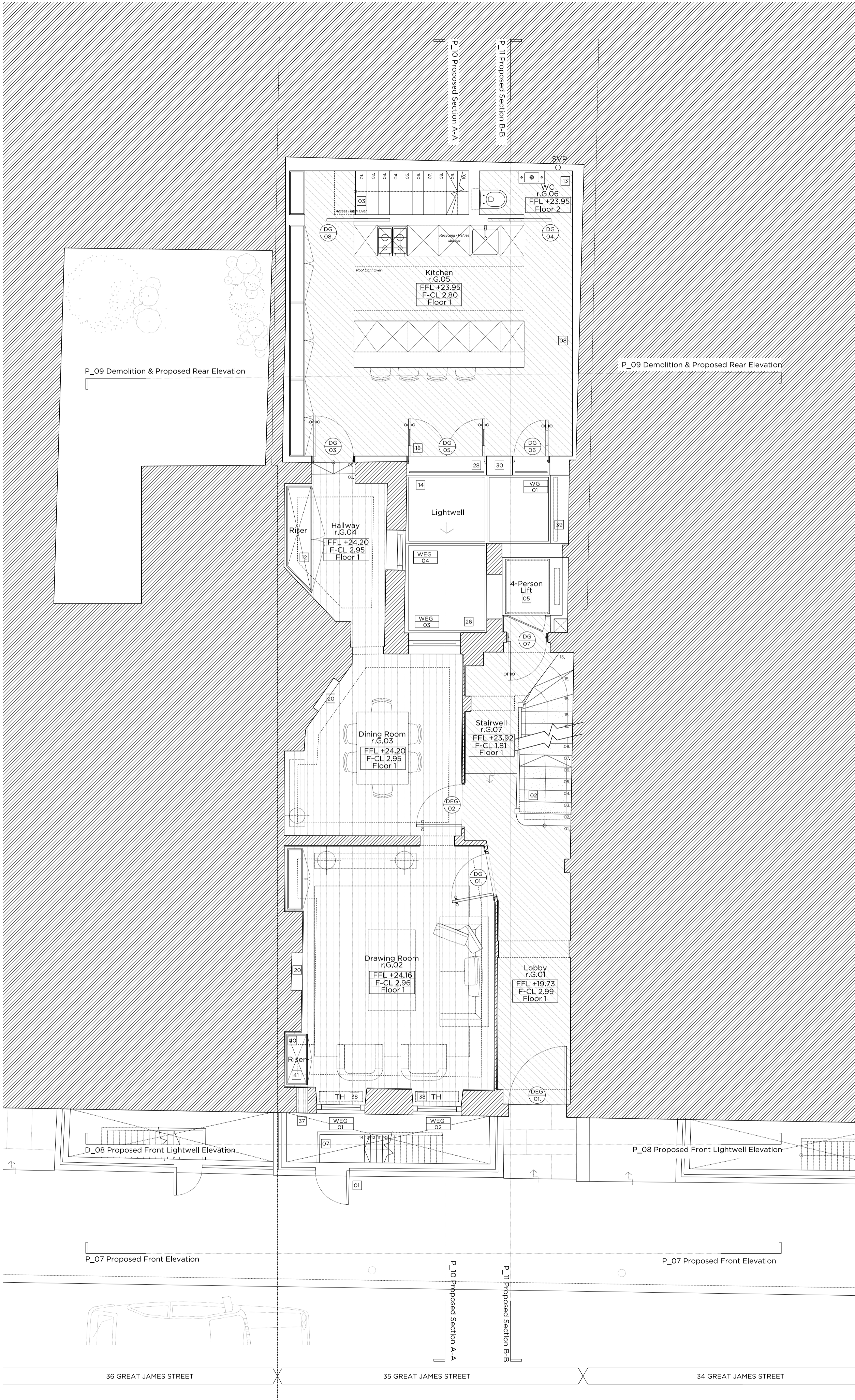




Demolition Ground Floor Plan



Proposed Ground Floor Plan

**Key:**

- Existing structure / earth
- New structure
- Line denotes removal of existing structure
- SVP
- FCU
- Fan Coil Unit

**General Notes:**

- Refer to the Door and Window Schedules for a detailed summary of the proposed for each door and window.
- Existing floor finishes are to be removed.
- Existing floorboards are to be carefully removed and set aside. New floorboards are to be laid on the top of the existing joists in order to level, and then the existing floorboards are to be removed.
- Existing original skirtings are to remain in situ.

**Elevation Key:**

A  
B  
C

**Legend:**

- Proposed straight plank hardwood floor finish on specified floor build-up.
- Proposed stone floor finish on specified floor build-up.
- Proposed carpet on specified floor build-up.
- Specified Paving

**Proposed floor build-ups:**

Floor 1: Specified floor finish on new ply, on existing floor boards, laid over existing levelled joists, with new insulation and water-fed UHFH system between existing joists. Refer to Structural Engineers Report.

Floor 2: Specified floor finish on new electric UHFH mat, on new ply, on existing floor boards, laid over existing (levelled) joists, with new insulation between existing joists. Refer to Structural Engineers Report.

Floor 3: Specified floor finish on new pedestals.

Floor 4: Specified floor finish on new screed with new water-fed UHFH system on new insulation, on existing structure.

**Demolition Notes:**

- Non-original rooflight to be removed.
- Existing Structure to be removed.
- Existing door to be locked shut and ironmongery removed.
- Non-original tiled floor to be levelled to match adjacent rooms.
- Existing security railings to be removed.
- Proposed area of excavation for drainage and services.
- Excavation in preparation for new lift.
- Removal of non-original rooflights. Please refer to Statement of Significance (The Architectural Company).
- Non-original roof to be removed.
- Existing non original staircase to be removed.
- Existing Floor Finishes to be removed.
- Existing Railings to be modified.
- Non-original door/window to be removed.
- Existing non original joinery to be removed.
- Removal of non-original floor slab in preparation of new lowered floor level.

**Proposed Notes:**

- Existing metal railings/staircase/ gates/joists to be refurbished and painted to match existing. Gate position to be altered.
- Existing staircase to be carefully protected and refurbished.
- Proposed staircase to provide access to proposed first floor roof terrace.
- Proposed door. Refer to door schedule for further details.
- Proposed 4-person lift.
- Proposed internal partition with skirting/corice to be carefully placed in.
- Existing brickwork to be re-pointed.
- Proposed skirting/corice to match existing.
- Plant enclosure.
- Proposed staircase to provide access to roof terrace. Glass balustrade.
- Free-standing joinery, independent of the existing wall and mouldings.
- Proposed insulated liner wall.
- Proposed rooflight.
- Proposed access hatch/ roof light.
- Proposed stone paving.
- Proposed paneled hardwood double doors with glass inserts. Refer to 'Door Schedule'.
- Proposed fireplace to be re-commissioned with a new gas connection and hearth, grate and burner installed.
- Proposed window to match existing. Refer to door and window schedule.
- Reinstatement of pitched roof to match adjacent properties.
- Proposed door to match style of the property's main entrance door located on the ground floor.
- Hardwood timber decking to 1st floor roof terrace.
- Hardwood timber decking to roof terrace (over section only).
- Remove paint and replace with linewash/ based paint.
- Proposed floor to be lowered by 100mm.
- Proposed glass balustrade/guard rail.
- Proposed privacy screen.
- Proposed structure. Refer to structural drawings by E&C Wood. See Structural Designs & Report for further details.
- Free-standing sanitaryware/shower independent of existing wall.
- Proposed rationalisation of rear elevation fenestration and the creation of decorative fan window.
- Proposed extension of rear closet wing. Materials to match existing. Height to match adjacent.
- Timber porches to be repaired and refurbished.
- Proposed window to match existing.
- Proposed bathroom drainage to connect to existing SVP.
- Proposed air brick.
- Proposed Trench Heater.
- Existing services riser.
- Proposed heating manifold concealed within joinery.
- Proposed dimmer rack and distribution board concealed within joinery.
- Chimney breast to be modified.

Rev A 24.11.15 Issued for Planning

# PLANNING

Project No. 15030

Client David Phillips

Date September 2015

Scale 1:100 @ A3 / 1:50 @ A1

Project 35 Great James Street

Drawing Title: Demolition & Proposed Ground Floor Plan

Drawing No. P\_01 Rev.

Drawn MWh Approved MW Signed

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0 0.5m 1m 2m 3m 4m 5m