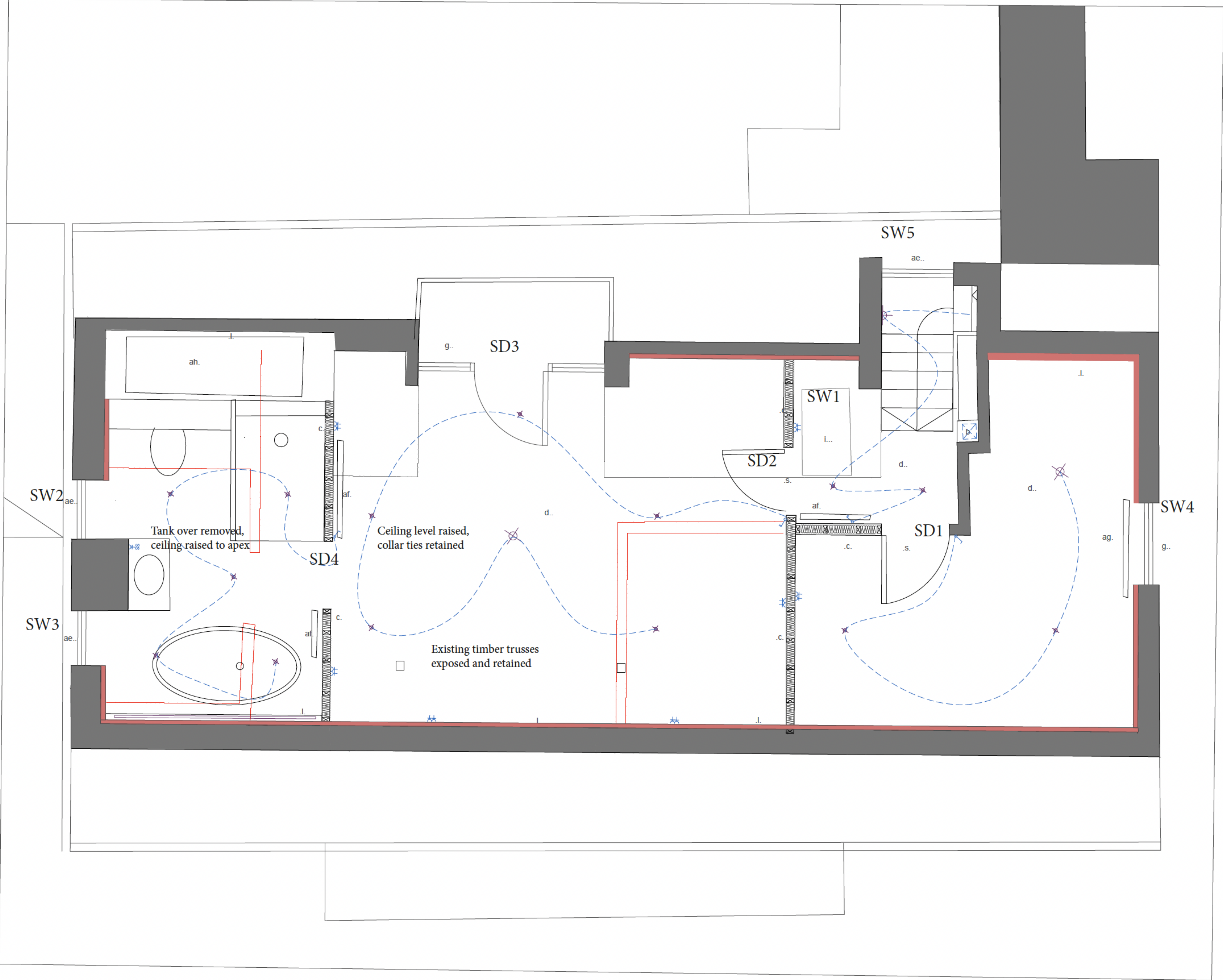




- Notes:
- a. Existing stud partitions altered.
 - b. New ensuite, 30l/s extract to rise to roof level.
 - c. New 95x45mm timber stud partitions, with 12.5mm plasterboard each side. Isover APR acoustic insulation set between studs to WC.
 - d. Carpet finish stripped and existing floor below to have a hardwood layer over. Client supplied Sisal carpet to be installed
 - e. Existing carpet to stair to be stripped install new client supplied sisal carpet
 - f. Existing bedroom redecorated after removal of joinery and installation of new partitions.
 - g. Windows repaired and redecorated.
 - h. Existing secondary internal plastic glazing removed, windows redecorated, open leaf to be eased open.
 - i. Timber stud partitions at eaves with timber lining
 - j. New rooflight set 1.7m above FFL
 - k. Carpet to loft removed, existing floor below to have a hardwood layer over. Client supplied Sisal carpet to be installed .
 - l. Existing timber linings removed, 50mm roof insulated between rafters. 52.5mm insulated plasterboard to underside of ceiling plaster skim and redecoration .
 - m. Replacement 12.5mm plasterboard linings to inner side of dormer plaster repairs to hallway. 50mm PIR insulated to be set between timber studs.
 - n. New fire rated recessed spotlights.
 - o. Existing timber stair retained, allowance for moving balustrade to alternate side.
 - p. New steel beam 152x152mm with padstones as engineers spec.
 - q. Eclipse pocket door kit with flush door leaf
 - r. Plaster repairs and redecoration of new hallway.
 - s. Existing bathroom door reinstated to new opening with Envirograf 30minute door paint upgrade
 - t. 18mm x50mm MDF strips applied to existing walls to form panelling effect with 200mm skirtings and 50mm rounded top bead.
 - u. Existing carpet stripped, sanding to existing floor boards with bonakemi seal over.
 - v. 18mm MR MDF Wall panelling with 3mm shadow gaps
 - w. New 150x25mm MDF skirtings
 - x. New 12.5mm plasterboard ceiling following wall removals.
 - y. Removal of existing masonry walls.
 - z. 203x203 steel with ceiling donstand, allowance for intumescent paint and padstones
 - aa. Installation of MR mdf boxing behind WC
 - ab. Installation of client supply shower tray, screen and WC
 - ac. Installation of tilebacker board and client supplied tiles
 - ad. Redecoration of existing living room, removal of timber mid rail
 - ae. Timber replacement window (double glazed) to match existing
 - af. Install new client supplied radiators to new positions
 - ag. Install new client supplied radiators to existing positions
 - ah. Removal of existing ceiling and tank. Allowance for plumbing upgrade to mains system, horizontal pressurised cylinder to existing eaves storage space



Note: This drawing is copyright

Michael Collins Architect LLP

The West Wing St Ibbs

Note: to be read in conjunction with Structural Engineers Information, specification and drawings

All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP. Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance with the British Standards.

215 Second floor plan as proposed

Stage: Stage 2
Status: Preliminary

012

REVISION: B
Scale: 1:25@A1

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