



**Key:**

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

**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:**

- 01 Existing external wall to be demolished
- 02 Existing window to be demolished
- 03 Staircase to be demolished
- 04 Existing railings to be demolished
- 05 Level of vaults to be lowered to the top of existing footings
- 06 Existing external door to be demolished
- 07 Existing AC conditioner to be demolished
- 08 Services riser to be removed
- 09 Existing roof to be demolished
- 10 Existing join and plaster ceiling on ground and first floors to be carefully removed and replaced with new using traditional methods
- 11 Existing internal partitions to be removed
- 12 Existing internal doors to be removed
- 13 50% of the rear wine vault shelving to be removed
- 14 Denoted part of the existing slab to be removed to allow new service runs
- 15 Existing wall to be demolished to allow insertion of a new door

**Proposed Notes:**

- 01 Closet wing to be rebuilt to be approx. 1 m lower with render finish
- 02 New compact lift proposed to rebuilt closet wing
- 03 New extension at ground floor level over existing courtyard structure
- 04 New entrance door from front lightwell to replace window at lower ground floor level
- 05 New window to front lightwell to replace existing entrance door at lower ground floor level
- 06 New french door to rear lightwell at lower ground floor level
- 07 New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell
- 08 Existing external natural stone finishes to be lifted and re-laid in rear lightwell
- 09 New handrail and balustrade to replace existing partition and balustrade
- 10 New openable rooflight over staircase to rear extension at ground floor level
- 11 New brise soleil over new rear glazed extension
- 12 New sash window to existing opening under existing fanlight
- 13 Rear wall to drop 455mm
- 14 Existing rear wall to increase by 1315mm
- 15 New stairs to new roof terrace
- 16 New terrace with rooflight to access loft level
- 17 Proposed service risers
- 18 Proposed acoustic enclosure to plant equipment
- 19 Proposed trench heaters to windows
- 20 Proposed gas fire to existing fireplace
- 21 Proposed re-cladding of existing front steps with natural stone
- 22 New balustrade to proposed terrace
- 23 Existing door to be blocked up and plastered over
- 24 New doors to access loft storage
- 25 Proposed paving to roof terrace on raised pedestals
- 26 Proposed roof extension to loft level with traditional lead finish
- 27 Proposed ventilation grill/air brick to accommodate M&E requirements
- 28 Existing fireplace retained in situ

**Proposed MSE Legend:**

	Proposed underfloor heating manifold		Gas installation point
	Proposed mechanical ventilation with heat recovery unit		Water installation point
	Proposed rain water pipe		Comms installation point
	Soil vent pipe		
	Proposed drainage route		

**Site Plan:**

**Revisions:**

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 and Proposed Rear Elevation**

Drawing No. **P\_11** Rev. **-**

Drawn	Approved	Signed
DG	MW	

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