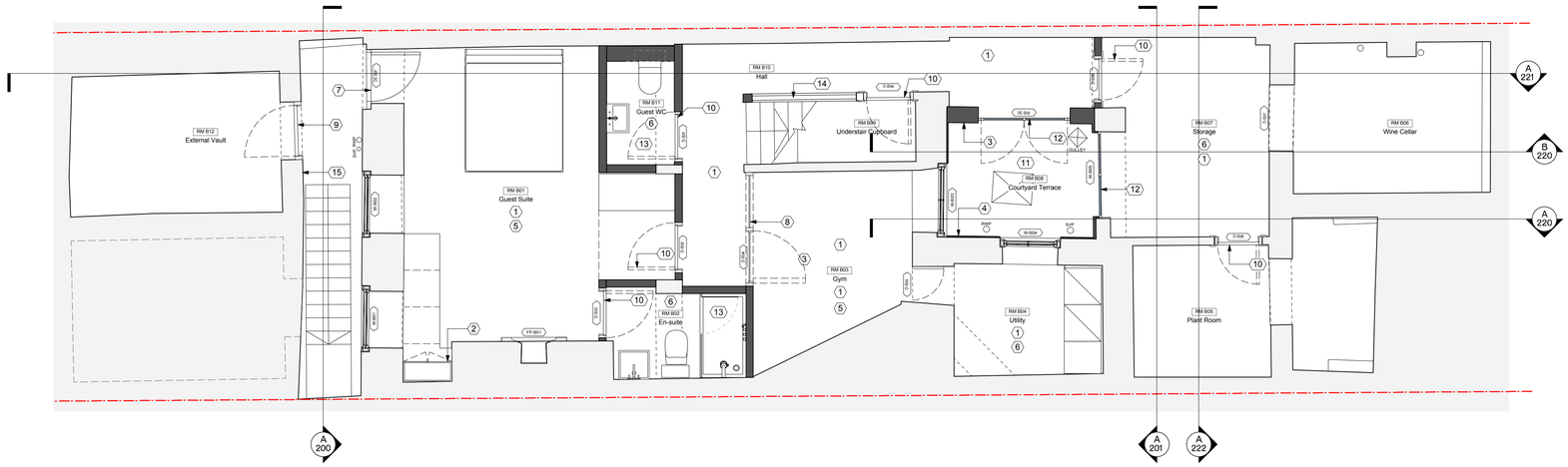


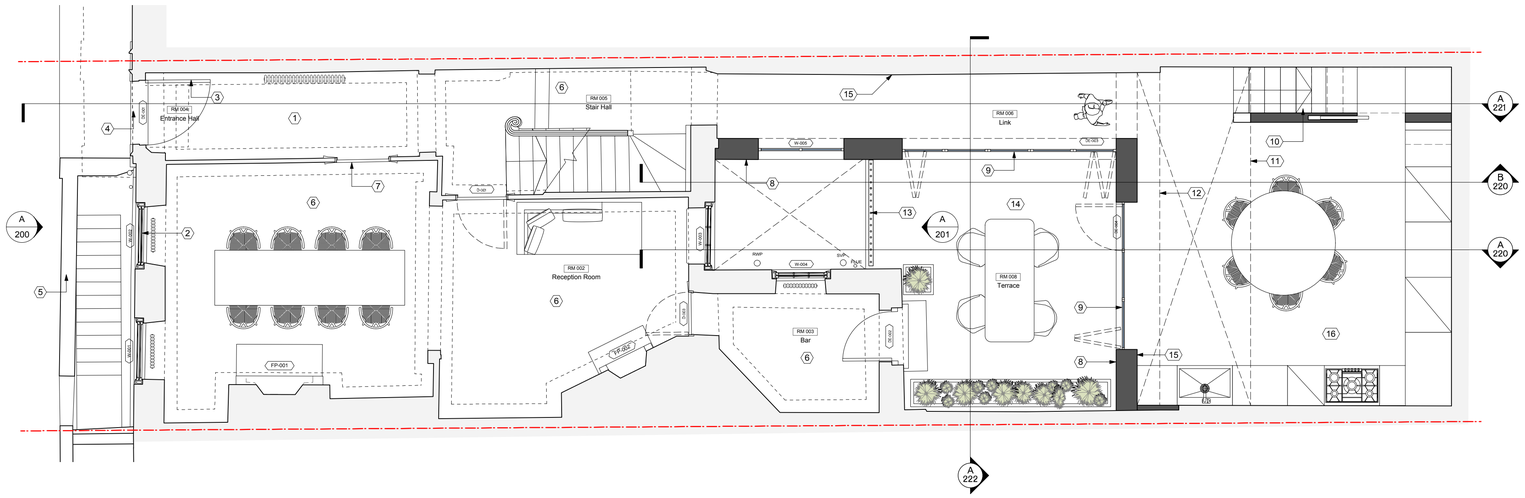
New Construction

Existing Construction

Main House

1. New wall and ceiling linings throughout
2. Built in joinery element
3. New lime render facade
4. New lime render to existing refurbished brickwork
5. New timber flooring on screed with underfloor heating
6. New tiled floor on screed with underfloor heating
7. Existing door refurbished and rehung with new ironmongery
8. Glazed screen and door
9. New door to existing vault opening
10. New interior door and architrave
11. New terrace tiling on pedestals over existing
12. New thermally broken glazing system
13. New bathroom with waste connection to existing
14. New stair banisters and handrail following removal of plasterboard wall
15. Existing brickwork repainted following cleaning

A Lower Ground Floor Proposed Plan
1:50 @ A1 / 1:100 @ A3



New Construction

Existing Construction

Main House

1. New stone entrance tiling
2. New glazing bars and glass added to existing sashes
3. Front door refurbished with new ironmongery and rehung
4. New period correct fanlight above door
5. Existing railings repainted
6. New engineered timber floor on existing joists
7. Existing door locked shut

Link and Annex

8. New lime render facade
9. New thermally broken glazing system
10. New stair
11. Line of mezzanine above
12. Line of existing facade
13. New fixed balustrade
14. New stone terrace tiling laid to falls with linear drains
15. New insulated plasterboard linings throughout to existing link and annex boundary walls
16. New tile floor on screed with underfloor heating

B Ground Floor Proposed Plan
1:50 @ A1 / 1:100 @ A3

36 Great James St

REV	DATE (dd.mm.yyyy)	DESCRIPTION
-	18.12 .2015	Planning Issue

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ALL OMISSIONS AND DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION. QUINN ARCHITECTS LTD RETAIN COPYRIGHT OF ALL INFORMATION IN THIS DRAWING

KEY PLAN

Name

Notes

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DRAWING TITLE

Lower Ground & Ground Floor Proposed Plans

SCALE 1:50 @ A1 / 1:100 @ A3	DRAWN BY BT / NF
DATE DEC 2015	CHECKED BY LQ
DRAWING STATUS PLANNING	
PROJECT NO. QA149	DRAWING NO. 101 / REV. -