A1

CURTAINS : Existing curtains and curtain poles to be retained curtan swags to be carefully taken down and new sheer fabric linings fitted in strong complimentary colour to theme (see finishes board).

FURNITURE : Existing tables to be sanded and stained as required to omit all scuffs. Tops to be re-polished to clear satin finish and SSteel bases to be cleaned.
Chair backs and seats to be re-covered using specified fabrics (see finishes board).

LOOSE PARTITIONS : 4No new free-standing partitions constructed from prepared softwood and stained and polished to match existing tables and chairs. Loose Partitions to have integral hanging light fitting with 'DRUM' type cloth shade. See seperate drawing for details.

LIGHT FITTINGS : Existing ceiling and wall mounted decorative lighting to be retained in existing locations and fittings installed including drum shades to ceilings and wall lights in accordance with finishes board.

CENTRAL FEATURE : New full Ht combined wine display and specials menu central feature. Each side of unit to be identical. See seperate drawing for details.

EXISTING GARDEN TO BE RETAINED (NO WORKS)

TARMAC PUBLIC PEDESTRIAN WALKWAY

DECORATIONS : Existing walls and ceilings to be decorated in accordance with finishes schedule. 3No bays between wall columns to be decorated 'MALACHITE' vinyl wallpaper in silver/beige colourways, see finishes board for details.

FLOOR FINISHES: Existing carpet and underlay to be uplifted and carted to skip. New Axminster HD contract carpet and underlay to be installed in accordance with proposed finishes schedule.

DISPLAY / SERVERY UNIT: New full Ht combined wine display and servery unit constructed in accordance with proposed elevation details (see seperate drawing). Unit to incorporate knee hole/ desktop position and space for Clients fridge.

Restaurant

New 'Coffee Station' unit to match Display / Servery unit with low level storage cupboards.
Cold water supply to be fed from Kitchen area thru wall.

New 1Hfr fire rated veneered timber doors to Restaurant with vision panels, installed within existing lining and fitted with new SSteel door furniture.

BAR : Existing Bar, Backfitting and overbar canopy to be stripped back and stained to a darker (Walnut) finish and polished. Bar front panels to be overclad with softwood framework and new micro denier suede fabric covered front panels applied woth polished timber pilasters between and new 6mm Stainless Steel laminate skirting fitted.

Proposed position of new Piano.

Proposed new Lecturn to Restaurant entrance constructed to match new display fixtures.

RESIDENTS BAR FURNITURE :
Existing Tub chairs to be re-upholstered in selected fabric (see finishes board) and seen timber elements to be re-stained and polished to agreed colour.
Existing Sofas to be re-upholstered as above.
Existing tables to have glass removed where necassary and be stripped, stained and re-polished to agreed finish.

Existing column to be wallpapered in "TORTOISHELL" wallpaper.

New central island feature unit constructed in veneered timber and stained to match refinished Bar with large decorative vase and floral display (see seperate drawing detail.

Bar

Reception

Rear Entrance Lobby

Reception Counter to be re-finished as Bar.

Ladies

Gents

Function Room

DDA

Residents Lounge

Stairs to 1st floor level

Entrance Foyer

Central Passage

Central Passage
New Andy Thornton 'Bahia' lounge chairs (4No)
New Andy Thornton 'Abaca' medan side chairs (4 No)
9No new cafe tables comprising of ATFUM33 Nowrap table bases with 25mm copper laminate tops.
Floor to be prepared and re-laid with 400 x 400mm terracotta floor tiles, laid diagonally.
Walls, ceilings & woodwork to be re-decorated in accordance with decorations schedule.
New planting in free-standing terracotta pots to be provided by Client.

Cellar Entrance

Existing doorways to be infilled and made good to match existing finishes.

Existing layout of Gents toilets to be altered/reconfigured and new dividing wall installed to form new Gents & Ladies toilets. Further investigation of existing services to be carried out prior to any commencement of works to this area.

New opening formed within existing wall with lintol over to form new entrance to new M & F toilets. Disturbed areas of wall to be made good to match adjoining finishes.

2No new timber construction decorative screens to be installed to either side of existing entrance, stained and polished to match existing woodwork.

New softwood construction double doors (non-rebated) to be installed with new polished brass furniture, finished to agreed exterior finishes schedule.

Bar

Lounge Bar

pool

LOUNGE BAR : Existing tall display chillers and crisp bays to backfitting to be removed, new Crisp bays to be fitted to each end of back fitting below worktop level. New low line display chillers to be installed to full extent of backfitting between crisp bays.
New sections of worktop to be installed where tall chillers removed to provide continuous worktop to full length of backfitting.

New lounge furniture comprising of faux leather double settees and tub chairs to be installed to layout indicated. Existing fixed bench seating to be re-upholstered in Clients choice of fabric.
Walls to be decorated throughout in new colour scheme.

FLOOR FINISHES: Existing carpet and underlay to be uplifted and carted to skip. New Axminster HD contract carpet and underlay to be installed in accordance with proposed finishes schedule.

GRASS VERGE

TARMAC PUBLIC PEDESTRIAN WALKWAY

EXISTING LANSCAPING TO BE RETAINED (NO WORKS)

GROUND FLOOR PLAN : 1-50 Scale.

Client : Mr Suki Dulai

Site : The Kingscliff Hotel
55, Kings Parade
Holland-On-Sea
Essex

Project : Proposed hard and soft landscaping to Kings Parade & Kings Avenue frontage.

Date : June 2009 | Scale : 1-50 @ A1

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Drawn by : | Checked by :

Drawing No: 1621 / 08: | Revision :

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