



Item	Description
1.0	FLOORS
	INSULATED LIMECRETE FLOOR - GROUND FLOOR
	See Drawings A04, A10 & A17
	Removal of Existing Floor Finish - Living Room
-	Number and photograph existing clay tiles before very carefully removing using hand tools only and storing in a secure location for reuse.
1.1	Living Room & Front Pantry
	Removal of Existing Floor Finish - Front Living & Dining Rooms
	Skirting Removal
1.2	Number skirting boards and carefully remove storing in a safe location for re-use.
	Floorboard Removal
-	Carefully lift floorboards taking care not to damage them and store in a secure location for re-use.
1.3	Front Living Room



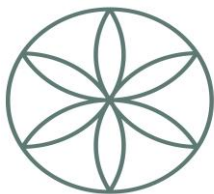
1.4	Dining Room
	Removal of Existing Floor Finish - Kitchen & Pantry
	Carefully lift tiles taking care not to damage them and store in a secure location for re-use.
1.5	Kitchen & Kitchen Pantry
	Removal of Existing Floor Finish - Wine Cellar
	Number and photograph existing clay tiles before very carefully removing using hand tools only and storing in a secure location for reuse.
1.6	Wine Cellar
	Removal of Existing Floor Finish - Rear Living Room & Bar Area
	Number and photograph existing clay tiles before very carefully removing using hand tools only and storing in a secure location for reuse.
1.7	Rear Living Room
1.8	Bar



	Installation of Insulated Floor System
	See Drawing A23 .
	Supply & fit new insulated floor system. For pricing purposes, assume the following build-up from lowest, to uppermost layer:
1.9	Geotextile Membrane
	Insulating layer of compacted Geocell foam glass aggregate. For pricing purposes assume 300mm
	Geotextile Membrane
	Installation of UFH system by others
	Lime Slab: St Astier NHL 3.5 mixed at a ratio of 1:3 with a locally derived well graded sharp sand such as Leighton Buzzard. For pricing purposes assume 100mm thickness.
	Note: Perimeters of rooms should be finished with 30mm thick corkboard.
	All to the following:
1.9	Living Room & Pantry
1.10	Front Living Room
1.11	Dining Room
1.12	Kitchen & Kitchen Pantry
1.13	Wine Cellar



1.14	Rear Living Room
1.15	Bar
	Installation of Floor Screed & Finish
	Clay Tiles - Front Living Room & Pantry
1.16	Lime Screed & New Floor Finish: Once slab is sufficiently dry, supply materials and lay down a St Astier NHL 3.5 lime screed onto which the salvaged and numbered floor tiles should be bedded. <u>No cutting of the existing tiles should be undertaken.</u>
	Timber Floorboards - Front Living Room & Dining Room
-	Once slab is sufficiently dry - see manufacturer's instructions - lay salvaged floorboards on top of a layer of hessian sheet. Use skirting boards to hold down boards.
1.17	Front Living Room
1.18	Dining Room



	Timber Skirting Boards
7.9	Reinstall salvaged skirting boards.
	Kitchen & Pantry
1.19	Once slab is sufficiently dry, supply materials and lay down a St Astier NHL 3.5 lime screed onto which the salvaged floor tiles should be bedded.
	Wine Cellar
1.20	Once slab is sufficiently dry, supply materials and lay down a St Astier NHL 3.5 lime screed onto which the salvaged floor tiles should be bedded.
	Rear Living Room & Bar Area
-	Once slab is sufficiently dry, supply materials and lay down a St Astier NHL 3.5 lime screed onto which the salvaged floor tiles should be bedded.
1.21	Rear Living Room
1.22	Bar



2.0	INTERNAL WORKS
	Ground Floor Rear Living Room/Bar
2.1	As shown on Drawing A04 & A10 , carefully break out wall below existing lintel to allow for installation of new door and make good.
2.2	Supply and fit new internal secret bookshelf door. Detail to be confirmed once wall broken out.
3.0	DRAINAGE
	See Drawing A18
3.1	Externally - as shown on above-mentioned drawing - carefully excavate ground/existing air dam/path ensuring that a 45 degree angle is maintained from the wall bottom/foundations.
3.2	Install air dam as shown on above-mentioned drawing.
3.3	Install new subterranean drainage pipes and soakaway in locations shown on above-mentioned drawing. To drainage consultant's detail.