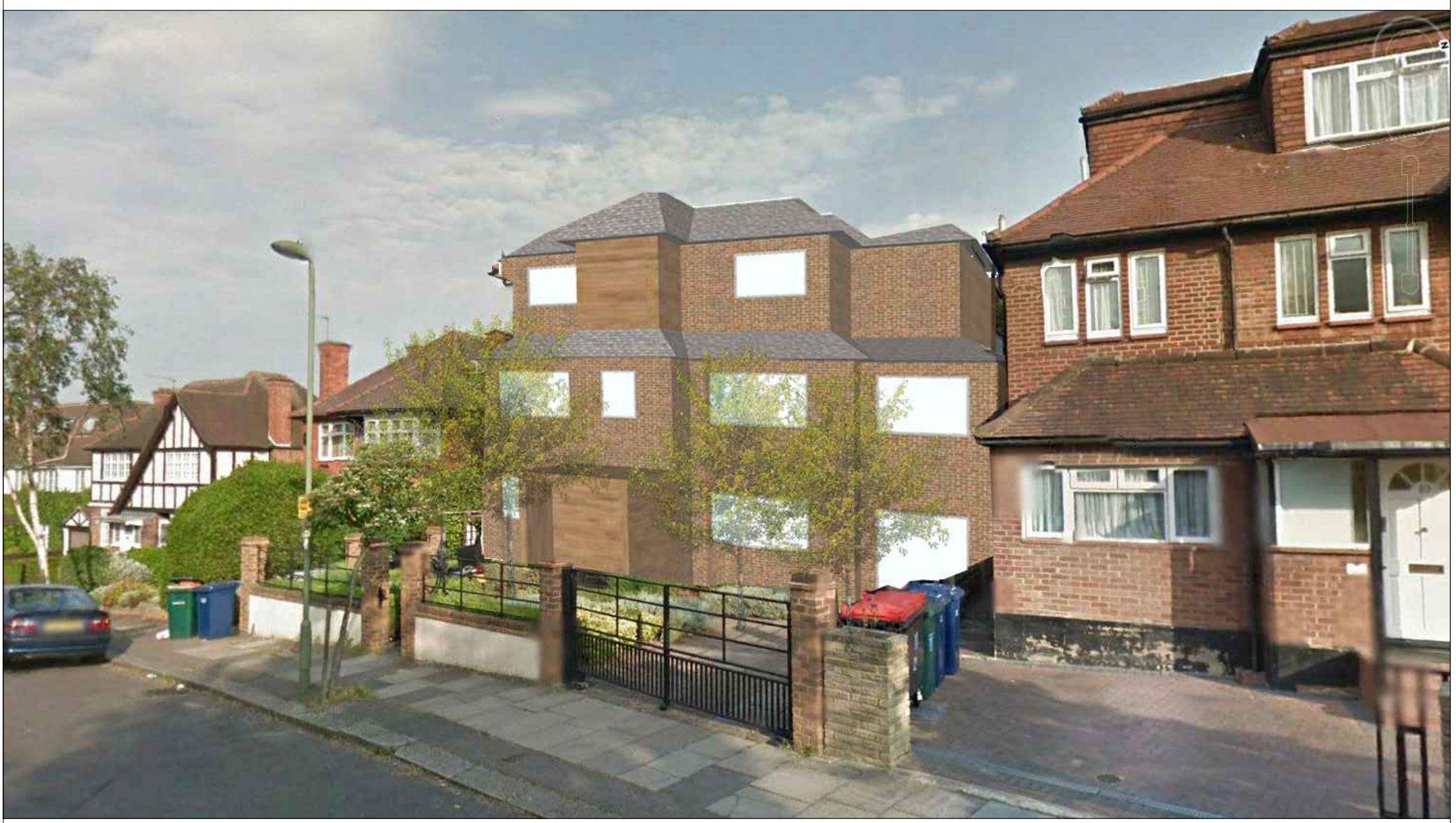
Call for Tenders

Family Daniel Levy

12 Grosvenor Gardens London NW11

Architectural Drawings



A.1-A.4	Construction Plans
B.1-B.3	Demolition Plans
C.1-C.3	Elevations
D.1	Section
E.1-E.3	Exterior Details
F.1-F.3	Interior Details
Table 1	Quantity Survey for Contractor Works
Table 2	Quantity Survey for Materials

Architect Severine Zajtman
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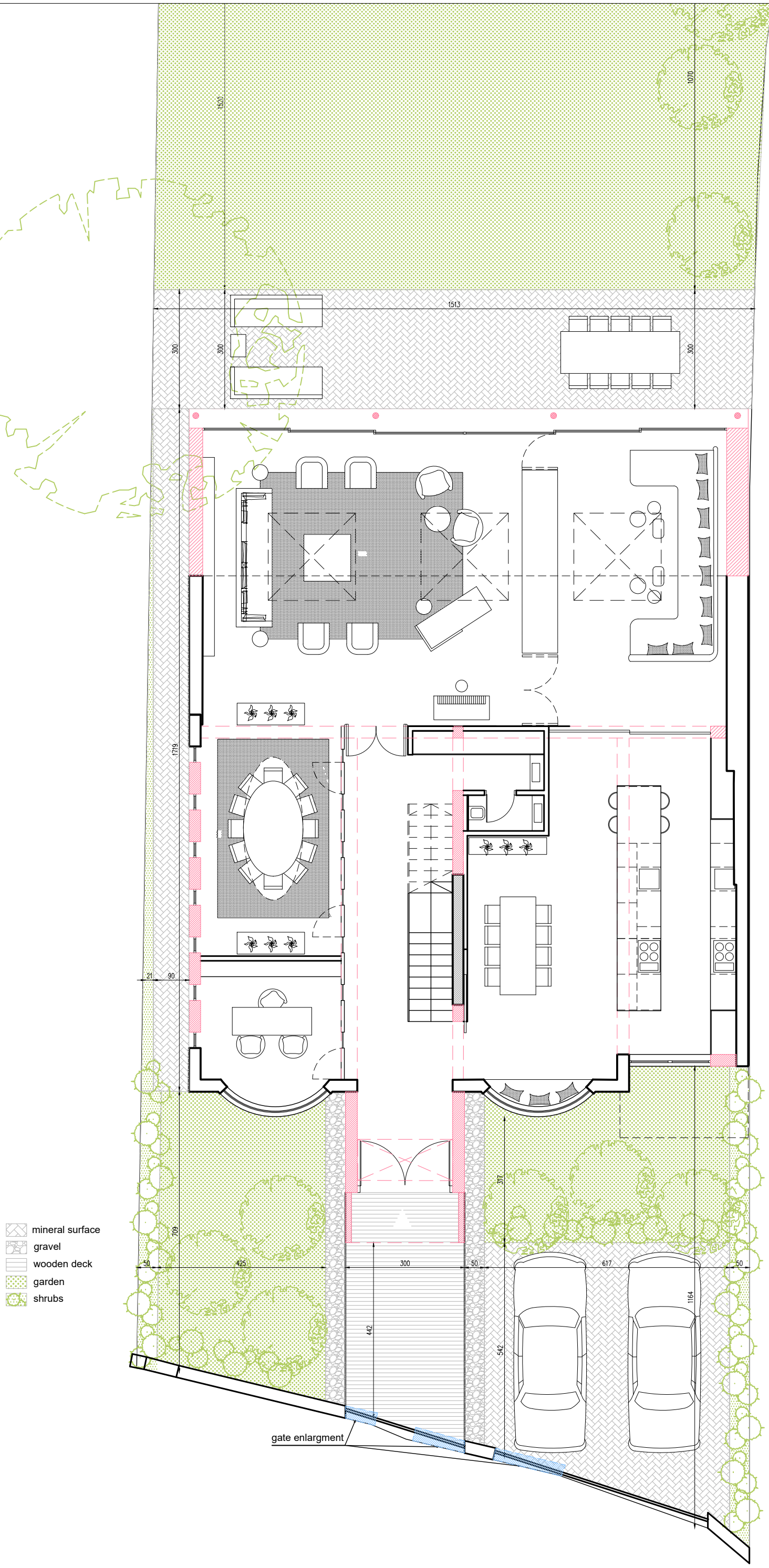

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A.1

Landscape plan

12/12/2016

1/100

maximum extension to be allowed

terrrace in marble tiles
laying as floating-deck

steel columns
see engineer drawings

new ventilated cold roof with 3 skylights

LIVING ROOM

existing rear facade
before extension

FAMILY ROOM

steel beams
see engineer drawings

DINING ROOM

existing spine wall

KITCHEN

OFFICE

parking partial demolition

existing structural wall
retained and reinforced

construction
only structural and exterior
walls are coloured and hached
All internal walls are new

entrance: complete demolition
reconstruction in exposed timber and timber cladding

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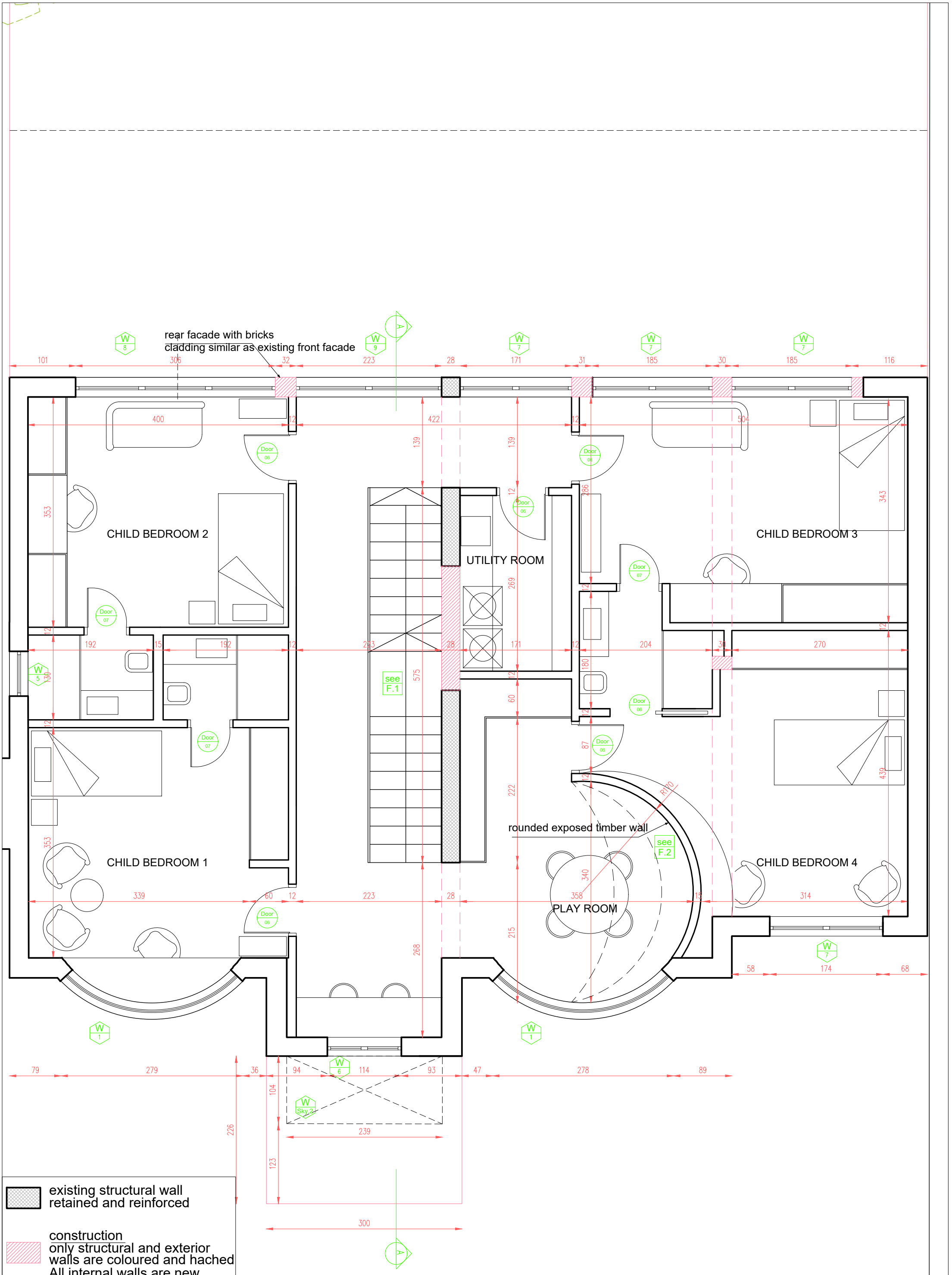
A.2

Ground floor plan

12/12/2016
1/50



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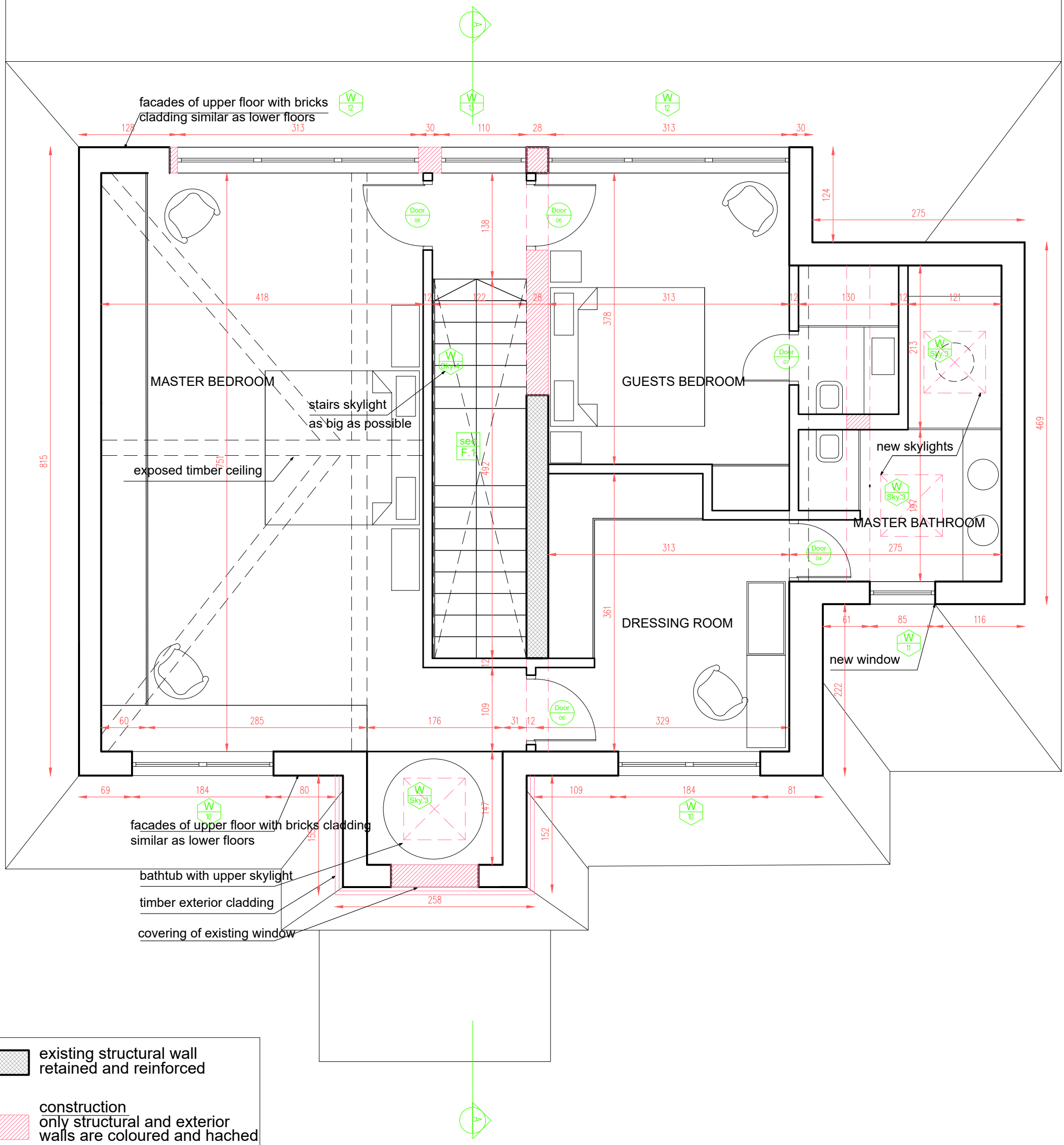
A.3

First floor plan

12/12/2016

1/50



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A.4

Second floor plan

12/12/2016

1/50

Complete interior demolition: interior walls, stairs, carpentry, tiles, sanitary, ceiling, etc.
Demolition of the floor and digging for concrete floor.
Facades : dismantling of all existing windows.
Rear facade and ground floor roof : complete demolition.
West facade : partial demolition on the ground floor.
House entrance : complete demolition of existing entrance volume - facades and roof.
Parking : partial demolition in facade and roof to match existing floor height.
Street access : complete new landscape development with gates enlargment.

demolition
only structural and exterior walls are hached

existing structural wall retained and reinforced

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B.1

Ground floor demolition plan

12/12/2016

1/50

Complete interior demolition: interior walls, stairs, carpentry, tiles, sanitary, ceiling, etc.
Demolition of the floor and timber structure
Facades : dismantling of all existing windows.

demolition
only structural and exterior walls are hached

existing structural wall retained and reinforced

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B.2

First floor demolition plan

12/12/2016

1/50

Complete interior demolition: interior walls, stairs, carpentry, tiles, sanitary, ceiling, etc.
Demolition of the floor and timber structure
Facades : dismantling of the existing tiles and windows
South Facade : opening of a new window in the bathroom
Ceiling : demolition of the intermediate ceiling
Master bedroom with exposed timber
Roof : dismantling of all tiles, opening of 4 skylights (bath, bathroom, stairs).

demolition
only structural and exterior walls are hached

existing structural wall retained and reinforced

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B.3

Second floor demolition plan

12/12/2016

1/50

Existing Elevation

Future Elevation

roof : complete refurbishment

new bricks cladding - similar to existing

new bricks cladding - similar to existing

W 10

W 10

W 11

new window

timber cladding

tiles : preservation

W 1

W 6

W 1

W 7

existing bricks cladding

see E.3

entrance: new construction

existing bricks cladding

new bricks cladding - similar to existing

timber cladding

W 1

W 1

facade to align with upper floor

W 2

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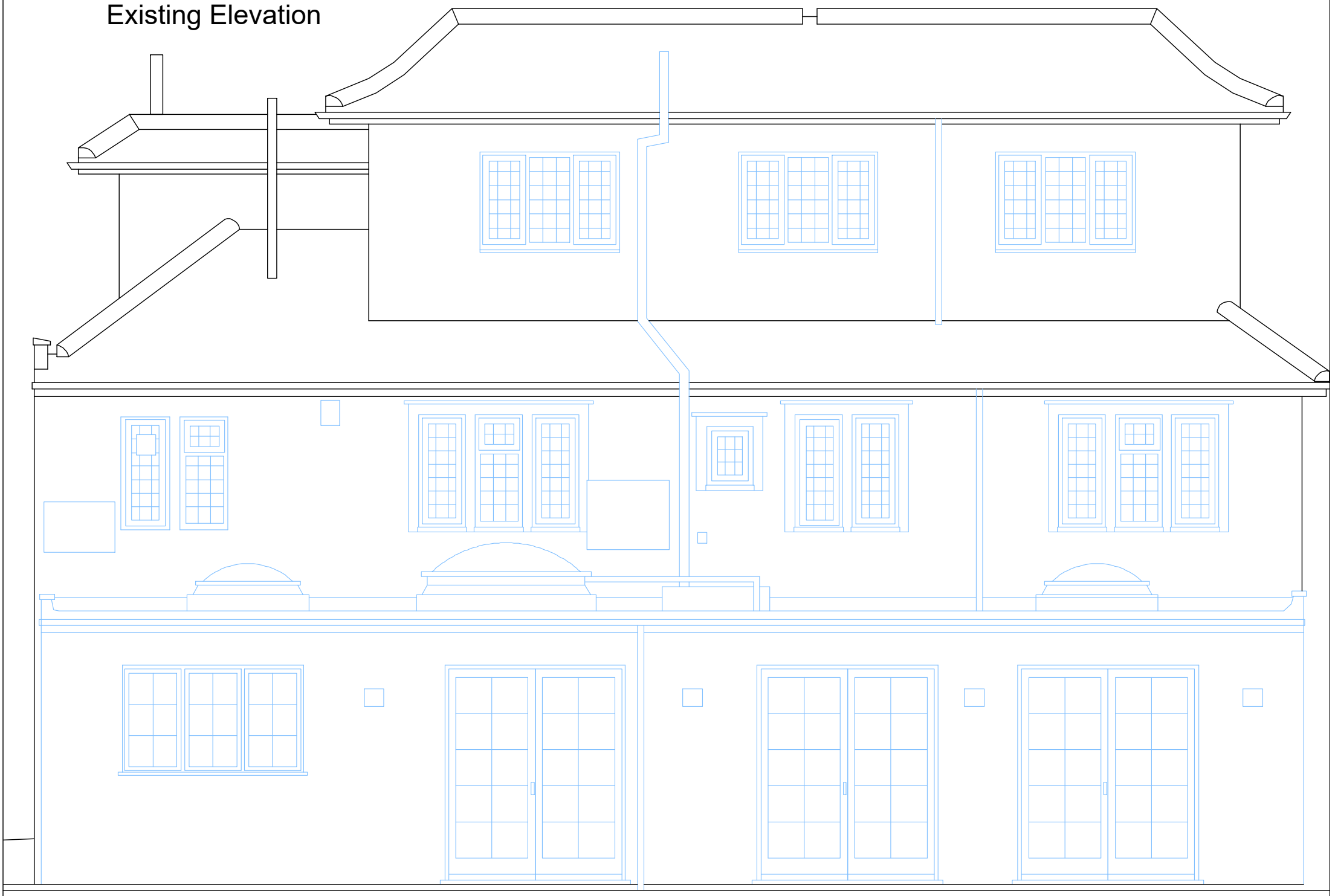
C.1

Entrance/South Elevation

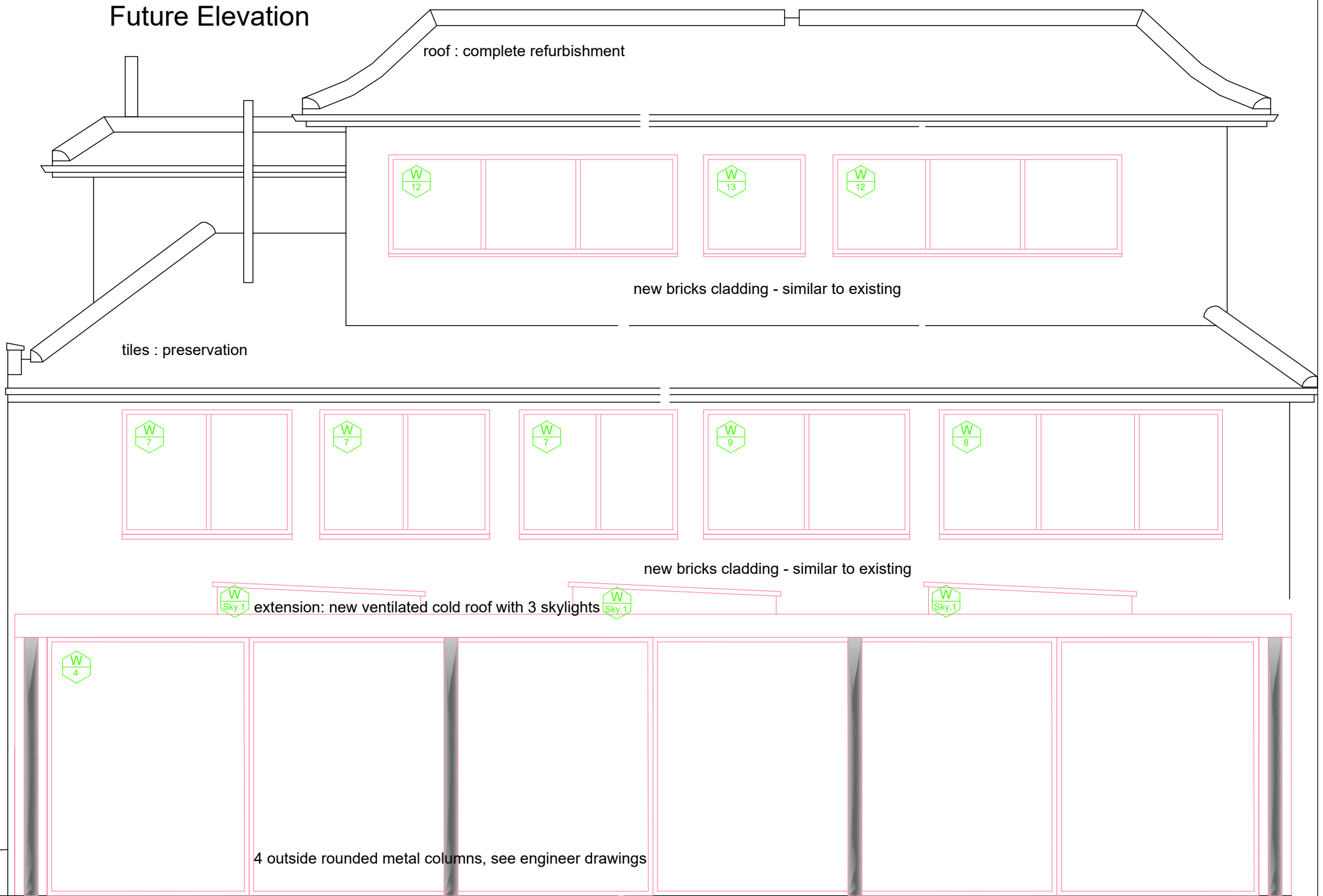
12/12/2016

1/50

Existing Elevation



Future Elevation



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C.2

Rear/North Elevation

12/12/2016

1/50

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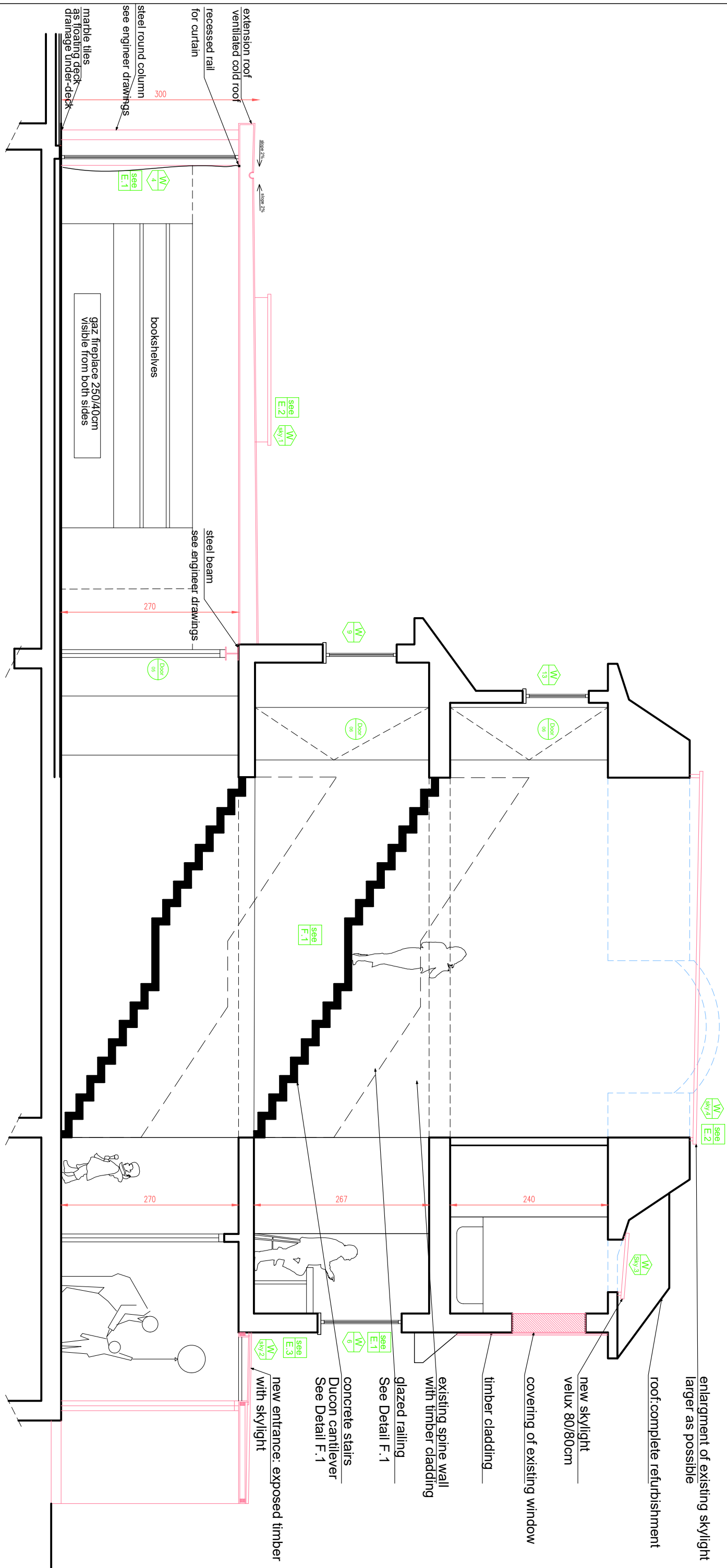
C.3

Side/West Elevation

12/12/2016

1/50



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D.1

Section A-A'

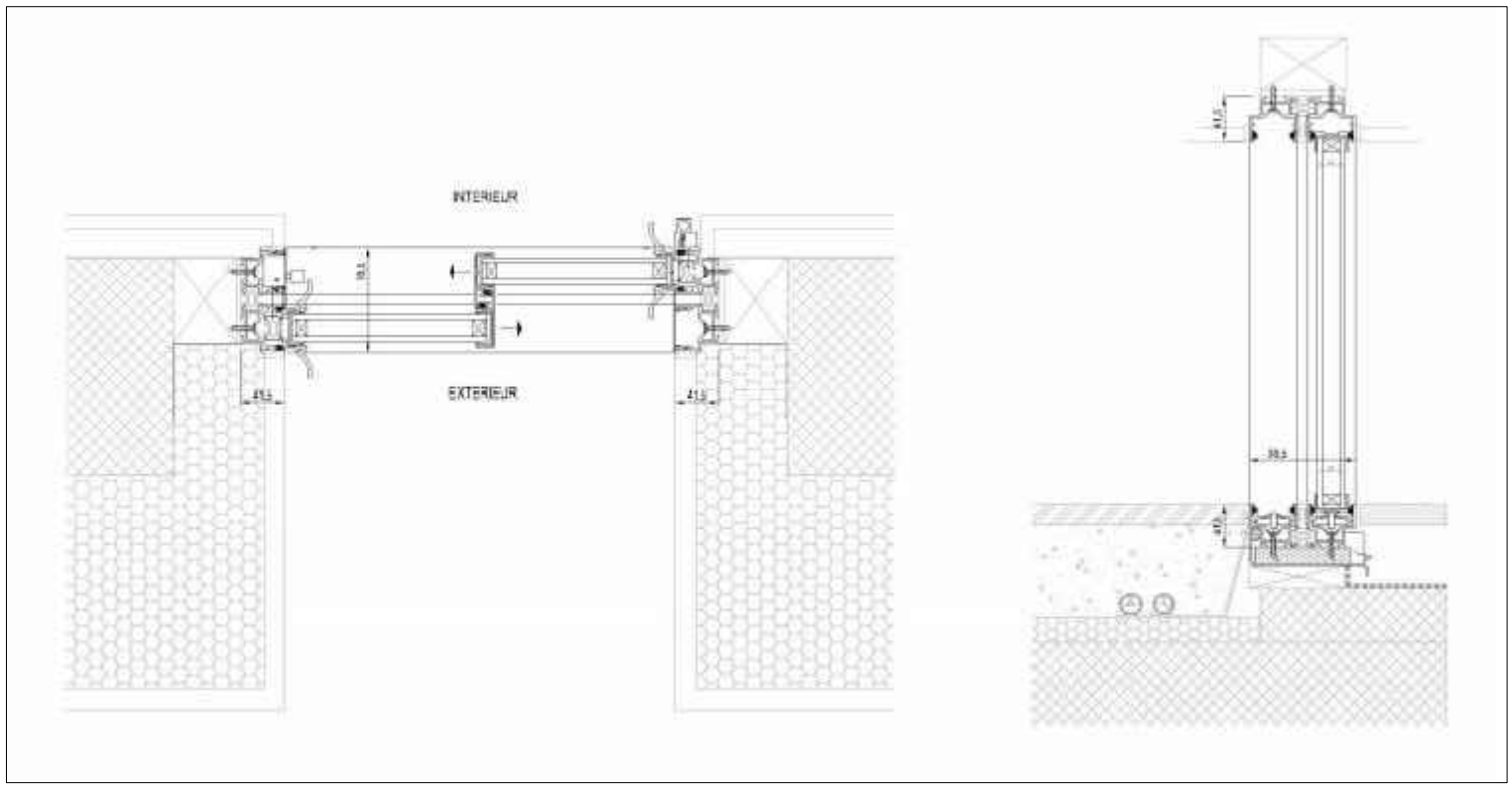
12/12/2016

1/60

Ground Floor Rear Facade

W
4

bay: width 1320cm / height 270cm
6 sliding windows 220/270cm, 3 rails
invisible frame in aluminium, natural colour
by Vitrocsa, CH - model TH+ or 3001
double or triple glazing
http://vitrocsa.ch/sites/default/files/3001ENG.pdf
outside: floating marble floor for under-deck drainage



Street Facade - 4 round bay windows

W
1

bay: arc lenght 270cm / height 120cm
3 rounded slinding windows
invisible frame in aluminium, natural colour
by Vitrocsa, CH - model TH+
double or triple glazing

Street Facade - kitchen

W
2

bay: width 200cm/ height 230cm
2 sliding windows
invisible frame in aluminium, natural colour
by Vitrocsa, CH - model TH+ or 3001
double or triple glazing

Contact:

EUROPE - ENGLAND VITROCSA MINIMAL
UNIT 8, 73 MAYGROVE ROAD
WEST HAMPSTEAD LONDON NW6
T: +44 020 7604 3848

Other Windows

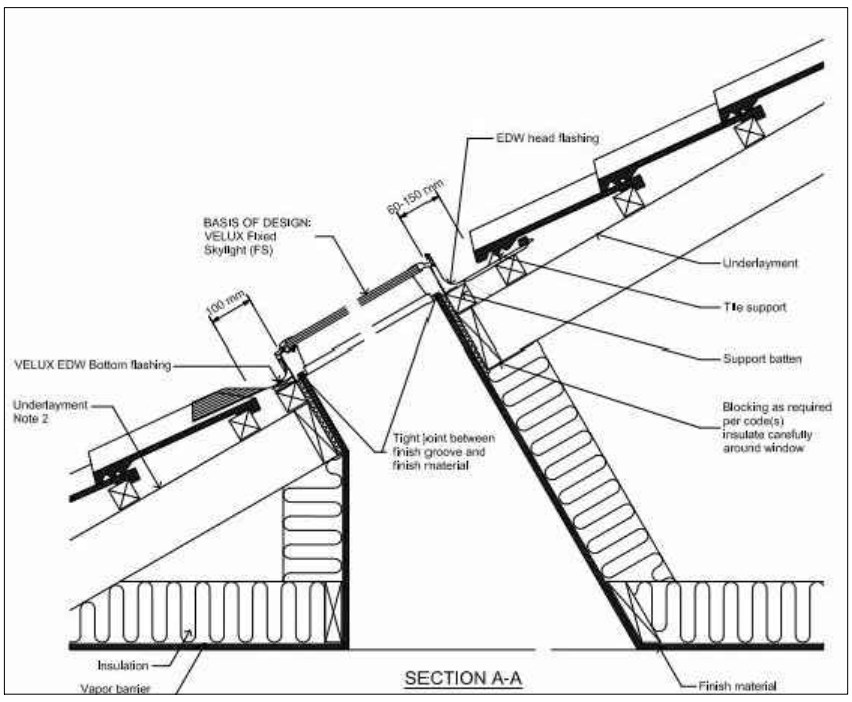
High quality aluminum frame
High insulation standard (3 chambers), invisible drain
Tilt-turn opening
Triple glazed sealed insulated glazing units with energy glass, warm edge spacer and argon gas.
Finish: aluminium, natural colour
Each framed window is without separation

Custom made fixed Skylights

W sky.1	living room	220/220cm	on flat roof	quantity:3
W sky.2	entrance	100/230cm	on flat roof	quantity:1
W sky.4	stairs	400/110cm	on slope roof	quantity:1

Standard Velux Skylights

W sky.3	master bathroom	80/80 cm	on slope roof	quantity:3	with electric opening



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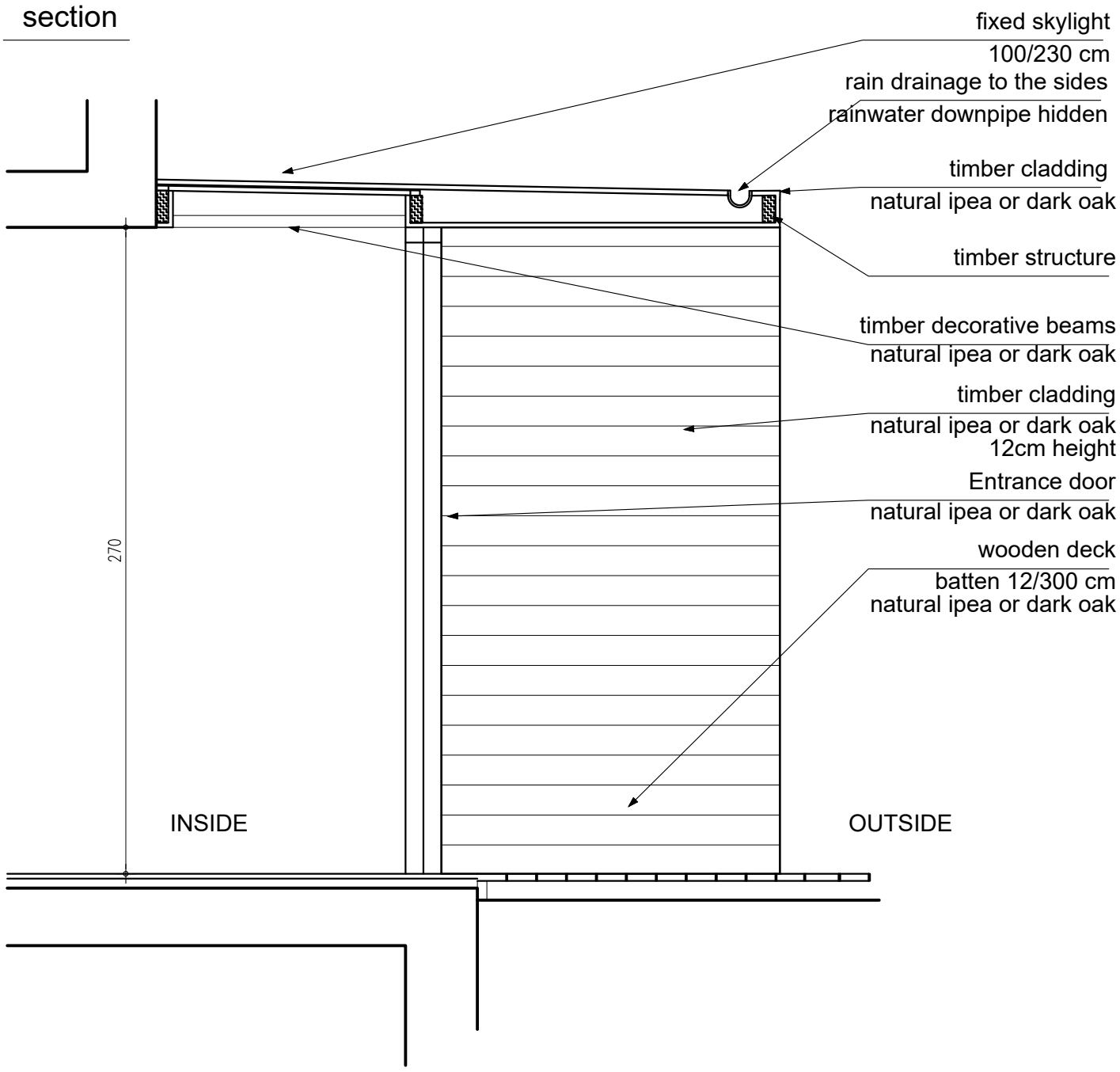
E.2

Exterior Details:Windows

12/12/2016

section



reference picture

timber decorative beams with skyight above

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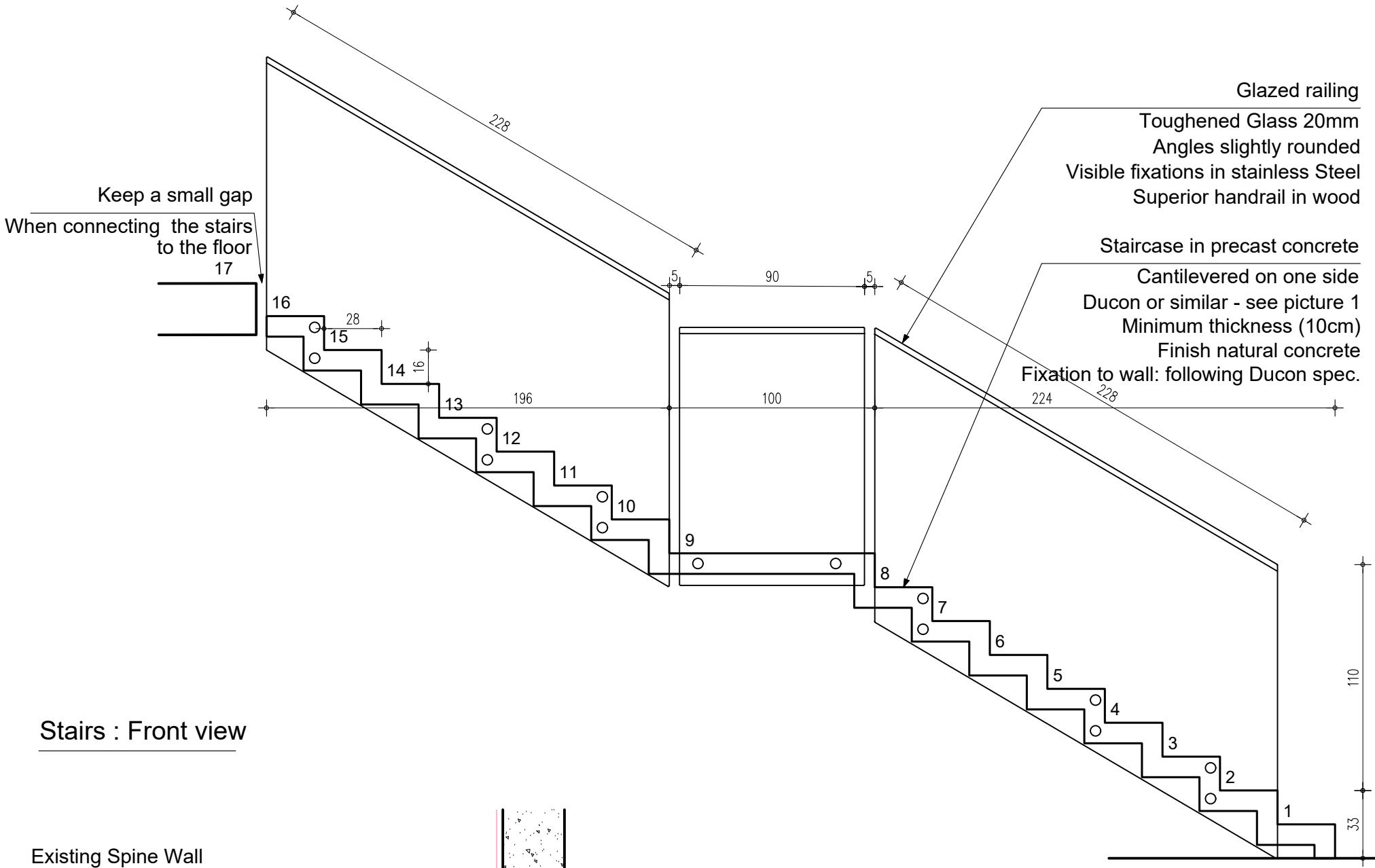
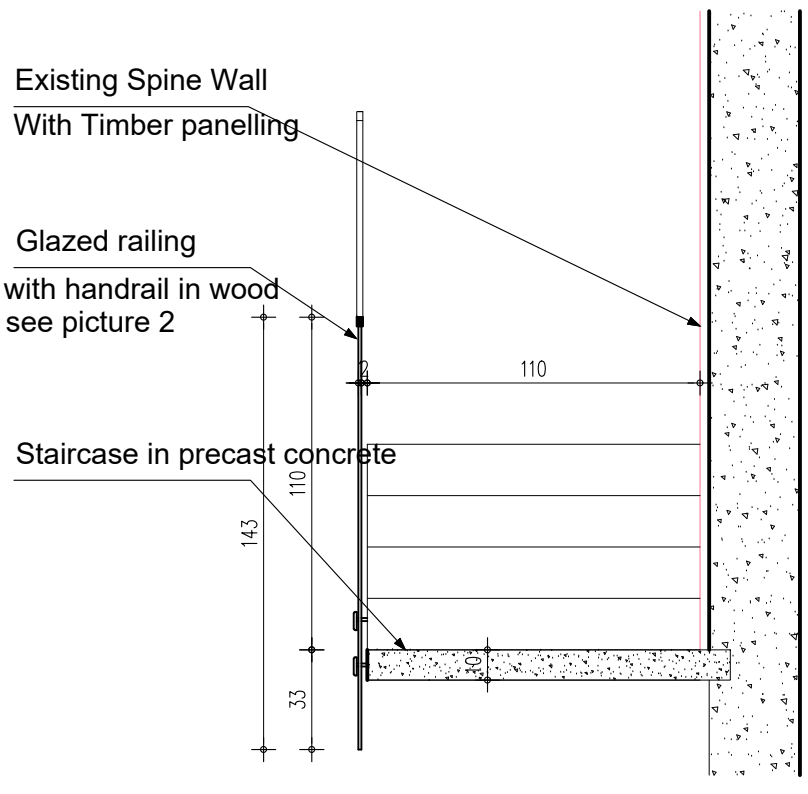
Stairs : side view



Stairs : Front view



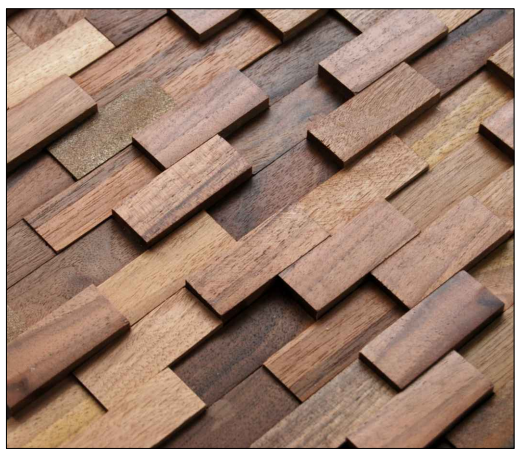
picture 1
Staircase in precast concrete cantilevered
From Ducon catalogue

picture 2
wood banister on glazed railing

Timber Panelling

To fix on all existing spine wall
From ground floor to roof
Fixation with glue
Thickness:8-20 mm
Exact color to be chosen by client

picture 3
Cedar wall panelling



picture 4
Oak wall panelling

picture 5
Dark Oak wall panelling

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F.1

Interior Details:Staircase

12/12/2016

1/25

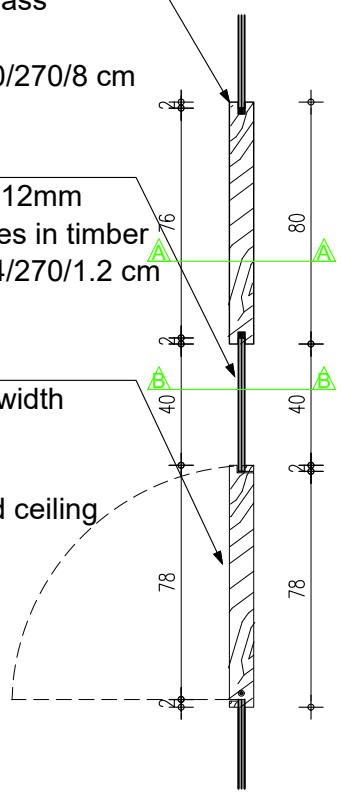
Dining Room Wall

plan

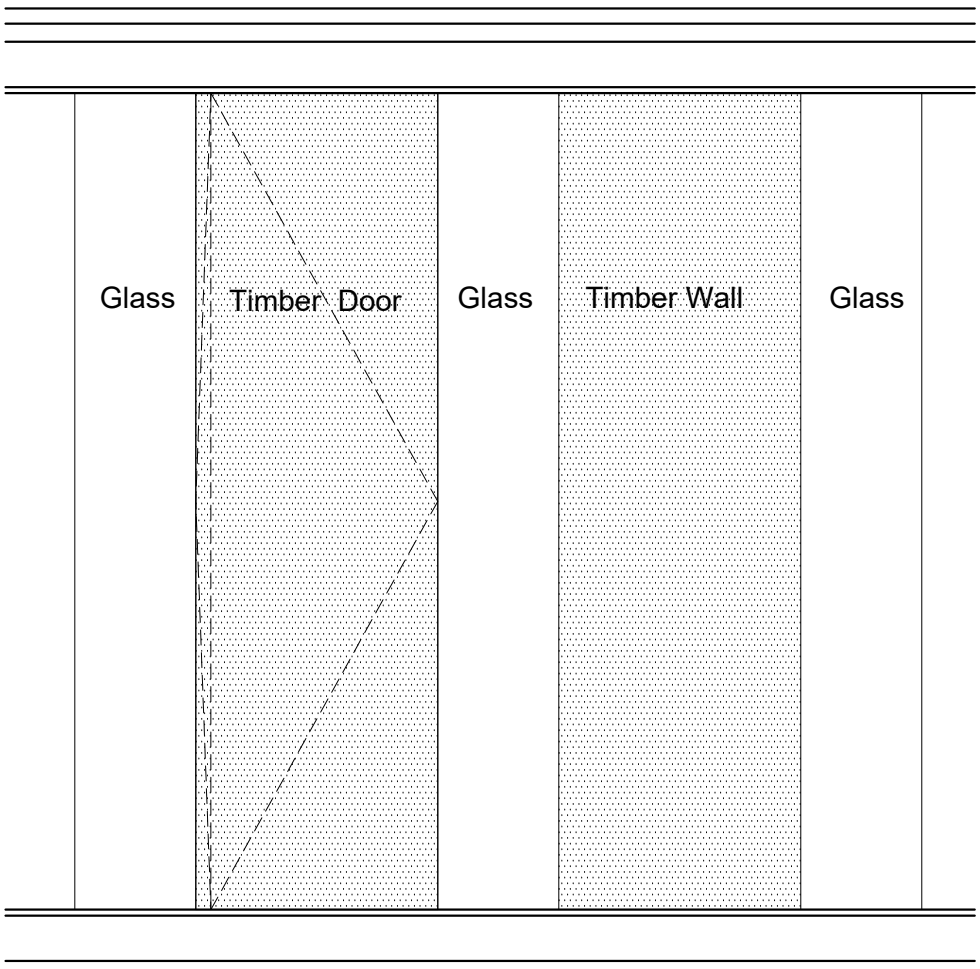
Timber Wall
Massive oak 8cm width
Side notches for glass
Dark Finish
Each panel size:80/270/8 cm

Glass wall
Toughened Glass 12mm
Fixation into notches in timber
Each glass size:44/270/1.2 cm

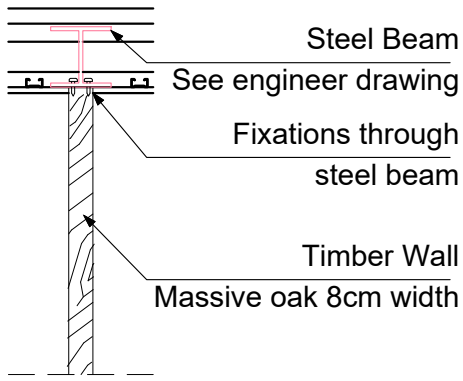
Timber Door
Massive oak 8cm width
Dark Finish
Pivot opening
fixation to floor and ceiling



side view



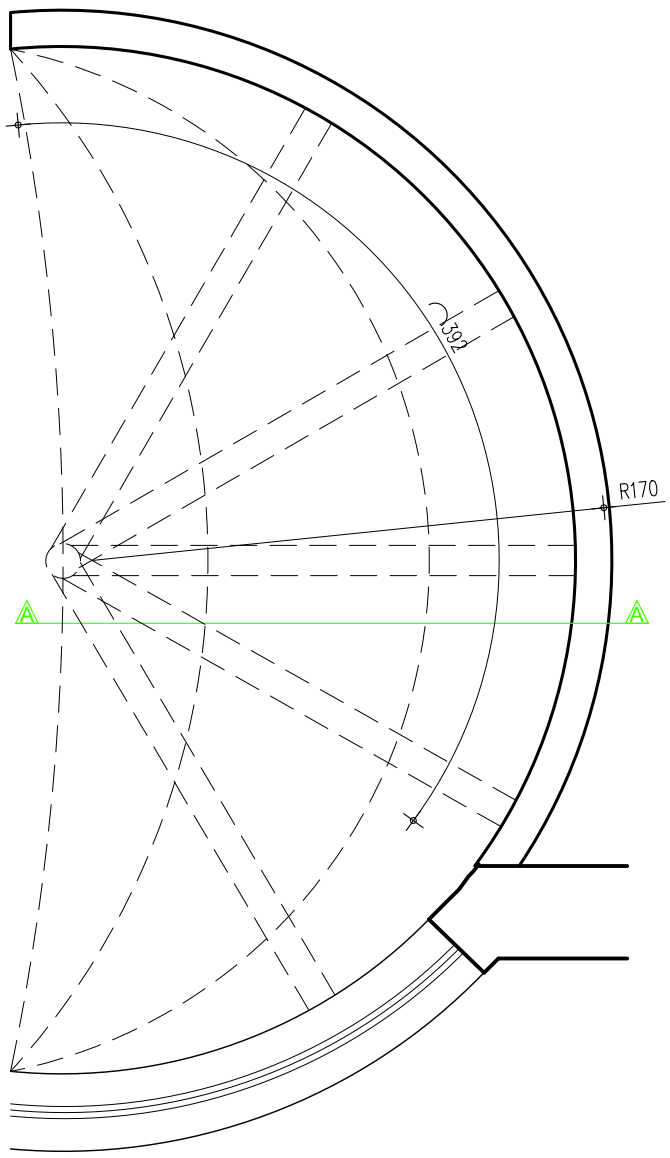
section A



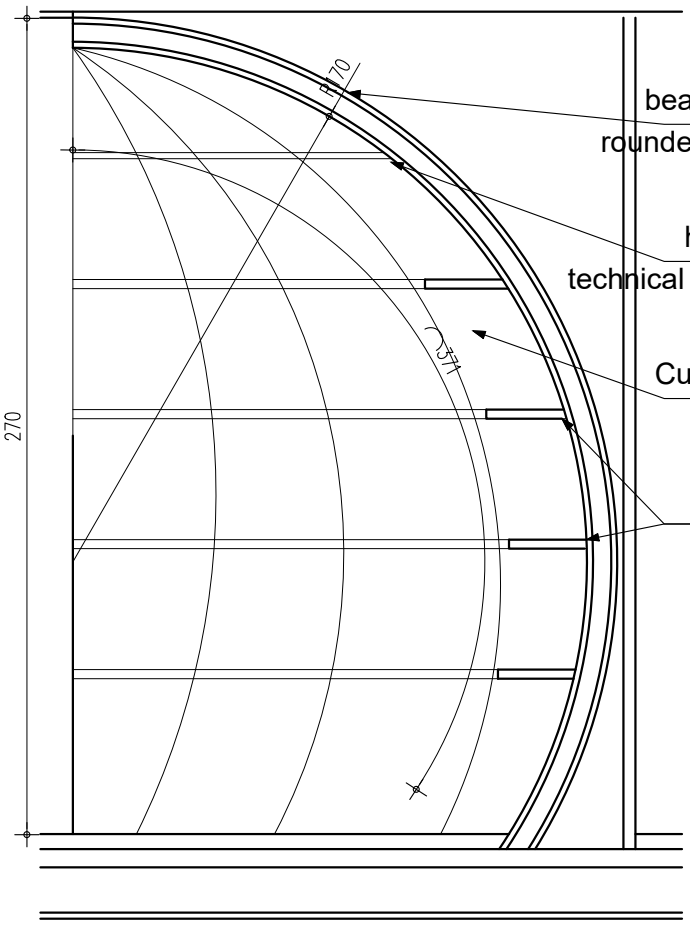
section B

Play Room

plan



section A



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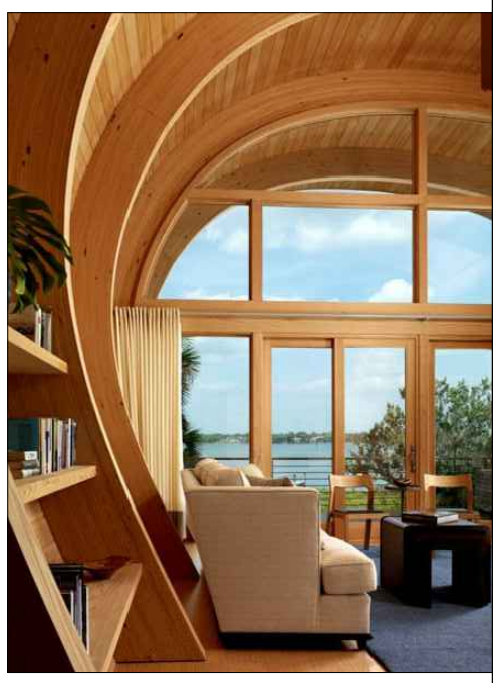

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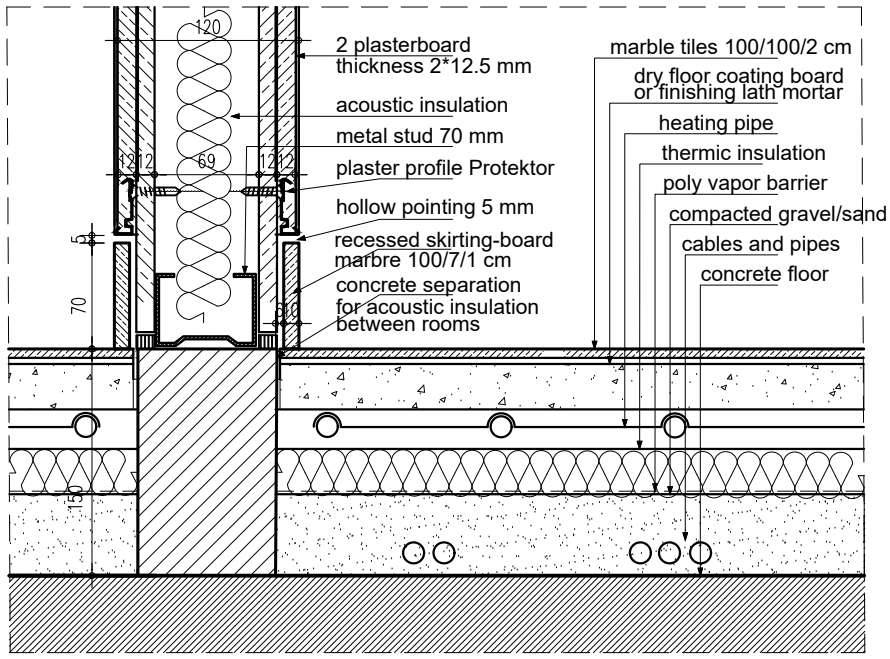
F.2

Interior Details:
Dining Room and PlayRoom

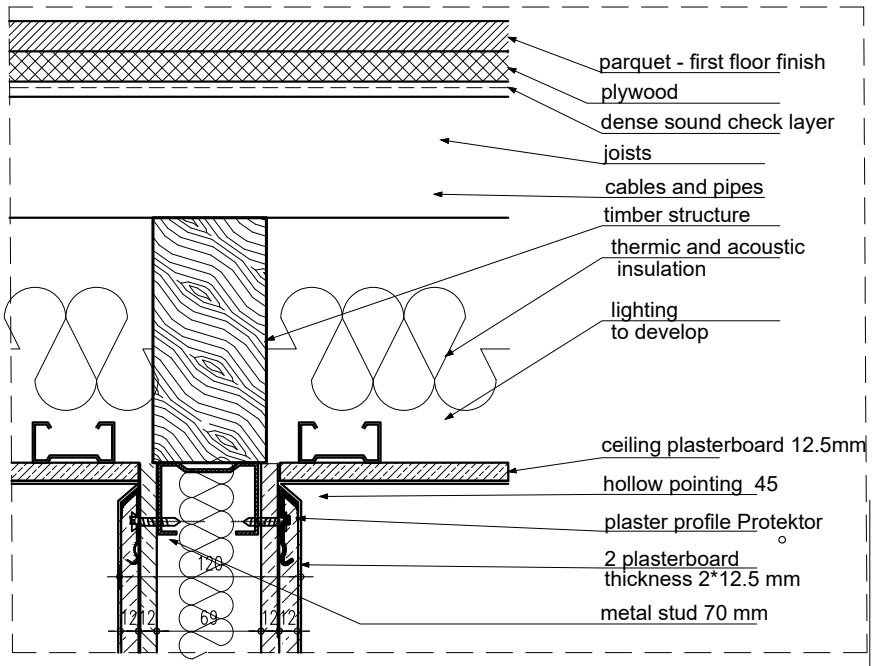
12/12/2016

1/25

Interior Wall - Ground Floor
marble tiles, recessed skirting board and heating pipe
scale 1:5

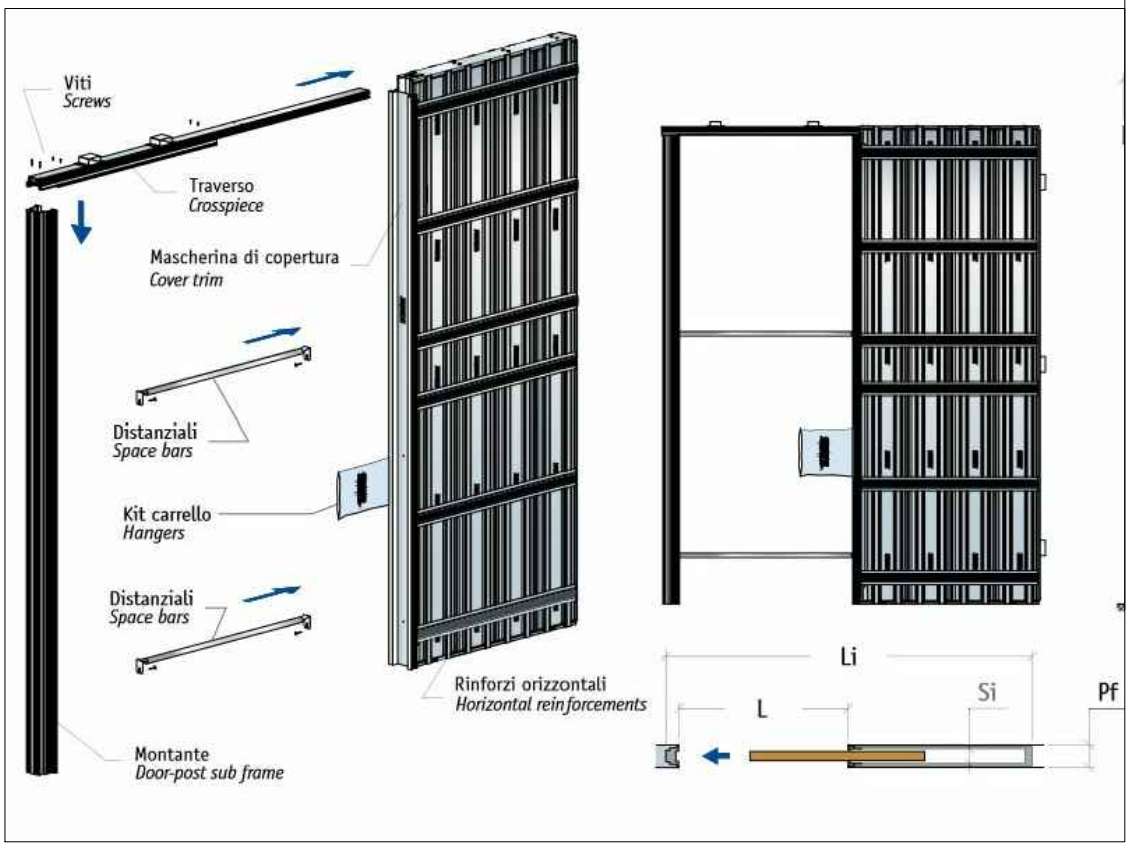


Interior Wall - Ground Floor
hollow pointing between wall and ceiling
scale 1:5



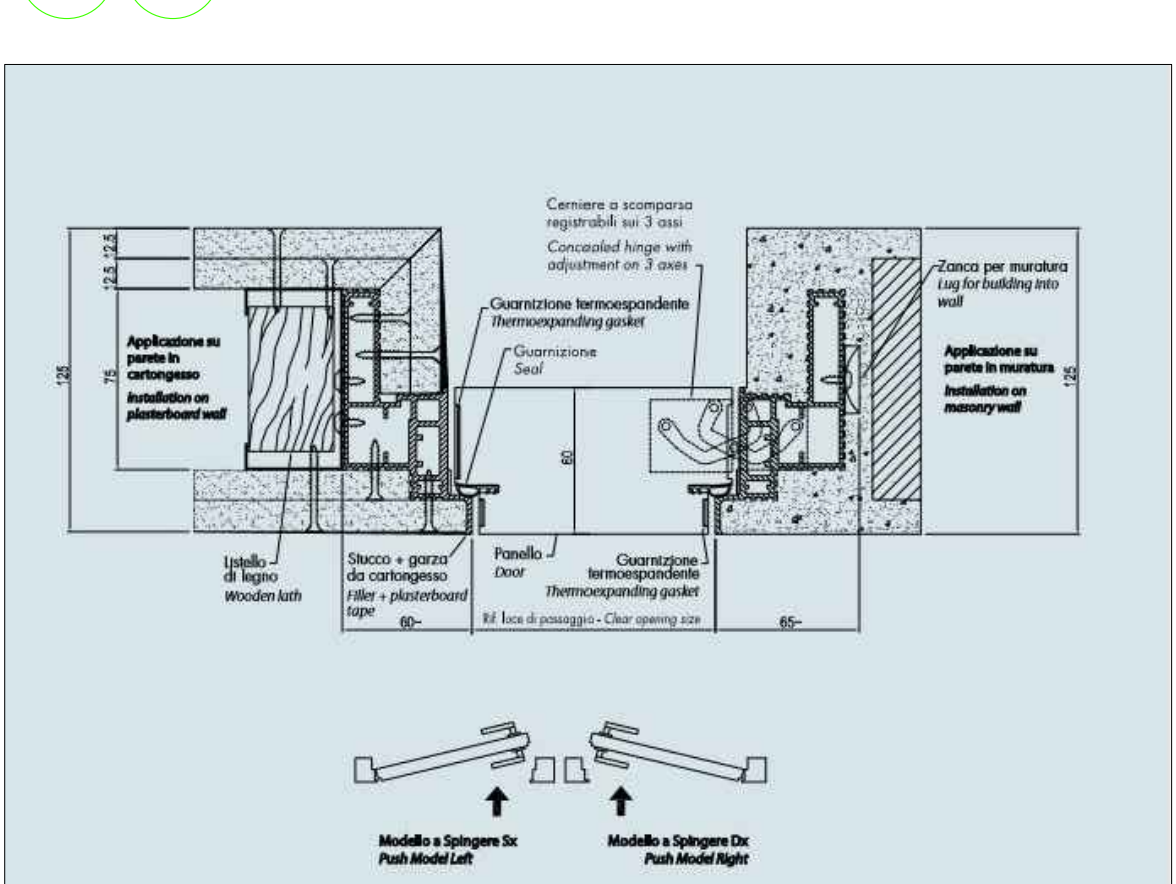
Sliding Door
Wall-Door system, built-in plasterboard wall
Essential Sliding, Scrigno, Italy

Door 02 Door 08



Swinging Door
Wall-Door System, without edging trims
Essential Battente Zero, Scrigno, Italy

Door 04 Door 06



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F.3

Interior Details

12/12/2016

1/50