




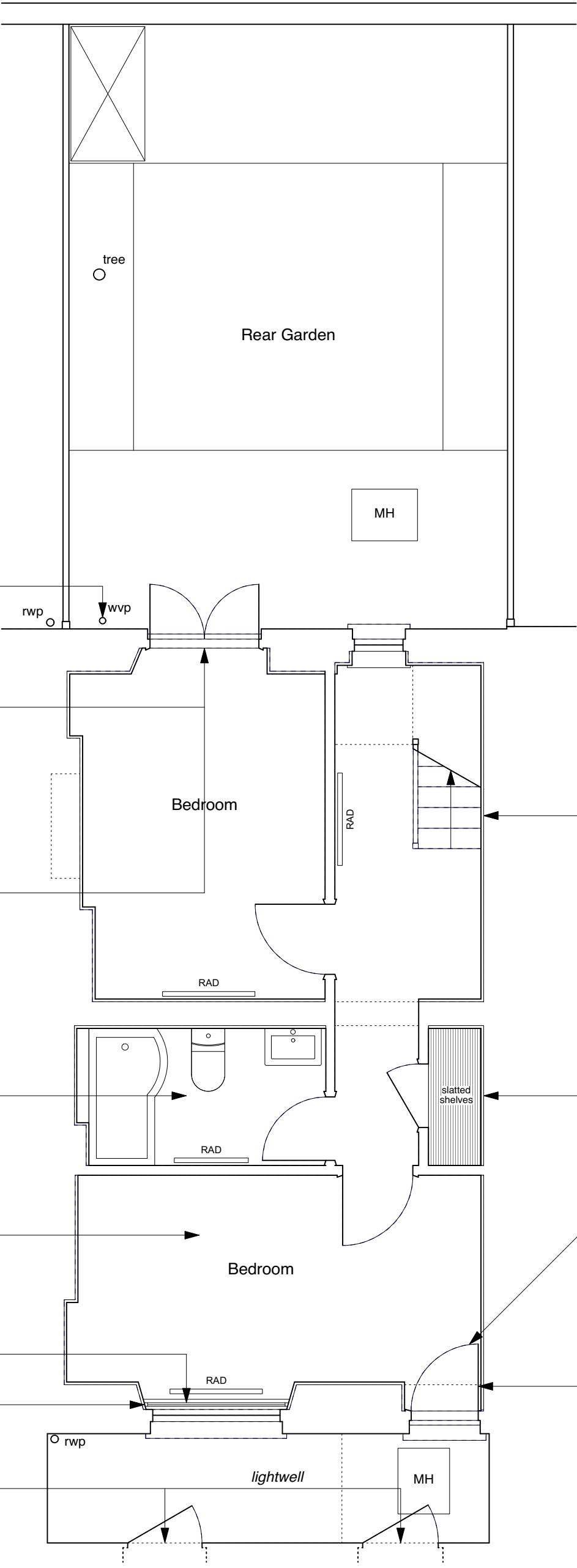
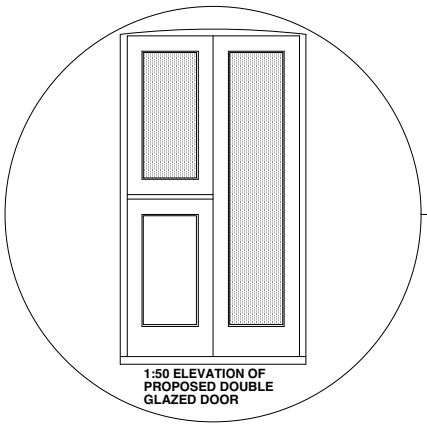


CONSTRUCTION KEY

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

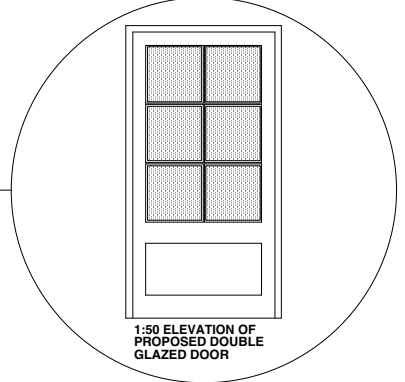


if existing joinery is beyond repair, non-original French windows (with stable door) to be replaced generally to match existing but with laminated double glazing and with solid timber panel beneath window for catflap



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

airing cupboard with electrical heater (Dimplex) and slatted shelves



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

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 ceiling plasterboard to be replaced throughout the basement (1 hour fire resisting) on resilient bars.
 Existing, 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.


extract fan to be constant trickle type

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

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

see drawing 6214-FAC-D260 for splayed reveal/dry-lining junction detail

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

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	drawing BASEMENT PLAN - PROPOSED	date JUNE 2017	checked XX		