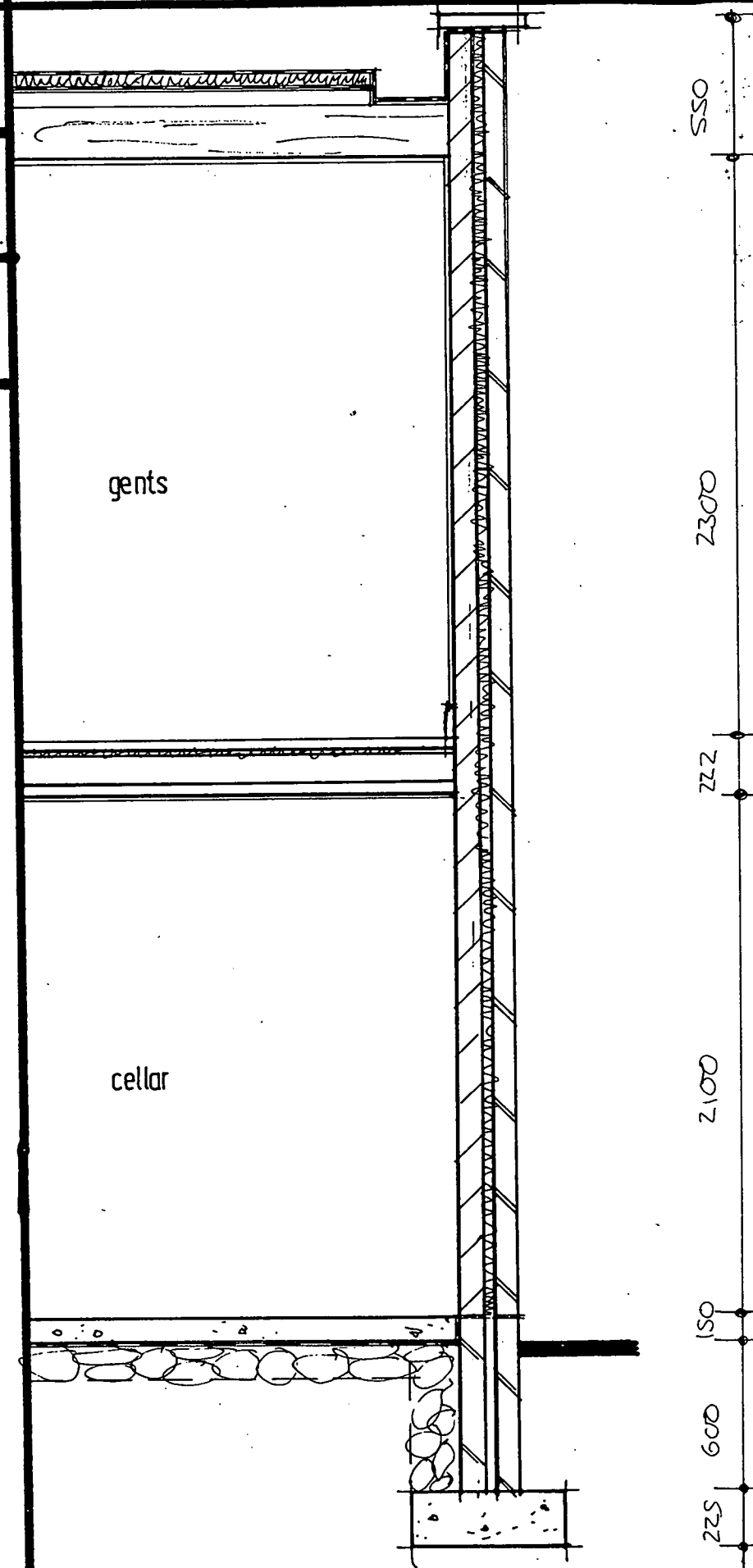
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Internal openings - load bearing to have 225x100mm reinforced concrete lintels with 100mm end bearing & a 1/2 hour fire protection.

Internal doors - generally to be light oak finish in light oak frames, all doors to have britton 2103 door closers. doors shown * to be 1/2 hour fire doors with 1/2 hour frames, intumescent strips & cold smoke seals. All doors to have fire signs in accordance with fire officers report.

external doors - to be framed solid core with 4mm sled externally fitted with clutch headed screws.

external windows - to be double glazed sealed units all in softwood.

skirtings & architraves - to be light oak.

External staircase - To be 900mm wide softwood with 220mm treads & 200mm risers, handrail to be 900mm above pitch line & 1050mm at landing, vertical balusters at 100mm centers, supported by 100x100mm softwood posts.

Internal staircase - all as above, flat roof to be trimmed as required to form external section, remove lower existing stair sections as required & floor out ~~ex~~ stairwell in 18mm t&g boarding on joist to match existing & 12.5mm plasterboard & skim ceiling to line in with existing. All underside of stairs to be underdrawn with 2 layers of 12.5mm plasterboard & skim. minimum headroom to be 2000mm.

external paths - to be 100mm thick concrete on 150mm well blinded hardcore, small retaining wall to be 200mm thick blockwork with 18mm tyres under either side.

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TITLE

Proposed bar details

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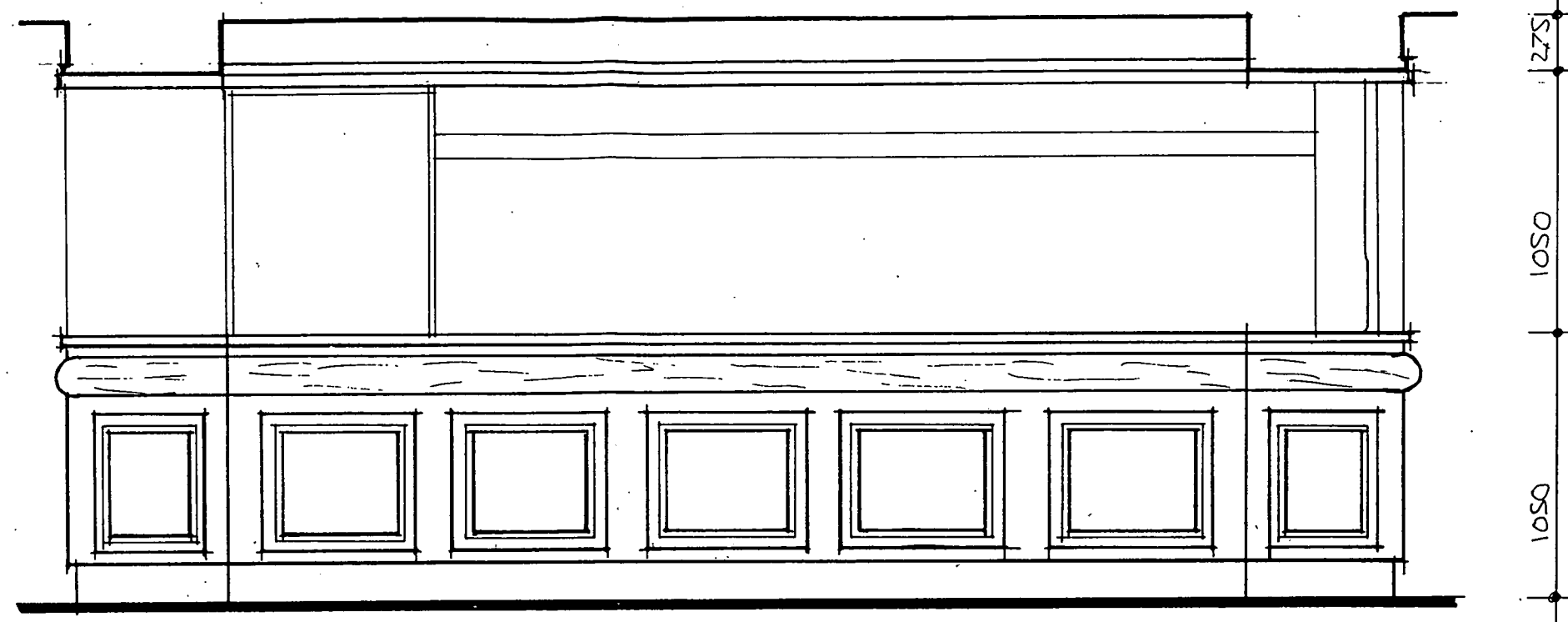
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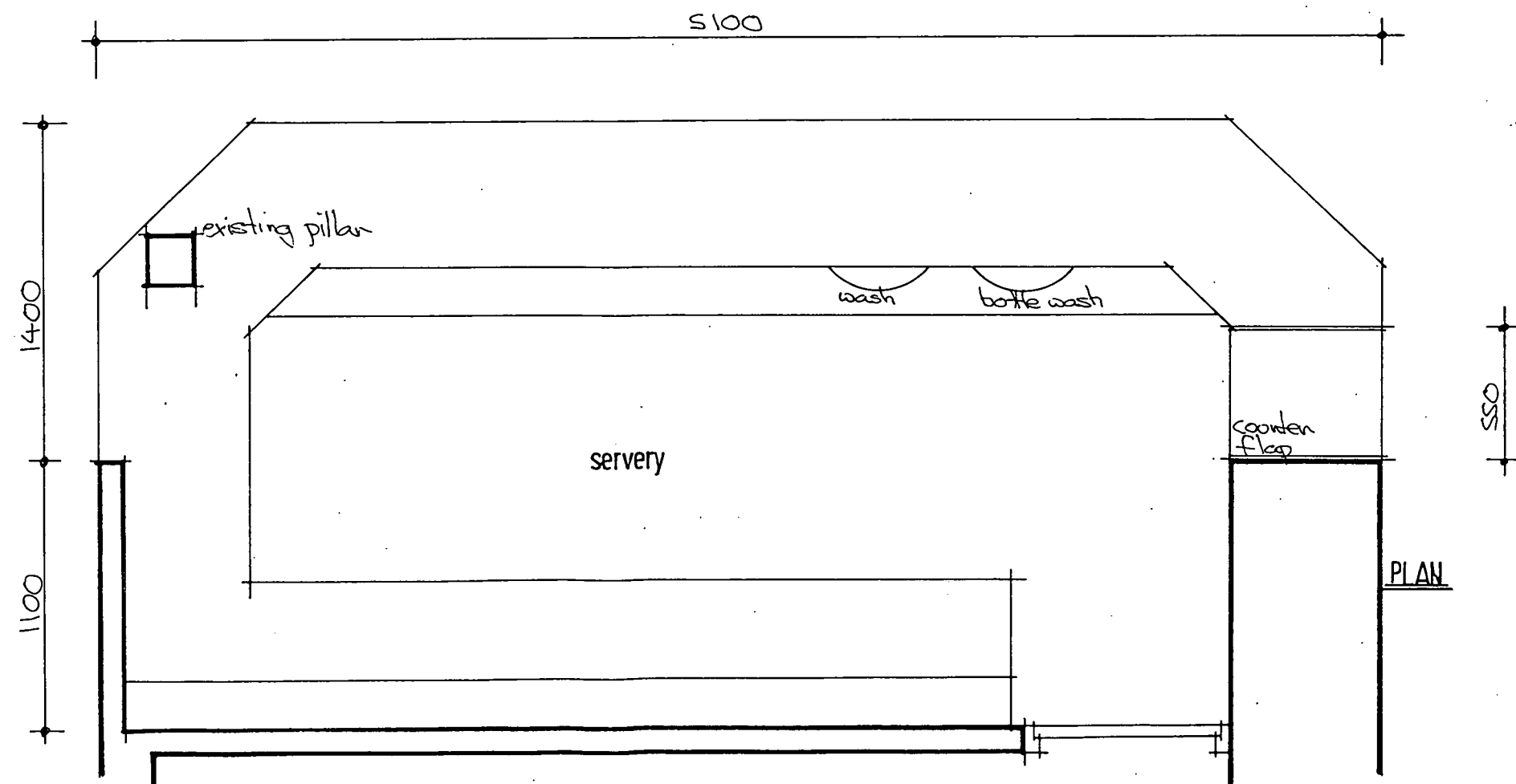
Bar counter - to be built in 38x25mm sad framing with light oak veneered panels. raised sections to be in solid light oak. top to be MDF sprayed & lacquered. Supply & fix a padded rest fixed with metal brackets to counter front.

Below main counter fit 2 no basins one complete with a mechanical glass washer. waste to be taken to entry sup.

Back fitting to be as main bar fitted with a refrigerated cold shelf



ELEVATION



PLAN

NOTES

Drainage - to main near wall fix 100mm dia plastic black sup, this sup is then to be suspended off the underside of the ground floor to the new extension, fit intumescent collar where the sup passes through compartment floor. all new sups from gents & ladies are to be 100mm dia plastic. RWP from flat roof is to be 125mm dia plastic with a leaf cage. All underground drainage is to be 100mm dia plastic 1:40 falls on a bed & trench of gravel and drains below building to have a 150mm concrete surround.

All wastes to be 32 38mm dia plastic

