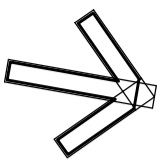
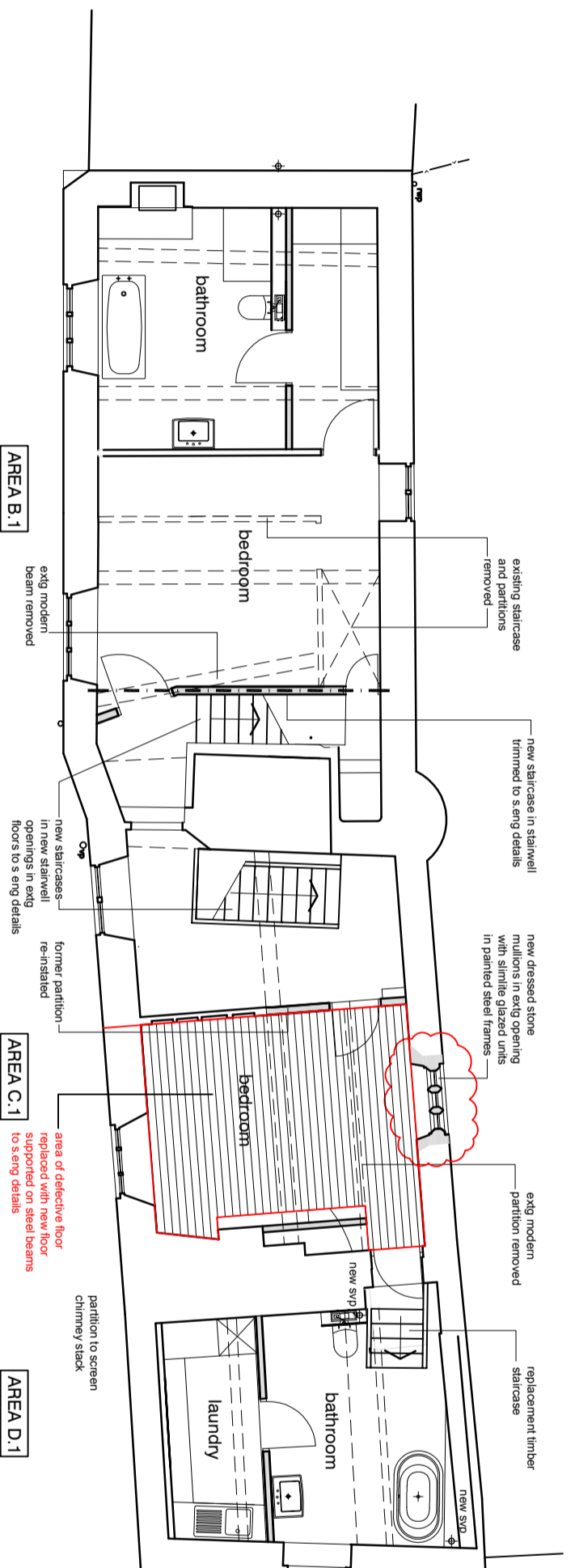


FIRST FLOOR PLAN



Area B1 - Principal Bedroom & Bathroom

Carefully remove extg timber staircase and partitions; carefully remove existing modern ceiling beam. Cut out extg floor joists & trim new stairwell opening with steel beam to s. eng details, encased in plasterboard & skim - 30 min FP

Carefully take out existing cupboard stud partition

Relay timber floorboards

Repair plaster casings to extg ceiling beams

New 100mm sw stud partition with plasterboard & skim bs, to stairwell & dressing room

Strip of extg woodchip/ lining paper & defective wall plaster; replaster with non-hydraulic lime plaster with smooth finish

Inspect lath & plaster ceiling; repair with new lime plaster to extg laths

Decorate all joinery with breathable paint

Decorate ceiling with two coats of emulsion paint

Decorate walls with limewash subject to samplepanel

Area C1 - Landing & Bedroom

Carefully remove extg std & plasterboard bathroom partitions. Cut out extg floor joists & trim new stairwell opening to s. eng details

Carefully take out existing stud plasterboard & borrowed light partition

Carefully take up existing floorboards; de-nail & set aside for re-use; investigate joists determine extent of repair; lay c.300mm wide oak floorboards on new sw joists on steel bressumer to s. eng details client supply)

Level existing floor with firrings to existing joists to level; relay extg floorboards allow 25% new boards

Strip of extg woodchip/ lining paper & defective wall plaster; replaster with non-hydraulic lime plaster with smooth finish

Inspect lath & plaster ceiling; repair with new lime plaster to extg laths

Install new 175x18mm sw skirtings

Decorate all joinery with breathable paint

Decorate ceiling with two coats of emulsion paint

Decorate walls with limewash

Area D1 - Bathroom & Laundry

Take out extg half flight staircase; take down plasterboard ceiling and wall linings & dispose off site

Take up extg built-in cold store floor; lay c.300mm wide oak floorboards on new sw joists to s. eng details (client supply)

New half glazed door & frame in extg external opening; direct glaze extg arrowslit opening

Install new timber staircase

Install new drainage pipework connected to 2no. SVP's

Plaster masonry walls with non-hydraulic lime plaster with smooth finish

New 100mm sw stud partition with plasterboard & skim bs, to laundry room

Install new 175x18mm sw skirtings

Decorate all joinery

Decorate walls & ceiling with two coats of emulsion paint

REV	DATE	BY	DESCRIPTION	CHK	APP
C	10.01.25	BY	REF. CONDITIONS	CHK	APP
B	02.09.23	BY	ADD. NOTES	CHK	APP
A	02.09.23	BY	REQ. AMENDMENTS	CHK	APP

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FIRST FLOOR PLAN
AS PROPOSED

SCALE	DATE	DESIGN/DRAWN	CHECKED	APPROVED	SHT
1:100	MAY 2023				

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REG. C