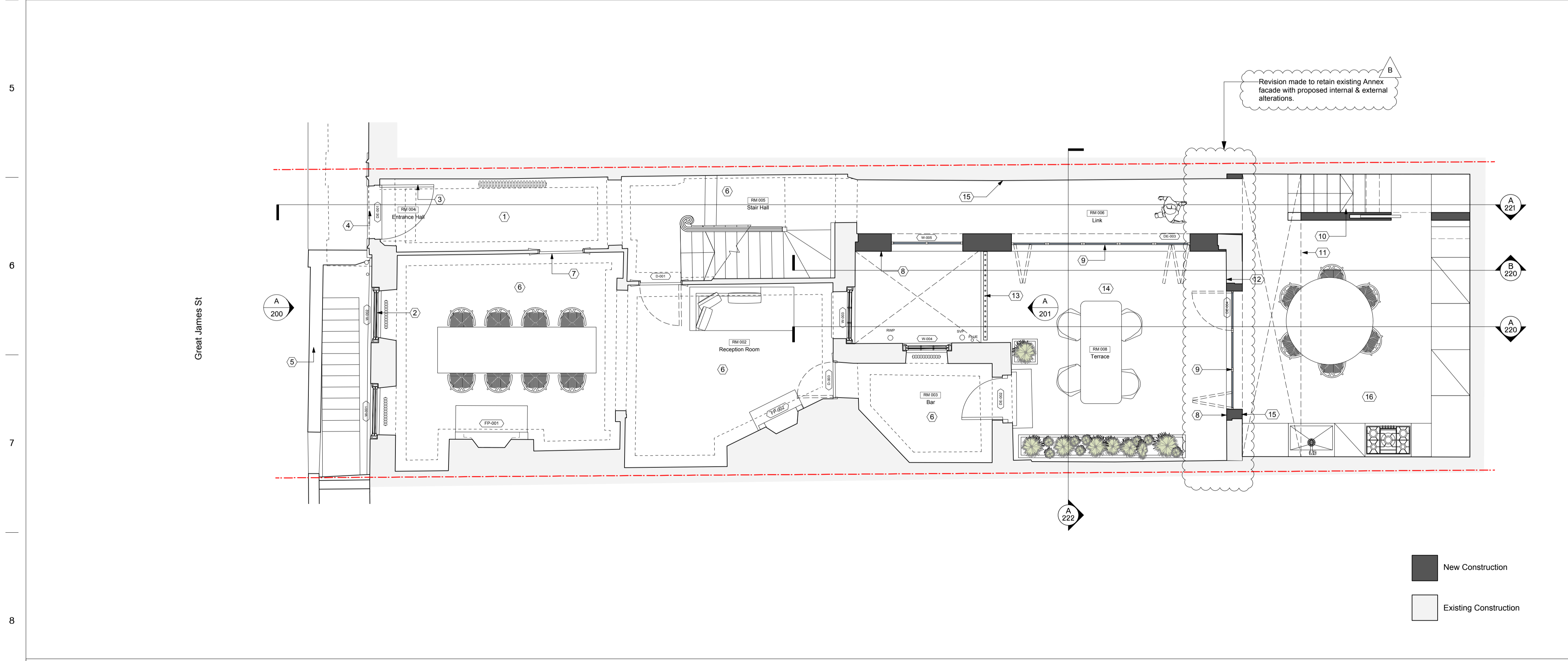


A Lower Ground Floor Proposed Plan
1:50 @ A1 / 1:100 @ A3



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

36 Great James St

- 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

REV	DATE (dd.mm.yyyy)	DESCRIPTION
-	18.12.2015	Planning Issue
A	24.02.2016	Revision to Lower Ground Floor
B	17.03.2016	Revised to retain existing Rear Annex

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.

REVISIONS

Name	

Notes

- 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

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DRAWING TITLE
Lower Ground & Ground Floor Proposed Plans

SCALE 1:50 @ A1 / 1:100 @ A3	DRAWN BY NF
DATE MARCH 2016	CHECKED BY LQ
DRAWING STATUS PLANNING	

PROJECT NO. QA149	DRAWING NO. 101	REV. B
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