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Schedule of Finishes

Job: 55 Cumberland Terrace
Ref: 2001-D13 (Schedule of Finishes)
Date: 19th October 2020
No. of Pages: 10

1.00 GROUND FLOOR

1.01 Entrance Hall & Stair Hall (G07)

- 1.01.1 **Floor** - New stone. Limestone.
- 1.01.2 **Walls** - Painted, new HW painted skirtings. Code SB02
- 1.01.3 **Cornice** – Replaced. Code EG06
- 1.01.4 **Ceiling** – New plasterboard and painted.
- 1.01.5 **Doors** - New glazed door and fanlight to entry lobby, new painted timber doors frames (Code D.0.01) and architraves (Code AR-020, to Reception and Dining room).
- 1.01.6 **Staircase** – New balustrade to Lower Ground Floor staircase.

1.02 Study (G01)

- 1.02.1 **Floor** - New oak parquet floor with herringbone pattern, lacing strips and soldier borders.
- 1.02.2 **Walls** – Hardwood polished panelling, skirtings. Code SB02
- 1.02.3 **Cornice** – New. Code EG06
- 1.02.4 **Ceiling** – New plasterboard and painted.
- 1.02.5 **Doors** – New panelled door. Code D.0.02
- 1.02.6 **Windows** - Overhaul existing.
- 1.02.7 **Fittings** – 1no. joinery unit to house FCU. To be designed and shown on GA.

1.03 Dining Room (G02)

- 1.03.1 **Floor** - New parquet. (As G01)
- 1.03.2 **Walls** - Wallpaper, new HW painted skirtings. Code SB02
- 1.03.3 **Cornice** – New. Code EG06
- 1.03.4 **Ceiling** - New plasterboard and ceiling painted.
- 1.03.5 **Doors** - As Stair hall and Study G01. Code D.0.04
- 1.03.6 **Window** - Overhaul existing.
- 1.03.7 **Fittings** – Fireplace, new marble surround and registered grate. 2no new low joinery units, one to house FCU.

1.04 Ground Floor Link (G03)

- 1.04.1 **Floor** - New stone. (As G07)
- 1.04.2 **Walls** - Painted, new HW painted skirtings. Code SB02
- 1.04.3 **Cornice** – New. Code EG06
- 1.04.4 **Ceiling** - New plasterboard ceiling, painted.
- 1.04.5 **Doors** - New hardwood painted doors to WC and Coats.
- 1.04.6 **Windows** - Two new sash windows.

1.05 W.C. (G04)

- 1.05.1 **Floor** - New stone. TBC
- 1.05.2 **Walls** - Marble slab.
- 1.05.3 **Cornice**- New. Code MG02.
- 1.05.4 **Ceiling** - New plasterboard, painted.
- 1.05.5 **Fittings** - W.C. with conceal cistern, Basin made from marble slab with access panel and waste drawer front in marble. Mirror over basin.
- 1.05.6 **Window**- Overhaul existing.

1.06 Coats (G05)

- 1.06.1 **Floor** - New stone. TBC
- 1.06.2 **Walls** - Entire compartment lined in maple veneered flush panels .
- 1.06.3 **Cornice** – None.
- 1.06.4 **Ceiling** - New plasterboard, painted.
- 1.06.5 **Fittings** -Hanging rails.

1.07 Family Sitting Room (G06)

- 1.07.1 **Floor** - New engineered oak boards.
- 1.07.2 **Walls** - New plaster painted, new painted HW skirtings. Code SB02
- 1.07.3 **Cornice** – New. Code EG06
- 1.07.4 **Ceiling**- New plasterboard ceiling painted to accommodate 1no new skylight.
- 1.07.5 **Doors** - New painted hardwood door to G03 link. Code D.0.08
- 1.07.6 **Window** - New sash window.
- 1.07.7 **Fittings** - New joinery unit to N wall floor to ceiling to accommodate shelves and cupboard unit as well as TV and FCU.

1.08 Kitchen/Family Dining (G08)

- 1.08.1 **Floor** - As G06.
- 1.08.2 **Walls** - Painted, new painted HW skirtings.
- 1.08.3 **Cornice** – None.
- 1.08.4 **Ceiling** - New painted sloping ceiling under roof to include exposed existing timber trusses.
- 1.08.5 **Windows** - New sash window to east elevation, 4no new skylights.
- 1.08.6 **Fittings** - New kitchen units on N and S walls, central island unit. Dishwasher, double sink with boiling tap, WDU, double high-level electric ovens, large gas hob, built in microwave, semi industrial extract hood, large integrated fridge freezer, low wine fridge. FCU enclosed within kitchen units.ire surround and chimney breast, new floor standing joinery unit to house FCU.

2.00 LOWER GROUND FLOOR

2.01 Entrance Hall & Staircase (LG01)

- 2.01.1 **Floor** - New limestone slabs.
- 2.01.2 **Walls** - Painted, new HW painted skirtings. Code SB03
- 2.01.3 **Cornice**- New cornice. Code MG02
- 2.01.4 **Ceiling** – New plasterboard ceiling, painted.
- 2.01.5 **Doors** - New hardwood painted doors to Office (Code D.-1.05), WC (Code D.-1.04), Gym. (Code D.-1.01) •Existing door to front area painted.
- 2.01.6 **Fittings** - New joinery unit for electrical cupboard and coats.
- 2.01.7 **Staircase** - Allow for new metal balustrades and hardwood handrail.

2.02 Gym (LG02)

- 2.02.1 **Floor** - New engineered oak boards.
- 2.02.2 **Walls** – Painted plaster, new HW painted skirtings. Code SB03
- 2.02.3 **Cornice** – New. Code MG02
- 2.02.4 **Ceiling** – New plasterboard and painted.
- 2.02.5 **Doors** – New stainless steel frame and framed glass door to steam/shower.
- 2.02.6 **Window** - Existing overhaul and paint.
- 2.02.7 **Fittings** – New built in storage unit to N wall to house FCU and gym storage.

2.03 Guest W.C. (LG03)

- 2.03.1 **Floor** - As Hall
- 2.03.2 **Walls** - Marble slab to dado and painted above.
- 2.03.3 **Cornice** – New. Code MG02
- 2.03.4 **Ceiling** - New plasterboard, painted.
- 2.03.5 **Fittings** - WC with concealed cistern, vanity unit from stainless steel and mirror doors with 3cm marble top and ceramic under mounted wash hand basin. Steam generator housed in mirror fronted unit over basin.

2.04 Office (LG06)

- 2.04.1 **Floor** - New engineered oak boards.
- 2.04.2 **Walls** - Painted, New HW painted skirtings. Code SB03
- 2.04.3 **Cornice** -New. Code MG02
- 2.04.4 **Ceiling** – New plasterboard, painted.
- 2.04.5 **Doors** - New painted panelled HW door, architrave and frame.
- 2.04.6 **Window** – Existing overhauled and painted.
- 2.04.7 **Fittings**- Built in joinery units for shelving and to house FCU.

2.05 Shower /Steam (LG04 & LG05)

- 2.05.1 **Floor** - Granite or composite.
- 2.05.2 **Walls** -Granite or composite.
- 2.05.3 **Cornice** – 3cm stainless steel shadow gap.
- 2.05.4 **Ceiling** - Access panel in GRP ceiling to lobby to access FCU. Vaulted GRP ceiling over steam.
- 2.05.5 **Door** - Stainless steel frame and framed glass doors to shower and steam.

2.05.6 **Fittings** - Steam generator, hand shower in steam, wall and hand shower in shower room.

2.06 **Lower Ground Link Lobby (LG07)**

2.06.1 **Floor** - As Entrance / Stair Hall.

2.06.2 **Walls** - Painted, new HW painted skirtings. Code SB03

2.06.3 **Cornice**- New. Code MG02

2.06.4 **Ceiling** - Made good painted.

2.06.5 **Doors** - French doors - existing repair and paint.

2.06.6 **Fittings** - New painted hardwood coat cupboards with panelled doors and maple veneered interiors.

2.07 **Sports / Ping Pong Room (LG08)**

2.07.1 **Floor** - engineered oak boarded floor.

2.07.2 **Walls** – Painted plaster. New HW skirtings. Code SB03

2.07.3 **Cornice** – New. Code MG02

2.07.4 **Ceiling**- New plasterboard, painted.

2.07.5 **Door** - New painted panelled HW door (Code D.-1.07), architrave and frame to Link.

2.07.6 **French doors** - New painted glazed doors and frame to courtyard. Code ED.-1.09

2.07.7 **Fittings** - Built in storage cupboards to East wall with flush painted doors and maple veneered interiors. FCU to be within joinery cupboards.

2.08 **Laundry (LG09)**

2.08.1 **Floor** - ceramic tiles

2.08.2 **Walls** -ceramic tiles

2.08.3 **Ceiling** - new plasterboard, painted.

2.08.4 **Door** - new HW painted. Code D.-1.08

2.08.5 **Fittings** - new units with Corian worktops and integrated sink. 2no WM, 2no Dryers. Allow for additional sink, under counter fridge, microwave and extract for small kitchenette

2.09 **Staff bedsit (LG10)**

2.09.1 **Floor** - Oak engineered HW floor.

2.09.2 **Walls** - Painted, new painted HW skirting. Code SB03

- 2.09.3 **Cornice** -New. Code MG02
- 2.09.4 **Ceiling** – New plasterboard, painted.
- 2.09.5 **Doors** - 2no new HW painted (Code D.-1.09 and D.-1.10), existing door (ED.-1.10) to mews overhauled and painted.
- 2.09.6 **Window** - Existing repaired and painted.
- 2.09.7 **Fittings** - New wardrobe unit, to also house FCU.

2.10 **Staff bathroom (LG11)**

- 2.10.1 **Floor** - Ceramic tile.
- 2.10.2 **Walls** - Ceramic tile.
- 2.10.3 **Cornice** – New. Code MG02
- 2.10.4 **Ceiling** – New plasterboard, painted.
- 2.10.5 **Window** - New windows to existing garage doors.
- 2.10.6 **Fittings** - Bath with shower over and shower screen. WC, WHB, heated towel rail, medicine cupboard.

3.00 **FIRST FLOOR**

3.01 **Stair Hall (1.01)**

- 3.01.1 **Floor** – Existing floor restored.
- 3.01.2 **Walls** – Painted
- 3.01.3 **Cornice** – New. Code EG06
- 3.01.4 **Ceiling** – Make good and painted
- 3.01.5 **Doors** – New double doors to Drawing Room (Code D.1.01) and Library (Code D.1.02). All to be HW and painted.
- 3.01.6 **Window** – Restored and painted.
- 3.01.7 **Balustrade** – Paint existing balustrade and re-polish handrail.
- 3.01.8 This applies to Second Floor above as well.(Balustrade, floors, walls and ceiling)

3.02 **Drawing Room (1.02)**

- 3.02.1 **Floor** – New parquet oak floor, herringbone with lacing strips and soldier border.
- 3.02.2 **Walls** – Specialist Painted. New HW skirtings. Code SB01
- 3.02.3 **Cornice** – New cornice. Code EG09
- 3.02.4 **Ceiling** – New plasterboard ceiling, painted. New ceiling rose, Code CC52

- 3.02.5 **Window** – 3no windows overhauled and painted.
- 3.02.6 **Fittings** – 1no joinery cabinet to accommodate floor standing FCU.

3.03 **Reception Room (1.03)**

- 3.03.1 **Floor** – As Drawing Room.
- 3.03.2 **Walls** – Hardwood panelling to all walls.
- 3.03.3 **Cornice** – New painted. Code EG09
- 3.03.4 **Ceiling** – New plasterboard, painted.
- 3.03.5 **Window** – Existing refurbished and painted.
- 3.03.6 **Fittings** – Either side of fireplace new bookcase units between existing chimney breast and walls. 1no unit to accommodate FCU.

4.00 **SECOND FLOOR**

4.01 **Secondary Staircase Second Floor (2.01)**

- 4.01.1 **Floor** – Engineered Oak flooring boards.
- 4.01.2 **Walls** – Painted, New HW painted skirtings. Code SB02
- 4.01.3 **Cornice** – New painted. Code EG06
- 4.01.4 **Ceiling** – New plasterboard, painted.
- 4.01.5 **Doors** – Door to Master Dressing Room, new hardwood panelled door painted. Code D.2.01
- 4.01.6 **Fittings** – New staircase in HW for painting, storage cupboard under. Treads and risers to be polished oak to match floor.

4.02 **Master Dressing Room (2.02)**

- 4.02.1 **Floor** – Engineered Oak floor boards.
- 4.02.2 **Ceiling** – New painted MDF ceiling gridded to accommodate access panels to FCU to Master Bedroom .
- 4.02.3 **Doors** – 2no sliding panelled doors in HW (Code D.2.03 and D.2.02), painted. 1no on Bathroom side to have full length mirror.
- 4.02.4 **Fittings** – New cedar of Lebanon lined wardrobes with panelled hardwood doors for painting. Allow for mirrors behind doors and wardrobes to be a mixture of 10% long hanging, 50% double hanging, 20% open shelves and 20% drawers.

4.03 **Master Bedroom (2.03)**

- 4.03.1 **Floor** – Engineered Oak boarded flooring.

4.03.2 **Walls** – Fabritrak system with fabric on wall, HW painted skirtings. Code SB02.

4.03.3 **Cornice** – New painted. Code EG06

4.03.4 **Ceiling** – New plasterboard, painted.

4.03.5 **Window** – 3no existing windows refurbished and painted.

4.04 **Master Bathroom (2.04)**

4.04.1 **Floor** – 20mm marble slab.

4.04.2 **Walls** – 20mm marble slab.

4.04.3 **Cornice** – New painted. Code EG06.

4.04.4 **Ceiling** – New plasterboard, painted.

4.04.5 **Doors** – No doors to shower or W.C.

4.04.6 **Window** – Existing window overhauled and painted.

4.04.7 **Fittings** – Freestanding undermounted bath with curved marble surround and 3cm top. 1no vanity unit in stainless steel frame with mirrored doors and 2no undermounted ceramic basins mounted under 3cm marble top. 1no W.C. with concealed cistern. 1no overheard shower and hand shower with linear floor gully.

5.00 **THIRD FLOOR**

5.01 **Secondary Staircase Third Floor (3.01)**

5.01.1 **Floor** – Engineered boarded Oak flooring.

5.01.2 **Walls** – New plasterboard, painted, new HW painted skirtings. Code SB03

5.01.3 **Cornice** – New painted. Code MG02

5.01.4 **Ceiling** – New plasterboard, painted. 1no skylight.

5.01.5 **Doors** – 4no HW painted doors to 3.02, 3.03, 3.04 and 3.05. Codes D.3.01, D.3.02, D.3.03 and D.3.04

5.01.6 **Fittings** – New staircase in HW for painting. Treads and risers to be painted.

5.02 **Child's Bedroom 2 (3.02)**

5.02.1 **Floor** - Engineered boarded Oak flooring.

5.02.2 **Walls** – Painted, new HW painted skirtings. Code SB03

5.02.3 **Cornice** – New painted. Code MG02

5.02.4 **Ceiling** – New plasterboard, painted.

5.02.5 **Window** – Existing window refurbished painted.

5.02.6 **Fittings** – 1no built in wardrobe, veneered maple interior and panelled flush HW doors. 50% double hanging, 50% shelves with drawers under. Allow for floor standing FCU within the back of the cupboard where shelves and drawers located.

5.03 **Child's Bedroom 1 (3.03)**

5.03.1 **Floor** - Engineered boarded Oak flooring.

5.03.2 **Walls** – Painted, new HW painted skirtings. Code SB03

5.03.3 **Cornice** – New painted. Code MG02

5.03.4 **Ceiling** – New plasterboard, painted.

5.03.5 **Window** – Existing window refurbished painted.

5.03.6 **Fittings** – 1no built in wardrobe, veneered maple interior and panelled flush HW doors. 50% double hanging, 50% shelves with drawers under. Allow for floor standing FCU within the back of the cupboard where shelves and drawers located.

5.04 **Bathroom (3.04)**

5.04.1 **Floor** - Ceramic tiles

5.04.2 **Walls** – ceramic tiles

5.04.3 **Cornice** – New painted. Code MG02

5.04.4 **Ceiling** – New plasterboard, painted, 1no skylight.

5.04.5 **Fittings** – 1no undermounted bath with 3cm marble top and tiled bath front access panel. 1no undermounted wash hand basin, 1 no. Vanity unit. 1no W.C. with concealed cistern. Full length mirror above basin and W.C duct. 1no over shower and hand shower with folding bath shower screen.

5.05 **Child's Bedroom 3 (3.05)**

5.05.1 **Floor** - Engineered boarded Oak flooring.

5.05.2 **Walls** – Wallpaper, new HW painted skirtings. Code SB03

5.05.3 **Cornice** – New painted. Code MG02

5.05.4 **Ceiling** – New plasterboard, painted.

5.05.5 **Doors** – 2no HW for painting doors to Dressing Room and Bathroom. Both doors to be mirrored on the inside of Bathroom and Dressing Room.

5.05.6 **Window** – 2no existing windows refurbished and painted.

5.06 **Bathroom (3.06)**

5.06.1 **Floor** - Ceramic tiles

5.06.2 **Walls** – ceramic tiles

- 5.06.3 **Cornice** – New painted. Code MG02
- 5.06.4 **Ceiling** – New plasterboard, painted
- 5.06.5 **Fittings** – 1no undermounted bath with 3cm marble top and tiled bath front access panel. 1no undermounted wash hand basin, 1 no. Vanity unit. 1no W.C. with concealed cistern. Full length mirror above basin and W.C duct. 1no over shower and hand shower with folding bath shower screen.

5.07 Dressing Room (3.07)

- 5.07.1 **Floor** - Engineered boarded Oak flooring.
- 5.07.2 **Walls** – Painted, new HW painted skirtings. Code SB03
- 5.07.3 **Cornice** – New painted. MG02
- 5.07.4 **Ceiling** – New plasterboard, painted. Allow for access panel to FCU.
- 5.07.5 **Window** – 1no window refurbished and painted.
- 5.07.6 **Fittings** – 1no open fronted wardrobe without doors as in Bedroom 3.02 and 3.03, and 1 no. low level drawer unit under windows.