






CONSTRUCTION KEY

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

garden brick walls need partial rebuilding at high level

defective non original semi-glazed door and side window to be replaced to match existing but with laminated double glazing

new condensing boiler (flue coloured black)

defective sash window to be replaced to match existing

new cast iron waste pipe

see drawing 6214-FAC-D271 for splayed reveal/dry-lining junction detail

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

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

new outward opening door in existing opening to improve layout and bath size

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.

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

see drawing 6214-FAC-D270 for splayed reveal/dry-lining junction detail

rwp gully to be diverted away from under side of steel landing

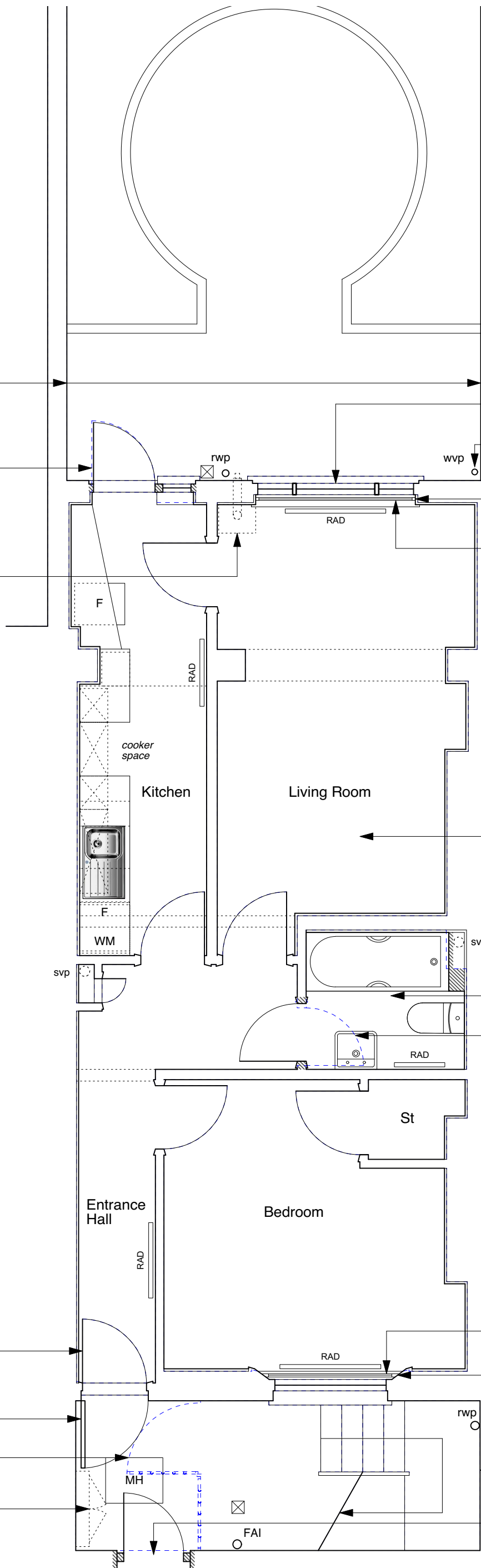
defective staircase half landing to be renewed


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

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

existing non-original metal security gate to be removed

high level electrical intake and meters cupboard to be reconstructed incorporating FD30S doors to achieve 30 minutes fire resistance (intake head to be moved if possible)



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