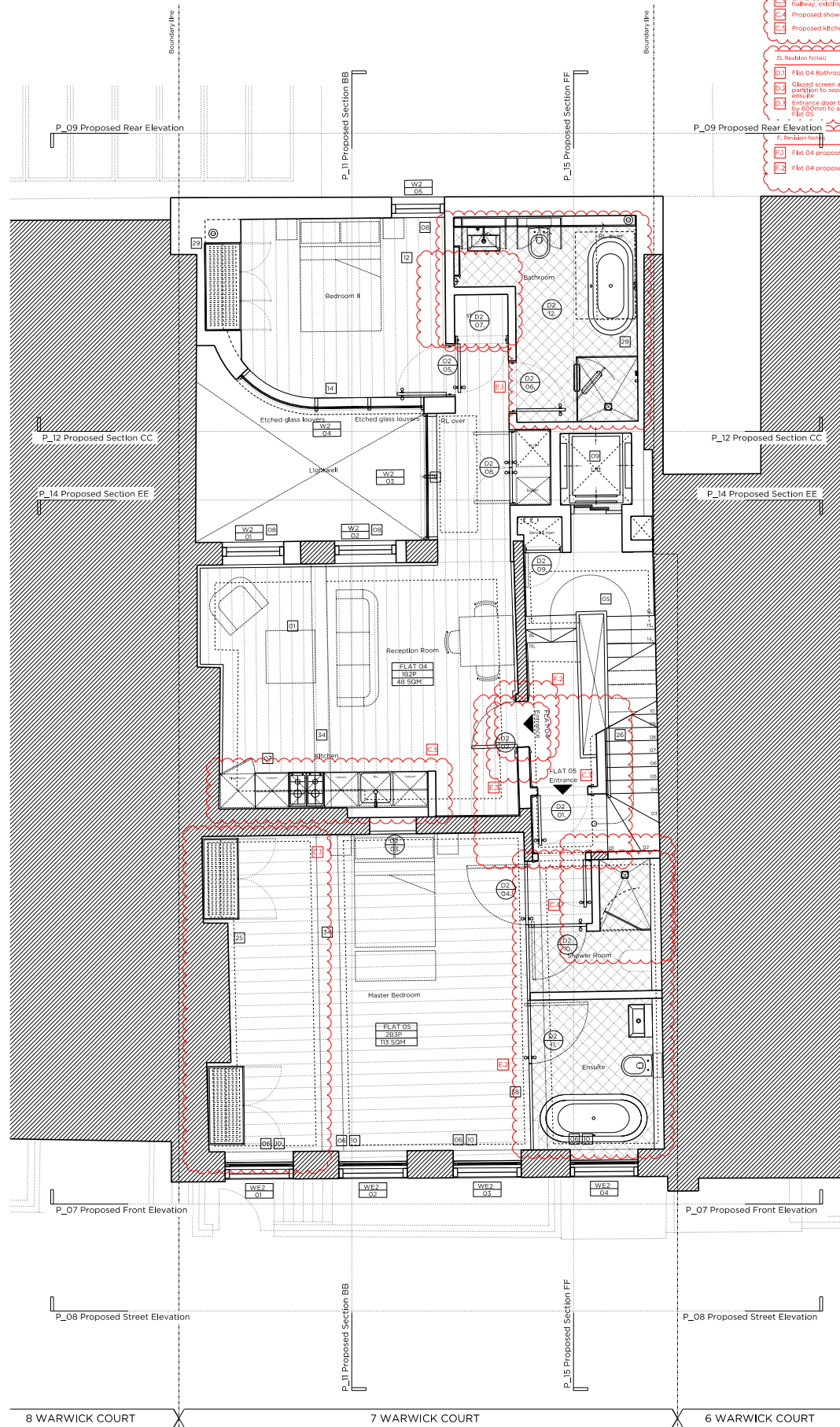
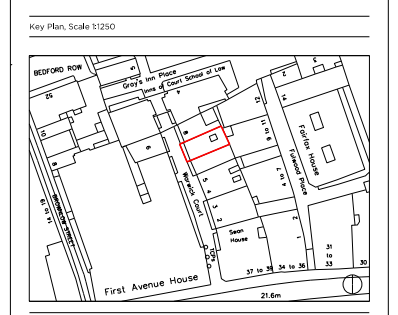


Demolition Second Floor Plan



Proposed Second Floor Plan

- C. Revision Notes:**
- 1. Jobbery to be removed.
 - 2. Door to bathroom from hallway.
 - 3. Entrance to Flat D5 to be adjusted to be in hallway, existing door not demolished.
 - 4. Proposed shower.
 - 5. Proposed kitchen.
- B. Revision Notes:**
- 1. Flat D4 Bathroom internal stone layout revised.
 - 2. Closed screen amended to show built-in vanity partition to separate powder room, bedroom and ensuite.
 - 3. Entrance door to Flat D4 moved towards rear of site by 100mm to allow repositioning of entrance to Flat D5.
 - 4. Flat D4 proposed door location adjusted.
 - 5. Flat D4 proposed door location adjusted.



- Demolition Key:**
- Existing structure / ground
 - Proposed removal of existing structure (in elevation)
 - Proposed removal of existing structure (in section)
 - Proposed removal of existing structure (in elevation)
 - Proposed removal of existing structure (in section)
 - Hatch denotes removal of existing concrete slab.
 - Hatch denotes proposed removal of existing structure (in elevation)
 - Hatch denotes proposed removal of existing structure (in section)

- Proposed Finishes Legend:**
- Proposed straight-jerk hardwood floor finish on specified floor subfloor.
 - Proposed tiled floor finish on specified floor subfloor.
 - 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.
 5. New furniture/fixtures are to be installed to the top of the existing joists in order to level the structural Engineer's information. Low profile light fittings.
 6. New drainage and concrete slab to be laid at basement level.
 7. Existing slate roof finish to be carefully removed and stored, and new roof felt installed. Existing slates to be fitted. New slates to match existing to reduce any colour variation. Laid in accordance with manufacturer's instructions. Existing chimney and dormer windows to be removed and replaced on a like-for-like basis.
 8. Joists are to be checked up and strengthened where required to support increased loads, to Structural Engineer's detail.
 9. Existing internal walls are to be stripped and prepared to take new wall finishes as required. All existing plaster to be removed and replaced.
 10. All existing panelling, mouldings and cornices to have existing paint finish removed for new paint decoration.
 11. Existing structural timber beams to be exposed and treated with wood preservative. Ends to be wrapped in DPC and rotan timber to be replaced.

- Proposed Legend Notes:**
- 01 Existing walling to be refurbished and redecorated.
 - 02 Existing window replaced with double glazed, timber framed sash window.
 - 03 Non-rectangular fireplace to be removed and replaced with traditionally-detailed fireplace.
 - 04 Non-rectangular chimney/stacking to be removed.
 - 05 Traditionally detailed, compliant, timber staircase to replace existing.
 - 06 Existing sash windows refurbished and fitted with secondary glazing internally.
 - 07 Two, trompion bicycles & C2C bicycle voucher to be supplied to each flat.
 - 08 New, double-glazed, timber framed sash windows. Refer to design & Access Statement.
 - 09 New lift.
 - 10 Damaged window sill replaced on like-for-like basis.
 - 11 Lightwell to be lowered by 100mm. New polished metal stair to accommodate level change.
 - 12 Existing rear entrance retained. New, copper roof to be replaced near existing rear entrance.
 - 13 Proposed tin stone.
 - 14 New, double-glazed, angled aluminium, retaining 18° angled windows, with etched glass louvers (front external).
 - 15 New, front, double-glazed, angled aluminium framed glazing panels.
 - 16 New, double-glazed, walk-on rooflight.
 - 17 New, double-glazed, conservation rooflight.
 - 18 Partial demolition of existing roof, new high profile, matching height and width of existing.
 - 19 New, automatic-opening vent to communal stair.
 - 20 Terrace to the rear of proposed rear entrance, with timber decking, glass balustrade.
 - 21 No. proposed condenser in attenuated enclosure.
 - 22 Proposed condenser in attenuated enclosure, refer to MSE design.
 - 23 Regulated stair to basement level with complete, traditionally-detailed, existing.
 - 24 New, single glazed, timber framed window for rear wall, fitted with secondary glazing internally.
 - 25 Existing fireplace 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 lead dormer arrangement to line through with existing windows. Replacement of existing non-original dormer windows.
 - 31 Existing sills to be trimmed out. Single, existing section sills to existing floor slab to be preserved and maintained.
 - 32 Single, existing section sills to be preserved and maintained.
 - 33 Slate to be removed, refitted and new membrane installed. Existing slates to be refit and any new slates to match existing.
 - 34 Facade Refurbishment.
 - 35 Existing facade to be re-rendered and redecorated.
 - 36 New roofings.
 - 37 Fixed & obscure proposed windows.
 - 38 Proposed Roof.
 - 39 Paint to be removed from Brickwork and reworked as required.

Rev F	24.02.16	Issued for planning submission
Rev E	18.01.16	Issued for planning submission
Rev C	12.09.16	Issued for planning submission
Rev B	07.07.16	Issued for planning submission
Rev A	03.12.15	Issued for planning submission

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 Second Floor Plan**

Drawing No. **P_04** Rev: **F**

Drawn	Approved	Signed
DI	MW	AB

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