




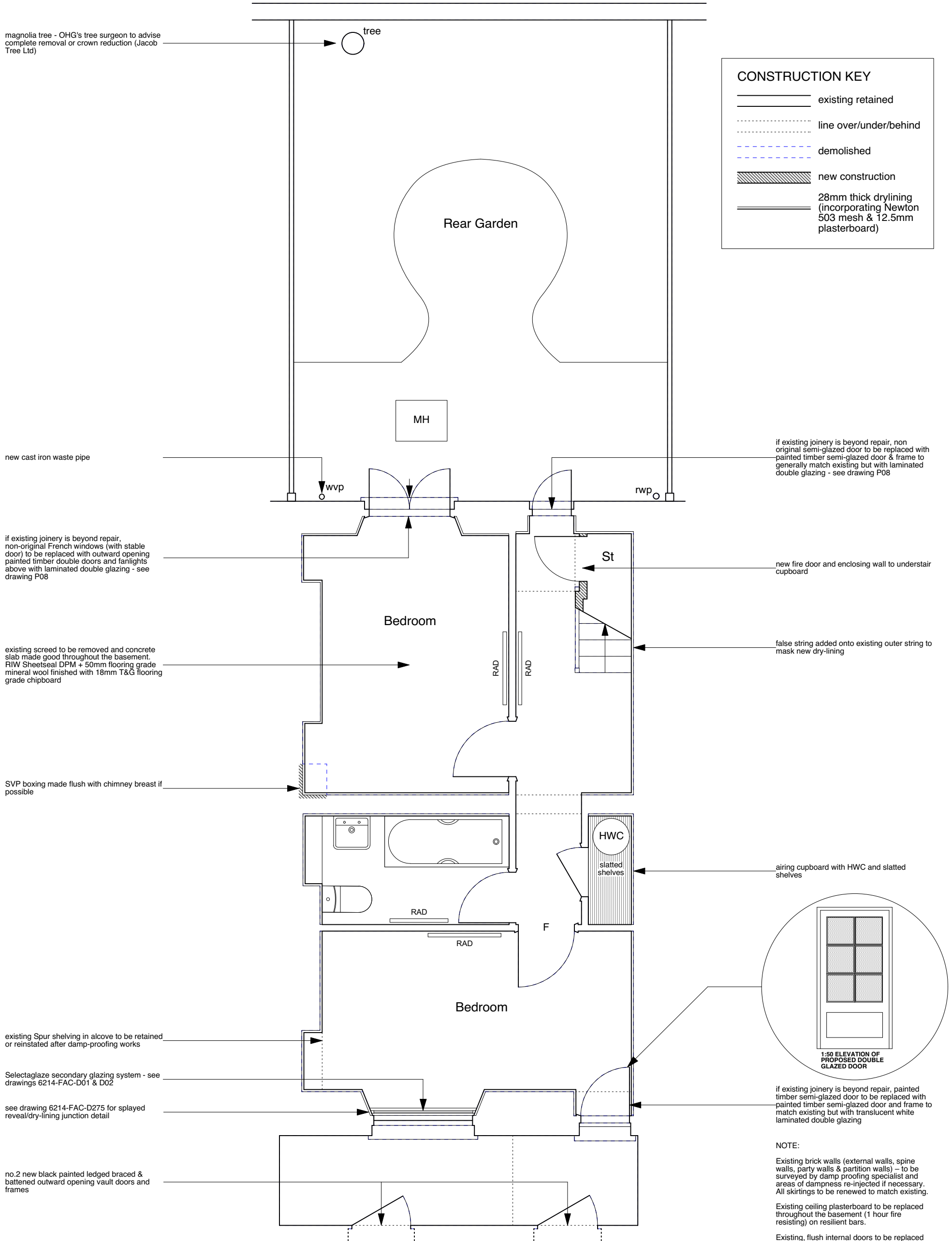


magnolia tree - OHG's tree surgeon to advise complete removal or crown reduction (Jacob Tree Ltd)

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 semi-glazed door to be replaced with painted timber semi-glazed door & frame to generally match existing but with laminated double glazing - see drawing P08

if existing joinery is beyond repair, non-original French windows (with stable door) to be replaced with outward opening painted timber double doors and fanlights above with laminated double glazing - see drawing P08

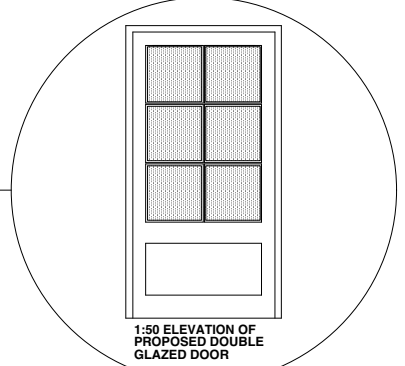
new fire door and enclosing wall to understair cupboard

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

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

SVP boxing made flush with chimney breast if possible

airing cupboard with HWC and slatted shelves



existing Spur shelving in alcove to be retained or reinstated after damp-proofing works


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

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

see drawing 6214-FAC-D275 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.

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

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	drawing BASEMENT PLAN - PROPOSED	date NOV 2017	checked XX		