



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
	Line denotes removal of existing fittings		Hatched area

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 flooring is to be installed on 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
	Proposed carpet 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 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 5 of Design and Access Statement

Proposed Notes:

- Closest wing to be rebuilt to be approx. 1m 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 polycarbonate powdercoated aluminium framing to access existing rear lightwell
- Existing external natural stone finishes to be fitted and re-laid 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 brick soffit over new rear glazed extension
- New sash window to existing opening under existing fanlight
- Existing rear wall to increase by 185mm
- 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 grille/air brick to accommodate MSE requirements
- Existing fireplace retained in situ
- Proposed privacy screen
- Jib Door

Proposed M&E Legend:

	Proposed underfloor heating manifold		Gas installation point
	Trench heater - 100mm deep		Water installation point
	Proposed rain water pipe		Comm's installation point
	Soil vent pipe		Proposed drainage route

Site Plan:

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 Section A-A

Drawing No. P_12 Rev. D

Drawn: DG	Approved: TB	Signed:
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0 0.5m 1m 2m 3m 4m 5m

Proposed Section A-A