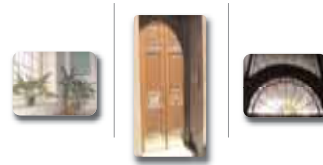


B R I E F S P E C I F I C A T I O N S
O F A L L I N T E N D E D W O R K S & I M P R O V E M E N T S



MITRE HOUSE MANAGEMENT LIMITED

(REPRESENTING THE NINE LEASEHOLD OWNERS OF MITRE HOUSE)

124 KINGS ROAD • CHELSEA • LONDON SW3 4TP

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T H E N E W M I T R E H O U S E



E X A M P L E S O F I T E M S T O B E I M P R O V E D

PLEASE QUOTE SEPERATELY ON EACH SECTION (1-16) TO INCLUDE ALL MATERIALS EXCEPT WHERE INDICATED TO BE SUPPLIED (LIGHTS, WALLPAPER, DOOR FURNITURE)

1_Entrance (Exterior)

MITRE HOUSE Sign
clean-up & Gold (Brass effect) Lettering

External Front door steps and surrounds to be cleaned and polished thoroughly.

A new Brass fitment to underside of first step will be attached in place of damaged existing.

A new Brass Bell display to replace existing unit. DONE

2_Front Door - interior and exterior wood surfaces & top Window areas

Strip back both sides back to original Light Oak, repair any damage to door woodwork and then re-varnish/laquer.

Also, the two Internal Doors (both sides) sand down and re-varnish repairing any defects

3_Front Door - interior Mat

A new Coir 23mm industrial strength mat will replace the existing. **Await Colour Choice?**

4_Brassworks throughout

Door furniture, handles, kickplates, door plates, lift handles to be cleaned thoroughly.
Affix new brass mail basket to interior (right door).
Await Choice?

5_Build Mail Boxes (plans supplied)

Add 9 Wooden Mail Pigeon slots for Flats 1-9 Mail - (type and style of wood still to be determined).

6_Terrazzo Floor, edging, lift wall up staircase and window sills -

Treat and clean and repair damaged areas

7_Crittall Windows (5)

Thoroughly strip back to metal frame, prime and paint gloss one colour. Refit and repair all furniture to match existing. Make all fitments in good working order and operating efficiently and windows open/close OK.

8_Handrail

Remove 9 sections, and replace with exact replica but in light oak and varnished **Sample piece in hand**

9_Lighting & Electrics

Hallway: ADD two new lights - replace other two
Replace ALL Landing lights (6) with supplied units
Replace Fire Escape Lights (4) with supplied units
Add TWO Exterior Emergency Lights to wall
Add ONE Electric Dual plug point on each floor (3)
ALL lights supplied - ALL to have auto sensors and act as EMERGENCY LIGHTING



E X A M P L E S O F I T E M S T O B E I M P R O V E D



E X A M P L E S O F I T E M S T O B E I M P R O V E D

10_Lift - interior car decor, interior grill door (1) and exterior doors (4) all surfaces both sides - sprayed or painted

On all 4 floors (ground, 1st, 2nd, 3rd) we will be spraying both the internal grill door and the exterior door (on both sides) in a suitably attractive metallic colour to replace the Battleship grey at present. The dark grey frame and the netting exterior cage will also be painted metallic paint

The Lift's various Brass handles will be properly polished.

The lift car interior will also be totally renovated with new surfaces, the walls and ceiling with small downlighters. The floor will also have a suitable hard wearing and attractive surface. A Mirror will also be installed. The Floor Panel Console replaced with BRASS fitment with Emergency Button as at present

11_Meters & Fuseboxes on each floor 1,2, & 3

Box in to hide. BUT probably too low for safety.... needs thought.

12_Loose wiring on landings 1,2 & 3

Tidy-up and / or box in **if possible**

13_Nine Tenant Front Doors

Rub down outside surface and re-varnish all 9 tenant front doors
Remove & replace Door Furniture - door knob and letterbox (10") only with new brass fittings - **can be supplied or follow our choice to source**



W H A T W E H A V E A T P R E S E N T



M I R R O R E X A M P L E S

E X A M P L E S O F I T E M S T O B E I M P R O V E D

14_ Internal Communal Areas Paintwork (see NOTE at end)

Entrance Hall, Stairs & Three Landings - do all required coats to cover well.

Two colours oil eggshell (or Silk) throughout on all wall surfaces down to dado handrail - (ceilings can be matt emulsion) and the second colour to all wall surfaces below dado handrail plus one colour primer/undercoat & gloss on Window frames, all existing white woodwork and 4 internal door surfaces. *

Ground Floor Entrance Hall - Prepare ceiling & walls (incl. attending to flaking plaster & making good). Wash down windows (inside & out) in entrance porch. Apply matt emulsion to ceiling & oil eggshell emulsion to walls of porter's cabin and gloss to window, woodwork areas and doors. Rub down & apply undercoat & gloss to Yard door, inside surface only. *

1st & 2nd Floor Stairwells & Landings - Prepare ceiling & walls (incl. attending to flaking plaster & making good). Apply matt emulsion to ceiling & oil eggshell to walls. Strip & repair two window frames on each floor & apply primer, undercoat & gloss. Rub down & apply undercoat & gloss to one door, inside surface only, on each floor and all existing white woodwork surfaces. *

3rd Floor Stairwells & Landings - Prepare ceiling & walls (incl. attending to flaking plaster & making good). Apply matt emulsion to ceiling & oil eggshell to walls. Strip & repair one large window frame, apply primer, undercoat & gloss. Rub down & apply undercoat & gloss paint to one door, inside surface only. Undercoat and gloss entrance flap up to roof and all existing white woodwork surfaces. Undercoat and gloss the wiring and meter boxes or whatever is installed.

* Colours still to be decided - Eggshell? Silk? Matt? Emulsion....?

15_ Mirrors - in Hallway on 8 existing panels (and install) - sizes as follows :

Height for all 8 is 2000mm - 4mm thick - mirror glass (safety sealed), not acrylic. approx widths (exact still to be determined) are:

830mm, 530mm, 470mm, 1180mm x 2, 1250mm, 1900mm, 1160mm

All with radius on the two bottom edges as pictured above left

And made to approx designs supplied as above pictures x 2, left

16_ Basement - to include attention to drain (needs unblocking) and a new secure door with locks.

Clear out, clean up and decorate as office space - white oil eggshell to walls or as you advise for most economic budget - add lights and plugs and cheap flooring.

NOTE re: Internal Communal Areas Paintwork - Please include the possibility we might WALLPAPER (to be supplied) wall surfaces beneath the dado handrail instead of painting a second colour - or simply paint the dado rail a 3rd colour along with the few surface visible pipeworks on each floor - all same colour.

AND - allow correct & required coatings to all surfaces, probably two coats?



E X A M P L E S O F I T E M S T O B E I M P R O V E D

Lift Interior Car
and External
Doors



NOTES:
A TOTAL REFURBISHMENT OF BOTH THE LIFT INTERIOR CAR AND THE DOORS - USING METALLIC (GOLD?) PANNELLING, A MIRROR AND DOWNLIGHTERS AND NEW FLOORING. THE LIFT DOORS WILL BE METALLIC SPRAYED (BRONZE TO MATCH THE WINDOW FRAMES ON THE DOUBLE DOOR DIVIDERS ON EACH LANDING) IINSIDE AND OUT AS WELL AS THE INTERIOR GRILL GATE ON ALL SURFACES AND THE CAGE ON ALL FLOORS.



W H A T W E H A V E A T P R E S E N T



A



B



C



D



H



I



J



K

Street
Front Door
attention



W H A T W E H A V E A T P R E S E N T



PAGE 5_ THE DOORS_ SHOULD GO BACK TO ROUGHLY THIS SHADE

Lighting
incl. Emergency
Lighting



W H A T W E H A V E A T P R E S E N T



A



B



C



D



E



F



G



H



I



J



K



L



M

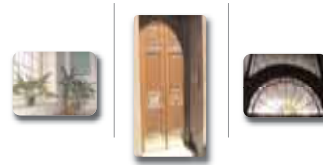


N

fire escape and
exterior wall
emergency lights
all on auto sensors

PAGE 6_THE LIGHTS (WILL BE SUPPLIED)_ 4 x A (ABOVE) IN HALLWAY, 6 x D (ABOVE) ON LANDINGS, 6 x N EXTERIOR LIGHTS ALL WITH AUTO SENSORS AND ALL ON AN EMERGENCY CIRCUIT FOR USE AS EMERGENCY LIGHTING THROUGHOUT THE BUILDING

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