



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 floorings to be installed to the top of the existing pits in order to level, and then the existing floorboards are to be reinstated.
- Existing original skirtings are to remain in situ.

Elevation Key:

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 parking
	Proposed coal matting.		

- 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
 - ▲ Existing external door to be demolished
 - ▲ Existing AC conditioner to be demolished
 - ▲ Service Air to be removed
 - ▲ Existing roof to be demolished
 - ▲ Existing lath 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 Wine vault shelving to be removed
 - ▲ Denoted 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
 - ▲ Existing staircase to be carefully removed, retained and reinstated in mirrored arrangement. Refer to Section 6 of Design and Access Statement.

- Proposed Notes**
- 01 Closet wing to be rebuilt to be approx. 1 m lower with render finish
 - 02 New extension at ground floor level over existing courtyard structure
 - 03 New entrance door from front lightwell to replace window at lower ground floor level
 - 04 New window to front lightwell to replace existing entrance door at lower ground floor level
 - 05 New obscured glazing to be fitted in existing sash window frame
 - 06 New glazed sliding door in polycarbonate powdercoated aluminium framing to access existing rear lightwell
 - 07 Existing external natural stone finishes to be fitted and re-laid in rear lightwell
 - 08 New handrail and balustrade to replace existing partition and balustrade
 - 09 New openable rooflight over staircase to rear extension at ground floor level
 - 10 New brise soleil over new rear glazed extension
 - 11 New sash window to existing opening under existing fanlight
 - 12 Existing rear wall to increase by 185mm
 - 13 New stairs to new roof terrace
 - 14 New terrace with rooflight to access loft level
 - 15 Proposed service risers
 - 16 Proposed acoustic enclosure to plant equipment
 - 17 Structural glazing
 - 18 Proposed gas fire to existing fireplace
 - 19 Proposed re-cladding of existing front steps with natural stone
 - 20 New balustrade to proposed terrace
 - 21 Existing door to be blocked up and plastered over
 - 22 New doors to access loft storage
 - 23 Proposed paving to roof terrace on raised pedestals
 - 24 Proposed roof extension to loft level with traditional lead finish
 - 25 Proposed ventilation grille/air brick to accommodate MSE requirements
 - 26 Existing fireplace retained in situ
 - 27 Proposed privacy screen

Proposed M&E Legend

UFH	Proposed underfloor heating manifold	G	Gas installation point
TH	Trench heater - 100mm deep	W	Water installation point
RWP	Proposed rain water pipe	C	Comms installation point
SVP	Soil vent pipe		Proposed drainage route

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PLANNING

Project No. **15084**

Client **GFZ Properties Ltd.**

Date **December 2016**

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

Project **19 John Street**

Drawing Title: **Proposed Front Street Elevation**

Drawing No. **P_08** Rev. **A**

Drawn DG	Approved TB	Signed
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