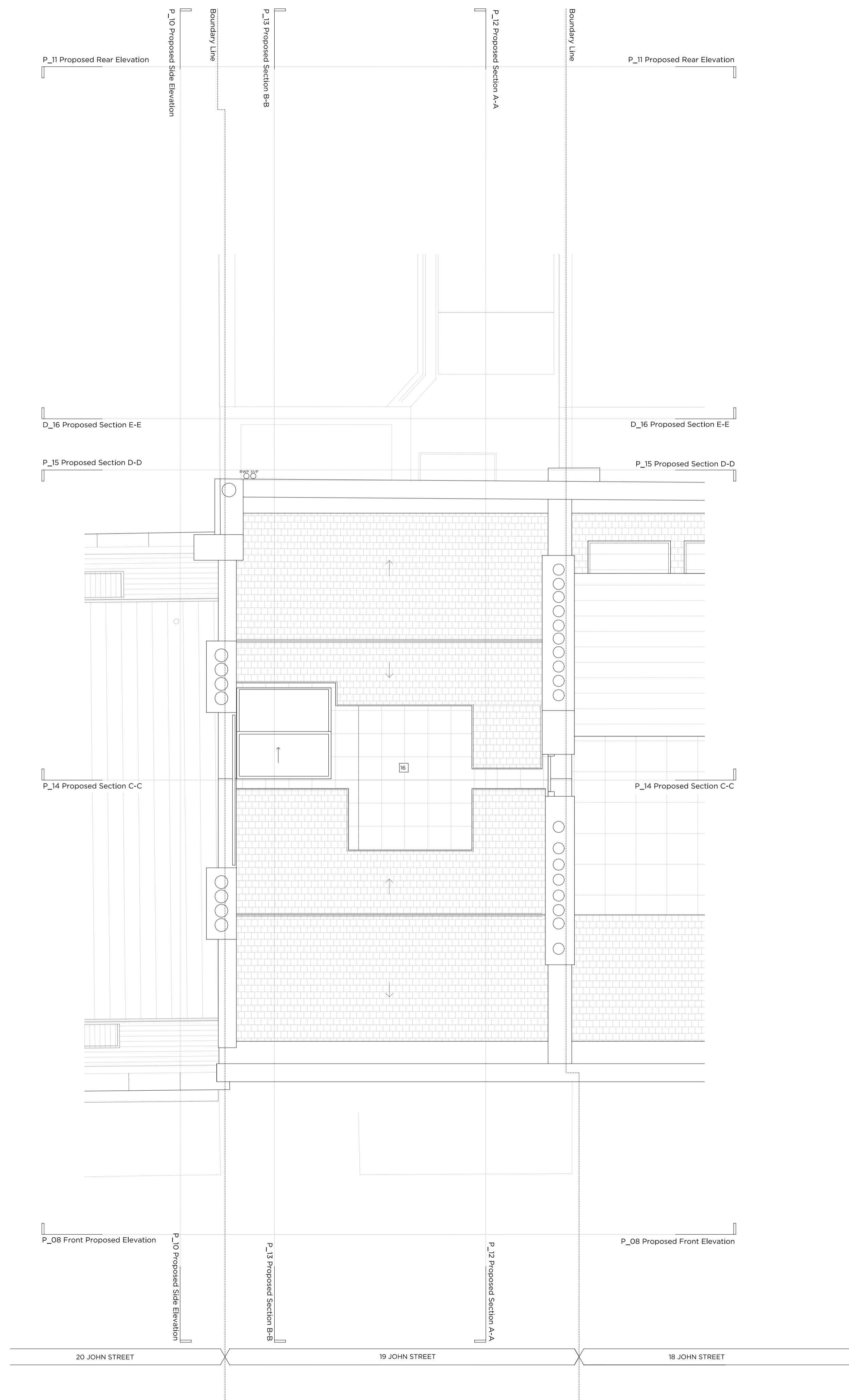


Demolition Roof Plan



Proposed Roof Plan

<p><b>Key:</b></p> <p>Existing structure / earth New structure Existing structure / fittings to be removed Hatch denotes area of excavation Line denotes removal of existing structure Line denotes removal of existing fittings</p>		<p><b>Existing structure / fittings to be removed</b> Hatch denotes area of excavation Line denotes removal of existing structure Line denotes removal of existing fittings</p>																					
<p><b>General Notes:</b></p> <ol style="list-style-type: none"> <li>Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.</li> <li>All existing floor finishes are to be removed.</li> <li>Existing floorboards are to be carefully removed and set aside; new treads to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.</li> <li>Existing original skirtings are to remain in situ.</li> </ol>																							
<p><b>Legend:</b></p> <p>Proposed straight-plank hardwood floor finish on specified floor build-up Proposed stone floor finish on specified floor build-up</p>		<p><b>Elevation Key:</b></p>																					
<p><b>Demolition Notes:</b></p> <ul style="list-style-type: none"> <li>Existing external wall to be demolished</li> <li>Existing window to be demolished</li> <li>Staircase to be demolished</li> <li>Existing railings to be demolished</li> <li>Level of vaults to be lowered to the top of existing footings</li> <li>Existing external door to be demolished</li> <li>Existing AC conditioner to be demolished</li> <li>Services riser to be removed</li> <li>Existing roof to be demolished</li> <li>Existing lint and plaster ceiling on ground and first floors to be carefully removed and replaced with new using traditional methods</li> <li>Existing internal partitions to be removed</li> <li>Existing internal doors to be removed</li> <li>50% of the rear wine vault shelving to be removed</li> <li>Denoted part of the existing slab to be removed to allow new service runs</li> <li>Existing wall to be demolished to allow insertion of a new door</li> </ul>																							
<p><b>Proposed Notes:</b></p> <ul style="list-style-type: none"> <li>01 Closet wing to be rebuilt to be approx. 1 m lower with render finish</li> <li>02 New compact lift proposed to rebuild closet wing</li> <li>03 New extension at ground floor level over existing courtyard structure</li> <li>04 New entrance door from front lightwell to replace window at lower ground floor level</li> <li>05 New window to front lightwell to replace existing entrance door at lower ground floor level</li> <li>06 New french door to rear lightwell at lower ground floor level</li> <li>07 New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell</li> <li>08 Existing external natural stone finishes to be lifted and re-laid in rear lightwell</li> <li>09 New handrail and balustrade to replace existing partition and balustrade</li> <li>10 New operable rooflight over staircase to rear extension at ground floor level</li> <li>11 New brise soleil over new rear glazed extension</li> <li>12 New sash window to existing opening under existing fanlight</li> <li>13 Rear wall to drop 45mm</li> <li>14 Existing rear wall to increase by 135mm</li> <li>15 New stairs to new roof terrace</li> <li>16 New terrace with rooflight to access loft level</li> <li>17 Proposed service risers</li> <li>18 Proposed acoustic enclosure to plant equipment</li> <li>19 Proposed trench heaters to windows</li> <li>20 Proposed gas fire to existing fireplace</li> <li>21 Proposed recladding of existing front steps with natural stone</li> <li>22 New balustrade to proposed terrace</li> <li>23 Existing door to be blocked up and plastered over</li> <li>24 New doors to access loft storage</li> <li>25 Proposed paving to roof terrace on raised pedestals</li> <li>26 Proposed roof extension to loft level with traditional lead finish</li> <li>27 Proposed ventilation grill/air brick to accommodate M&amp;E requirements</li> </ul>																							
<p><b>Proposed M&amp;E Legend:</b></p> <table border="0"> <tr> <td>U/FH</td> <td>Proposed underfloor heating manifold</td> <td>G</td> <td>Gas installation point</td> </tr> <tr> <td>MVHR</td> <td>Proposed mechanical ventilation with heat recovery unit</td> <td>W</td> <td>Water installation point</td> </tr> <tr> <td>RWP</td> <td>Proposed rain water pipe</td> <td>C</td> <td>Comms installation point</td> </tr> <tr> <td>SVP</td> <td>Soil vent pipe</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Proposed drainage route</td> <td></td> <td></td> </tr> </table>				U/FH	Proposed underfloor heating manifold	G	Gas installation point	MVHR	Proposed mechanical ventilation with heat recovery unit	W	Water installation point	RWP	Proposed rain water pipe	C	Comms installation point	SVP	Soil vent pipe				Proposed drainage route		
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Rev - 23.05.16 Issued for Information

# PLANNING

Project No. **15084**

Client **GFZ Properties Ltd.**

Date **February 2016**

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

Project **19 John Street**

Drawing Title: **Demolition & Proposed Roof Plan**

Drawing No. **P\_07** Rev.

Drawn <b>DH</b>	Approved <b>MW</b>	Signed
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0 0.5m 1m 2m 3m 4m 5m