

CONSTRUCTION KEY

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

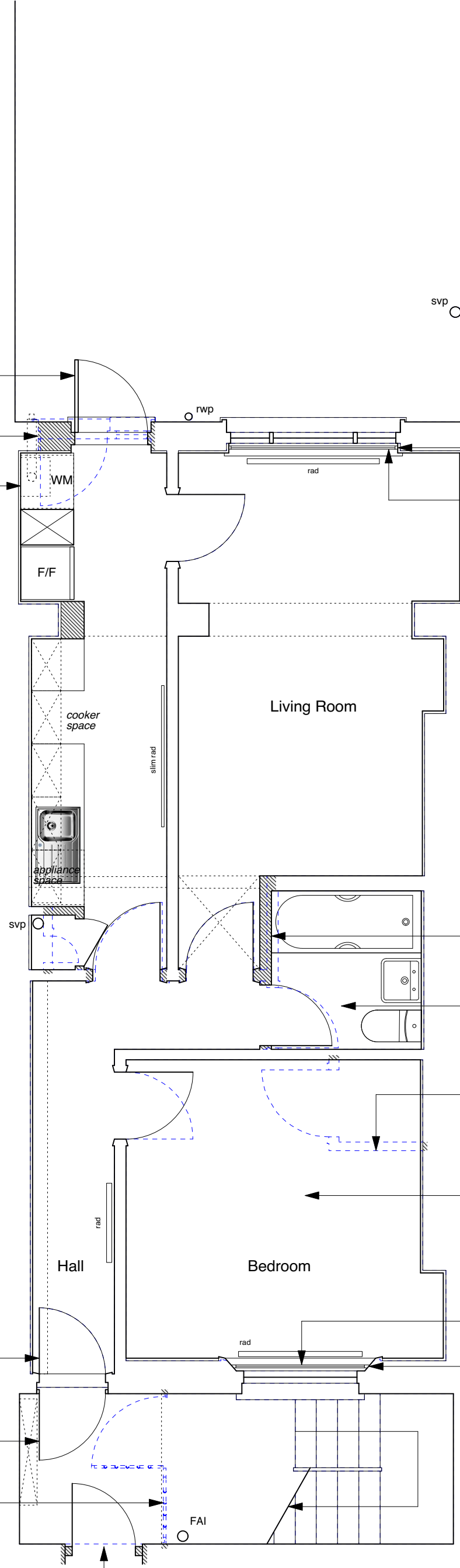
new outward opening glazed timber door (laminated double glazing).

new cambered arch rebuilt to suit new door. brickwork and pointing to match adjacent.

new condensing boiler (flue coloured black)

see drawing 6214-FAC-D269 for splayed reveal/dry-lining junction detail

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



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

extract fan to be constant trickle type

existing (non-original) partitions shown hatched where removed

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-D268 for splayed reveal/dry-lining junction detail

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.

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 removed

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



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| | 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 34 FREDERICK STREET, LONDON WC1X 0ND | scale 1:50 @ A3 | drawn SA | drawing no. 6214-FS34-P01 |
| | drawing BASEMENT PLAN - PROPOSED | date OCT 2017 | checked XX | | |