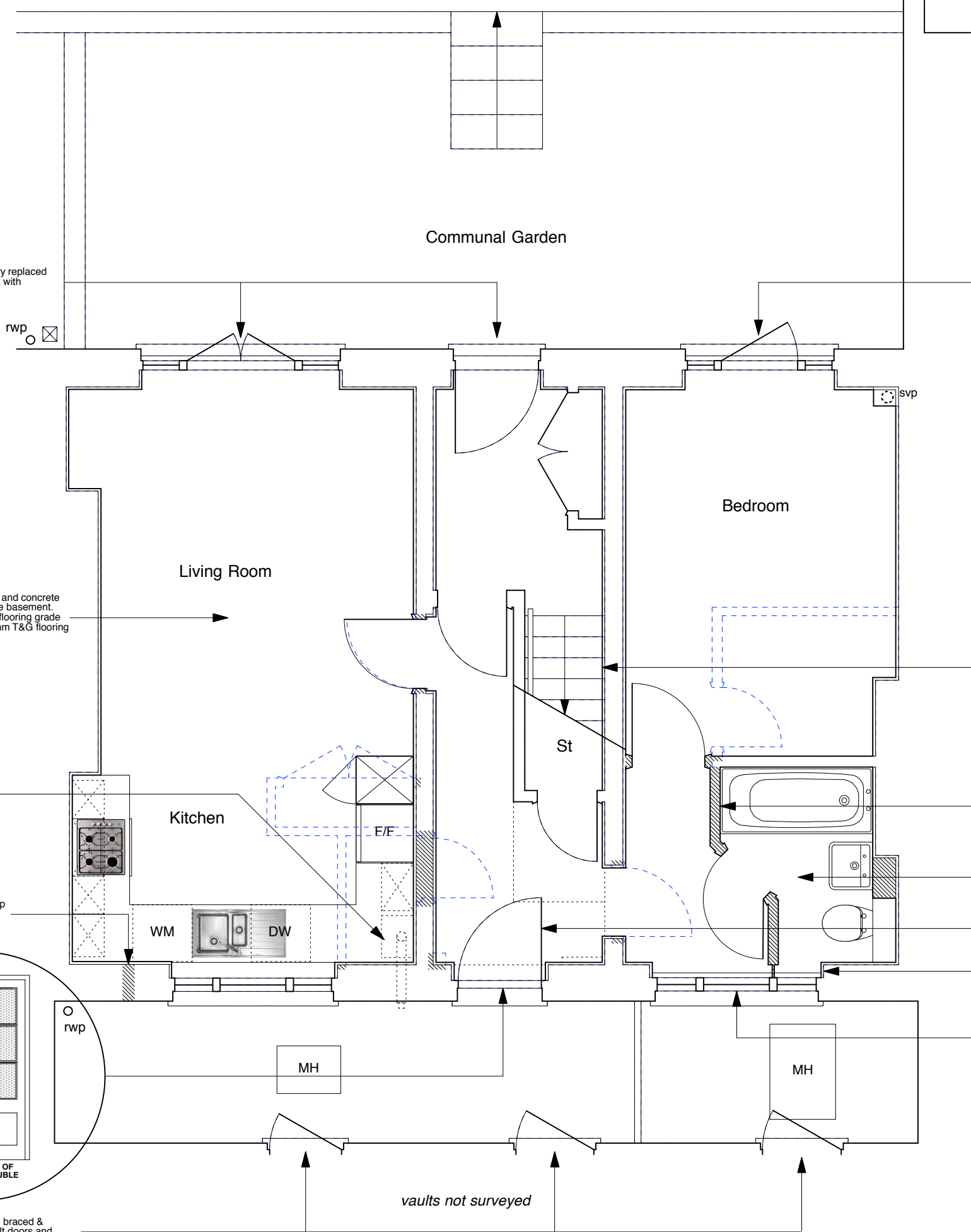


tree

CONSTRUCTION KEY

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



if beyond repair, existing joinery replaced generally to match existing but with laminated double glazing

if beyond repair, existing joinery replaced generally to match existing but with laminated double glazing

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

false string added onto existing outer string to mask new dry-lining

new condensing boiler (flue coloured black)

new studwork partitions (non loadbearing) finished with plasterboard, plain skirtings ex. 150mm high, flush timber fire doors, timber linings & ogee architraves.

redundant boiler flue bricked up and wall reinstated to match adjacent

proposed new bathroom layout incorporating WC (extract fan to be constant trickle type)

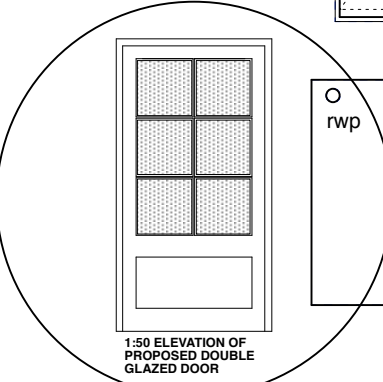
if beyond repair, existing glazed door replaced with painted timber semi-glazed door and frame with obscure laminated double glazing

see drawing 6214-FAC-D246 for reveal/dry-lining junction detail

obscure (white) glass to sashes

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.



no.3 new black painted ledged braced & battened outward opening vault doors and frames



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	drawing BASEMENT PLAN - PROPOSED	date OCT 2016	checked XX		