

Scope of Works
Crespi/Dawkshas Residence

*This scope of works to be read together with plans issued 2010-07-29
Please report & discuss any discrepancies with architect
Please advise if any material or detail specifications have been left out.*

Existing room on 7th Floor (East side)

Build temporary hoarding across door to passage to prevent dust etc. from entering the house during construction works.
Remove existing door and frame to bathroom.
Remove existing carpet. If under floor heating mats can be reused, then store for re-use. Contractor to advise.

Refer to electrical plans for additional power points and points to be re-positioned etc. BICs by specialists. Contractor to install new cornice to match existing upon completion of BIC installation.

Existing Bathroom on 7th Floor (East side) to be re-modelled.

Isolate all plumbing points.
Remove all existing sanitary ware (including towel rails etc.) & set aside for re-use.

Demolish wall to balcony as shown on plan.
Remove all existing floor and wall tiles.
Remove existing WC.
Build bathroom as shown on plans.
Note that shower cubicle has 2 sets of shower roses and mixers. Water supply to both shower sets to come from separate sources. Refer to plan for details/notes.
Install new power points as shown on plan.
Sanitaryware: Client to supply all chrome fixtures (taps, mixers, WC, WHBs etc.)
Contractor to install taps, etc. and to include in the installation quote, all necessary copper pipes, isolator angle valves and traps etc. Water supply points to end with angle valves ready for flexi hose attachments to taps etc.
New tiles on floor of toilet cubicle and shower only. Walls to be tiled from floor to ceiling with cornice to match existing over top tile. Skirting on against wall to be NMC solid styrene skirting painted with matt Dulux Perl glo acrylic enamel. Code FL1 80x12mm by NMC tel: 011 466 0003.
Client to supply tiles, contractor to install tiles and supply adhesive & grout.

New Bedroom Area

Patch walls and underside of soffits where brickwork was removed.

Floor surface of new bedroom to be flush with finished floor surface of bathroom.
Bath-tub water supply points to be branched out to position shown on plan.

Floor levels and drain-pipe fall to be checked to see if proposed bath-tub position will work. Contractor to advise.
New floor finish to be installed by specialist (carpet in BIC room, Bathroom and Bedroom). Surface of substrate to be finished smooth and level ready for final floor finish.

New under floor heating to be installed by specialist in bathroom & new bedroom.
New plumbing points (hot & cold supply with drainage point) to bath-tub area.
New air conditioner to be installed, power point to be supplied.

Allow to supply and install a new pelmet (200x200 L-Shape - 22mm MDF painted all around) as shown on detailed drawings.

New AV equipment and AV equipment cables to be supplied and installed by specialist - associated conduits to be supplied and installed by electrician.

General

Electrical points to be installed as shown on plans.

Light fixtures to be supplied by client, contractor to install and supply all associated cables and switches etc.

All costs to be approved by client before commencement of work.