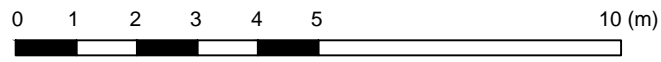
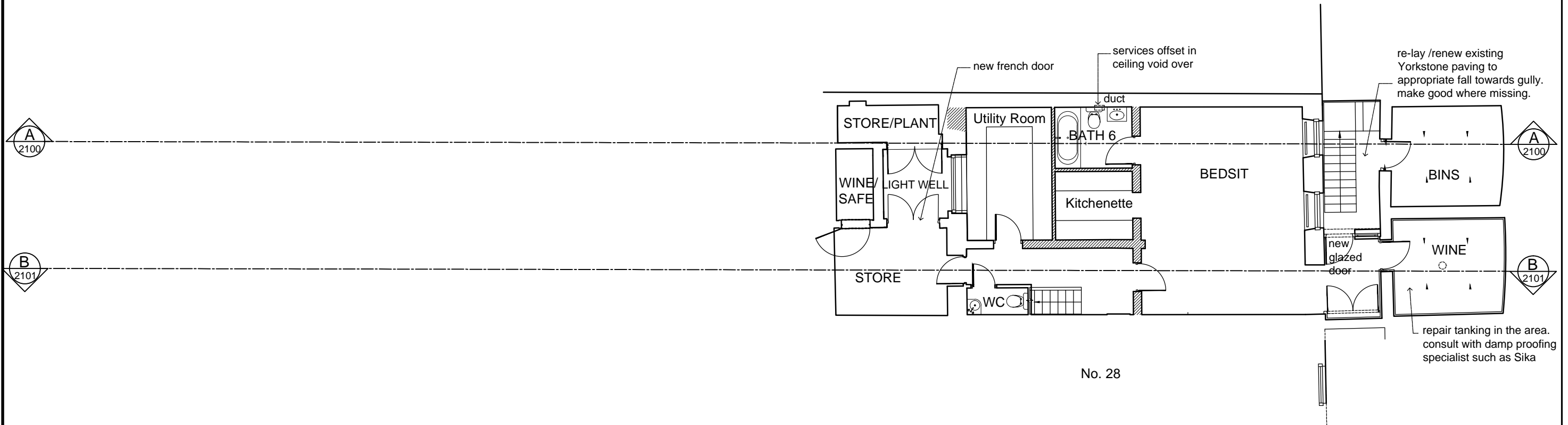
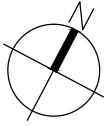


General notes:

1. Shading indicates new construction.
2. All existing bathroom, kitchen and sanitaryware fittings to be removed.
3. Original joinery to be recorded and set aside for reuse where removal necessary.
4. No original door survived throughout the house. New door details to follow those of DIA drawings.
5. Fireplaces and hearth surrounds to be retained unless noted otherwise. Existing chimney flues to be unblocked and lined.
6. Existing services and drains removed and replaced throughout.
7. Overhaul and repair all windows/shutters and mouldings, including paneled aprons (except where stated as new items).
8. All rooms to be fitted with smoke/heat detectors and sounders at ceiling level with air sampling detection system in fire rooms
9. Repair floor joists as necessary. Consult with Architect and Structural Engineer. Strengthen existing joists where new stone floor finish to be installed.
10. Provide new appropriately detailed and sized cornices of traditional design throughout to replace existing modern cornices.
11. All services and pipe routes to follow existing routes where possible to avoid additional notching of joists or removal of existing fabric.
12. All new doors to be timber 4 panelled doors of traditional Georgian detailing.

Notes on Lower Ground Floor:

- Internal doors: S/F new traditionally detailed painted SW door and architraves throughout except where indicated otherwise.



No.	NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV / PRELIM M. MEASUREMENT T. TENDER C. CONSTRUCTION R. RECORD)	Rev	Date	Dwn	Auth	REVISIONS
1	For construction use only if status 'C' and checked against current revision	F	24/03/2014	TJB	ACS	General notes added, LGF floor level lowered by height of one step
2	All dimensions to be checked on site by contractor	E	10/03/2014	SZP	ACS	Ground floor Mews rear wall aligned with Mews walls above.
3	Do not scale from this drawing	D	17/02/2014	JXA	ACS	Re-submission of planning issue
4	Unless otherwise indicated all dimensions are in millimetres	C	10/01/2014	JXA	ACS	Reinstatement of existing light well
		B	05/09/2013	JXA	ACS	Planning Issue and alterations to layout
		A	29/08/2013	JXA	ACS	Adding Notes and alterations to layout
H	12/02/15 ERH ACS Basement extension removed	-	30/07/2013	JXA	ACS	Initial Issue
G	25/06/14 TJB ACS Car stacker converted to Store					

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Job 27 John Street & 21 John's Mews

Title Proposed Lower Ground Floor Plan

Job	JS27.02	Status	P	
No	2000	Rev	H	
Scale (A3)	1:	1	2	5