



All floor joists to be strapped to walls using Batt straps, inc noggins, to makers recommendations.
Ceiling joists to be strapped to walls using BAT straps to makers recommendations, inc noggins.

Provide + install fibrous plaster cornice to lounge + dining room.

Provide + install, plumb in, all kitchen + sanitary fittings
Provide + install mech extract system

Render all external brick walls and apply 50mm thick Gyproc Thernaline Basic wallboard with factory bonded ex polystyrene insulation, and Gyproc Reveal wallboard 18mm thick to all window reveals. Remaining brick walls to have 2 or 3 coat plaster finish.

Glass fibre insulation to full depth of floor joists.

Provide + instal new sash windows. Provide + install secondary double glazing.

Provide + fit all new half hour fr stud partitions and 1no. fd30s and 2no.d20 fire doors + frames to form lobby protection to common stair

Provide + fit all new doors + frames

Refurbish existing stair: renew nosings where damaged; replace spindles where missing; prepare + redecorate.

Remove newel post, provide + fit matching section curved handrail doweled into existing, with matching spindles.

Alter stairs to provide new half-landing without winder.

Circular hw mophandle rail on brackets in front of window.

Rev A : 8 Dec 15 : de : lobby protection provided to common stair and general notes added.