

SICILIAN AVENUE – UNIT 03

PROPOSED DRAFT SCOPE OF WORKS INVOLVING GROUND AND BASEMENT LEVELS

PROPOSED DRAFT SCOPE OF WORKS - UNIT 03

In general:

- Remove surplus material from all areas.
- All redundant services to be removed.
- Remove existing entrance grilles if action approved by Planning.
- Remove all surface fittings including mirrors etc. to all areas.
- Remove all existing wall shelving in the unit.
- Existing retained service installations (i.e. electrical, gas and water) to be checked to ensure compliance with current regulations.
- All ironmongery to be checked for satisfactory re-use and replaced where necessary.
- Existing light fittings to be checked for continued use, repair, clean and re-bulb as necessary. Generally, ensure adequacy of temporary lighting throughout Units.
- Smoke detection system to be checked for continued use ensuring it complies with current regulations. Certification required.
- External shop front to be thoroughly cleaned and repaired including external ventilation grills
- Clean all glass surfaces, including narrow side lights to screen
- Repair existing damaged staircase balustrade and prepare all to match finish applied.
- Floors to be left in condition to enable tenant's floor finish to be applied, i.e. loose boards screw fixed down, split or damaged boards to be replaced to match existing.
- All walls/ceilings/timber joinery work to be prepared to receive paint finish to match, i.e. Ral 9010 'white' to walls in matt. Joinery RAL 9010 'Satinwood@ where previously painted.
- Dulux Brilliant white matt to walls; Dulux Brilliant white satinwood to previously painted joinery.

Basement Level:

- Remove existing lavatory (toilet and sink).
- Existing retained service installations (i.e. electrical, gas and water) to be checked to ensure compliance with current regulations.
- Check pavement lights for leaks and repair as necessary .
- Check existing mechanical ducted supply/extract system for continued use.
- Make good all openings in wall/ceilings where redundant service have been removed.
- Establish lightweight walls including doors for new toilet and lobby.
- Provide and install new WC and sink following drawings 3870(03)142 to suit existing services within WC's. Establish new WC/ sink connection to existing pipes used previously.
- Provide new vinyl floor/coved finish to toilet areas.

Note:

The above draft Scope of Works is not necessarily exhaustive and will be determined following further investigations of basement floor and discussion with the client's. It will also be subject to discussion with Camden – TP department and Building Regulations where applicable.

The draft Scope of Works is to be read in conjunction with THD's DWG. Nos. 3870(03)142 together with relevant photographs attached to this schedule.

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