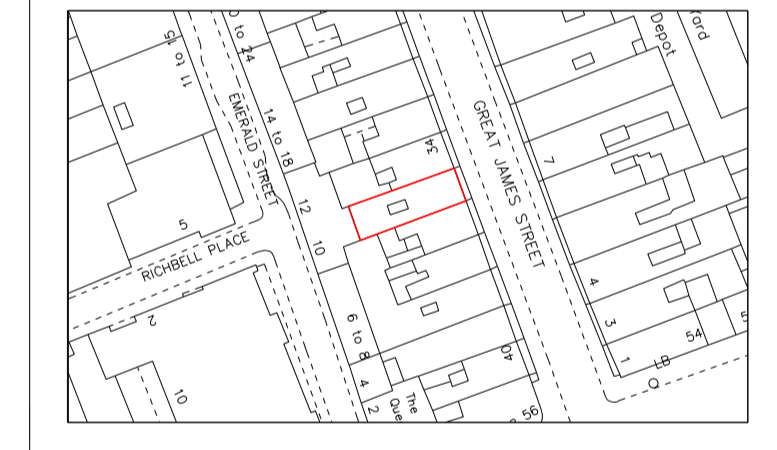


Key:		Elevation Key:	
	Existing structure / earth		Existing structure / fittings to be removed
	New structure		Hatch denotes area of excavation
	Line denotes removal of existing structure		Line denotes removal of existing fittings
	SVP Sall Vent Pip		FCU Fan Coil Unit
	A		B
	C		D

- General Notes:**
- Refer to the Door and Window Schedules for a detailed summary of the proposed for each door and window.
 - Existing floorboards are to be removed and set aside. New linings to be installed to the top of existing joists in order to level, and then the existing floorboards are to be reinstated.
 - Existing original skirtings are to remain in situ.
- Legend:**
- Proposed straight-laid 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 levelled and water-tight 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 pedestal.
- Floor 4: Specified floor finish on new screed with new water-tight 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 raised 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 metalings. 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.
 - Non-original panelling to be removed.
 - Removal of non-original floor slab in preparation of new lowered floor level.

- Proposed Notes:**
- Existing metal railings/staircase/panelling 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 Apartment lift.
 - Proposed internal partition with skirting/cornice to be carefully pieced in.
 - Existing brickwork to be re-pointed.
 - Proposed skirting/cornice 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'.
 - Polystyrene 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.
 - Proposed door to match style of 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 Drawing by E&B 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 tax window.
 - Proposed extension of rear closet wing. Materials to match existing. Height to match adjacent.
 - Timber panelling to be repaired and refurbished.
 - Proposed window to match existing.
 - Proposed bathroom staircase 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 rgs, 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 Third Floor Plan**

Drawing No. **P_05** Rev.

Drawn **MWh** Approved **MW** Signed

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