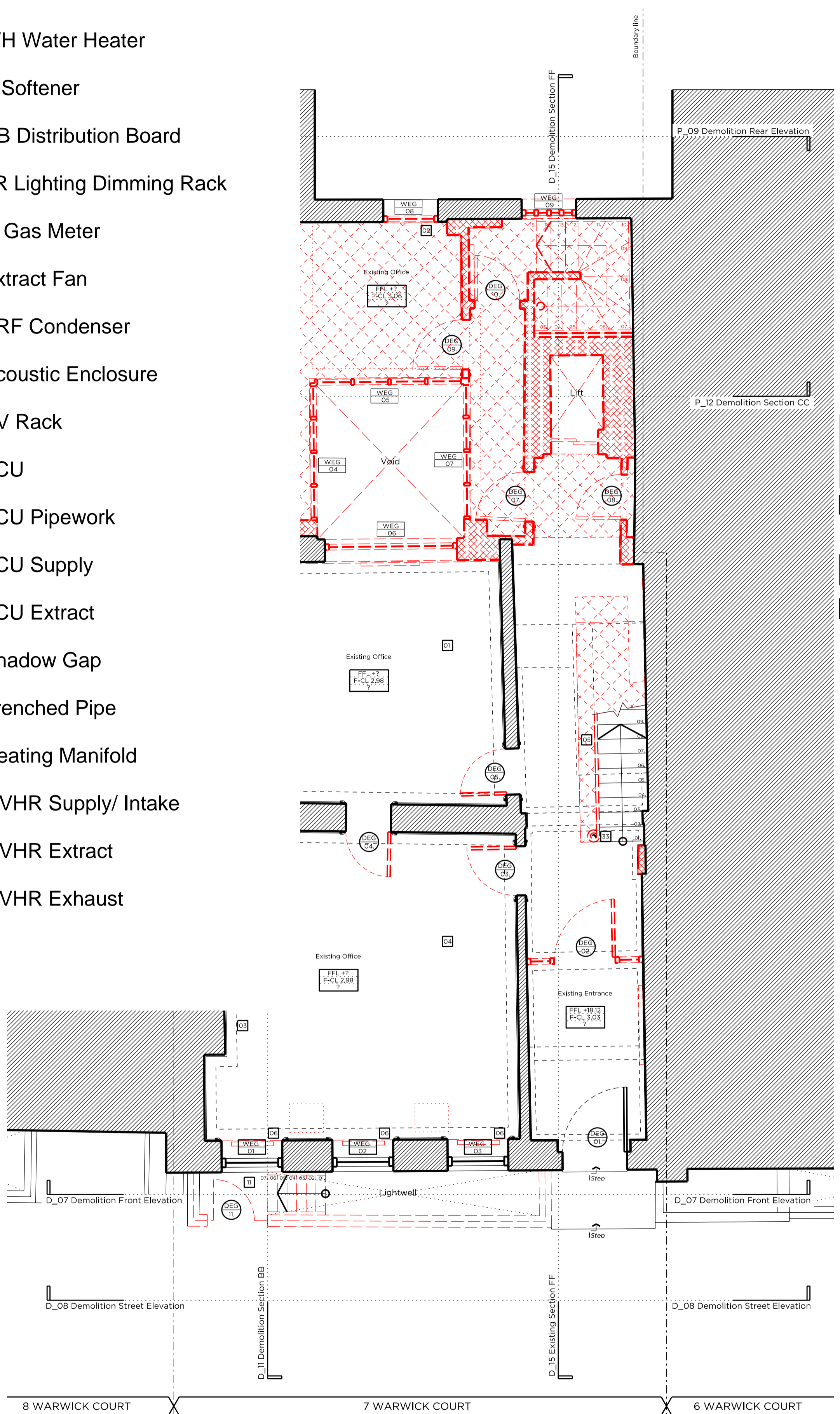
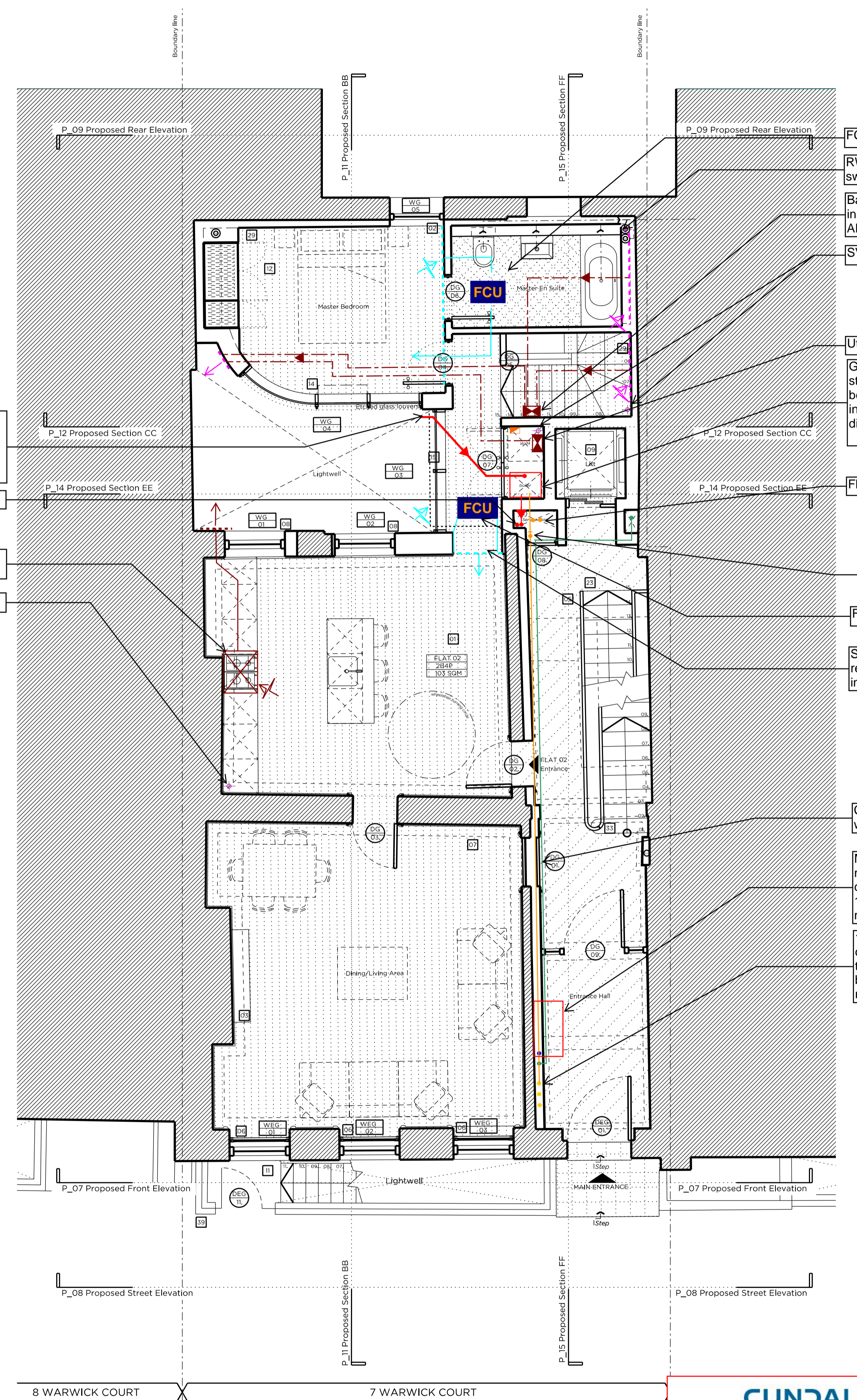


- Legend**
- Electrical Meter
 - B Boiler
 - WH Water Heater
 - S Softener
 - DB Distribution Board
 - LR Lighting Dimming Rack
 - G Gas Meter
 - Extract Fan
 - VRF Condenser
 - Acoustic Enclosure
 - AV Rack
 - FCU FCU
 - FCU Pipework
 - FCU Supply
 - FCU Extract
 - Shadow Gap
 - Trenched Pipe
 - Heating Manifold
 - MVHR Supply/ Intake
 - MVHR Extract
 - MVHR Exhaust



Demolition Ground Floor Plan



Proposed Ground Floor Plan

50mm diameter boiler air inlet on face (access required at every change of direction)

Flat 1&2 flues TA

Kitchen extract hood ducted to external

SVP

- FCU in ceiling with AP
- RWP and SVP to swap
- Bathroom extract fan in plumbing duct with AP
- SVP
- Utility extract fan
- Gas boiler with storage cylinder inlet to external, 50mm diameter flue to roof
- Flat 3 & 4 gas TA
- Flat 2 emergency shut off valve with access outside flat
- FCU in ceiling with AP
- Sidewall supply with return via shadow gap in lobby
- Conceal in widened wall cavity
- Main Electric intake & meters in accessible cupboard 1900Hx1000Wx200mm
- 1 No. electric supply cable, 3No. gas trapipe & 1No. boosted water pipe to rise to H/L FB

Key Plan, Scale 1:250

Demolition Key:

- Existing structure / ground
- Proposed removal of existing structure (in section)
- Proposed removal of existing structure/fitting (in elevation)
- Proposed removal of existing structure (in section)
- Hatch denotes removal of existing concrete slab
- Hatch denotes proposed removal of existing concrete slab

Proposed finishes legend

- Proposed straight-joint hardwood floor finish on specified floor build-up
- Proposed floor finish on specified floor build-up
- Portland stone
- Timber decking
- Natural stone floor tiles
- Proposed slate roof finish on existing and new roof structure

General Notes:

1. Refer to the Door and Window Schedules for a detailed summary of each door and window.
2. All existing floor finishes and existing ply to be carefully removed.
3. Existing floorboards to be carefully removed and reused where possible.
4. New existing floorboards to be installed. New finishes/joints are to be installed to the top of the existing joists in order to level new structural Engineer's information. Low profile UPH threshold.
5. New drainage and concrete slab to be laid at basement level.
6. Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slates to be replaced. New slates to match existing to replace any damaged slates. Downpipes to be removed and replaced with a 160mm dia. downpipe. Downpipes to be removed and replaced with a 160mm dia. downpipe.
7. Joints are to be replaced up and strengthened where required to support increased loads. To Structural Engineer's detail.
8. All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
9. Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.

Proposed legend notes

- 01 Existing skirting to be refurbished and redecorated.
- 02 Existing window replaced with double glazed, timber framed sash window.
- 03 Non-original fire escape to be removed and replaced with traditionally-detailed fire escape.
- 04 Non-original skirting/trunking to be removed.
- 05 Traditionally detailed, compliant window substitute to replace existing.
- 06 Existing sash windows refurbished and fitted with secondary glazing internally.
- 07 New, ironmongery to be supplied to each flat.
- 08 New, double-glazed, timber framed sash windows. Refer to Section & Access Statement.
- 09 New lift.
- 10 Damaged window sills reduced on brickwork level.
- 11 Lightwell to be lowered by 100mm. New, painted metal stair to accommodate level change.
- 12 Existing rear envelope retained. New, copper roof, unclipped rear roofline to be preserved and maintained.
- 13 Proposed tin stone.
- 14 New, double-glazed, anodised aluminium, restricted tilt framed windows, with attached glass louvers fixed externally.
- 15 New, fixed, double-glazed, anodised aluminium framed glazing panels.
- 16 New, double-glazed, walk-on rooflight.
- 17 New, double-glazed, conservation rooflight.
- 18 Partial demolition of existing roof. New slope proposed, matching height and width of existing.
- 19 New, automatic-opening vent to communal stair.
- 20 Terrace to the roof of proposed new planting and 'wrap-around' glass balustrade.
- 21 No. proposed condenser in attenuated enclosure.
- 22 Proposed condenser in attenuated enclosure, refer to M&E design.
- 23 Raked/stair to basement level, with compliant timber framed skirting/balustrade.
- 24 New, single glazed, timber framed window to match existing, fitted with secondary glazing internally.
- 25 Existing glazing to be protected and covered.
- 26 Reconfiguration of existing stair.
- 27 New dummy window.
- 28 New double-glazed, traditionally detailed French door.
- 29 Lining to party wall.
- 30 Proposed head dormer arrangement to flow through with existing windows. Replacement of existing non-original dormer windows.
- 31 Terrace to flat 02, with new planting and Yorkstone paving.
- 32 Existing joists to be trimmed out. Single surviving cast-iron spindle to ground floor stair to be preserved and maintained.
- 33 Single surviving cast-iron spindle to be preserved and maintained.
- 34 Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotten timber to be replaced.
- 35 Slates to be removed, retained and new membrane installed. Existing slates to be re-laid and any new slates to match existing.
- 36 Facade refurbishment.
- 37 Existing facade to be re-rendered and redecorated.
- 38 Etched glass partition.
- 39 New Railings.
- 40 Fixed & obscure proposed windows.
- 41 Proposed Roof.
- 42 Paint to be removed from Brickwork and redecorated as required.

CUNNALL

Project: 7 Warwick Court
 Project No: 1012034
 Drawing Title: Ground Floor M&E Layout
 Drawing No: 1012034-SK-002_REVA
 Drawn By: SL Check By: IM Verified By: POH
 Date: 04.12.2015

PLANNING

Project No: 14029
 Client: GFZ Developments Ltd.
 Date: October 2015
 Scale: 1:100 @ A3 / 1:50 @ A1
 Project: 7 Warwick Court

Drawing Title: Demolition & Proposed Ground Floor Plan
 Drawing No: P_01 Rev. A

Drawn	Approved	Signed
DI	MW	AB

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