



SCOPE OF WORKS - SUMMARY

MAIN FLOOR

- ENTRANCE HALL**
- NEW WALL PANELING TO BE INSTALLED

- KITCHEN**
- NEW KITCHEN JOINERY
 - NEW FITTINGS
 - NEW FLOOR FINISH

KITCHEN TO DINING ROOM

- EXISTING DOUBLE DOOR TO BE REMOVED AND OPENING CLOSED WITH LIGHT WEIGHT PARTITIONING
- NEW ACCESS HATCH TO BE CREATED BETWEEN DINING ROOM & KITCHEN
- NEW BUILT-IN BAR TO BE INTRODUCED WITHIN EXISTING WALL

FORMAL RECEPTION

- NEW WALL PAPER INFILL TO PANELING
- NEW WALL PAPER
- NEW PAINT FINISHES TO CEILING
- 2x NEW CEILING CHANDELIER WITH APPROPRIATE CEILING PATTERNS
- NEW BESPOKE FITTED JOINERY - SHELVING UNIT
- ADJUSTMENTS TO LIGHTING LAYOUT

FORMAL DINING

- NEW WALL PAPER TO BE INSTALLED
- NEW PICTURE RAIL WITH SLIDING ART WORK TO BE INSTALLED
- DECORATE CEILING WITH NEW PAINT FINISHES
- 1x NEW CEILING CHANDELIER WITH APPROPRIATE CEILING PATTERNS
- ADJUSTMENTS TO LIGHTING LAYOUT

STUDY

- NEW BESPOKE JOINERY WITH INTEGRATED SEATING TO BE INSTALLED
- NEW BESPOKE DESK WITH SHELVING UNIT TO BE INSTALLED
- ADJUSTMENTS TO LIGHTING LAYOUT
- NEW TIMBER FLOOR
- NEW WALL PANELING TO BE INSTALLED

POWDER ROOM - DESIGN UNDER DEVELOPMENT

MASTER DRESSING

- NEW JOINERY TO BE INSTALLED
- NEW CORNICE TO MATCH EXISTING
- WALLS TO BE REDECORATED

MASTER BEDROOM

- NEW PARTITION WALL TO BE BUILT TO ACCOMMODATE TV
- NEW BESPOKE DRESSING TABLE
- NEW BESPOKE DECORATIVE SCREEN
- NEW FITTED BED

MASTER EN SUITE

- ALLOW FOR MARBLE TO BE RE-POLISHED

DAUGHTER'S BEDROOM

- WALLS TO BE RE-DECORATED
- NEW BESPOKE JOINERY TO BE INSTALLED
- DECORATIVE PENDANTS TO BE INSTALLED

SON'S BEDROOM

- WALLS TO BE RE-DECORATED
- NEW BESPOKE JOINERY TO BE INSTALLED

GUEST BEDROOM

- WALLS TO BE RE-DECORATED
- NEW BESPOKE JOINERY TO BE INSTALLED

DRESSING ROOM 3RD FLOOR

- NEW PARTITION TO BE INSTALLED IN THE SAME POSITION AS EXISTING
- NEW ENCLOSURE TO BE CREATED TO ACCOMMODATE DRIER/WASHER FACILITY
- NEW BESPOKE JOINERY TO BE INSTALLED

UTILITY/STORAGE ROOM LOWER GROUND FLOOR

- NEW BESPOKE JOINERY TO BE INSTALLED

LEGEND

- EXISTING WALLS
- PROPOSED NEW WALLS/PARTITIONS
- WALL BUILD UP - TYPE 1
- WALL BUILD UP - TYPE 2
- WALL BUILD UP - TYPE 3
- WALL BUILD UP - TYPE 4

GENERAL NOTES

- GENERAL NOTES TO BE READ IN CONJUNCTION WITH Elicyon DRAWINGS SCHEDULES
- REFER TO Elicyon GA PLANS FOR INFORMATION ON WALL TYPES.
- REFER TO Elicyon WALL FINISHES PLANS & FINISHES SCHEDULE FOR INFORMATION ON WALL FINISHES WHERE REQUIRED.
- REFER TO Elicyon FLOOR FINISHES PLANS & FINISHES SCHEDULE FOR INFORMATION ON FLOOR FINISHES WHERE REQUIRED.
- REFER TO Elicyon JOINERY PLANS FOR LOCATION OF ALL JOINERY AND ROOM ELEVATIONS FOR GENERAL NOTES RELATING TO ALL JOINERY.
- CONTRACTOR TO ALLOW FOR SUITABLE PATTERNSING FOR ALL CHANDELIER, PENDANT AND WALL LIGHT FITTINGS (AS ADVISED BY STRUCTURAL ENGINEER AND/OR LIGHTING SUPPLIER). PATTERNSING SHOULD ALSO BE PROVIDED IN ALL NEW CEILING TROUGHS WHERE CURTAINS AND BLINDS ARE TO BE INSTALLED.
- CONTRACTOR TO ALLOW FOR SUITABLE PATTERNSING FOR ALL WALL MOUNTED TV UNITS (AS ADVISED BY STRUCTURAL ENGINEER AND/OR AV CONSULTANT).
- ALLOW FOR STRUCTURAL PULL TEST FOR ALL CEILING PENDANTS/CHANDELIERS.
- ASSUME ALL PENDANT/CHANDELIER LIGHTING IS TO BE FREE ISSUED UNLESS ADVISED OTHERWISE. ALLOW FOR FULL INSTALLATION INCLUDING PREPARATION OF CEILINGS TO LIGHT SUPPLIER'S INSTRUCTIONS. ALLOW FOR FULL DESIGN COORDINATION WITH PENDANT SUPPLIER.
- ALLOW FOR ATTENDANCE OF F&E CONTRACTORS - TO RECORD, CHECK AND ACCEPT DELIVERIES, ASSOCIATED WASTE REMOVAL AND LABOUR FOR FINAL PLACEMENTS.
- ALLOW FOR SAMPLING OF ALL SUPPLIED FINISHES. CONTRACTOR TO ALLOW FOR MOCK-UPS AND DRY LAYS OF ALL FLOOR COVERINGS.
- CONTRACTOR TO MANAGE THE PREPARATION OF THE DRAFT O&M MANUAL FOR SIGN OFF, INCLUDING ALL TESTING AND COMMISSIONING.
- CONTRACTOR TO PROVIDE HIGH DEFINITION PDF COPIES AND DWG OF ALL SHOPWORKING DRAWINGS AT SUITABLE SCALE FOR REVIEW/COMMENT.
- CURRENT PROPOSALS ARE BASED ON INFORMATION AVAILABLE AT THE TIME AND ARE SUBJECT TO ON-SITE VALIDATION BY CONTRACTOR AND, WHERE REQUIRED, TO SURVEY BY ARCHITECT OR COOPERATING CONSULTANTS. WHERE VALIDATION IS REQUIRED, THIS IS MARKED CLEARLY ON THE DRAWINGS AND CONTRACTOR MUST INITIATE THE PROCEDURE ONCE SUFFICIENT PREPARATION IS MADE (I.E. OPENING UPS, SUBSTRATE INSTALLATION ETC.).
- SHOP DRAWINGS MUST BE CLEARLY ANNOTATED FULLY IN DETAIL TO IDENTIFY FINISHES, MATERIALS AND BUILD-UPS. WHERE ANNOTATIONS HAVE BEEN MISSED, DRAWING DETAILS TAKE PRECEDENCE AND ARE COMMITTING.
- ALL EXISTING FLOORS, DOORS, ARCHITRAVES AND SKIRTINGS THAT ARE TO BE RETAINED SHALL BE PROTECTED DURING THE COURSE OF PROPOSED WORKS ON-SITE.
- NEW METAL THRESHOLD TRIMS TO ALL ROOMS WHERE CHANGE IN FLOORING OCCURS TO MATCH EXISTING AND TO BE SET LEVEL WITH FLOOR FINISHES.
- ONCE FLOOR HAS BEEN LAID, CONTRACTOR TO ENSURE ADEQUATE PROTECTION.
- ALL EXISTING M&E EQUIPMENT THAT ARE TO BE RETAINED SHALL BE PROTECTED DURING THE COURSE OF PROPOSED WORKS ON-SITE.

ALL DIMENSIONS TO BE CONFIRMED ON SITE

01 LOWER GROUND FLOOR PLAN
1:20 @ A0

PROJECT TITLE: 6 PRINCE ALBERT ROAD REGENTS PARK NW1	PROJECT CODE: 761	REV. BY: DATE: DESCRIPTION:
DRAWN BY: KR	CHECKED BY: KR	A KR 01.10.21 ISSUED FOR TENDER
ISSUED FOR: TENDER	SCALE: 1:20 @ A0	B KR 29.10.21 ISSUED FOR TENDER
DRAWING TITLE: LOWER GROUND FLOOR GENERAL ARRANGEMENT & WALL TYPE PLAN AS PROPOSED	DATE: 01.10.2021	
DRAWING NO: 761_300_001	REVISION: B	

NOTES:			
1.	ALL INFORMATION ISSUED IS NON-BINDING AND/OR SUBJECT TO CONTRACT. ALL DESIGNS, PROPOSAL OR RECOMMENDATIONS SET OUT IN THE DOCUMENTATION ARE INDICATIVE ONLY. THEY HAVE BEEN DEVELOPED IN ISOLATION AND REMAIN SUBJECT TO CHANGE DEPENDING ON INPUT FROM OTHER CONSULTANTS ON THE PROJECT AND APPROVAL BY THE CLIENT REPRESENTATIVE.		
2.	DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON-SITE AND Elicyon TO BE NOTIFIED ON ANY DISCREPANCIES.		
3.	DRAWINGS TO BE READ IN CONJUNCTION WITH FULL SET OF DRAWINGS, SCHEDULES, SPECIFICATION AND INFORMATION FROM OTHER CONSULTANTS.		
4.	CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO THE PRODUCTION OF ANY SHOP DRAWINGS, FABRICATION AND COMMENCEMENT ON-SITE.		
5.	DRAWINGS ISSUED ONLY FOR THE PURPOSE INDICATED.		
6.	ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND HEALTH AND SAFETY REGULATIONS.		
7.	THE DIMENSIONS SHOWN ON THIS DRAWING HAVE BEEN BASED ON MEASUREMENTS PROVIDED BY AN INDEPENDENT SURVEY COMPANY.		

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