



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

new outward opening painted timber glazed door & frame (pattern 10 full height glazed with laminated double glazing)

Automist water mist fire suppression (located at base of kitchen tap)

new studwork partition (non loadbearing) finished with plasterboard, plain skirtings ex. 150mm high, flush timber fire door, timber lining & ogee architrave.

Automist water mist fire suppression nozzle (located in chase in non-original partition)

see drawing 6214-FAC-D249 for splayed reveal/dry-lining junction detail

new inward opening four panelled door, generally to match original main front door at ground floor level, but with laminated obscure glass to upper panels, outward opening external metal security gate with letter box (painted black) as drawing 6214-FAC-D102

defective metal landing renewed to match existing

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

Rear Garden

Kitchen

Bedroom

Living Room

vault

svp

rwp

svp

rwp

wvp

F/F

St

WM

MH

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

new cast iron waste pipe

see drawing 6214-FAC-D250 for reveal/dry-lining junction detail

new condensing boiler located at low level in purposed-made painted blockboard cupboard in chimney breast recess

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

extract fan to be constant trickle type

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

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.



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job title
22 FREDERICK STREET, LONDON WC1X 0ND

drawing
BASEMENT PLAN - PROPOSED

scale
1:50 @ A3

date
OCT 2016

drawn
SA

checked
XX

drawing no.

6214-FS22-P01