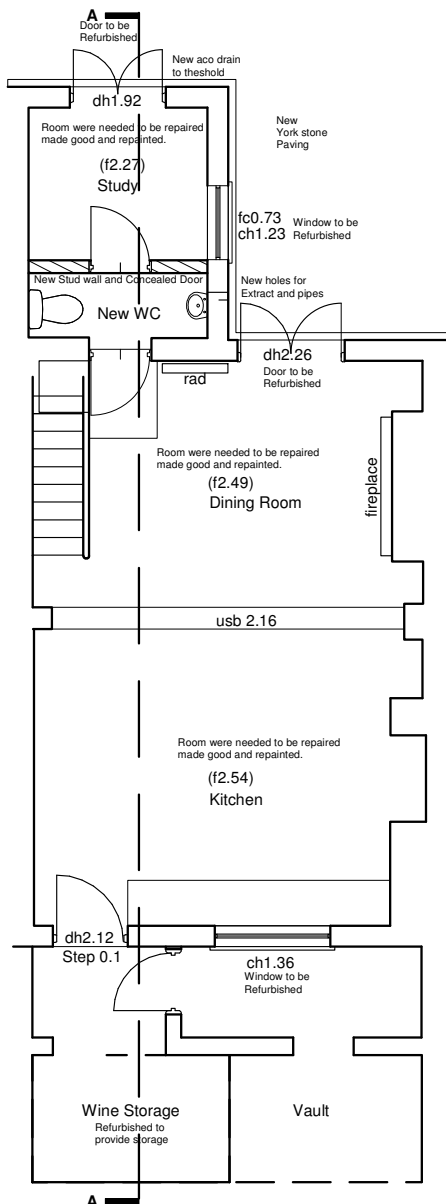
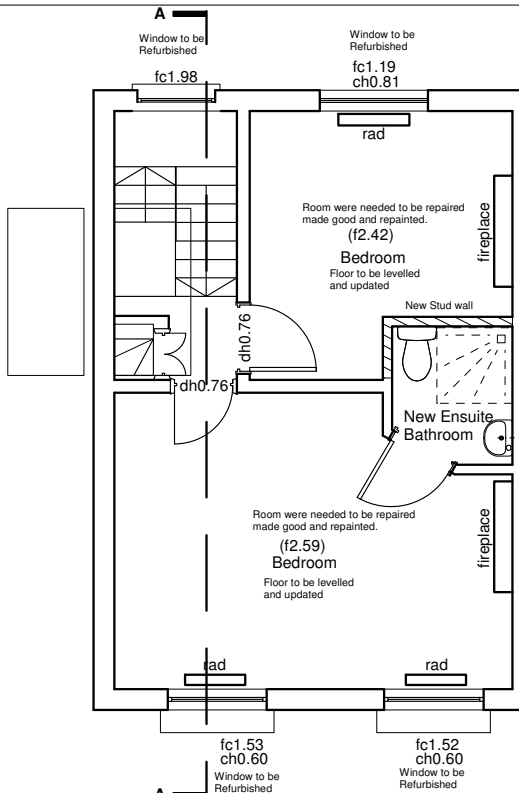


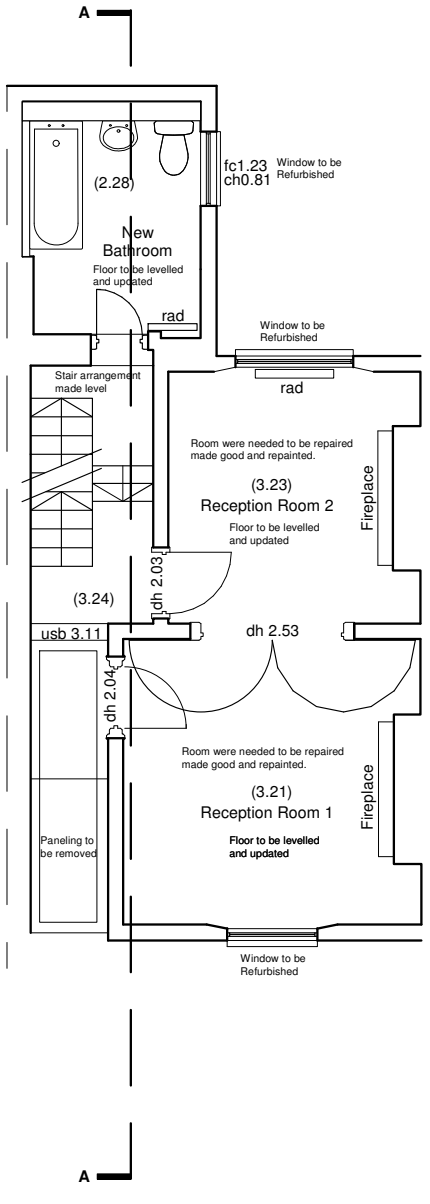
3 Proposed First Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



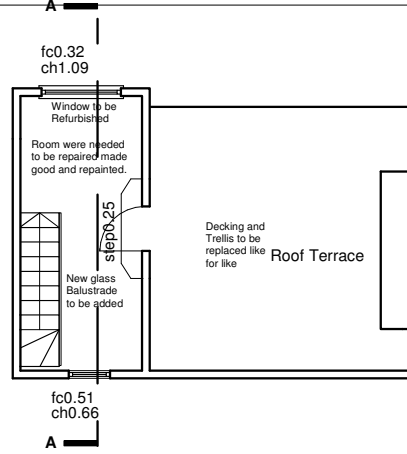
1 Proposed Lower Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



4 Proposed Second Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



2 Proposed Upper Ground Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



5 Proposed Third Floor & Roof Plan
Scale 1:50 @ A1 / 1:100 @ A3

To be Added

Schedule of Works

61 King Cross Road Overall Renovation and Refurbishment

Throughout whole property: All windows and doors to be refurbished. All areas to be repainted and made good. All floors to be made level and then oak surface to be placed over existing boards. Rising damp issues also to be fixed and areas made good.

Lower Ground floor/Basement

Vault: Renovation and tidying of, to provide extra storage (for wine)

Kitchen & Dining room: To be area repainted and made good in preparation for updated fitted kitchen unit

Bedroom/ study: To be portioned off with new stud wall. Plumbing to be fitted to create a shower room with toilet and basin. To be linked to a separate study room.

Garden: Paving to be renewed in York stone and acco drain to be added to thresholds.

Upper Ground floor

All areas to be repainted and made good.

Hall: The removal of tongue and groove panelling to wall between the entrance and 1st reception room door.

Reception room 1: Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top.

Reception room 2: Floor to be made level as above. Cupboard to be removed.

Bedroom: To be converted into a bathroom. No longer a Bedroom.

1st Floor

All areas to be repainted and made good.

Hall: Repainted and made good.

Bedroom: Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top.

Cupboard to be removed.

Bathroom: Floor to be made level as above. Repair to water damaged area of the ceiling. In preparation for updated sanitary ware.

2nd Floor

Hall: Repainted and made good.

Bedroom (Large): Floor to be made level. Existing floorboards to be removed. New joists to be fixed to existing to create level. Existing boards re-laid broken ones replaced. New engineered oak flooring to be laid on top.

Cupboard to be removed.

Bedroom Small: Floor to be made level as above. Cupboard to be removed.

Jack and Jill Bathroom: Door to Bedroom (small) to be removed. Area to then be square off with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.

Reception Room 1: Floor to be made level as above. Cupboard to be removed.

Reception Room 2: Floor to be made level as above. Cupboard to be removed.

Bedroom: Floor to be made level as above. Cupboard to be removed.

Jack and Jill Bathroom: Door to Bedroom (small) to be removed. Area to then be square off with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.

Reception Room 1: Floor to be made level as above. Cupboard to be removed.

Reception Room 2: Floor to be made level as above. Cupboard to be removed.

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Jack and Jill Bathroom: Door to Bedroom (small) to be removed. Area to then be square off with new stud partition. To be converted into ensuite for Bedroom (Large). Repainted and made good in preparation for new sanitary ware.

Notes	
G1	All dimensions to be checked on site
G2	Any discrepancies between drawings to be reported to the Architect immediately.
G3	New Levels are shown thus: (f2.42) Existing Levels are shown thus: EX-16.400 Retained Existing Levels EX-16.400
Datum Level +0.000 = EX-99.500 Refer to client supplied survey drawings	
G4	Use figured dimensions only. Do not scale from drawings. IF IN DOUBT, ASK.
G5	Refer to Structural Engineer's drawings and specifications for all structural information.
G6	Refer to Service Engineer's drawings and specifications for all services information.
G7	Refer to Theatre consultant drawings and specifications for all theatrical equipment.
G8	Refer to the Acoustician drawings and specifications for AV systems.
G9	Clear height is shown as
G10	Specifications T Sheet Reference
G11	Door numbers shown as To be read in conjunction with Door Schedule (A/CYP/9010)
G12	Room numbers shown as To be read in conjunction with Room Schedule (A/CYP/9020)
G13	Fire Hose Reel shown as To be read in conjunction with Fire Strategy and Fire Compartmentation drawings (A/CYP/3600-3607 - A/CYP/3620-3629)
G14	Door Schedule shown as To be read in conjunction with Fire Strategy and Fire Compartmentation drawings (A/CYP/3600-3607 - A/CYP/3620-3629)
G15	External window numbers shown as To be read in conjunction with A850 and A851
G16	GRID Setting out see dwg A_CYP_2001
G17	For tolerances see Design Drawings and Specifications
G18	For elements of work subject to Contractor's Design, this drawing is indicative of the visual & performance requirements only. The Contractor is responsible for the detailed design and co-ordination of the installation within the parameters defined in the specification, design drawings, contract terms and contract documents.

A Amended schedule as suggested by planner 09.07.2014

Revision Date

Ernest Tsui Architects + Partners

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Project

61 Kings Cross Road
London. WC1X 9LN

Title

Proposed Plans

Date

20th June 2014

Scale

1:50 @ A1 1:100 @ A3

Drawn

IG

Status

For Application

Authorised XXX

Drg No KGR_ETA_202

A