

Schedule of Works
To be read in conjunction with Tara Bernard Partnership (TBP) drawings.

Demolition Works
Remove all sanitary ware and cut back and isolate services as required. Break out existing bath and temporary blank off drain. Remove wall tiles from bath enclosure, remove lining material (plasterboard assumed). Take out bedroom door and frame and set aside for reuse. Take up floor tiles within bathroom and clean substrate ready to receive new floor finish. Architect to advise if any remedial work is required to substrate. Take out bathroom door and frame a set aside for reuse. Break out enclosure around around wc cistern, demolish bathroom walls. Break out existing boxings around pipework, remove redundant services and blank off open ends. Remove all wallpaper from bedroom. Take down bathroom and lobby ceiling and support framing. Take down bulkhead in bedroom containing AHU. Preserve cornice moulding for possible re use. It is assumed that the cornice is intact within bulkhead. If it is not there then a replica moulding will be required. Break out cornice to external wall where it steps into the room. Break out boxing to lower where currently 1 no window is boxed in. Ascertain if SVP within boxing is now redundant to enable it to be removed. Take down wall between Rooms 232 and 233 and rebuild, but try to maintain cornice at top of partition wall. See below for details of new partitions. Investigate riser in existing lobby to see if it can be removed.

Floor Preparation Works to Bedroom 232
Existing carpet and underlay to be removed. Clean existing substrate so that it is free from any remaining residue from stuck down underlay. Architect to inspect substrate in case any further remedial work is required prior to laying new floor covering. New engineered timber floor to be specified by TBP. It is assumed that this floor is 20mm thick and is to be laid over 4mm Regupul 4515 Multi Acoustic layer.

Floor Preparation Works to Bedroom 233
Existing carpet and underlay to be removed. Clean existing substrate so that it is free from any remaining residue from stuck down underlay. Architect to inspect substrate in case any further remedial work is required prior to laying new floor covering. Existing carpet and underlay to be retained in remaining part of Room 233

Schluter Ditra 25 underlayment matting to be laid over existing floor boarding. Remove any protrusions or bumps in substrate prior to laying Ditra matting. Ditra matting to be laid in a bed of bonding adhesive compatible with substrate. Adhesive laid in accordance with Schluter recommendations. Any joints in Ditra 25 to be covered with Schluter Kerdi-Kebab joint seal. This product to be bedded in Schluter Kerdi-Coll adhesive. Ditra 25 matting to be linked to the wall waterproof membrane using Kerdi-Keba for straight wall junctions. For internal and external corners use Schluter Kerdi-Kerock preformed corners. Fix junction strips with Kerdi-Fix adhesive. Allow for underfloor heating wires within bathroom floor construction, to be specified by electrical engineer. Shower to be formed from Marmox Showerlay Plinth, cut to size to suit shower enclosure cut out for drainage pipe. Lay Marmox Showerlay with offset drain. Install Daltex Dulux Stainless Steel grating to drain the gully.

Floor tiles adhesive to be BAL Single part fast flex. Flexible adhesive. Grout to be BAL Micromax 2 with BAL Admix GT1. Specification of tiles and grout colour to be by TBP.

Floor Preparation Works to Lobby Area
Existing carpet and underlay to be removed. existing floor tiling and backing to be removed. Clean existing substate so that it is free from any remaining residue from stuck down underlay or tile adhesive. Architect to inspect substrate in case any further remedial work is required prior to laying new floor covering. New engineered timber floor to be specified by TBP. It is assumed that this floor is 20mm thick and is to be laid over 4mm Regupul 4515 Multi Acoustic layer.

New Partition Wall and Lining Systems
See table on RH side for partition and lining specifications. Refer to plan for setting out dimensions.

Wall Preparation Works to Bedroom
Rub down skirting ready to receive new decoration. Paint finish to be Eggshell, colour to be advised by TBP. Rub down walls and make good any defects prior to redecoration. Electrical engineer to confirm location of electrical services and advise if any additional ones or relocations are required. Make good any resulting damage to wall surfaces. Walls to be filled and prepared to take emulsion paint finish. Supply and fit new mdf mouldings to walls to form panels, all in accordance with interior designers drawings. Emulsion paint finish to consist of 1 no. mist coat followed by 2 no. full coats. Colour to be advised by TBP. Skirtings to be modified to allow timber floor to go underneath to allow for expansion. New partition walls to receive new skirtings and blocks under architraves to match existing details elsewhere in the suite or adjacent rooms.

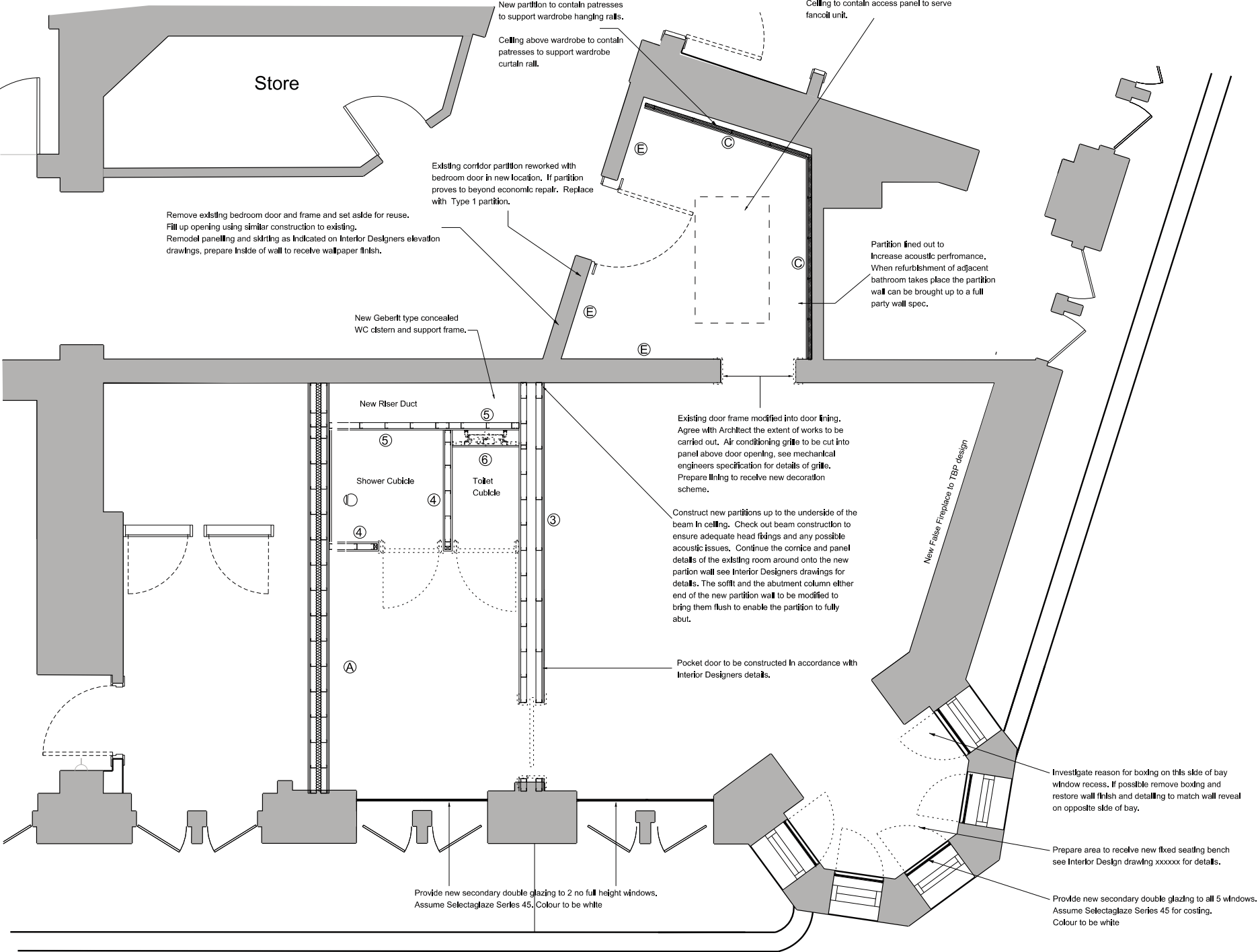
Wall Preparation Works to Lobby
Rub down skirting ready to receive new decoration. Rub down walls and make good any defects prior to redecoration. Electrical engineer to confirm location of electrical services and advise if any additional ones or relocations are required. Make good any resulting damage to wall surfaces. Walls to be filled and prepared to take wallpaper finish. Wallpaper specification to be advised by TBP. Skirtings to be modified to allow timber floor to go underneath to allow for expansion. New partition walls to receive new skirtings and blocks under architraves to match existing details elsewhere in the suite or adjacent rooms.

Wall Preparation Works to Bathroom
Schluter Kerdi-Board to be used to line fully tiled areas of bathroom. 19mm Kerdi-Board to be fixed back to stud partitions with studs at max. 300mm cts. In tiled areas. New partitions to be formed from Gyproc Classic metal stud partition system with Kerdi-Board lining to webside of partition, and moisture resistant plasterboard to bedroom side. All joints in Kerdi-Board to be sealed with Kerdi-Keba joint seals. Kerdi-Kim collars to be used where pipe penetrations pass through Kerdi-Board. Half height tiling to be applied on moisture resistant plasterboard fixed back to Gyproc partition system, with studs at max 300mm cts. Above tiling plasterboard joints to be taped and filled and softwood mouldings applied to form panels as shown on interior designers drawings. Allow for plywood pattresses within partitions to support mouldings, mirrors and fittings.

Wall tiles to be fixed with BAL White Star acrylic adhesive. Grout to be BAL Microflex for narrow tile joints. TBP to specify tiles and grout colour.

Ceiling Works to Bedroom
Ceiling to be filled and prepared to take emulsion paint finish. 1 no. mist coat and 2 no. full coats. Colour to be advised by TBP. Rub down cornice and ensure that detail of cornice is not masked by multiple layers of paint. Prepare a 1 metre long sample of cornice in each room with 1 no emulsion coat applied, seek architects comments prior to carrying out all cornice works. Reinstall missing ceiling cornice where bulkhead has been removed. New lighting positions are to be modified locations to be advised by electrical engineer and interior designer. Reinstall cornice around all sides of the bedroom, at lower form new lower bulkhead and reinstall bottom portion of cornice.

Ceiling Works to Lobby
Form new lower metal furring plasterboard ceiling system. Ceiling to be formed of plasterboard, with skim finish. Accomodate electrical fittings within ceiling construction. Provide plasterboard faced access panel, size to be advised by mechanical engineer. (Assume 1200 x 900mm). prepare ceiling for paint finish, provide new cornice to perimeter of ceiling, design as TBP details.



Ceiling Works to Bathroom
Ceiling to be filled and prepared to take emulsion paint finish. 1 no. mist coat and 2 no. full coats. Colour to be advised by TBP. Provide new cornice to higher level ceiling, design to suit TBP interior design drawings. Form new lower metal furring plasterboard ceiling system. Ceiling to be formed of moisture resistant plasterboard, with skim finish. Accomodate electrical and shower fittings within ceiling construction.

Demolish existing bathroom, remove ceiling all sanitary fittings, pipework, and electrical services. Strip out floor finish and any backing materials. Prepare floor to receive new timber floor boarding to match bedroom floor.

Provide new moisture resistant plasterboard ceiling on MF grid. Perimeter to have cornices to TBP design. Ceiling to contain access panel to serve fancoil unit.

Partition lined out to increase acoustic performance. When refurbishment of adjacent bathroom takes place the partition wall can be brought up to a full party wall spec.

Existing door frame modified into door lining. Agree with Architect the extent of works to be carried out. Air conditioning grille to be cut into panel above door opening, see mechanical engineers specification for details of grille. Prepare lining to receive new decoration scheme.

Construct new partitions up to the underside of the beam in ceiling. Check out beam construction to ensure adequate head fixings and any possible acoustic issues. Continue the cornice and panel details of the existing room around onto the new partition wall see Interior Designers drawings for details. The soffit and the abutment column either end of the new partition wall to be modified to bring them flush to enable the partition to fully abut.

Pocket door to be constructed in accordance with Interior Designers details.

Provide new secondary double glazing to 2 no full height windows. Assume Selectagaze Series 45. Colour to be white

Investigate reason for boxing on this side of bay window recess. If possible remove boxing and restore wall finish and detailing to match wall reveal on opposite side of bay.

Prepare area to receive new fixed seating bench see Interior Design drawing xxxxxx for details.

Provide new secondary double glazing to all 5 windows. Assume Selectagaze Series 45 for costing. Colour to be white

Dry Lining Partition Specifications

Plan for partitions and detail 1/10 when required to provide details for doors and fittings etc.

- Type 1 Bedroom to Corridor Wall. Gyproc Classic 20mm overall partition thickness. System reference A210011 consisting of 2 x 1 no side 10mm plasterboard on 50mm C channel frame studs @ 300mm cts. Frames joined together at max 1000mm cts. Gully to comply 10mm floor cover Performance Acoustic Blank.
- Type 2 Single door partition. Gyproc Classic single sided partition. 100mm overall partition thickness, consisting of 1 no side 10mm plasterboard on 50mm C channel frame studs @ 300mm cts.
- Type 3 Bedroom to Bathroom containing pocket sliding door. Gyproc Classic double sided partition to 200mm. Bedroom side to have 2 no. sides of SoundBloc soft insulation @ 75mm C stud spacing with 10mm C stud spacing. Bathroom side to have 1 no side 10mm plasterboard on 50mm C stud framing with studs @ 300mm cts. Cornice to be joined together at max. 2000mm cts.
- Type 4 Bedroom to Bathroom containing pocket sliding door. Gyproc Classic double sided partition to 200mm. Bedroom side to have 2 no. sides of SoundBloc soft insulation @ 75mm C stud spacing with 10mm C stud spacing. Bathroom side to have 1 no side 10mm plasterboard on 50mm C stud framing with studs @ 300mm cts.
- Type 5 Single door partition. Gyproc Classic single sided partition. 100mm overall partition thickness, consisting of 1 no side 10mm plasterboard on 50mm C channel frame studs @ 300mm cts. Cornice to be joined together at max. 2000mm cts.
- Type 6 Single door partition to corridor WC. Gyproc Classic double sided partition, consisting of 1 no side 10mm plasterboard on 50mm C stud framing and 1 no side 10mm plasterboard on 50mm C channel frame studs @ 300mm cts. Cornice to be joined together at max. 2000mm cts.

Wall Lining Specification

Plan for partitions and detail 1/10 when required to provide details for doors and fittings etc.

- Type A Bedroom Wall Lining. Walling to consist of 1 no side 12.5mm Kerdi-Board mechanically fixed to existing wall face with 10mm Kerdi-Keba adhesive and 10mm Kerdi-Keba joint seal. Cornice to be joined together at max 1000mm cts. Cornice to be joined together at max 1000mm cts. Cornice to be joined together at max 1000mm cts.
- Type B Bedroom Wall Lining above WC. Walling to consist of 1 no side 10mm Kerdi-Board mechanically fixed to existing wall face with 10mm Kerdi-Keba adhesive and 10mm Kerdi-Keba joint seal. Cornice to be joined together at max 1000mm cts. Cornice to be joined together at max 1000mm cts.
- Type C Upgrade to existing bedroom wall lining. Walling to consist of 1 no side 10mm Kerdi-Board on 50mm C stud framing and 1 no side 10mm plasterboard on 50mm C channel frame studs @ 300mm cts. Cornice to be joined together at max 1000mm cts.
- Type E Existing partition retained.

Works to External Windows

Existing window to have all paint removed on outside, rub down and prepare for new paint finish. Prime window with wood primer, one undercoat and 2 no glass coats, all applied in accordance with manufacturers recommendations. Inside of window frame to be rubbed down ready to receive new paint finish. Specification of paint to be advised by TBP. Repair/replacement of ironmongery to be as directed by architect.

Change out obscure glass in high level panes to clear glass to match those below.

Secondary Glazing to all Windows

Initial panelling to side reveals to full height windows. Install Selectagaze Series 45 secondary double glazing. Colour to be white. Secondary glazing to be fixed approx 125mm away from external window. Panels are to slide to avoid clash with sheer curtain track located within reveals.

Works to Bedroom Door and Frame

Existing bedroom door and frame to be retained. Carry out any repairs as directed by architect. Rub down paintwork and staining prior to redecoration. Reinstall door and frame into new location. Fit Loriet Batwing Acoustic seal to frame. Fit Loriet Automatic Drop Down Acoustic seal to bottom of door ref. LAS8001st. Prepare door to receive new paint finish. Carry out any repairs/replacements to ironmongery as directed by architect. Supply and fit new intumescent seal to 3 sides of door. Door and frame to receive new eggshell paint finish. Seal uncoated surfaces with a primer first coat of Dulux Trade Diamond Eggshell, followed by 2 no. full coats. Colour of paint to be specified by TBP.


New Lining to Lobby

Provide new lining following details of existing corridor door frames. See TBP design intent, but survey existing door frames for detail dimensions. Provide new skirting around all sides of lobby, details of skirting to match those of main bedroom. Skirting to be set to cover timber floor/wall junction to allow for expansion. Timber floor to finish under door. Junction of timber floor to corridor carpet to be covered with proprietary metal threshold strip. Colour to be agreed with TBP. Threshold strip to have a flat top to allow drop down door seal to sit on top. Threshold strip to be located on centreline of door leaf when in closed position.

New Sliding Door to Bathroom

Provide new linings following details of existing corridor door frames. See TBP design intent, but survey existing door frames for detail dimensions. Provide new skirting around all sides of lobby, details of skirting to match those of main bedroom. Skirting to be set to cover timber floor/wall junction to allow for expansion. Timber floor to finish under door. Centreline. Timber floor to abut ceramic threshold strip. Door design to follow panelling on bedroom door.

This drawing reflects the current thinking as to how the shell of the mock up room could be constructed. An intrusive survey is required in order to verify the assumptions made and to confirm the methods of servicing the suite.

Keyplan	North							
								
Notes: 1. Do not scale 2. Contractor to Check all dimensions and report omissions and errors to the Architect		<table><tr><td>02 Preliminary Issue</td><td>23/06/14 IAG</td></tr><tr><td>01 Created</td><td>16/06/14 IAG</td></tr><tr><td>No Revision</td><td>Date Initial Chkd</td></tr></table>	02 Preliminary Issue	23/06/14 IAG	01 Created	16/06/14 IAG	No Revision	Date Initial Chkd
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Mock up Room C (Room 232) Hard Refurbishment

This drawing to be read in conjunction with Interior Designers, Mechanical and Electrical consultants drawings.

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Russell Hotel Bloomsbury	
General Arrangement Mock Up Room C (Room 232)	
PLANNING	1:20 @ A0 02.12.14
Project No	Type Btg Number Zone/Lt Rev
10089 - T - 01 - 0302 - Z02	02