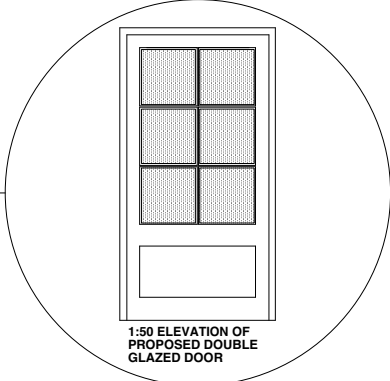


CONSTRUCTION KEY

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



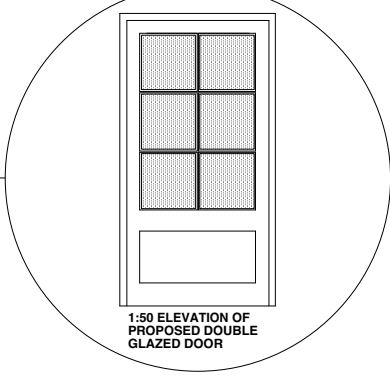
if existing joinery is beyond repair, painted timber semi-glazed door to be replaced with painted timber semi-glazed door and frame to match existing but with laminated double glazing

new fire door and enclosing wall to understair cupboard

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

handrails throughout the maisonette to be retained or reprovided

airing cupboard with HWC 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 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.

new cast iron waste pipe

see drawing 6214-FAC-D277 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

SVP boxing made flush with chimney breast if possible

existing grab rails to be retained or reprovided

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

see drawing 6214-FAC-D277 for splayed reveal/dry-lining junction detail

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

	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 31 AMPTON STREET, LONDON WC1X 0LT	scale 1:50 @ A3	drawn SA	drawing no. 6214-AS31-P01
	drawing BASEMENT PLAN - PROPOSED	date NOV 2017	checked XX		