



if existing joinery is beyond repair, non original glazed door and side window to be replaced to match existing but with laminated double glazing

see drawing 6214-FAC-D280 for splayed reveal/dry-lining junction detail

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

SVP boxing made flush with chimney breast if possible

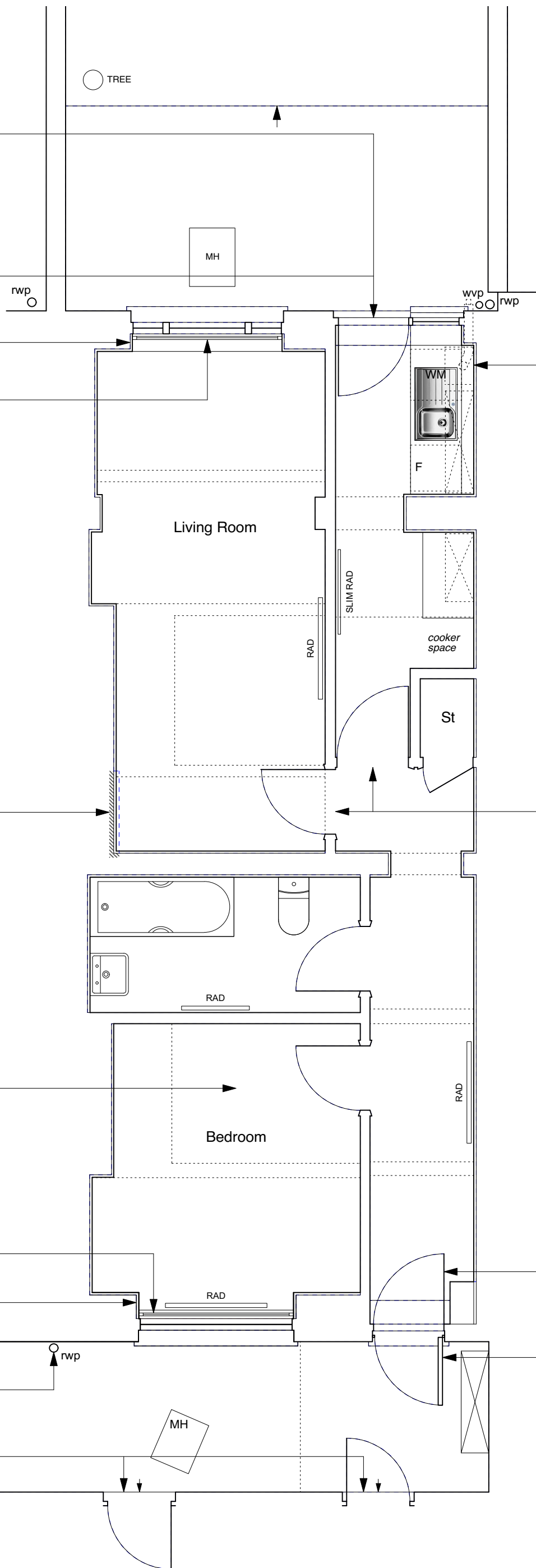
existing screed to be removed and concrete slab made good throughout the basement. RIW Sheetseal DPM + 50mm flooring grade mineral wool finished with 18mm T&G flooring grade chipboard

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

see drawing 6214-FAC-D279 for splayed reveal/dry-lining junction detail

defective cast iron rainwater pipe to be replaced to match existing

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



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

new condensing boiler (flue coloured black)

glazed doors to be replaced with FD30 solid timber flush fire doors (if Building Inspector is concerned with the fire resistance of the existing doors)

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

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.