

PROJECT INFORMATION

DATE:	JULY 16, 2026
CLIENT NAME:	
JOB ADDRESS:	
RE:	APARTMENT RENOVATIONS

SCOPE OF WORK / DESCRIPTION

1. Kitchen

- Open kitchen by removing wall(s). (See 4L.)
- Reroute intercom (no column).
- Relocate oven/range to exterior hallway wall.
 - Standard size: approximately 30" W × 25–27" D × 36" H.
 - Built-in cooktop and oven, or slide-in ranges?
 - Separate microwave (not over the range). Aside from putting microwave on countertop, thoughts on integrating it into a cabinetry(?)
- Relocate refrigerator to elevator wall.
 - Standard top-freezer or French-door bottom-freezer model.
- Install new double-bowl sink
 - Standard size: approximately 33" W × 22" D × 8–10" bowl depth.
 - 16-gauge Stainless steel, undermount. Sound pads for reducing noise?
 - InSinkErator (8/5 or 4/3 HP.) If installed, location of the on/off switch?
 - Electrical outlet beneath the sink for the InSinkErator
 - Built-in soap and detergent dispenser (one to each side of the faucet)
- Install standard dishwasher.
 - Standard size: approximately 24" W × 24" D × 35" H.
- Install range hood (exhaust fan)
- Install ductwork for range hood
- Extend countertop.
 - 3cm quartz countertop
 - Countertop edge profile? (Eased, bevel, half bullnose, bullnose, double radius, ogee..., etc.(?))
 - How many inches of overhang depth to ensure comfortable seating? 9" to 18"? We'd like to have extended countertop space but not encroach too much on the living area, and to avoid an oversized countertop that feels disproportionate to the room.
- Install new kitchen cabinetry
 - Under cabinet accent lightning(?)
 - Possible additional storage space on the extended side of countertop (facing the living area.)

- Add new electrical outlets. Sufficient outlets throughout the apartment unit thanks. Two or more duplex receptacles per wall.
- Install new lighting.
- Install new kitchen flooring (tile or engineered wood – TBD)
- Kitchen counter backsplash.

2. Bathroom

- Convert existing bathtub into a walk-in shower with a frameless glass enclosure.
- Install recessed shower niche for shampoo and bath products.
- Install built-in shower seat (corner or linear – TBD).
- Install new wall tile (soft color selection).
- Install exhaust fan.
 - Separate wall switch for the exhaust fan
- Install new vanity and lighting.
 - Vanity mirror with built-in lighting
 - Slim profile storage cabinet
- Install new elongated toilet with soft-close lid, or bidet (TBD).

3. Alcove

- Install modular partition wall. (See ~~6E~~ 11J, 17B)
- Install ceiling fan with light. (See 6A & 6G.)
- Install separate heating radiator.
- Add new electrical outlets.
- Extend cable TV connection (if required).
- Install recessed lighting.

4. Living Room

- Install ceiling fan with light. (See 15G.)
- Install crown molding or equivalent. (See 15G.)
- Install recessed lighting. (See 15G.)
- Modify heating radiator so it no longer projects into the alcove partition.
- ~~Repaint hallway closet doors.~~ (Not sure yet)
- Add new electrical outlets.

5. Flooring

- Install engineered wood flooring (grade TBD).
- Utilize the existing parquet flooring as the substrate.
- Sand and level the existing floor as required.
- Re-glue any loose parquet pieces as needed.
- Alternate option: remove existing parquet flooring (cost difference to be determined).
- Install new baseboard/shoe molding to conceal TV and internet cables.
- For flooring:
 - Option 1 – Remove existing parquet then installing the new flooring.

- Options 2 – If, however, the cost of option 1 becomes prohibitively high, we would forego new flooring. Instead, go with resurfacing (sanding and re-staining) existing parquet, and re-glue any loose pieces. We prefer not to utilize existing parquet as the substrate for installing the new floor.

6. Walls

- Skim coat walls (level of finish TBD).
- Prime and paint all walls and ceilings throughout the apartment. Final paint color to be selected by the Owner.

Materials

Contractor to supply all construction materials.

Client to supply and finish materials.

Garbage Disposal

All garbage disposal costs are included.

On completion of project, Contractor shall remove all surplus materials and leave the site in a broom clean condition.

Professional Cleaning can be arranged for a separate price

Insurance / Building Filing

Contractor shall submit all required insurance certificates, licenses, and documentation necessary to satisfy the building's requirements prior to the commencement of work.

Final approval, scope of required filings, and any permit or filing requirements are solely at the discretion of the building management team and/or their consultants. The contractor does not determine or control the building's review process and cannot guarantee the level of documentation, filings, or approvals that may be required.

Any additional requirements imposed by the building, including architectural drawings, engineering filings, or permit applications not included in the original scope, may result in additional time and cost.

Exclusions

Asbestos inspection / Mold Inspection **not** included.

Electrical Load Letter is **not** included

DOB Permit filing and required fees is **not** included

Architectural plans are **not** included