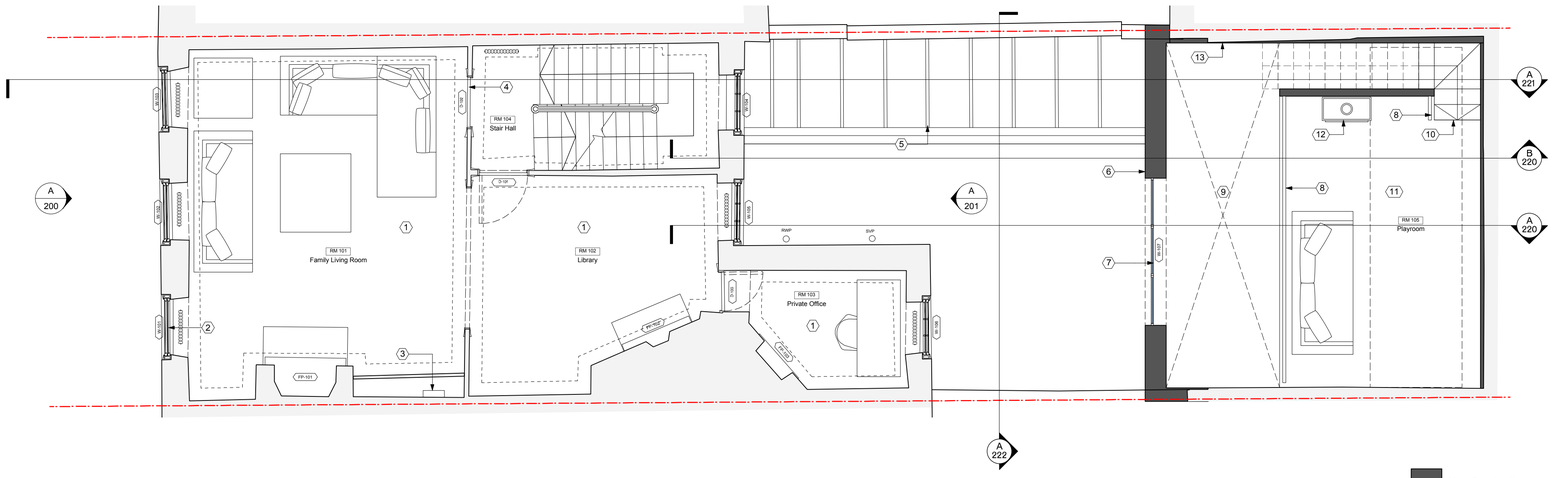


New Construction

Existing Construction

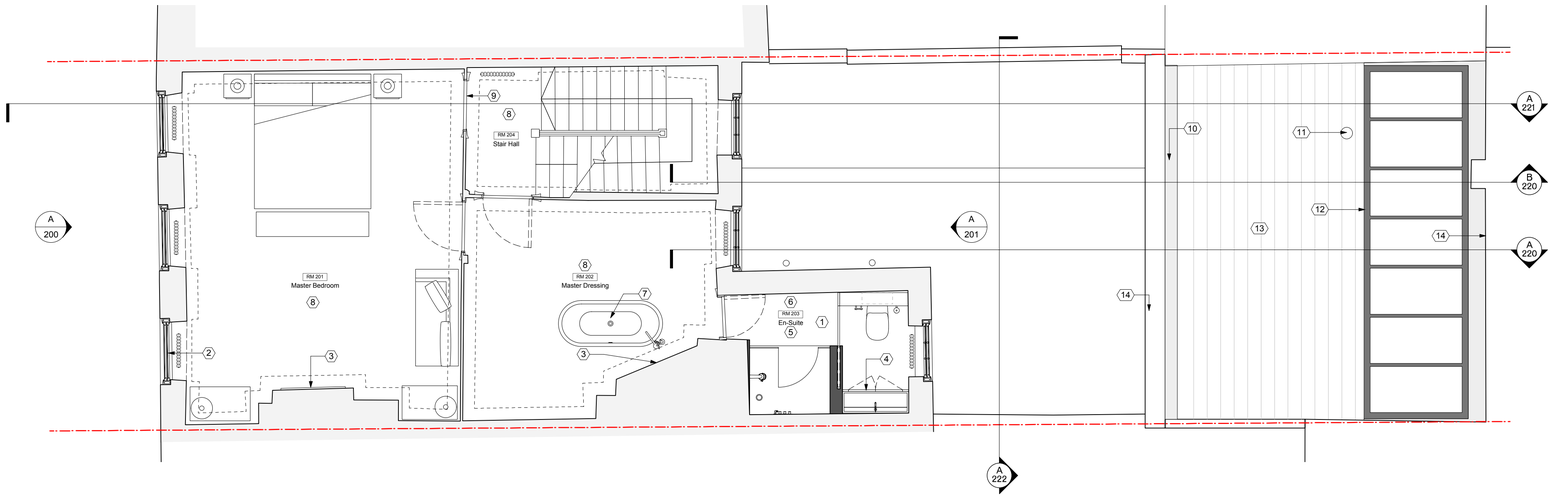
A First Floor Proposed Plan
1:50 @ A1 / 1:100 @ A3

Main House

1. New engineered timber floor on existing joists-
2. New glazing bars and glass added to existing sashes
3. Existing panelled cupboard with RCD unit maintained
4. Existing door locked shut

Link and Annex

5. New lead rolled roof flashed into existing party wall with concealed gutter
6. New lime render facade
7. New thermally broken glazing system
8. Balustrade
9. Void to kitchen below
10. New stair from below
11. New timber floor
12. Smokeless fire with flue on stone plinth
13. New insulated plasterboard linings throughout to existing annex and link walls



New Construction

Existing Construction

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

Main House

1. Existing joists where neccesary doubled up to support additional bathroom load
2. New glazing bars and glass added to existing sashes
3. New fireplace surround
4. New bathroom fittings
5. Tiled wall and floor to bathroom
6. New bathroom ceiling
7. Bath drainage to connect to existing bathroom drainage
8. New carpet on existing reconciled floorboards from below
9. Existing door locked shut

Annex Roof

10. New concealed gutter and RWP
11. Flue from fire below. Exact position to be determined
12. Full width conservation skylight flashsed into existing walls on 3 sides
13. New Slate roof- Existing slates from previous construction used where possible.
14. New lead coping

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

First & Second Floor Proposed Plans

SCALE	DRAWN BY
1:50 @ A1 / 1:100 @ A3	BT / NF
DATE: DEC 2015	CHECKED BY: LQ

DRAWING STATUS: PLANNING

PROJECT NO.	DRAWING NO.	REV.
QA149	102	-