

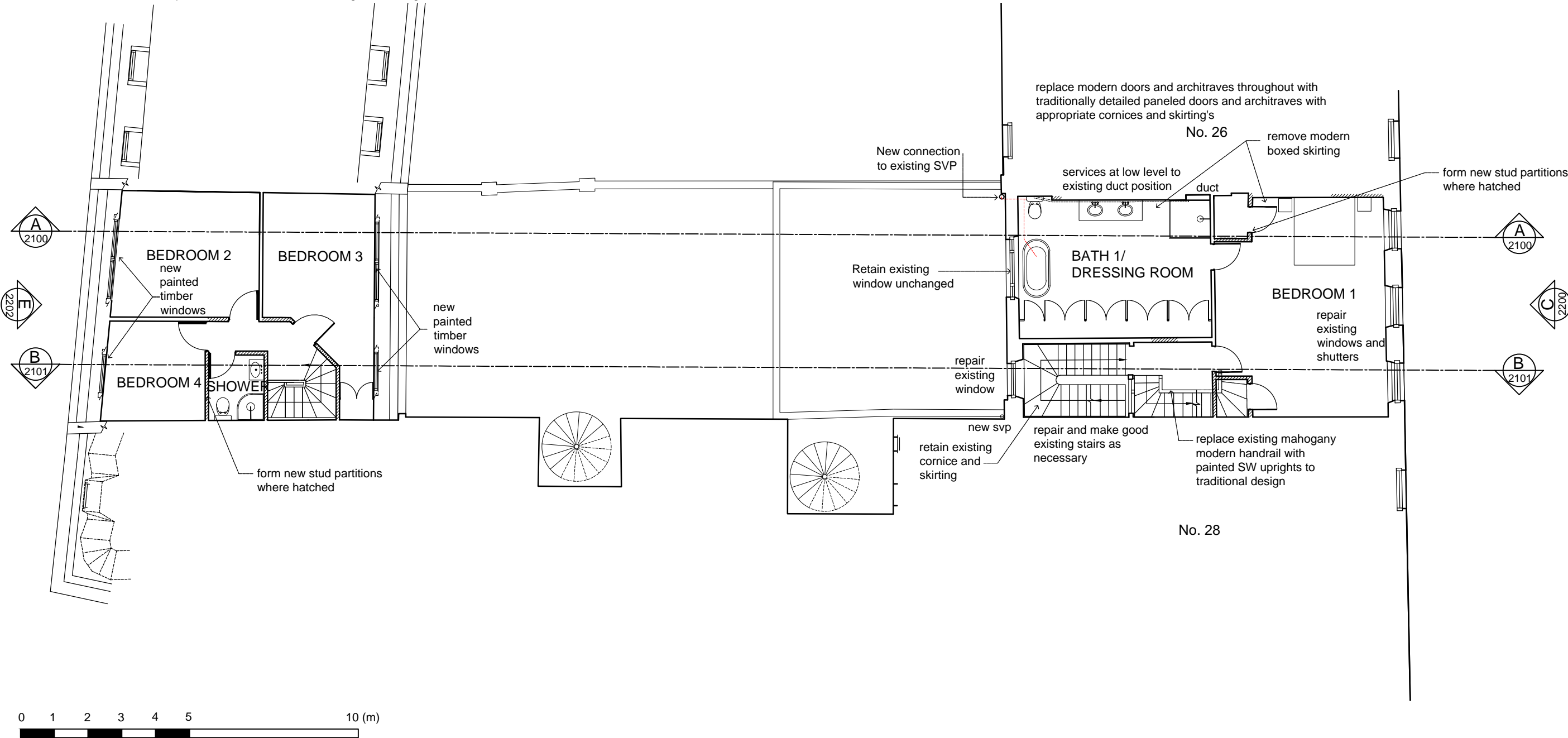
BASED ON SURVEY BY OTHERS

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 resale 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 Second 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)					
1	For construction use only if status 'C' and checked against current revision	F	24/03/2014	TJB	ACS	General notes added
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	New proposed bath 1/ dresser room
		B	05/09/2013	JXA	ACS	Planning Issue
		A	29/08/2013	JXA	ACS	Adding Notes and alterations to layout
		-	30/07/2013	JXA	ACS	Initial Issue
G	16/06/2017 TOB ACS General notes added	Rev	Date	Dwn	Auth	REVISIONS

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Job 27 John Street & 21 John's Mews

Title Proposed Second Floor Plan

CHARTERED ARCHITECTS
PLANNING CONSULTANTS

Job JS27.02	Status P			
No 2003	Rev G			
Scale (A3) 1:	1	2	5	