



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

KEY / DESCRIPTION OF FIT-OUT WORKS:

REAR WORKS:

- 20 PORTLAND STONE PAVING TO FLAT ROOF AND REAR LIGHTWELL (WITH INSPECTION CHAMBERS HAVING REMOVABLE PORTLAND STONE COVERS TO MATCH)
- 21 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
- 24 LONDON OLD STOCK BRICK WORK TO MATCH EXISTING
- 25 WHITE PAINTED RENDER TO EXISTING BRICKWORK AND NEW INSULATED BLOCKWORK EXTERNAL WALLS
- 26 1100mm HIGH METAL RAILINGS AND HANDRAIL TO BE PAINTED 'INVISIBLE GREEN' (JULIETTE BALCONY)
- 27 EXISTING METAL RAILINGS AND HANDRAIL TO BE PAINTED 'INVISIBLE GREEN'
- 28 WHITE PAINTED HARDWOOD 6-OVER-8 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOWS (BOTTOM & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS), WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- 29 NEW SPANISH SLATE TO VERTICAL MANSARD EXTERNAL WALLS
- 31 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FIXED / OPENABLE CASEMENT WINDOWS WITH SLOPING EXTERNAL BEADING AND BLACK SPACER BARS / SEALS
- 32 WHITE PAINTED HARDWOOD TRADITIONALLY DETAILED PART SINGLE GLAZED / PART SOLID PANELLED FRENCH DOORS
- 33 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED CLEAR DOUBLE GLAZED FRENCH EXTERNAL DOORS WITH SLOPING EXTERNAL BEADING AND BLACK SPACER BARS / SEALS
- 34 LIGHT GREY POLYESTER POWDER COATED ALUMINIUM FRAMED FIXED CLEAR DOUBLE GLAZED ROOFLIGHT
- 35 OMITTED
- 36 BLACK PAINTED (WHEN AGAINST BRICKWORK) AND WHITE PAINTED (WHEN AGAINST WHITE PAINTED RENDER) TIMESAVER ALUMINIUM TRADITIONAL STYLE HOPPER / RWP / VENTED STACKS
- 37 WHITE PAINTED HARDWOOD 3-OVER-3 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOWS (BOTTOM & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDER

KEY / DESCRIPTION OF FIT-OUT WORKS:

FRONT WORKS:

- 01 PATTERNED PORTLAND STONE TREADS AND RISERS FORMING GROUND FLOOR EXTERNAL ENTRANCE STEPS
- 02 PATTERNED PORTLAND STONE TO GROUND FLOOR EXTERNAL ENTRANCE AREA
- 03 EXISTING AND EXTENDED METAL RAILINGS AND GATES TO BE PAINTED 'INVISIBLE GREEN'
- 04 OMITTED
- 05 BLACK PAINTED HARDWOOD 4-PANEL MOULDED SOLID TRADITIONALLY DETAILED SINGLE DOOR WITH BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT WITH PUTTY FILLETS ABOVE
- 06 BLACK PAINTED HARDWOOD 4-PANEL MOULDED SOLID TRADITIONALLY DETAILED SINGLE WIDE DOOR WITH PILLASTERS EITHER SIDE, BRONZE IRONMONGERY AND CLEAR SINGLE GLAZED ARCHED FANLIGHT WITH PUTTY FILLETS ABOVE (WITH 17" FILM LETTERING)
- 07 WHITE PAINTED HARDWOOD 6-OVER-8 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- 08 WHITE PAINTED HARDWOOD 6-OVER-8 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS, WITH EXTERNAL WINDOW REVEAL TO BE WHITE PAINTED RENDERED
- 09 WHITE PAINTED HARDWOOD 6-OVER-8 TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS
- 10 DECORATIVE EXTERNAL WINDOW ARCHITRAVE / MOULDING TO BE REINSTATED TO MATCH THE EXISTING ADJACENT
- 11 REINSTATE WHITE PAINTED RENDERED CONCRETE BALCONY AND 'INVISIBLE GREEN' PAINTED DECORATIVE MILD STEEL RAILINGS TO MATCH THE EXISTING ADJACENT (NON-ACCESSIBLE)
- 12 WHITE PAINTED HARDWOOD 11-OVER-7 ARCHED TRADITIONALLY DETAILED CLEAR SINGLE GLAZED SLIDING SASH WINDOW (BOTTOM PANE & TOP PANE OPENABLE WITH INTERNAL ADJUSTABLE LOCKING BOLTS) WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS, NO HORNS
- 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 PATTERNED PORTLAND STONE TREADS AND RISERS AND WHITE PAINTED RENDERED WAIST AND SOFFIT, WITH 'INVISIBLE GREEN' PAINTED MILD STEEL HANDRAIL AND BALUSTRAING
- 15 PATTERNED PORTLAND STONE TO FRONT LIGHTWELL FLOOR EXTERNALLY WITH INSPECTION CHAMBERS HAVING REMOVABLE PATTERNED PORTLAND STONE COVERS TO MATCH
- 16 WHITE PAINTED HARDWOOD FIXED / OPENABLE CLEAR SINGLE GLAZED CASEMENT WINDOWS WITH PUTTY FILLETS AND LAMBS TONGUE STRUCTURAL GLAZING BARS TO FRONT LIGHTWELL (LOWER GROUND FLOOR LEVEL)
- 17 PAINT WHITE EXISTING WHITE PAINTED RENDERED WALLS TO FRONT LIGHTWELL

KEY / DESCRIPTION OF FIT-OUT WORKS:

GENERAL:

- 38 DENOTES NEW TIMBER STUD WORK AND PLASTERBOARD GENERALLY AND NEW SOLID BRICK WORK WITH PLASTER TO INFILL EXISTING SPINE WALLS
- 39 DENOTES NEW STRUCTURAL STEEL BEAM (305 X165 UB)
- 40 NEW CONCRETE FLOOR SLAB WITH DPM AND RIGID PIR INSULATION AND SCREED OVER AND NEW UNDER GROUND DRAINAGE PIPEWORK AND INSPECTION CHAMBERS
- 41 MAIN BUTTERFLY PITCHED ROOFS: NEW SPANISH SLATE TILES ON ROOFING BATTENS ON BREATHER MEMBRANE ON EXISTING TIMBER RAFTERS (STRENGTHENED WHERE REQUIRED)
- 42 MAIN FLAT ROOF: NEW FELT ROOF COVERING ON WBP PLYWOOD ON NEW TIMBER ROOF JOISTS
- 43 MAKE GOOD SOLID BRICK CHIMNEY STACKS AND REPLACE TERRACOTTA CHIMNEY POTS WHERE MISSING / DAMAGED
- 44 NEW DORMER WINDOWS (LEAD CHECKS AND FLAT FELT ROOF)

rev	date	reason	by
F	12.10.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
E	20.09.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
D	10.08.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
C	15.06.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
B	26.05.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
A	11.03.16	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	
	31.10.15	ISSUE FOR PLANNING & LISTED BUILDING CONSENT	



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project:	Montana Hotel: 15-18 Argyll Square, Kings Cross, London, WC1H 8AS
client:	The St. Pancras Hotel Group
dwg title:	Proposed Ground Floor: GA Plan 02
dwg no:	15-11-02
scale:	1:50 (@A1 SIZE)
project no:	1814
rev:	F
date:	31.10.15
status:	PLANNING & LBC

