

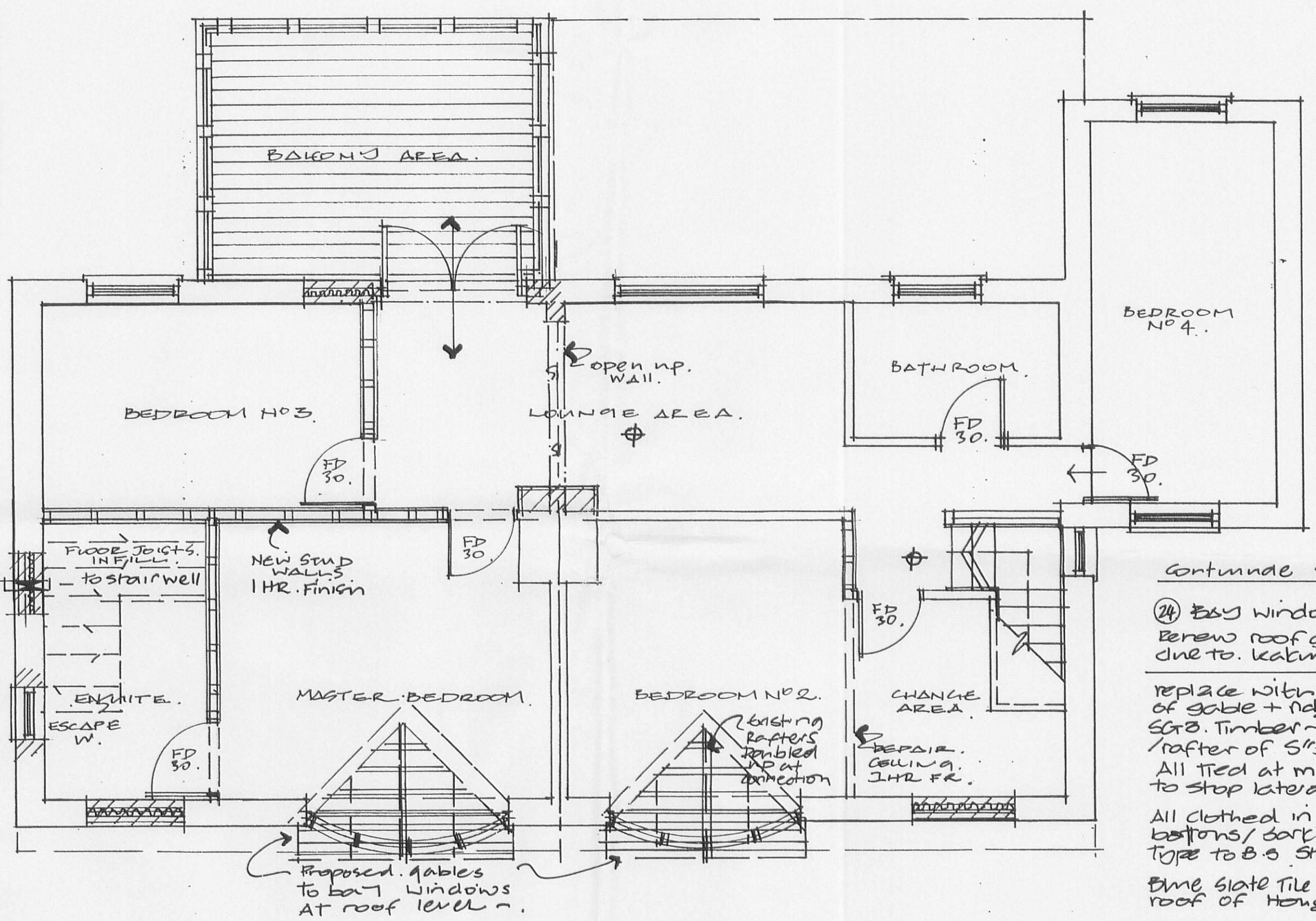
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DRG NO ~ .PC./S10

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BLUE
BIRD
DESIGN

~ PROPOSED FIRST FLOOR PLAN ~



0 PROPOSED FIRST FLOOR WORK ~

- ④ STUD WALLS ~ All existing inner walls are none loadbearing ~ reconfigure room layout AS PER PLAN. All studs 35 PER GROUND FLOOR.
- ⑤ Ceilings/ suspended ~ renew all ceilings with timber 3x2" studs and 1HR fire line plaster skim finish.
- ⑥ Insulation ~ All external walls lined in insulated dryline plasterboard system and plaster skim finish.
- ⑦ Roof Insulation ~ 600mm Rockwall mineral fibre roll insulation throughout.
- ⑧ Floor Deck ~ Board over stairvoid using chipboard / sheathing Deck Plywood.
- ⑨ All Doors/ sets to be FD 30 min with strips + seals. All landings + stairs covered by smoke detection.
- ⑩ All wet/ En suite bathrooms to have Fan/mechanical extraction to B.S/B-control standard.
- ⑪ All New windows to inner rooms ie En suite to be to escape window standards / throughout.
- ⑫ Balcony's ; Balustrading to be capable of min 70 KN Horizontal Force. minimum spacing between new walls/spindles to be 100mm / to building regulation min standard + Fixing by specialists.
- ⑬ All New windows / doors to be double glazed 20mm Air gap - inner leaf Pilkington K1 Type. with openers + trickle vents throughout.

Continue ~

- ⑭ Bay window/ gable roofs ~ Renew roof above bay windows due to. leaking gutters / leadwork replace with timber roof construction of gable + ridge timbers of 7"x3" SGR. Timber ~ with timber roof spars / rafter of 5"x3" at 300mm centres. All tied at mid point with trimmers to stop lateral twist.
- All clothed in tannalised timber felting bottoms/ darking felt, Plastic Breathable Type to B.S Standard.
- Blue slate tile finish to match existing roof of house.
- All valleys formed in SGR/ Marine ply and flashed in code 5 lead flashings all pointed to edges.
- All ridge tiles to be ~ vented and to match existing house.
- All eaves + soffits to be PVC u with continuous ventilation to under side.
- All gutters to match existing / uPVC type.
- All gable cheeks constructed of timber ply + meshed to take render/ Painted finish to match rest of house.
- All gable roof space to have min 50mm roof clear venting above rockwall quilt insulation to same as rest of attic space.

FIRST FLOOR PLAN ~
- 1:50 SCALE -

PROPOSED PLAN LAYOUT.
BUILDING REG VARIATIONS APPLICATION.