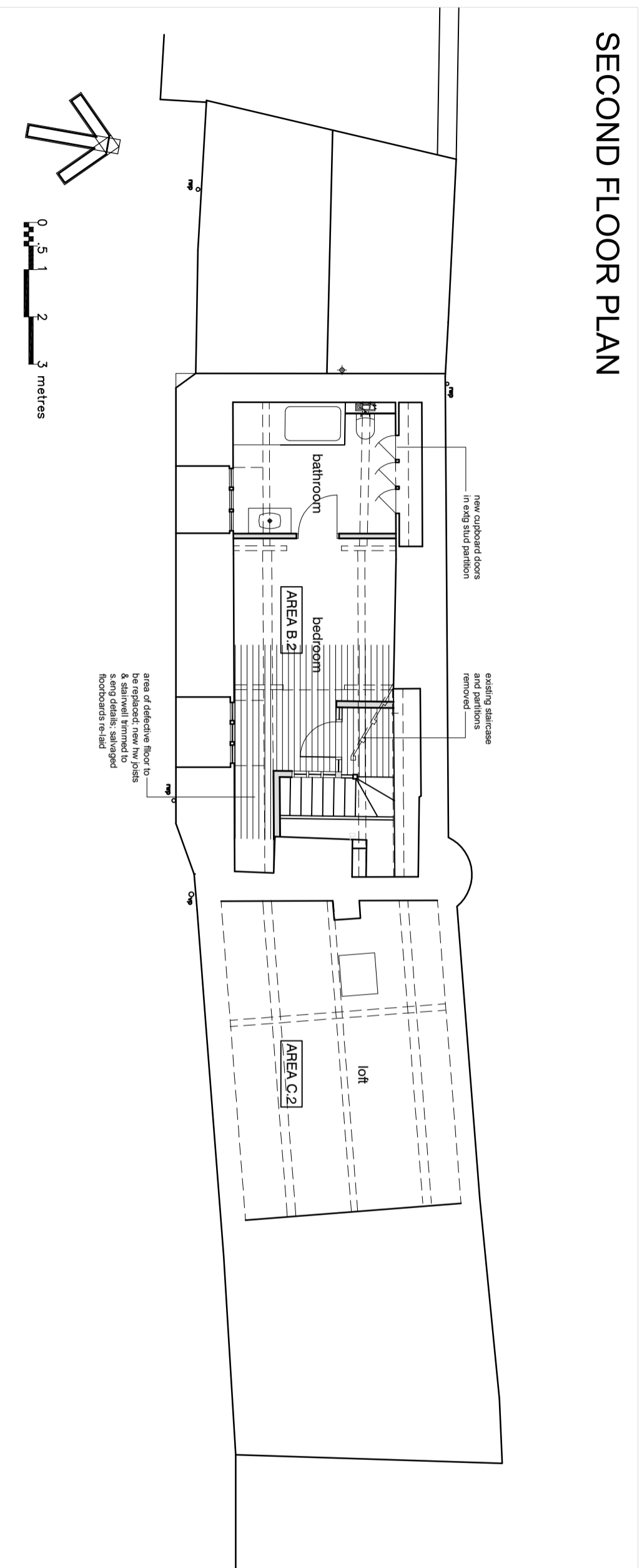


SECOND FLOOR PLAN



Area B2 - Bedroom & Bathroom

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 up existing floorboards; de-nail & set aside for re-use; investigate joists determine extent of repair:-~~

Level existing floor with firings to existing joists to level; ~~relay extg floorboards allow 25% new boards overlay extg. floor with c.300mm wide oak boards~~

New 100mm sw stud partition with plasterboard & skim bs, to landing & stairwell, with high level borrowed light screen

Strip extg wall plaster; replaster with non-hydraulic lime plaster with smooth finish

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

Install ne 175x18mm sw skirtings

Decorate all joinery with breathable paint

Decorate ceiling with two coats of emulsion paint

Decorate walls with limewash

Area C2 - Loft

Subject to S Eng Report - repair, strengthen or replace sections of roof truss, purlins & pole rafters as necessary

Retain all extg structure; overlay extg defective ceiling joists with new sw attic floor joists to s.eng details

DRAWING STATUS				
REV	DATE	BY	DESCRIPTION	CHK
B	19.02.25	BY	REF. CONDITIONS	CHK
A	02.08.23	BY	REF. AMENDMENTS	CHK
		BY	DESCRIPTION	APD

PLANNING					
QUAY ASSOCIATES					
THE POUND SHENINGTON OXFORDSHIRE OX15 6NB					
+44 (0) 7798 525 535 ar@quayfedl.com					
Bruce Roe Esq.					
PROJECT (formerly) THE NORTH ARMS WROXTON OX15 6PY					
TITLE SECOND FLOOR PLAN AS PROPOSED					
SCALE 1:100	DATE MAY 2023	DESIGN/DRAWN	CHECKED	APPROVED	SHT
DWG No. 22070	22070				
DRAWING No. 22070/P13					REV. B