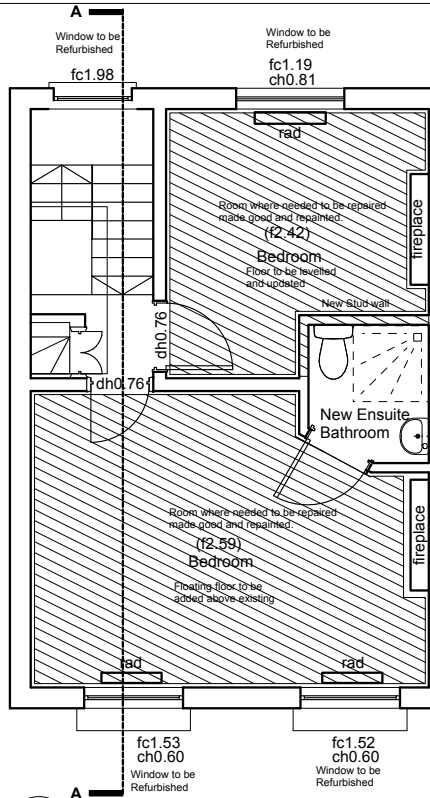
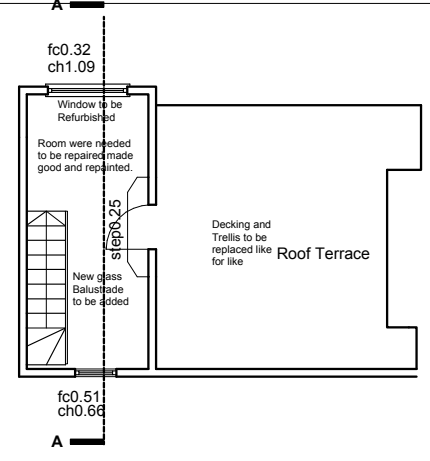


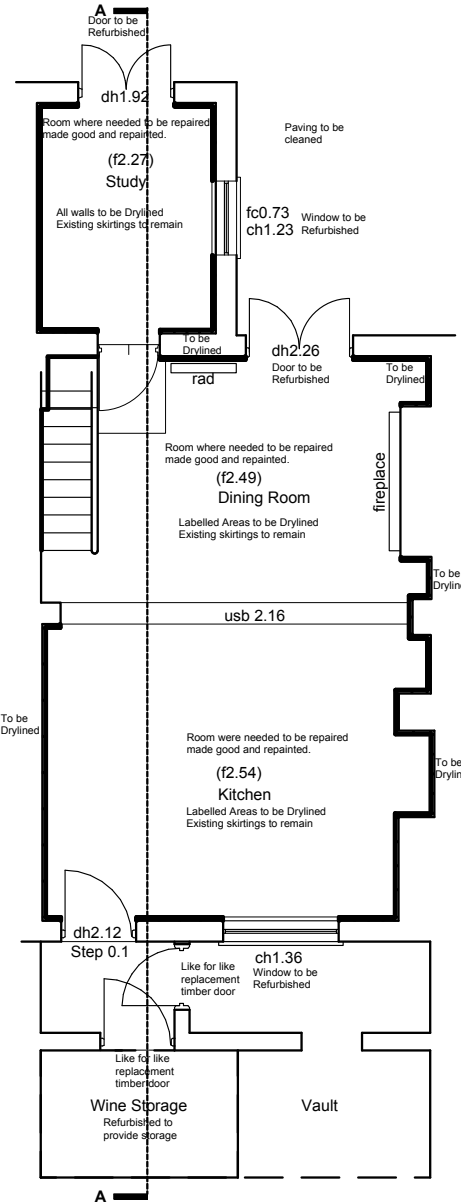
3 Proposed First Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



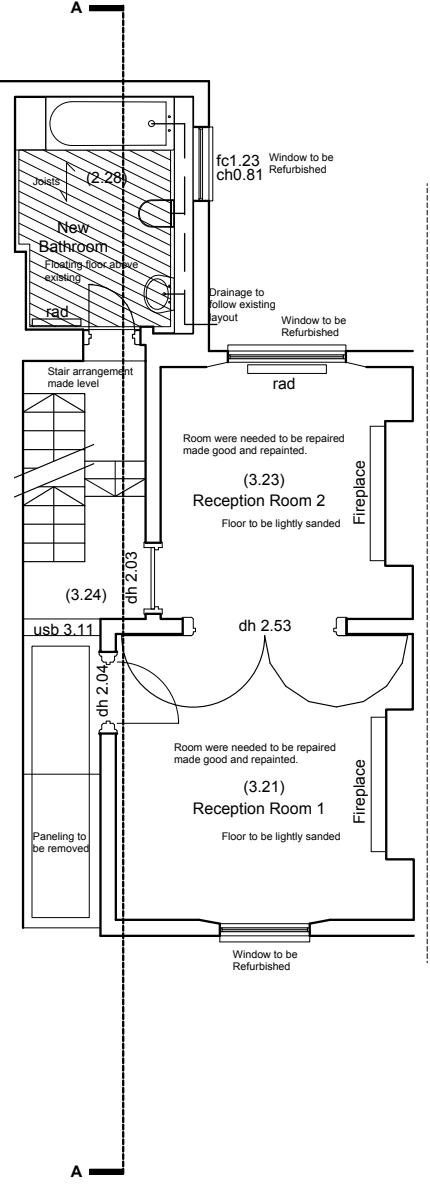
4 Proposed Second Floor Plan
Scale 1:50 @ A1 / 1:100 @ A3



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



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



2 Proposed Upper Ground Floor 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 with oak floating flooring to be placed over existing boards apart from areas without floorboards or where plans state different. 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) Like for like timber door to be added
Kitchen & Dining room: To be area repainted and made good in preparation for updated fitted kitchen unit
Bedroom/ study: repainted and made good.
Garden: Paving to be cleaned

Upper Ground floor
All areas to be repainted and made good.
Hall: repainted and made good.
Reception room 1: Floor to be Lightly sanded. Existing boards broken ones repaired or replaced.
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: New engineered oak floating flooring to be laid on top of existing. Cupboard to be removed.
Bathroom: Floor 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): New engineered oak floating flooring to be laid on top of existing. Cupboard to be removed.
Bedroom Small: Floor 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.

3rd Floor & Roof Terrace
Toughened glass balustrade to top of the stairs. External Decking and Trellis to be replaced like for like.



Notes © Ernest Tsui Architects and Partners

- 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: [1.16.400]
Existing Levels are shown thus: EX1.16.400
Retained Existing Levels [EX1.16.400]
- 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 (ACY/P/9010)
- G12 Room numbers shown as
To be read in conjunction with Room Schedule (ACY/P/9020)
- G13 Fire Hose Panel shown as
To be read in conjunction with Fire Strategy and Fire Compartmentation drawings (ACY/P/3600-3607 - A/CYP/3620-3629)
- G14 Fire Hose Panel shown as
To be read in conjunction with Fire Strategy and Fire Compartmentation drawings (ACY/P/3600-3607 - A/CYP/3620-3629)
- G15 External window numbers shown as
To be read in conjunction with A6850 and A6851
- 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.

D	Amended to include Drylined Areas	26.01.2015
C	Amended to include Drylined Areas	03.11.2014
B	Amended schedule as suggested by planner	20.10.2014
A	Amended schedule as suggested by planner	09.07.2014

Revision	Date
----------	------

Ernest Tsui Architects + Partners
ERNEST TSUI ARCHITECTS + PARTNERS LTD
25 Maidenhead Road, Epsom,
Surrey, KT19 8HE
t: +44 (0)7527 650 651
e: info@ernesttsui-architects.co.uk
w: www.ernesttsui-architects.co.uk
Company No. 8124855

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