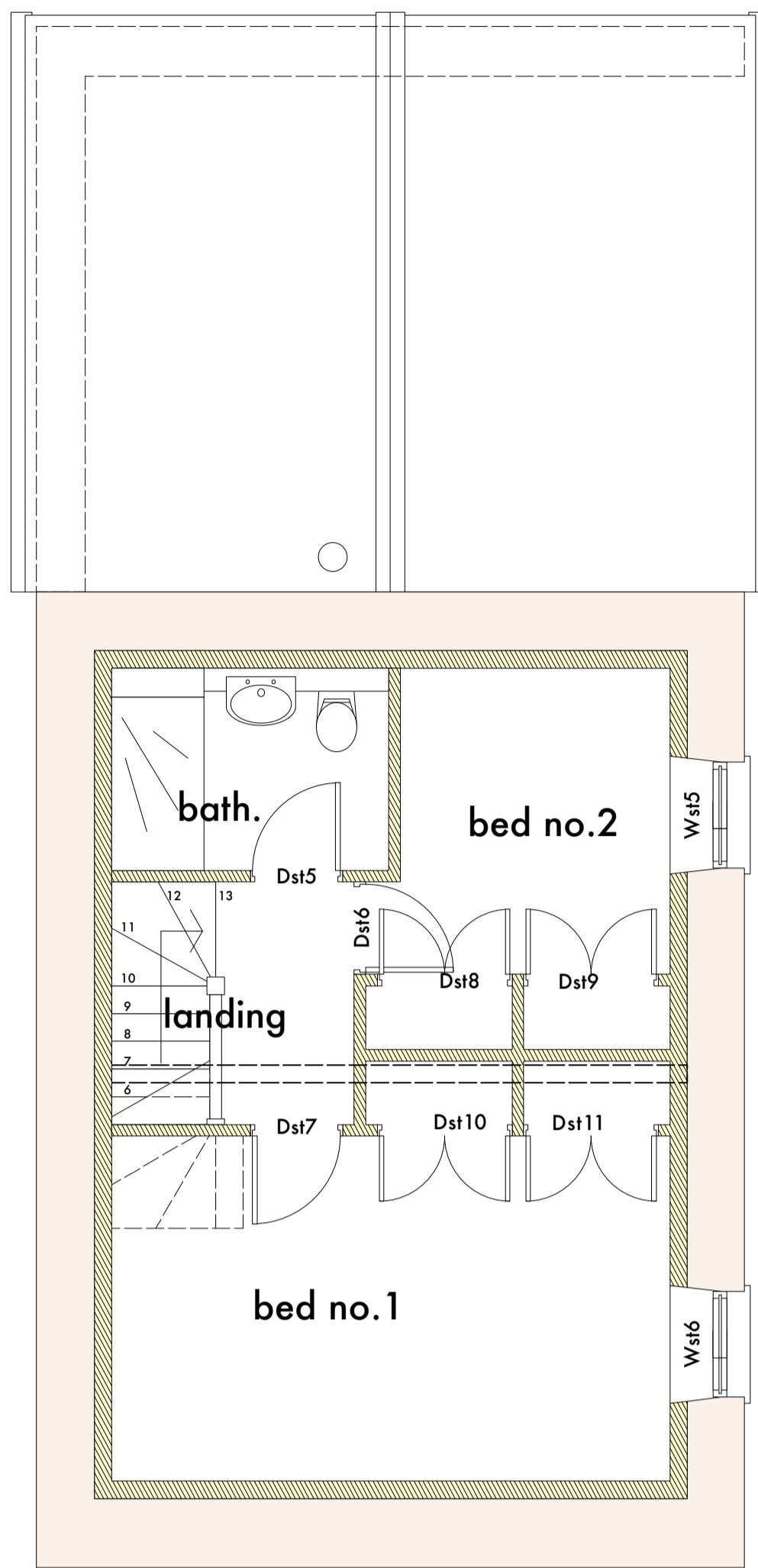
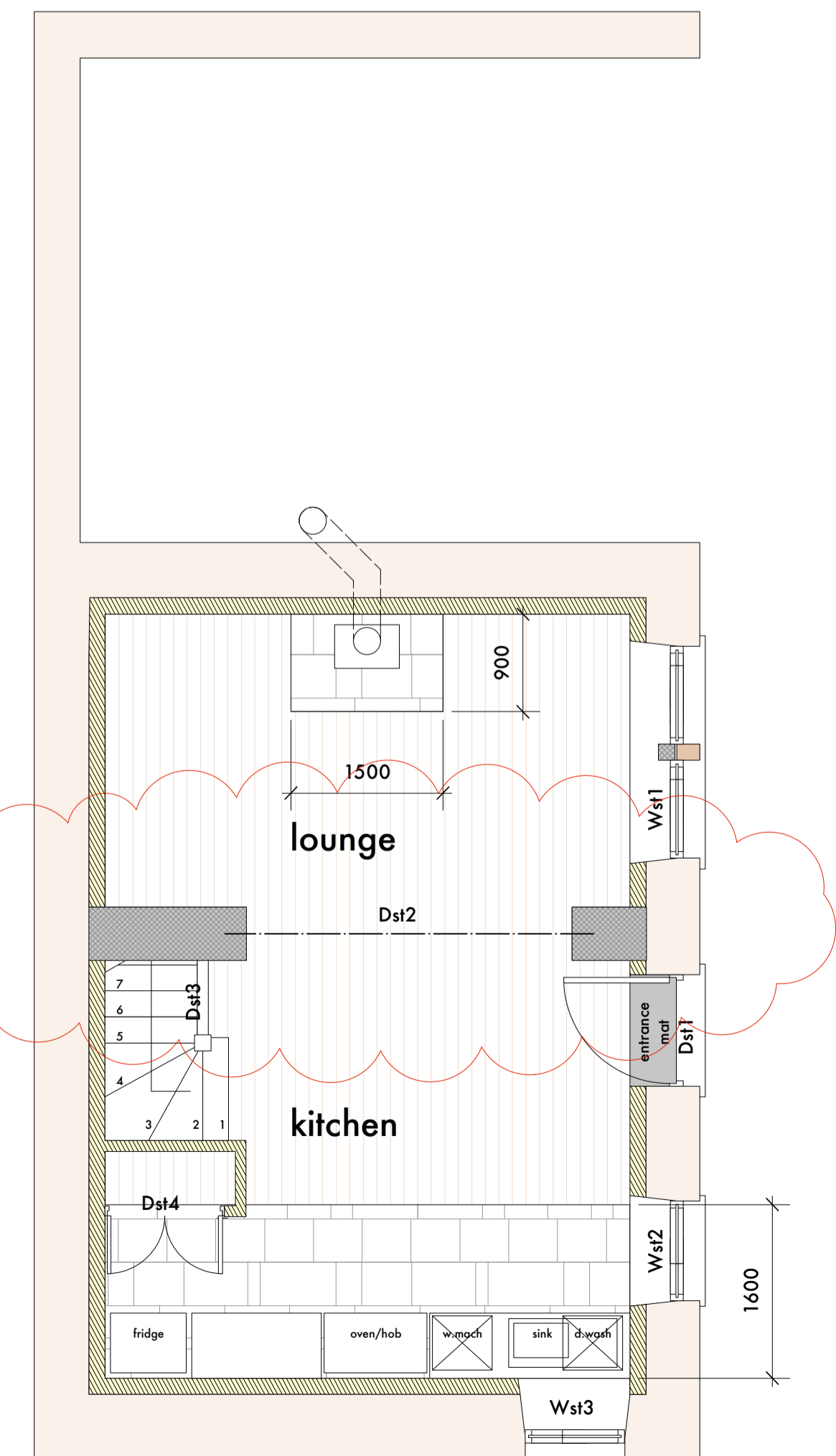


first floor



ground floor



finishes schedule

specification

GENERAL
all preparation and finishes to be undertaken in strict accordance with the manufacturer's recommendations. redundant fixtures, fittings, finishes, etc... to be fully removed.
client supply items - contractor to allow for taking possession and installation.

no.1 FLOORING - tiles
to be supplied and installed by contractor, sample to be approved by client.
for costing purposes assume 300x300mm porcelain tiles. contractor to include for adhesive, seals, threshold strips (stainless steel), coloured antifungal grout, etc... as necessary. adhesive to be appropriate for tiles and substrate.
timber substrate to be overboarded with 2no layers 9mm wbp ply, staggered joints, fixed at max.150mm centres.

no.2 FLOORING - paving flags
second hand 'yorkstone' paving, thoroughly cleaned prior to installation.
to be sealed using Liberon 'natural finish stone floor sealer' applied in accordance with manufacturers recommendations.

no.3 FLOORING - hardwood T+G boarding
not used

no.4 FLOORING - engineered hardwood board
to be supplied by client at no cost to contract.
for costing purposes assume 14mm thick x 180mm wide engineered timber boards.
underlay as manufacturers recommendations.
boards to be dressed under skirtings.
contractor to include for all necessary adhesive, seals, etc...

no.5 FLOORING - sheet
not used

no.6 FLOORING - carpet
by others following completion of contract

no.7 FLOORING - entrance matting
to be supplied by client at no cost to contract.
for costing purposes assume 1000x600mm.
allow for stainless steel trim to perimeter.

no.10 SKIRTING - tiles
general tile specification as item no.2
100mm high tile skirting - outer face flush with finish to wall.

no.11 SKIRTING - painted sw
100mm high x 19mm skirting, 'pencil' nosing paint finish as item no.21
timber flooring, tiles, etc... to be taken under skirting.

no.15 WALLS - tiles
to be supplied and installed by contractor, sample to be approved by client.
for costing purposes assume 300x150mm porcelain tiles laid stack bond.
contractor to include for adhesive, seals, threshold strips (stainless steel), coloured antifungal grout, etc... as necessary. adhesive to be appropriate for tiles and substrate.

no.16 WALLS - mosaic
not used

no.17 WALLS - stone
not used

no.18 WALLS - exposed internal existing stone
stonework to be lightly cleaned down to remove all loose and organic matter (method to be agreed with architect). joints to be raked back and repointed as described elsewhere

no.20 EMULSION PAINT
min.2no coats 'flat matt' emulsion

no.21 GLOSS PAINT - timber
1 no coat primer
1 no coat undercoat
2 no coats professional gloss

no.22 EXPOSED TIMBER - INTERNAL
polyurethane clear varnish finish comprising :-
1 no coat polurethane clear varnish (gloss) thinned with 1 no part white spirit to 10no. parts varnish.
2 no coats dulux trade polyurethane clear varnish (matt).

no.23 TIMBER (paint) - EXTERNAL
1 no coat aluminium primer
1 no coat exterior flexible undercoat
2 no coats exterior high gloss

no.24 TIMBER (stain) - EXTERNAL
oak doors and frame (Dg1, Dg9, Wf14) for :-
1 no coat Sikkens 'Cetol HLS plus' base stain,
2 no coats Sikkens 'Cetol filter 7' colour colour to be agreed

no.25 EXPOSED TIMBER - stair treads
min.2no. coats OSMO 'polyX professional' hardwax-oil (or equivalent approved), clear matt finish.

no.26 TANKING TO WET AREAS
walls/floor to shower areas to be 'tanked' prior to tiling. 'tanking membrane to be 'mapelastich smart' two part cementitious waterproofing membrane, by :-
mapel ltd
tel. 0121 5086970

no.27 EGGSHELL PAINT - timber
1 no coat primer
1 no coat undercoat
2 no coats professional eggshell

schedule

KITCHEN
floor - paving flags, no.2
- mat well to Dst1, no.7
wall 1,2,3 - emulsion, no.20
wall 4 - tiles above worktop, no.15
skirting - timber, painted, no.11
ceiling - timber, eggshell, no.27
doors - gloss paint, no.21
staircase - gloss paint, no.21
window - yorkstone windowboard, spec no.2
miscellaneous -

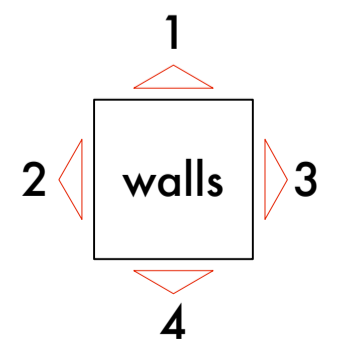
LOUNGE
floor - timber boarding, no.4
- paving flags to hearth, no.2
- emulsion, no.20
walls - timber, painted, no.11
skirting - timber, eggshell, no.27
ceiling - timber, eggshell, no.27
doors - gloss paint, no.21
window - yorkstone windowboard, spec no.2
miscellaneous -

BED no.1
floor - carpet, no.6
wall - emulsion, no.20
skirting - timber, painted, no.11
ceiling - emulsion, no.20
doors - gloss paint, no.21
window - yorkstone windowboard, spec no.2
miscellaneous -

BED no.2
floor - carpet, no.6
wall - emulsion, no.20
skirting - timber, painted, no.11
ceiling - emulsion, no.20
doors - gloss paint, no.21
window - yorkstone windowboard, spec no.2
miscellaneous -

LANDING (including staircase)
floor - carpet no.6
wall - emulsion, no.20
skirting - timber, painted, no.11
ceiling - emulsion, no.20
doors - gloss paint, no.21
staircase - painted, no.21
miscellaneous -

BATHROOM
floor - tiles, no.1
wall - tiles, no.15
skirting - tiles, no.10
ceiling - emulsion, no.20
doors - gloss paint, no.21
miscellaneous - tanking, no.26



door/window schedule



WINDOWS / EXTERNAL DOORS
min. U value of 1.6W/m2K
preservative treated hardwood (sustainable source).
section sizes to be agreed.
gloss paint finish ref.no.23 as specified to left.

double glazed units to be argon gas filled factory sealed units with 16mm space between panes, laminated glass outer pane, Pilkington 'K' low emissivity toughened safety glass inner pane.

safety glass to BS6206 class B or C to be fitted in any doors and side screens with glazed areas less than 1500mm above floor level, and in walls with glazing below 800mm above floor level.

background ventilation to habitable rooms to have min.5000mm2 openable area, and 2500mm2 openable area to 'wet' rooms.
adjustable casement stay (as specified to right) to provide background ventilation.

INTERNAL DOOR - TIMBER
unless stated otherwise to be Howden 'Dardogene' stile and rail doors, ref:DIR1360, or similar approved
- gloss paint finish as spec no.21

WARDROBE/CLOAKS DOORS (Dst4,8,9,10,11)
22mm MDF board, leading edges to be fully rubbed down to provide flat even finish (sawn 'fluffed' edge will not be accepted).
- gloss paint finish as spec no.21

INTERNAL DOOR FRAMES
unless stated otherwise to be :-
- architraves as specified to left
- 2mm gap between frame and door
- gloss paint finish as spec.no.21

WINDOW BOARDS (internal)
unless specified otherwise internal window boards to be one piece yorkstone paving, second hand.
exposed edge to be rounded off and finished smooth.
seal as specified to left

ESCAPE WINDOWS
as defined by clause 2.8 of approved document B1, ie min.0.33m2 unobstructed openable area, min.450mm wide and min.450mm high, sill to be max.1100mm above floor.

SEALANT TO WINDOWS/DOORS
junction of window/door frames to stonework to be sealed using 'arbosil XL1099' non-staining sealant, to be manufactured and installed in strict accordance with the recommendations of :-
Adshedd Ratcliffe and co Ltd
tel. 01773 826661
colour to match stonework (buff)

IRONMONGERY
to be manufactured by :-
allgood
tel.01207 255 9330
(alternative manufacturers may be considered)
handles to be solid (not hollow core)
shallow profile roses (max.3mm deep)
satin stainless steel finish
hinges to have ball bearing, washers
samples to be provided for client approval
rebates to be closed

SET no.1 internal door
- 3no 75x100mm hinges
- 17mm dia x 125mm lever handle (modric ref.3508)
- mortice latch and rebate

SET no.2 bathroom door
- 3no 75x100mm hinges
- 17mm dia x 125mm lever handle (modric ref.3508)
- bathroom latch and rebate
- double bathroom cylinder with thumbturn and release

SET no.3 store door
- 2no 75x100mm hinges
- magnetic 'push release' catch

SET no.4 'stable' door
- 4no 100x100mm hinges
- 17mm dia x 125mm lever handle (modric ref.3508)
- 2no mortice deadlocks (six lever), closed rebate sets.
- 1 no double cylinder, thumbturn and roses
- 1 no single cylinder, thumbturn and rose
- 1 no bolt (linking parts of door)
- draught seals and 'stormproof' threshold

SET no.5 casement windows
- 2no 75x100mm hinges
- lockable casement latch, adjustable to provide trickle ventilation
- casement stay
- draught seals to opening lights

SET no.6 wardrobe/cloaks doors
ironmongery per door
- 3no concealed adjustable hinges (soft close)
- 2no 'push release' magnetic catches

'as existing' drawings based on information provided by others - no measured survey of the property has been undertaken by the architect.
this drawing is to be read in conjunction with all relevant consultants and specialist drawings. the architect is to be notified of any discrepancies before proceeding.
do not scale from this drawing. all dimensions are to be checked on site.
this drawing is subject to copyright.

rev.B 22.05.15 wardrobe/cloaks doors.
architraves, skirtings, painted ceiling, Howdens doors.
rev.A 28.04.15 quotation issue

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schedules
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