

KEY / DESCRIPTION OF FIT-OUT WORKS:

REAR WORKS:

- (20) PORTLAND STONE PAVING TO FLAT ROOF TERRACE AND REAR LIGHTWELL
- EXTENSIVE TYPE (NO MAINTENANCE REQUIRED) SEDUM ROOF
- (22) GRP WATERPROOFED FLAT ROOFING SYSTEM WITH BOX GUTTERS AND RWO TO HOPPER / RWP UNDER PORTLAND STONE AND SEDUM ROOF FINISHES
- 23 GREY STONE COPING STONES TO FLAT ROOF PARAPET WALLS
- LONDON OLD STOCK BRICK WORK TO MATCH EXISTING
- WHITE PAINTED RENDER TO EXISTING BRICKWORK AND NEW INSULATED BLOCKWORK EXTERNAL WALLS
- (26) HARDWOOD SLATTED TIMBER PRIVACY SCREENS AND PLANTING
- EXISTING METAL RAILINGS AND HANDRAIL TO BE PAINTED BLACK
- WHITE PAINTED HARDWOOD 6-OVER-6 AND 9-OVER-9 TRADITIONALLY DETAILED CLEAR DOUBLE GLAZED SLIDING SASH WINDOWS (BOTTOM PANE FIXED / TOP PANE OPENABLE), WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- (30) WHITE PAINTED HARDWOOD TRADITIONALLY DETAILED CLEAR DOUBLE GLAZED SIDE HUNG WINDOWS, WITH EXTERNAL WINDOWS REVEAL TO BE WHITE PAINTED RENDERED
- (31) LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FIXED / OPENABLE CASEMENT WINDOWS
- (32) LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED SLIDING EXTERNAL DOORS
- 33 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FRENCH
- EXTERNAL DOORS (34) LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED FIXED CLEAR DOUBLE GLAZED ROOFLIGHT
- LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED

CANTILEVERED WALKWAY (GLAZED WALLS & ROOF) WITH SOLID TIMBER / RENDERED FLOOR STRUCTURE

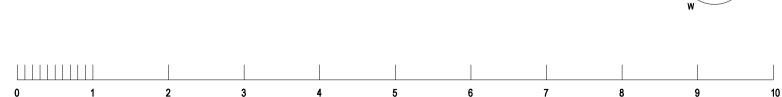
BLACK PAINTED (WHEN AGAINST BRICKWORK) AND WHITE PAINTED (WHEN AGAINST WHITE PAINTED RENDER) TIMESAVER ALUMINIUM TRADITIONAL STYLE HOPPER / RWP / SVP

KEY / DESCRIPTION OF FIT-OUT WORKS:

FRONT WORKS:

- 01 PORTLAND STONE TREADS AND RISERS FORMING ENTRANCE STEPS
- (02) MOSAIC FLOOR TILING
- (03) EXISTING METAL RAILINGS AND GATES TO BE PAINTED BLACK
- (04) NEW BLACK PAINTED MILD STEEL ARCH WITH ILLUMINATED LANTERN CENTRED TO TOP OF ARCH TO DENOTE ENTRANCE STEPS FROM STREET
- (05) BLACK PAINTED HARDWOOD 6-PANEL MOULDED SOLID TRADITIONALLY DETAILED DOOR WITH BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT ABOVE
- (06) BLACK PAINTED HARDWOOD 6-PANEL MOULDED SOLID TRADITIONALLY DETAILED DOUBLE DOORS WITH BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT ABOVE (WITH '17' FILM LETTERING)
- (07) WHITE PAINTED HARDWOOD 3-OVER-3 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE), WITH EXTERNAL WINDOW
- REVEAL TO BE WHITE PAINTED RENDERED (08) WHITE PAINTED HARDWOOD 6-OVER-6 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED
- SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE), WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- (09) WHITE PAINTED HARDWOOD 9-OVER-9 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE)
- 10 DECORATIVE EXTERNAL WINDOW ARCHITRAVE / MOULDING TO BE REINSTATED TO MATCH THE EXISTING ADJACENT
- (11) REINSTATE WHITE PAINTED RENDERED CONCRETE BALCONY AND BLACK PAINTED DECORATIVE MILD STEEL RAILINGS TO MATCH THE EXISTING ADJACENT (NON-ACCESSIBLE)
- (12) WHITE PAINTED HARDWOOD 15-OVER-10 ARCHED TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE FIXED / TOP PANE OPENABLE)
- (13) DECORATIVE EXTERNAL ARCHED WINDOW ARCHITRAVE / MOULDING TO BE REINSTATED TO MATCH THE EXISTING ADJACENT
- (14) REINSTATE CONCRETE STAIRCASE FROM STREET DOWN TO FRONT LIGHTWELL, WITH PORTLAND STONE TREADS AND RISERS AND WHITE PAINTED RENDERED WAIST AND SOFFIT, WITH BLACK PAINTED MILD STEEL HANDRAIL AND BALUSTRADING
- (15) PORTLAND STONE TO FRONT LIGHTWELL FLOOR EXTERNALLY
- (16) WHITE PAINTED HARDWOOD FIXED / OPENABLE CLEAR SINGLE GLAZED CASEMENT WINDOWS TO FRONT LIGHTWELL (LOWER GROUND FLOOR LEVEL)
- (17) PAINT WHITE EXISTING WHITE PAINTED RENDERED WALLS TO FRONT LIGHTWELL

PROPOSED GROUND FLOOR: GENERAL ARRANGEMENT PLAN 02 Scale 1:50 (@A1 SIZE)



SCALE BAR (METRES) - (1:50 SCALE @ A1 SIZE)

31.10.15 ISSUE FOR PLANNING & LISTED BUILDING CONSENT



Unit 6: Masons Yard

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project: Montana Hotel: 16-18 Argyle Square, Kings Cross, London, WC1H 8AS The St. Pancras Hotel Group dwg title: Proposed Ground Floor: GA Plan 02 31.10.15 1:50 (@A1 SIZE) status: PLANNING & LBC

> all dimensions must be checked on site and not scaled from this drawing © copyright seary architects