

PROJECT - 43c Gascony Avenue, NW6
JOB REF - Luke

SCHEDULE OF WORKS

GENERAL SCOPE OF WORKS

THE FLAT IS ARRANGED ON THREE PRINCIPLE FLOORS WITH AN INTERMEDIATE HALF LANDING. GENERALLY THE WORKS TO BE UNDERTAKEN ARE:

1. **STAIRCASE FROM HALF LANDING AND UP TO LIVING ROOM AND UP TO BEDROOM.**
2. **BATHROOM ON THE HALF LANDING.**
 - A. SUPPLY AND INSTALLATION OF NEW SHOWER, BATHTUB, WC AND WHB.
 - B. FORM OPENING TO TERRACE THROUGH EXISTING CUPBOARD.
 - C. PROVIDE AND INSTALL NEW GLASS SCREEN BETWEEN BATHROOM AND LANDING.
 - D. REMODEL EXTERNAL WINDOW.
 - E. BUILD EXTENSION ONTO EXISTING TERRACE IN ACCORDANCE WITH PLANNING DRAWINGS - THIS ITEM TO BE PRICED SEPARATELY AND IS SUBJECT TO PLANNING, LEGAL AND BUILDING CONTROL NEGOTIATIONS
3. **LIVING ROOM, NEW SECOND BEDROOM AND KITCHEN LEVEL.**
 - A. INSTALL NEW KITCHEN UNITS IN ACCORDANCE WITH DESIGN DRAWINGS.
 - B. REMODEL CEILING PROFILE OVER STAIRCASE AS PER ATTACHED DRAWINGS
 - C. FORM OPENINGS IN STUD WORK WALLS AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS
 - D. FORM NEW STUD WORK PARTITIONS AS PER DRAWINGS
 - E. REMOVE AND REPLACE SHOT PLASTER, RELINE AND RE-SKIM
 - F. FORM OPENING IN EXTERNAL WALL TO STRUCTURAL ENGINEERS DETAILS, SUPPLY AND INSTALL OPENABLE WINDOW, SIZE AS PER DRAWINGS.
 - G. SUPPLY AND INSTALL LIGHT WEIGHT STEEL BRIDGE, DETAILS TO FOLLOW
- x 2nd TERRACES || 4. **TERRACE X 2**
GENERAL REFURBISHMENT AND INSTALLATION OF SAFETY RAILS
5. **BEDROOM**
 - A. FORM NEW STUD WORK PARTITIONS AS PER DRAWINGS
 - B. SUPPLY AND INSTALL NEW SHOWER TRAY AND SHOWER.
 - C. EXTEND WINDOW OPENING AND SUPPLY AND INSTALL NEW WINDOW.

NOTE - THIS ITEM TO PRICED SEPARATELY SUBJECT TO PLANNING AND STRUCTURAL INVESTIGATIONS.
6. **MISC.**

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3 KITCHEN

- 3.1 FORM OPENINGS IN EXISTING STUD PARTITIONS AND MAKE GOOD WALLS AND CEILINGS.
- 3.2 ALL DRAINAGE / SUPPLY / SERVICES TO BE RE-ROUTED TO NEW POSITIONS AS PER LAYOUT DRAWINGS.
- 3.3 STUD PARTITION, WITH NECESSARY ACOUSTIC AND THERMAL INSULATION TO BE BUILT AS PER ARCH. DRWGS
- 3.3 SUPPLY AND INSTALL NEW KITCHEN UNITS, INSTALL NEW KITCHEN APPLIANCES SUPPLIED BY CLIENT.
- 3.4 INCREASE EXISTING WINDOW OPENING AND SUPPLY AND INSTALL NEW FRENCH DOORS.
- 3.41 MAKE GOOD REVEALS + MASONRY / PLASTER SURROUND
- 3.5 SUPPLY AND INSTALL SAFETY RAIL AS PER DRAWINGS
- 3.6 4 NO. RECESSED LIGHT FITTINGS TO INSTALLED.

LIVING ROOM

- 3.7 FORM OPENINGS IN EXISTING STUD PARTITIONS AND MAKE GOOD WALLS AND CEILINGS.
- 3.8 STUD PARTITION, WITH NECESSARY ACOUSTIC AND THERMAL INSULATION TO BE BUILT AS PER ARCH. DRWGS
- 3.9 SUPPLY AND INSTALL NEW FULL HEIGHT DOOR TO NEW BEDROOM
- 3.91 4 NO. RECESSED LIGHT FITTINGS TO INSTALLED.

NEW SECOND BEDROOM

- 3.92 2 NO. RECESSED LIGHT FITTINGS TO INSTALLED.
- 3.93 MAKE GOOD WALLS AND CEILINGS.

4 TERRACES

- 4.1 ENSURE NECESSARY WATERPROOFING TO TERRACE AND THRESHOLD CHECK AND ENSURE ADEQUATE DRAINAGE TO TERRACE
- 4.2 LAY 300X300 TEXTURED CONCRETE PAVING SLABS
- 4.3 PROVIDE WASHED PEA GRAVEL SURROUND
INSTALL MS SAFETY RAIL ON TERRACE PARAPET TO DETAIL.

5. PRINCIPLE BEDROOM

- 5.1 STUD PARTITION, WITH NECESSARY ACOUSTIC AND THERMAL INSULATION TO BE BUILT AS PER ARCH. DRWGS
- 5.2 SUPPLY AND INSTALL SHOWER HEAD, PUMP AND SHOWER TRAY
- 5.21 SUPPLY AND INSTALL FULL HEIGHT GLASS PANEL PARTITION AS PER DRWGS ENSURING NECESSARY WATERPROOFING / SEALANTS.
- 5.3 EXTEND EXISTING WINDOW OPENING AND SUPPLY AND INSTALL NEW DORMER WINDOW IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.
- 5.4 1 NO. RECESSED MOISTURE RESISTANT LIGHT FITTING TO BE INSTALLED IN NEW SHOWER AREA.
- 5.5 4 NO. RECESSED LIGHT FITTINGS TO INSTALLED IN GENERAL BEDROOM AREA.
- 5.6 MAKE GOOD WALLS AND CEILINGS.