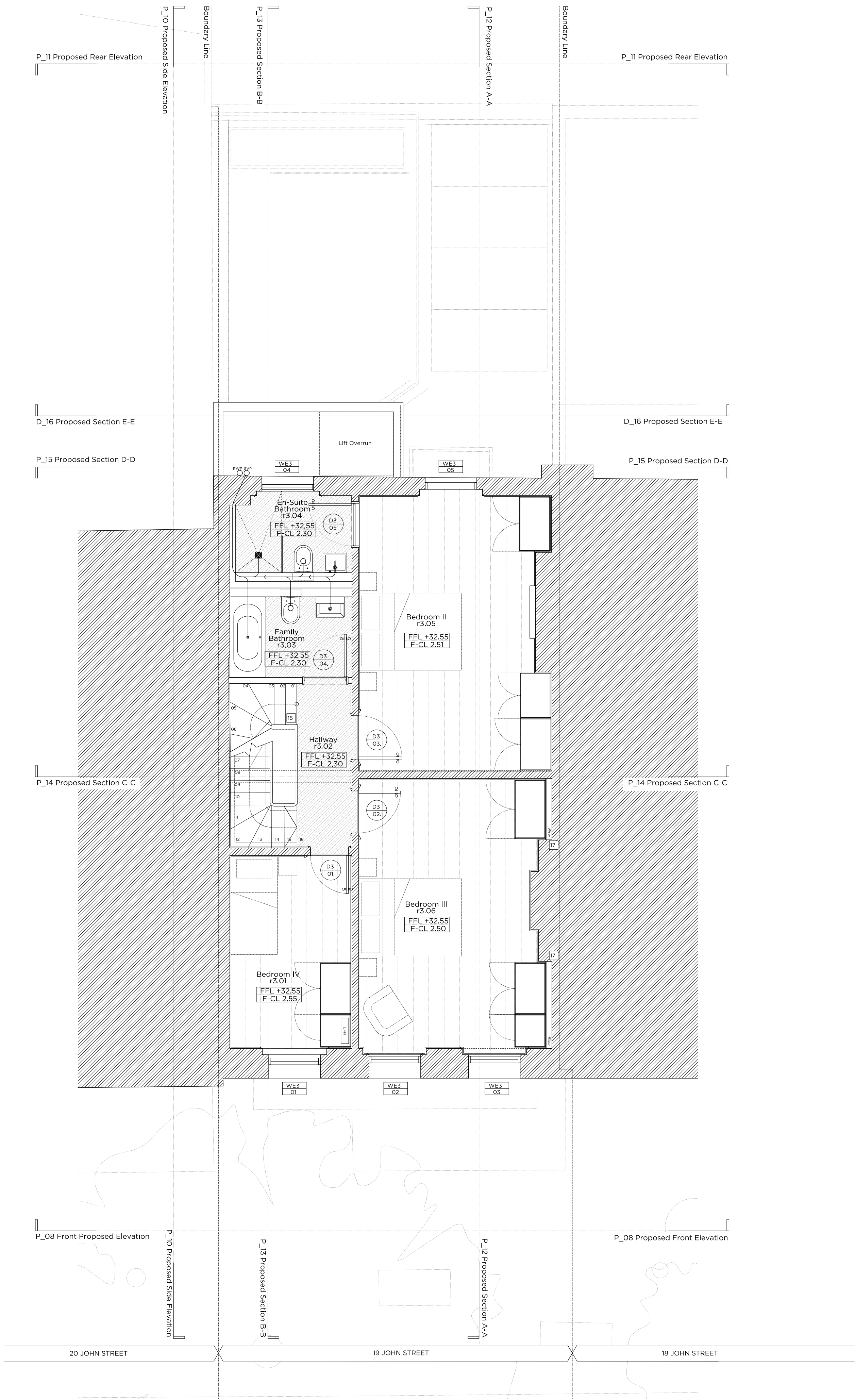
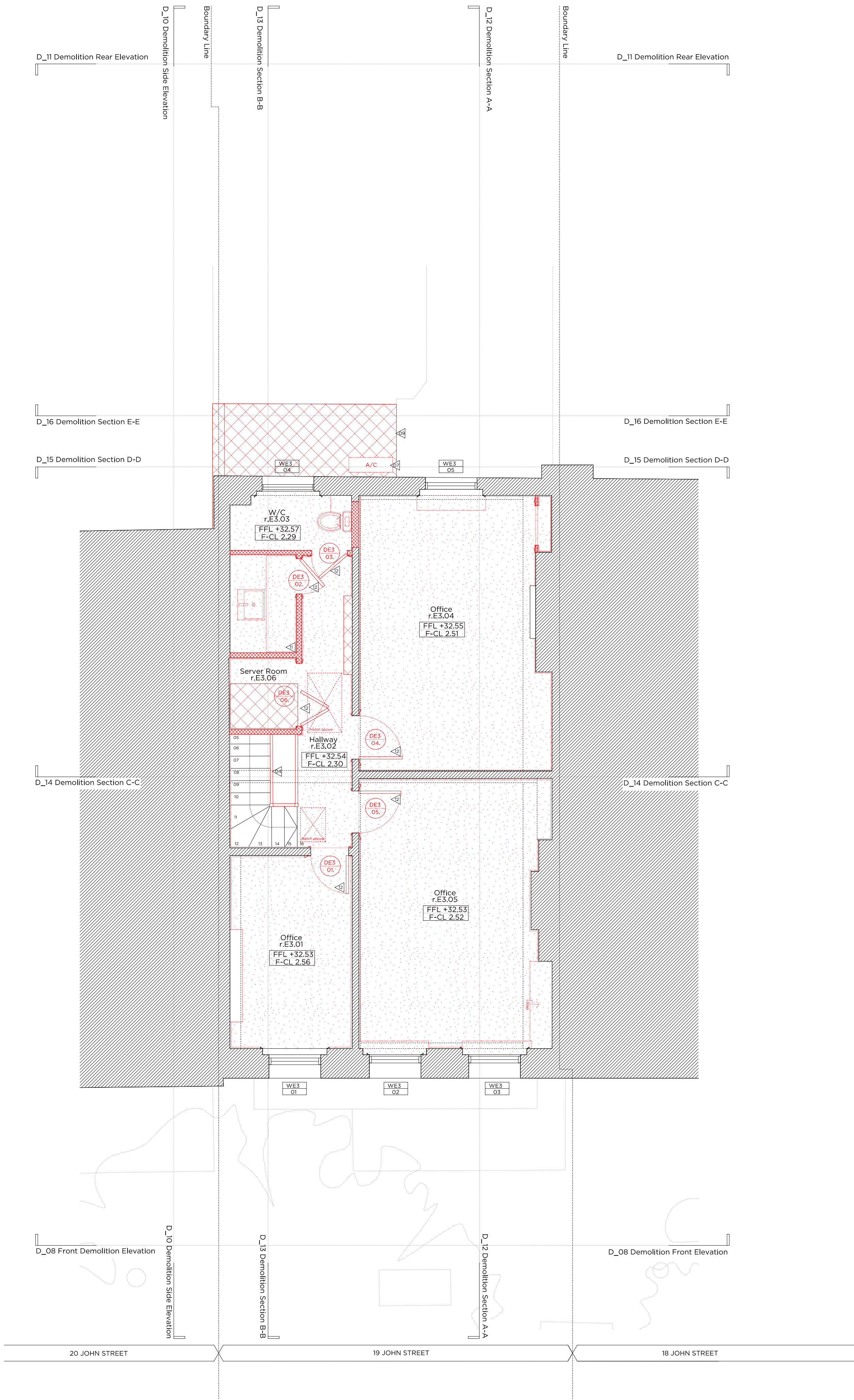




Key:

	Existing structure / earth		Existing structure / fittings to be removed
	New structure		Existing floor finish + substructure to be removed (hatched area)
	Existing structure		
	Line denotes removal of existing structure		
	Line denotes removal of existing fittings		

General Notes:

- Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.
- All existing floor finishes are to be removed.
- Existing floorboards are to be carefully removed and set aside, new timbers to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.
- Existing original skirtings are to remain in situ.

Elevation Key:

A	B
C	D

Legend:

	Proposed straight-plank hardwood floor finish on specified floor build-up		Proposed external timber decking
	Proposed stone floor finish on specified floor build-up		Proposed external paving

Demolition Notes:

- Existing external wall to be demolished
- Existing window to be demolished
- Staircase to be demolished
- Existing railings to be demolished
- Level of vaults to be lowered to the top of existing footings
- Existing external door to be demolished
- Existing AC conditioner to be demolished
- Services riser to be removed
- Existing roof to be demolished
- Existing join and plaster ceiling on ground and first floors to be carefully removed and replaced with new using traditional methods
- Existing internal partitions to be removed
- Existing internal doors to be removed
- 50% of the rear wine vault shelving to be removed
- Demolished part of the existing slab to be removed to allow new service runs
- Existing wall to be demolished to allow insertion of a new door

Proposed Notes:

- Closet wing to be rebuilt to be approx. 1 m lower with render finish
- New compact lift proposed to rebuild closet wing
- New extension at ground floor level over existing courtyard structure
- New entrance door from front lightwell to replace window at lower ground floor level
- New window to front lightwell to replace existing entrance door at lower ground floor level
- New french door to rear lightwell at lower ground floor level
- New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell
- Existing external natural stone finishes to be lifted and rebid in rear lightwell
- New handrail and balustrade to replace existing partition and balustrade
- New operable rooflight over staircase to rear extension at ground floor level
- New brise soleil over new rear glazed extension
- New sash window to existing opening under existing fanlight
- Rear wall to drop 435mm
- Existing rear wall to increase by 135mm
- New stairs to new roof terrace
- New terrace with rooflight to access loft level
- Proposed service risers
- Proposed acoustic enclosure to plant equipment
- Proposed trench heaters to windows
- Proposed gas fire to existing fireplace
- Proposed recladding of existing front steps with natural stone
- New balustrade to proposed terrace
- Existing door to be blocked up and plastered over
- New doors to access loft storage
- Proposed paving to roof terrace on raised pedestals
- Proposed roof extension to loft level with traditional lead finish
- Proposed ventilation grill/air brick to accommodate M&E requirements
- Existing fireplace retained in situ

Proposed M&E Legend:

UHF	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		

Site Plan:

Rev -	04.08.16	Issued for Planning
Rev +	04.05.16	Issued for Planning

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 Third Floor Plan

Drawing No.	P_05	Rev.	-
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Drawn	DH	Approved	MW	Signed	
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N

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