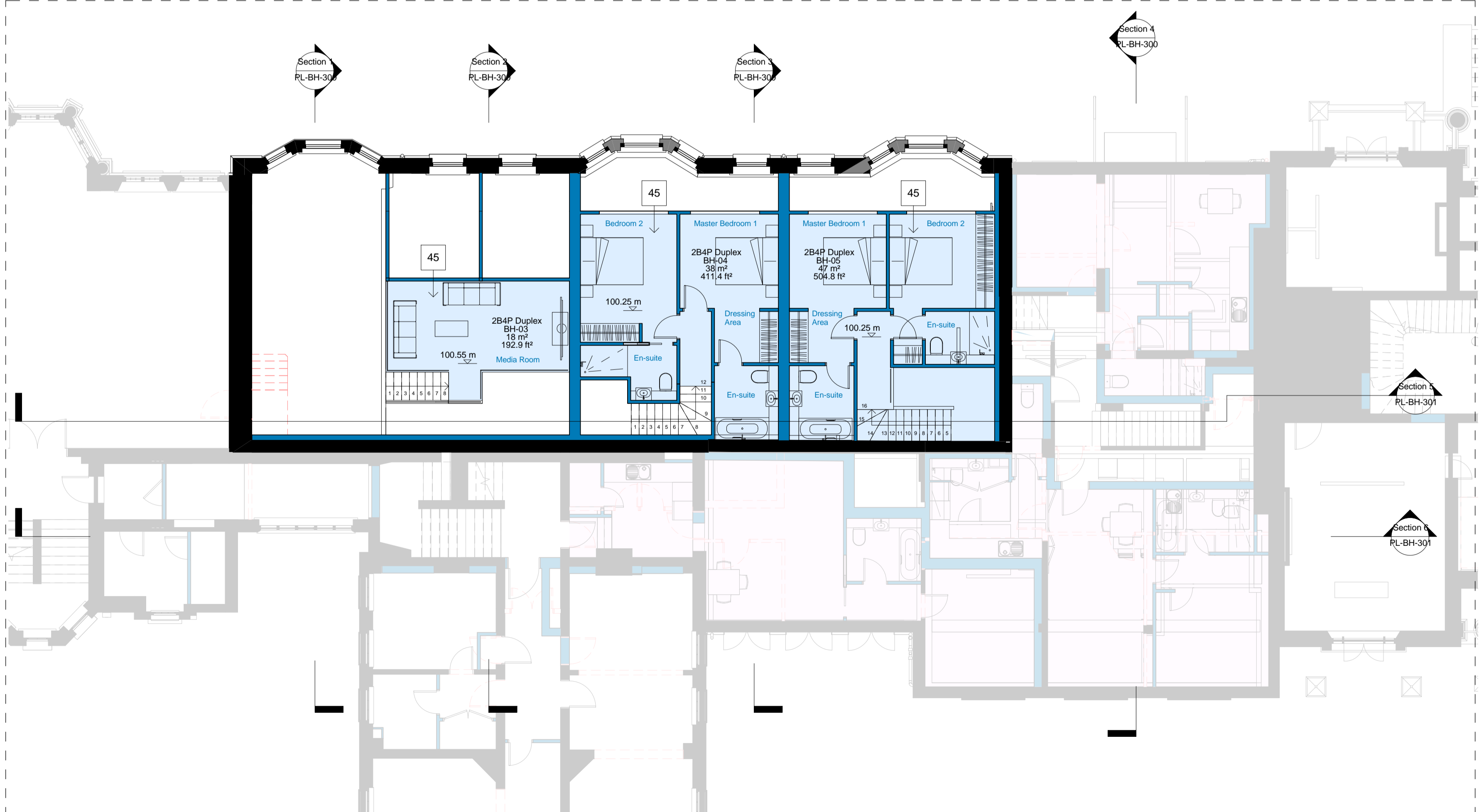


2 Proposed First Floor Plan Layout
1 : 100



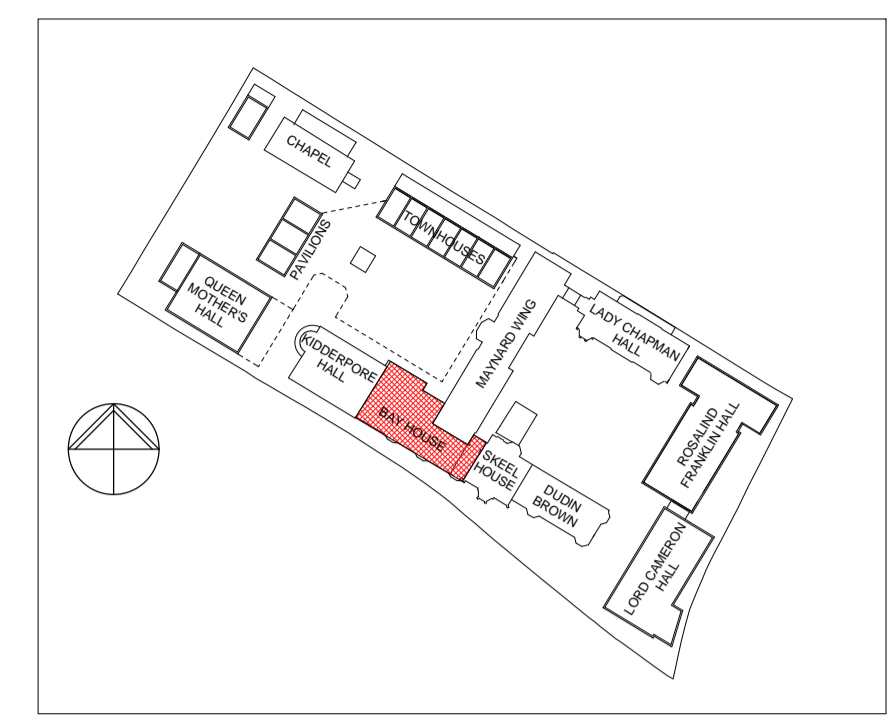
1 Proposed Mezzanine Level Plan Layout
1 : 100

Notes

1. Existing doors lowered
2. New door
3. New window to replace existing window
- 3a. New windows to match existing window detailing
4. New window
5. Steps removed
6. New window to replace existing doors
7. New door to replace existing door
8. New metal balustrade
- 8a. New low level metal balustrade
- 8b. New lowered 'area'
9. New door to replace existing window
10. Existing fire escape stair to be removed
11. New stair
12. Obscured glazing
13. New balcony
14. New glazed concierge
15. New rear extension. Detailing to match existing rear wall
16. New door to recessed terrace
17. Line of existing wall
18. New glazed door with Juliet balcony
19. Existing extension demolished and rebuilt as shown
20. New or reclaimed brickwork to match existing
21. New reconstituted stone parapet
22. Existing decorative brick cill details to be reclaimed and reused, or new to match existing
23. Pyramid rooflight removed and replaced with retractable obscured glass rooflight
24. Green roof to new extension
25. Steps removed
26. New roof and louvres
27. New glass balustrade
- 27a. New glass balustrade or metal railings
28. Rooflight to be removed
29. New low profile conservation rooflights
30. Existing rooflights to be replaced
31. Concealed windows to be reopened
32. New entrance door and overlights to replace existing French door
33. New plant room beneath ground level
34. Window to be blocked in
35. French doors to replace existing window
36. Section of glass roof to open for access and form balustrade
37. New glazed walk on roof terrace
38. New rear extension. Stone clad. Material spec. and Dim. to be confirmed
39. Existing parapet to be raised
40. New french doors to replace existing dormer window
41. New steps
42. New extension
43. Bulkhead removed
44. New french doors
45. New mezzanine floor
46. New glazed extension with clay tile roof
47. Existing top sash to be replaced to match original (not shown)

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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



GENERAL NOTES

All drawings are based on survey information provided by others. Scott Brownrigg cannot be held responsible for the accuracy of this information, the legal boundary or site demise. This should be checked on site and against legal records.
RWP locations are notional and may be subject to change as detail design progresses.

LISTED AND EXISTING BUILDINGS

For detailed notes on listed buildings refer to listed building application drawings
Existing levels and dims shown on sections are taken from the survey information provided by others.
Proposed levels and floor to ceiling heights may be subject to change as detail design progresses.
Assumptions have been made for party walls thicknesses and may be subject to change as detail design progresses.
No allowance has been made at this stage for thermal lining of external walls of existing buildings. If required this may affect GIAs as detail design progresses.

Walls Legend

- Existing wall
- Demolished wall
- Proposed wall

Lines Legend

- 2100mm Headroom
- 1800mm Headroom

2	Issue for planning submission	DDV	2015-07-06	MJM
1	Issue for planning submission	DDV	2015-07-02	MJM
Revision	Description	Drawn	Date	Checked



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Client's Name
Mount Anvil

Job Title
Kidderpore Avenue

Drawing Title
Bay House
Proposed Mezzanine and First Floor Plans

Scale
1 : 100 @A1

Job No
157780
Drawing No
PL-BH-101

Status
FOR PLANNING