



- Notes:
- All original internal doors, architraves, decorative mouldings and skirtings to be retained.
- All existing non original internal doors, architraves, decorative mouldings and skirtings to be removed and replaced with new.
- All external doors to remain unchanged.
- All existing windows to be refurbished and redecorated with new sash cords and beads where required.
- No works in this application will effect the external appearance of the property.
- Demolition Key:
- Line Denotes Removal of Existing Structure
- Dash Denotes Removal of Existing Structure
- Hatch denotes carpet laid on underlay over 6mm hardwood laid on new ply over existing floor boards.
- Hatch denotes stone tiles laid on, specified liquid tanking system continuous to new RC subfloor extension.
- Hatch denotes engineered hardwood flooring laid over existing non-original levelled ply.
- New partition
- Existing structure
- Abbreviations:
- RWP - Rain Waterpipe
- Ex - Existing
- MH - Manhole
- RC - Reinforced Concrete
- SE - Structural Engineer
- A. 65 x 12mm galvadeed mild steel vertical flats forming 110mm high balustrades to balconies with painted grey finish.
- B. London stock slips on mechanically-fixed cementitious board on specified liquid tanking system continuous to new RC subfloor extension.
- C. Specified high pressure hardwood effect compact laminate cladding system forming hollow vertical louver sliding fins.
- D. Toughened glass balustrade set into steel support channels, fixed to new reinforced concrete upstand.
- E. Typical floor build-up: Specified floor finish on specified underfloor heating system on, 20mm min. leveling screed on, existing concrete slab.
- F. 40mm thick Yorkstone slabs on specified chair support system.
- G. Liquid-applied roofing membrane continuous to new/existing reinforced concrete subfloor and upstand.
- H. Polyester powder coated aluminium frame sliding / pivoting door and window system by APA Systems.
- J. Specified high pressure decorative compact laminate ventilated facade system.
- K. Specified slim-duct extract vents above sliding door system.
- L. Specified standing seam zinc cladding system on ventilated cavity system to new steel / timber frame structure to SE details.
- M. Purpose made polyester powder-coated aluminium cladding on specified cementitious board on structure to SE details.
- N. All existing reinforced concrete slab floor plates to be retained.
- O. 120mm wide x 100mm deep blinds recess to ceiling.
- P. Pivoting insulated aluminium sandwich panel within bespoke facade system.
- Q. Specified insulation to ceiling cavity.
- R. Metal louvers to carpark ventilation opening.
- S. Dropped ceilings on MF Casoline suspended ceiling hangers throughout.
- T. Purpose-made aluminium parapet flashing.
- U. Single layer polymeric sheet roof covering on WBP ply to falls.
- V. Floor finish on underfloor heating system on, 20mm min. leveling screed on, existing concrete slab.
- W. Specified slim-duct extract vents above sliding door system.
- Y. Zinc cladding to roof fascia / transom.
- Z. Proposed reclaimed London stock brickwork fascia to edge of terrace.
- A1. All existing reinforced concrete slab floor plates to be retained.
- B1. Proposed new ventilated hardwood timber reveal lining set in to extruded facade.
- C1. Metal louvers to carpark ventilation opening.
- D1. Stainless Steel Drip.

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# Planning 11025

Project No. 11025

Client GFZ Investments

Date February 2012

Scale 1:2 @ A0

Project 31-32 John Street

Drawing Title: Ground Floor Rear Facade Plan

Drawing No. P\_33 Rev. A

Drawn TB Approved BC Signed

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All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Cousins Wojciechowski Architects

28 Regent Street

London W1R 6RZ

T: 020 7460 9353

F: 020 7460 9354

HW@cw.co.uk

www.cw.co.uk