

Schedule of Works - New Function Room

Ref: 1279



Chartered Structural Engineers

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Item	Location	Element of Work	Description	Finishes
1.0	Main Function Room	Ceiling	New suspended ceiling to be constructed from proprietary ceiling tile and grid with class "O" fire spread.	Pre-finished tiles in white.
1.1		Walls	Existing walls to be dot and dabbed with new plaster board and skim finish.	Undercoated and two coats of finish emulsion. Colour to be agreed with client.
1.2		Skirtings and Architraves	The new skirtings to be timber bull nosed and architraves to match existing.	Primed, undercoated and finished with two coats gloss. Colour to be agreed with client.
1.3		Floors	The existing floor is to be boarded out (where applicable) to match existing with appropriate thickness of plywood to give even surface.	Altro floor throughout. Colour to be agreed with client.
1.4		Doors	The doors are to be one hour fire rated with vision panels, smoke seals and self closers.	Primed, undercoated and finished with either two coats gloss, varnish or stain. Colour to be agreed with client.
1.5		Lighting	Lighting to be recessed into suspended ceiling. Lighting to be designed and installed by Fagan Electrical.	N/A
1.6		Ventilation	New ventilation system to be installed by Mackie Engineering. The Ventilation Plant is to be installed on the roof above.	N/A
1.7		Plumbing	N/A	N/A
2.0	Food Preparation Area	Ceiling	New suspended ceiling to be constructed from proprietary ceiling tile and grid with class "O" fire spread.	Pre-finished tiles in white.
2.1		Walls	The Existing Walls in the Proposed Food Preparation Area are to be dry lined.	Undercoated and two coats of finish emulsion. Colour to be agreed with client.
2.2		Skirtings and Architraves	The new skirtings to be timber bull nosed and architraves to match existing.	Primed, undercoated and finished with two coats gloss. Colour to be agreed with client.
2.3		Floors	The existing floor is to be boarded out (where applicable) to match existing with appropriate thickness of plywood to give even surface.	Altro floor throughout. Colour to be agreed with client.
2.4		Doors	The doors are to be one hour fire rated with vision panels, smoke seals and self closers.	Primed, undercoated and finished with either two coats gloss, varnish or stain. Colour to be agreed with client.
2.5		Lighting	Lighting to be recessed into suspended ceiling. Lighting to be designed and installed by Fagan Electrical.	N/A
2.6		Ventilation	New ventilation system to be installed by Mackie Engineering. The Ventilation Plant is to be installed on the roof above.	N/A
2.7		Plumbing	2No new sinks to be provided in the food preparation area.	The style and the type of sink is to be agreed with the client.

3.0	Toilets	Ceiling	New suspended ceiling to be constructed from proprietary ceiling tile and grid with class "O" fire spread.	Pre-finished tiles in white.
3.1		Walls	The walls in the proposed toilet block are to be studwork partitions plasterboarded and skimmed ready for decoration to give half hour fire protection.	The partitions are to be Undercoated and two coats of finish emulsion. Colour to be agreed with client.
3.2		Skirtings and Architraves	There will be no skirtings in the new toilet blocks. The architraves are to match the existing.	Primed, undercoated and finished with two coats gloss. Colour to be agreed with client.
3.3		Floor	The existing floor is to be boarded out (where applicable) to match existing with appropriate thickness of plywood to give even surface.	Altro floor throughout. Colour to be agreed with client.
3.4		Doors	The doors in the lobby areas leading to the toilet block are to be half hour fire rated with vision panels, smoke seals and self closers. The doors for the toilet cubicles are to be standard toilet cubicle doors.	Primed, undercoated and finished with either two coats gloss, varnish or stain. Colour to be agreed with client.
3.5		Lighting	Lighting to be recessed into suspended ceiling. Lighting to be designed and installed by Fagan Electrical.	N/A
3.6		Ventilation	New ventilation system to be installed by Mackie Engineering. The Ventilation Plant is to be installed on the roof above.	N/A
3.7		Plumbing	new cold water supply and soil drain to be provided. The Plumbing must also accommodate the installation of 4No sinks, 3No toilets and 2No Urinals.	N/A
4.0	Lobby and Corridor Areas	Ceiling	New suspended ceiling to be constructed from proprietary ceiling tile and grid with class "O" fire spread.	Pre-finished tiles in white.
4.1		Walls	Existing walls to be dot and dabbed with new plaster board and skim finish.	Undercoated and two coats of finish emulsion. Colour to be agreed with client.
4.2		Skirtings and Architraves	The new skirtings to be timber bull nosed and architraves to match existing.	Primed, undercoated and finished with two coats gloss. Colour to be agreed with client.
4.3		Floors	The existing floor is to be boarded out (where applicable) to match existing with appropriate thickness of plywood to give even surface.	Altro floor throughout. Colour to be agreed with client.
4.4		Doors	The doors are to be one hour fire rated with vision panels, smoke seals and self closers.	Primed, undercoated and finished with either two coats gloss, varnish or stain. Colour to be agreed with client.
4.5		Lighting	Lighting to be recessed into suspended ceiling. Lighting to be designed and installed by Fagan Electrical.	N/A
4.6		Ventilation	New ventilation system to be installed by Mackie Engineering. The Ventilation Plant is to be installed on the roof above.	N/A
4.7		Plumbing	N/A	N/A
5.0	Emergency Exit Stairway	Ceiling	N/A	N/A

5.1		Walls	N/A	N/A
5.2		Skirtings and Architraves	N/A	N/A
5.4		Floors	Floors to be swept clean and the removal of any existing debris is to be carried out to make sure fire exit staircase is free from anything that may impair the safe exit of people in the case of a fire.	N/A
5.5		Doors	The doors are to be one hour fire rated with vision panels, smoke seals and self closers.	Primed, undercoated and finished with either two coats gloss, varnish or stain. Colour to be agreed with client.
5.6		Ventilation	N/A	N/A
5.7		Plumbing	N/A	N/A