

FLOOR PLAN @ 1:20

Form new inspection chamber over line of existing 100 dia foul drain
The exact depth is to be determined by trial excavation however it is believed to be in the region of 900mm
Traditional brick construction formed off 150 concrete base using class B engineering bricks with portland cement mortar Incorporate new slipper & bench & haunch as normal practice Note this is a live run servicing other properties & must remain in service
Ensure all drains are inspected & approved by Building Control

New SVP terminal to extend thro' roof min 450mm to terminate
900 above openable roof windows
Code 4 lead flashing

Remove existing awing door & stud out frame suitable for external vertical oak cladding & internal plasterboard incorporate 100mm Rockwool quilt with vapour barrier against warm side

Stud partitions forming water tank room to be formed as ground floor partitions with 12.5mm plasterboard to both faces ensure cut boards & edges sealed with intumescent mastic

Energy efficient light fitting within roof space
Existing roof structure & clay tiles

Openable roof windows retained

All hot & cold pipework within roof space to be insulated

Insulated hot/water cylinder within roof space on raised timber platform with ceiling joists doubled beneath overflow to be extended & discharged at eaves level

Electrical heating elements controlled by thermostat timer & override switch located in entrance lobby

Carpets within bedrooms

Existing doors

150mm rockwool insulation quilt between ceiling joists

175x50 ceiling joists @ 450mm centres doubled beneath hot water cylinder

Shower cubicle to clients specification

Ceramic tiled finish to bathrooms

Existing doors

New timber floor with recessed matwell

Emergency light running man sign

Existing beam & block floor together with insulation screed & stone slabs retained
Ring beam & piled foundations

Line of plant room over

Section A-A

Existing beam & block floor together with insulation screed & stone slabs retained
Ring beam & piled foundations

Dress existing riven stone floor slabs in order to level voids Overlay with 25mm flooring grade polystyrene insulation boards & lay lightweight polythene vapour movement barrier Lay new 18mm T&G moisture resistant chipboard to all areas other than entrance lobby where a small Oak laminated floor & matwell are to be formed ensure that a 10 mm movement gap exists around all perimeters

Construct new ground floor partitions off 100x50 sole plate screwed @ 300 centres into new chipboard floor Fabricate partitions using 100x50 sw studs at 600 vertical centres with noggins at 900 staggered vertical centres Incorporate sw grounds for all light switch electrical points etc & secure head to underside of existing truss as detail Screw fix 12.5mm plasterboard to both faces & incorporate 100mm rockwool insulation quilt Internal faces of bathrooms are to be clad with water resistant 12.5mm plywood once again screw fixed at 150 centres

Build in door frames & linings as work proceeds Note some or all may be purpose made joinery

All electrical work must be undertaken by qualified electrician & must be tested & certified on completion Fire alarms must be tested & approved by specialist engineer.

Bathroom lights controlled by motion sensors & energy efficient light fittings to be used
Energy efficient lamps are to be used for bedside fittings & within existing chandeliers

Health & Safety

As a commercial project of short duration this work is considered to be a non notifiable under the CDM regulations however does fall within the scope of these regulations in so far as Health & Safety. The main contractor (Client) will be responsible not only for his own but also for all others employed or visiting these works during & after the construction phase those used traditionally in modern construction.

The principle risks have been evaluated at a site scoping meeting being

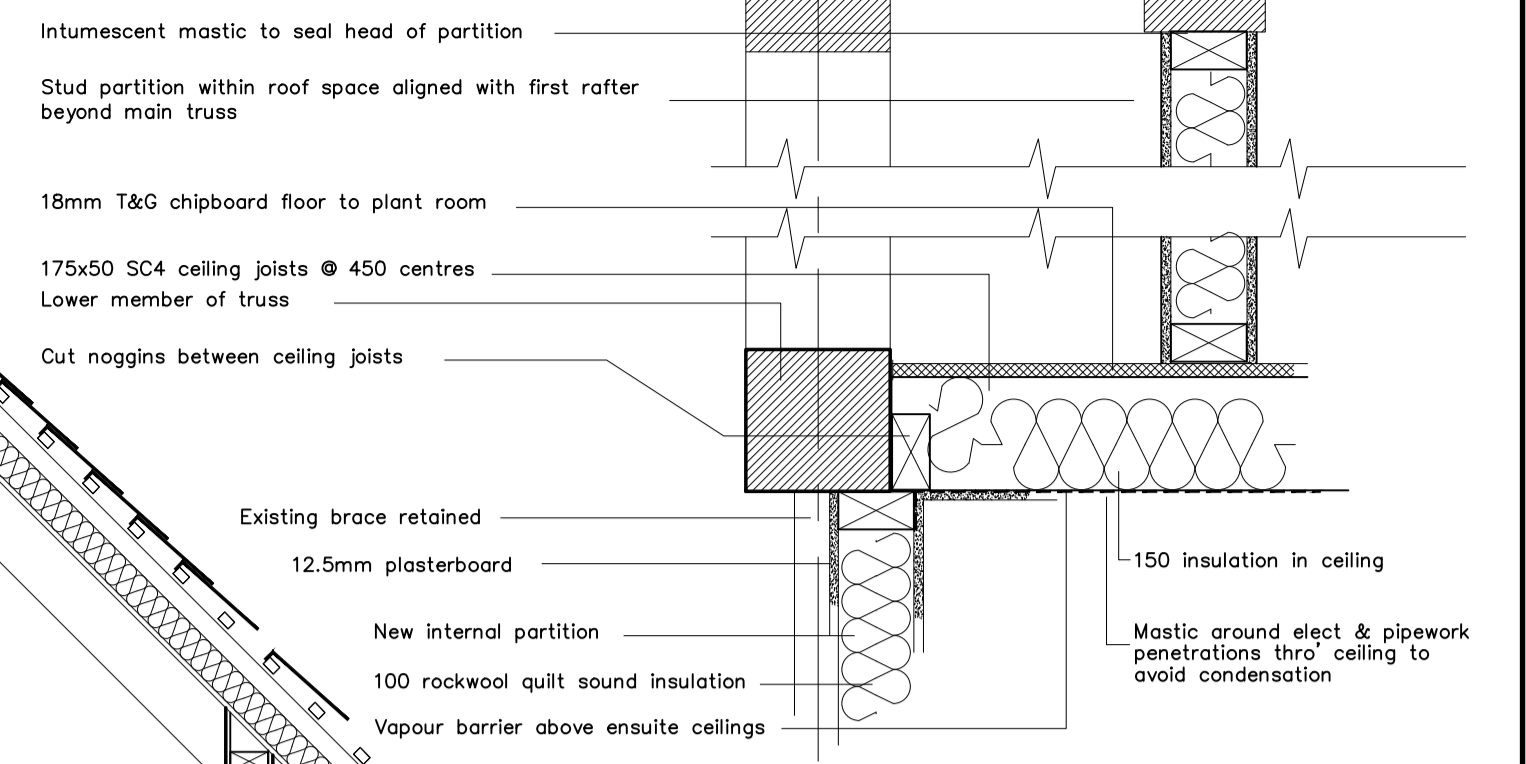
Working at height suitable platforms towers & safe steps must be used external scaffold must be used.

Electrical work & circuits A qualified electrician must be appointed & circuits disconnected whilst work in progress

110 volt tools are to be used together with similar task lighting

Manual handling Building materials are heavy & often awkward to lift & locate suitable safe hoists & supports should be used
Public access in view of its nature & location the public must be excluded from the work & materials delivered or stored must be done in a manner not to cause harm or trip hazards etc.

Risk of fire Extinguishers must be available & means of escape from the rear of the public house should not be obstructed Night or day
PPE should be provided in this instance Gloves Goggles face masks & safety footwear Hard hats may be required during high level work
knee pads & clean overalls should be worn. Fire extinguishers should be available together with a fully stocked first aid kit
Working alone should be avoided



Detail section X @ 1:10

Intumescent mastic to seal head of partition
Stud partition within roof space aligned with first rafter beyond main truss
18mm T&G chipboard floor to plant room
175x50 SC4 ceiling joists @ 450 centres
Lower member of truss
Cut noggins between ceiling joists

Existing brace retained
12.5mm plasterboard
150 insulation in ceiling
New internal partition
100 rockwool quilt sound insulation
Vapour barrier above ensuite ceilings
Mastic around elect & pipework penetrations thro' ceiling to avoid condensation

Vertical partition within lobby with access door into roof void tank room

Infill triangle above beam over doors with stud work & plasterboard as elsewhere

Roof & gutter etc retained

Existing doors retained

Oak brace retained
Existing double glazed doors & sidelights retained

New specially manufactured arched door & frame solid oak min 35mm thick t&g boards Grove frame to accommodate intumescent strip

New floor finish to align with rear edge of existing door thresholds

Waste pipes concealed within partition & wardrobes along with all other services

Shower tray waste outlet & trap to be raised to enable fall on 50 dia waste pipe to be achieved evaluate on site after boring hole through sole plate

Legend

- Television coaxial
- Shaver point
- Extract fan
- Movement sensor for lights
- Emergency light exit sign
- Smoke detector
- Telephone
- Thermostat
- Timer

Ian Poulter Design Practice Architectural & Surveying Services
The Old House Plummer Lane Tenterden, Kent TN30 6TU Tel 01580 765352 ipdesign@aol.com
Project
PROPOSED ALTERATIONS TO EXISTING FUNCTION ROOM
THE CHEQUERS PUBLIC HOUSE
GLEN SPALDING
Client
Drawn
Scale
Date
Number
1-20
26 07 11
WD 1 1568
CONSTRUCTION DRAWING Building Reg application
Ian Poulter MCIAT
Member of the Chartered Institute of Architectural Technologists