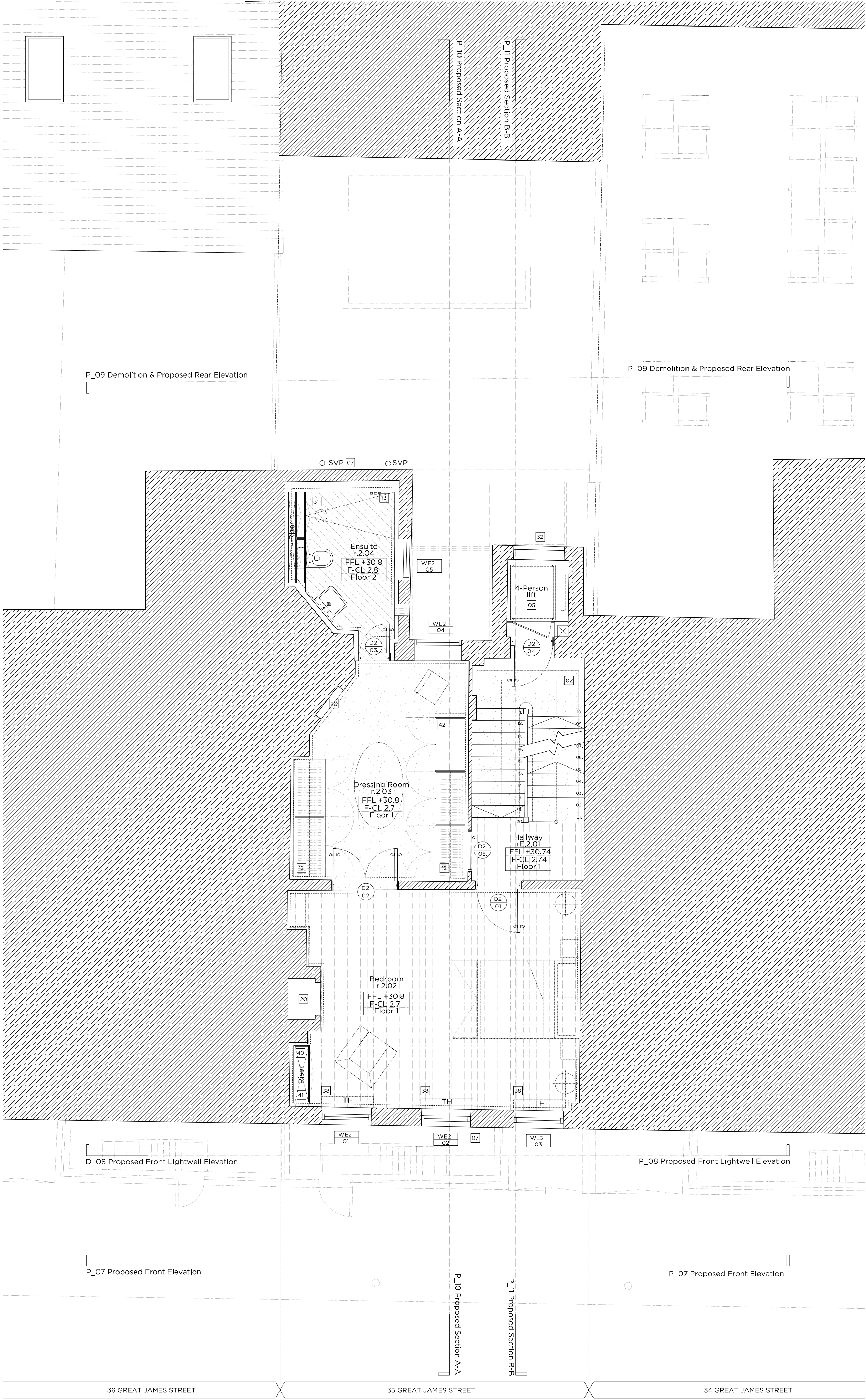




Demolition Second Floor Plan



Proposed Second 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.
- All existing floor finishes are to be removed.
- Existing floorboards are to be partially removed and set into new joists in order to level, and then the existing floorboards are to be refinished.
- Existing original skirtings are to remain in situ.

**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

**Demolition Notes:**

- Non-original rooflight to be removed.
- Existing Structure to be removed.
- Existing door to be locked shut and ironmongery removed.
- Non-original railed 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 ironings. Please refer to Statement of Significance (The Architectural Company).

**Proposed Notes:**

- Existing metal railings/staircase/palisade gate 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/corner to match the adjacent original profile, to be carefully placed in.
- Existing brickwork to be re-rendered.
- Proposed skirting/corner 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'.
- Polyester Powder Coated aluminium raised planters.
- Existing 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.

**Elevation Key:**

A  
B  
C

**General Notes:**

1. Refer to the Door and Window Schedules for a detailed summary of the proposed for each door and window.

2. All existing floor finishes are to be removed.

3. Existing floorboards are to be partially removed and set into new joists in order to level, and then the existing floorboards are to be refinished.

4. Existing original skirtings are to remain in situ.

**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

**Demolition Notes:**

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:**

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 (near 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.

Existing brickwork to be re-rendered.

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.

Proposed extract cowl.

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

Project No.

Client

Date

Scale

Project

15030

David Phillips

September 2015

1:100 @ A3 / 1:50 @ A1

35 Great James Street

Drawing Title:

Demolition & Proposed Second Floor Plan

Drawing No.

P\_04

Rev.

Drawn

MWh

Approved

MW

Signed

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