

○ sycamore tree

CONSTRUCTION KEY

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

Rear Garden

MH
svp

Utility Room

WM

rwp

wvp

new cast iron waste pipe

St

Bedroom

if existing joinery is beyond repair, timber painted double doors to be replaced with timber painted double doors and twin fanlights with laminated double glazing - see drawing 6214-FS50-P08

if existing joinery is beyond repair, non-original glazed door to be replaced with painted timber glazed door & frame (pattern 10 full height glazed with obscure laminated double glazing) - see drawing 6214-FS50-P08

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

SVP boxing to be reduced as much as possible

extract fan to be constant trickle type

St

Bedroom

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

existing non original glazed door replaced with painted timber unglazed panelled door & frame (for added security)

see drawing 6214-FAC-D257 for reveal/dry-lining junction detail

no.2 new black painted ledged braced & battened inward opening vault doors and frames

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.



	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 50 FREDERICK STREET, LONDON WC1X 0ND drawing BASEMENT PLAN - PROPOSED	scale 1:50 @ A3 date NOV 2016	drawn SA checked XX	drawing no. 6214-FS50-P01