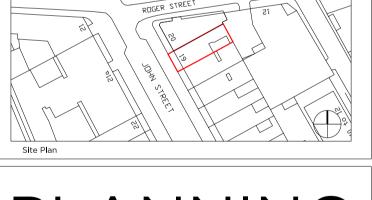


Existing structure / fittings to be removed Hatch denotes area of excavation Existing structure / earth New structure Existing floor finish + substructure to be removed (hatched area) Line denotes removal of existing fittings General Notes: Elevation Key: 1. Refer to the Door and Window Schedules for a detailed summary of the proposal for each door and window.
2. All existing floor finishes are to be removed.
3. Existing floorboards are to carefully removed and set aside, new furrings to be installed to the top of the existing joists in order to level, and then the existing floorboards are to be reinstated.
4. Existing original skirtings are to remain insitu Legend: Proposed Floor Finishes Proposed external timber decking Proposed coir matting. Demolition Notes Existing external wall to be demolished Existing window to be demolished Stalrcase 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 Services riser 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 16 of Design and Access statement Closet wing to be rebuilt to be approx. 1 m lower with render finish 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 obscured glazing to be fitted in existing sash window frame New glazed sliding door in polyester powdercoated aluminium framing to access existing rear lightwell Existing external natural stone finishes to be lifted and relaid in rear lightwell New handrail and balustrade to replace existing partition and balustrade New openable 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 Existing rear wall to increase by 1858mm New stairs to new roof terrace New terrace with rooflight to access loft level Proposed service risers Proposed acoustic enclosure to plant equipment Structural glazing 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 privacy screen J**i**b Door { Gas installation point Comms installation point SVP Soil vent pipe Proposed drainage route





15084

Project No.

Client			GFZ	Propertie:	s Ltd.	
Date			December 2016			
Scale			1:10	1:100@A3/1:50@A1		
Project				19 John	Street	
Drawing T						
Den	nolition 8	& Proposed Lo	ower Gro	ound F l oo	r Plan	
Drawing No.				P_02	Rev.	
Drawn		Approved		Signed		
	LG	ТВ				



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