

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.

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Provide + fit new sash windows

supply and fix new single stud partitions

Provide + fit all new half hour fr stud partitions and 1no. fd30s and 2no. fd20 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.

Provide + fit 150mm torus skirtings, 100 ogee door + window architraves.

Provide + install fibrous plaster cornice to bedrooms

Redecorate throughout

Render all external brick walls and apply 50mm thick Gyproc Thermaline 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.

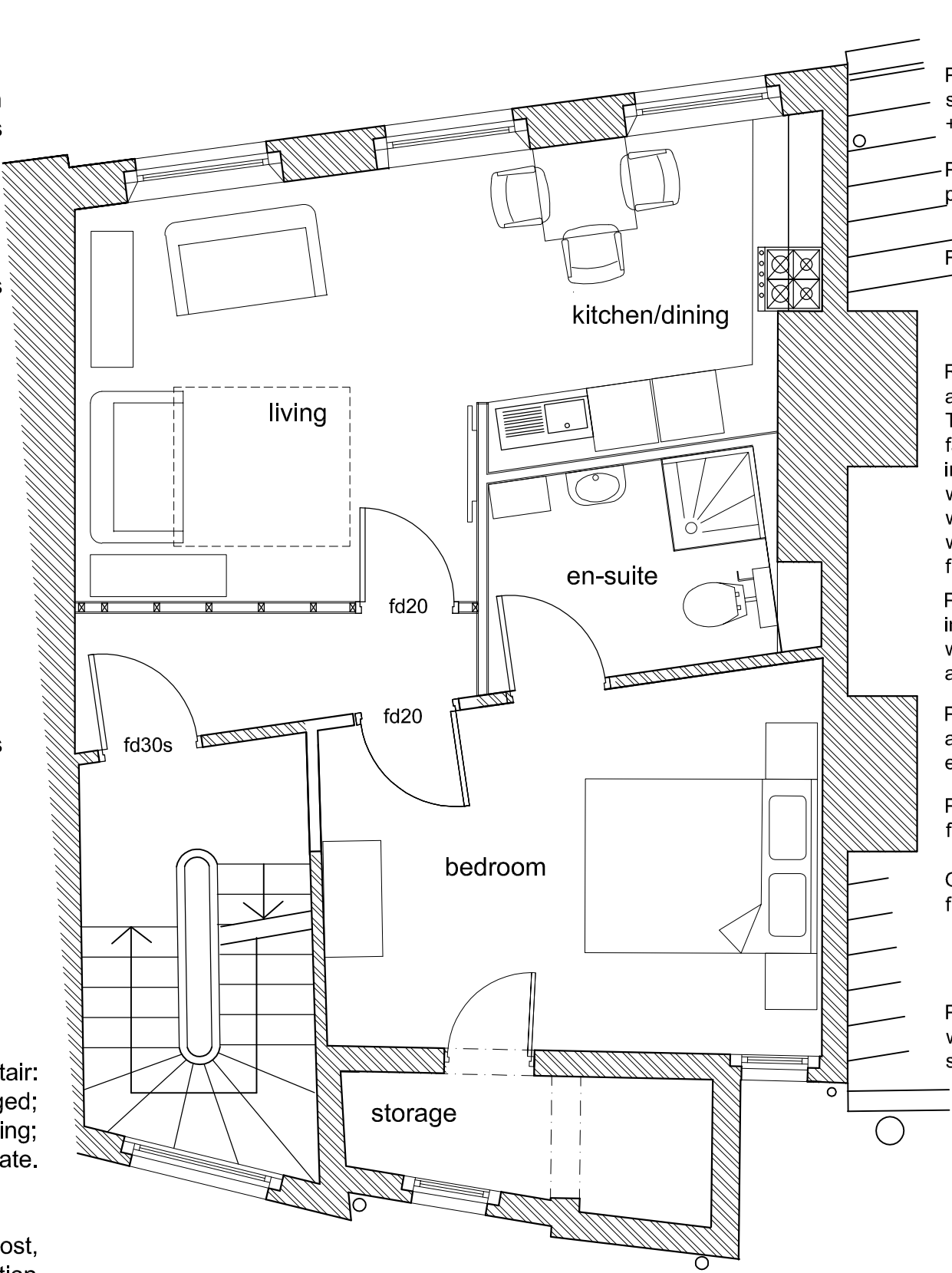
Provide + fit dropped ceiling in vapour resistant plasterboard with Willan loft hatch to conceal/ access extract equipment.

Provide + install, plumb in, all sanitary shownand mech extract system

Provide + lay all wall and floor finishes

Glass fibre insulation to full depth of floor joists.

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



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