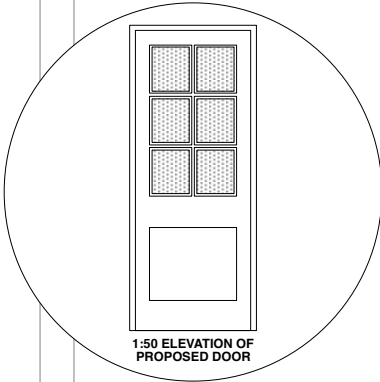


NOTE:

Existing brick walls (external walls, spine walls, party walls & partition walls) – to be surveyed by damp proofing specialist and areas of dampness re-injected if necessary. All skirtings to be renewed to match existing.

Existing, non fire-rated flush internal doors to be replaced with solid timber flush fire doors.

Defective, non-original sash windows to be replaced like-for-like but without horns and using stretched ovolo mouldings/glazing bars & hardwood cills.



if existing joinery is beyond repair, painted timber semi-glazed door to be replaced with inward opening painted timber semi-glazed door and frame to match existing but with laminated double glazing

repave rear garden as necessary

new cast iron waste vent pipe

Selectaglaze secondary glazing system - see drawings 6214-FAC-D01 & D02

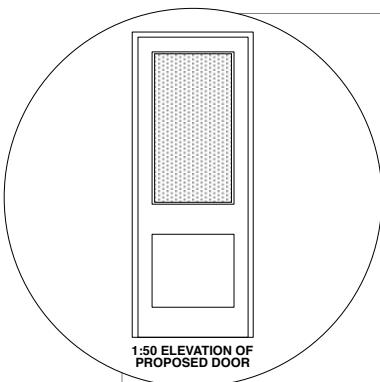
see drawing 6214-FAC-D245 for reveal/dry-lining junction detail

new condensing boiler (flue coloured black)

existing screed to be removed and concrete slab made good throughout the basement. RIW Sheetsel DPM + 50mm flooring grade mineral wool finished with 18mm T&G flooring grade chipboard

extract fan to be constant trickle type

new solid timber flush fire door and frame (with fanlight)



if existing joinery is beyond repair, non original semi-glazed door to be replaced with painted timber semi-glazed door & frame with laminated obscure double glazing

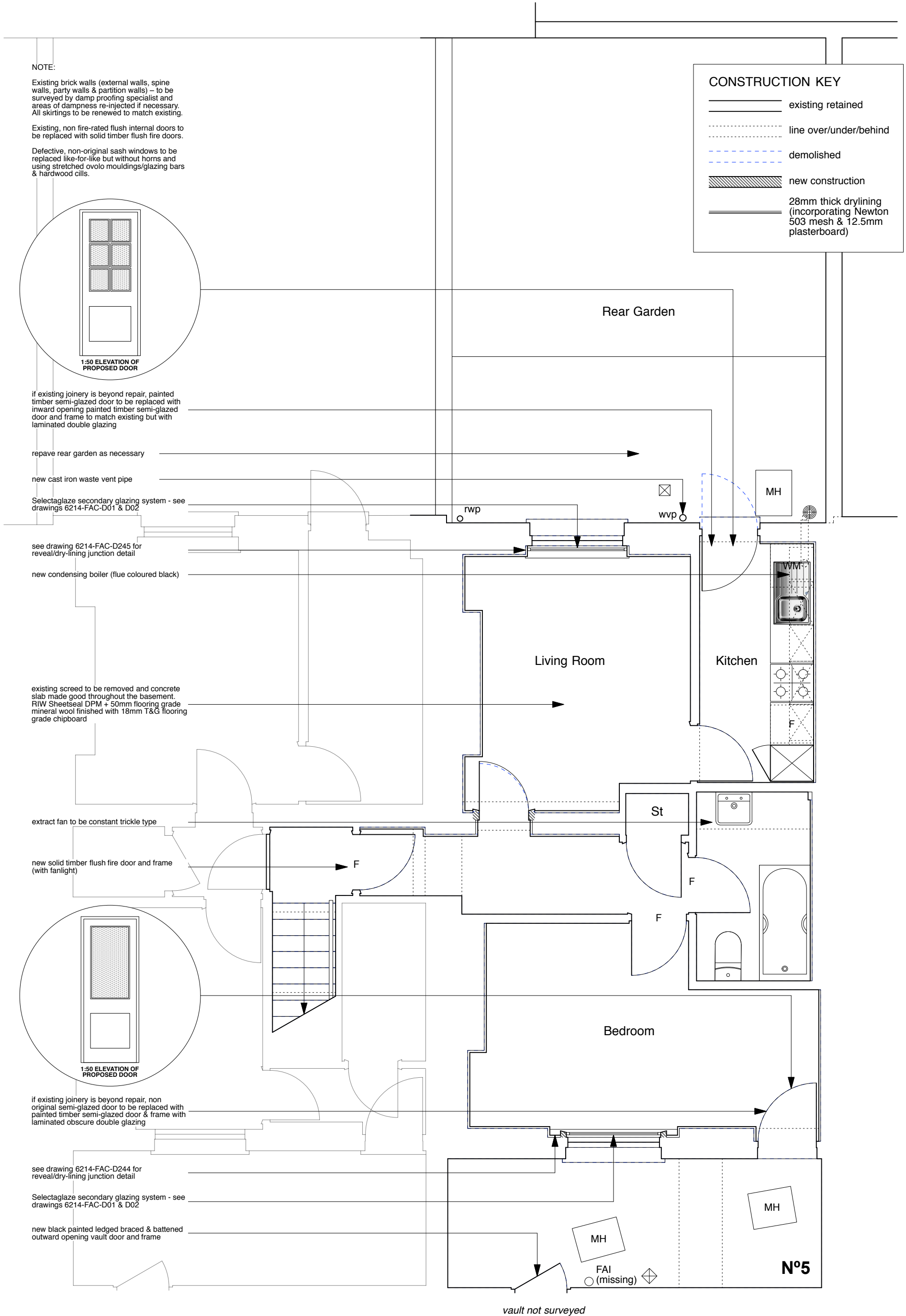
see drawing 6214-FAC-D244 for reveal/dry-lining junction detail

Selectaglaze secondary glazing system - see drawings 6214-FAC-D01 & D02

new black painted ledged braced & battened outward opening vault door and frame

CONSTRUCTION KEY

- existing retained
- line over/under/behind
- demolished
- new construction
- 28mm thick drylining (incorporating Newton 503 mesh & 12.5mm plasterboard)



	PROJECT 5 ARCHITECTURE LLP 8 Waterson Street London E2 8HL T: +44 (0)20 7739 9131 F: +44 (0)20 7739 3687 E: info@p5a.co.uk	job title 5-6 AMPTON PLACE, LONDON WC1X 0LZ	scale 1:50 @ A3	drawn SA	drawing no. 6214-AP5+6-P01
	drawing BASEMENT PLAN - PROPOSED	date OCT 2016	checked XX	RH Unit	