
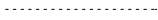



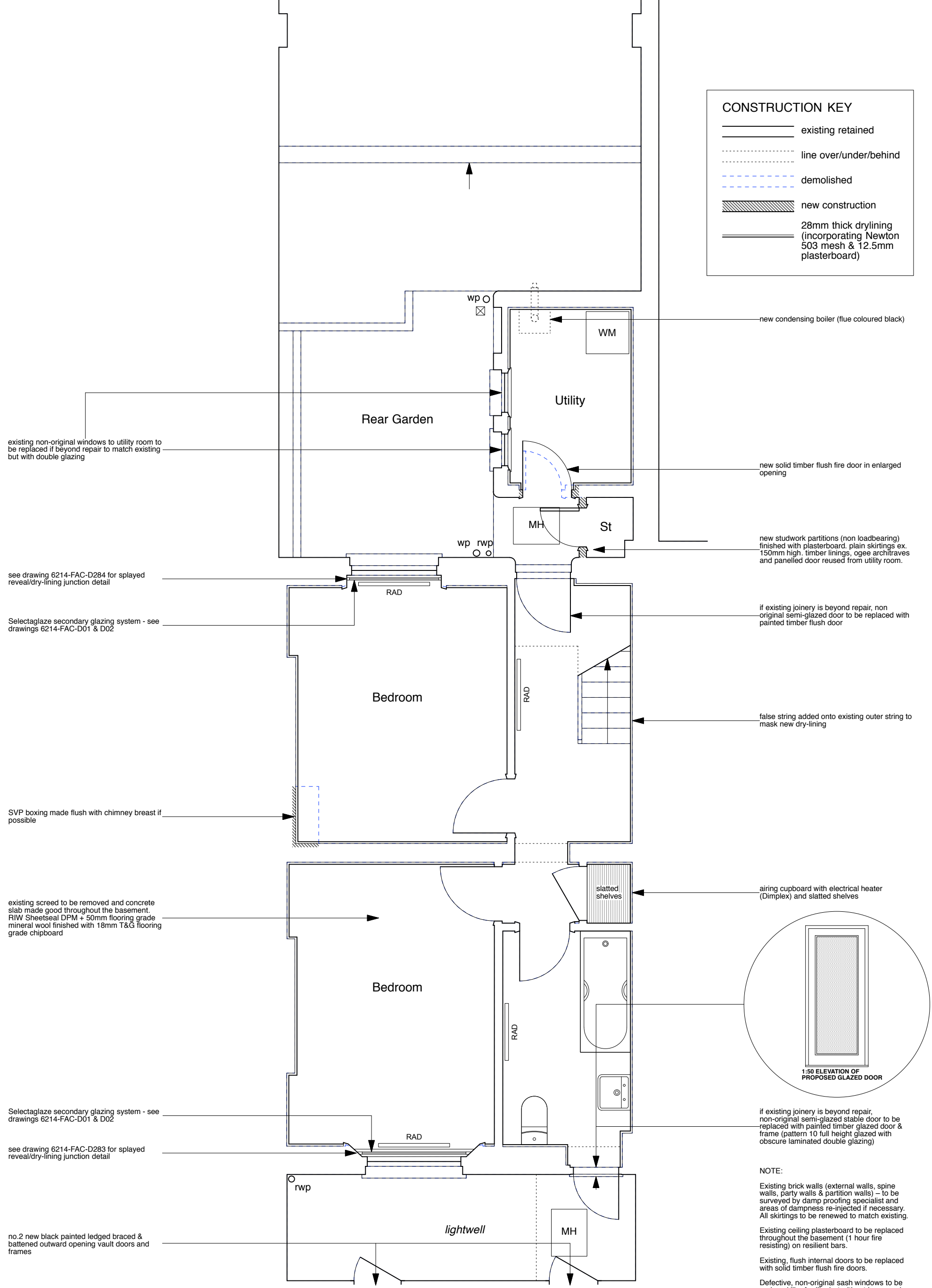


CONSTRUCTION KEY

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



existing non-original windows to utility room to be replaced if beyond repair to match existing but with double glazing

see drawing 6214-FAC-D284 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-D283 for splayed reveal/dry-lining junction detail

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

new condensing boiler (flue coloured black)

new solid timber flush fire door in enlarged opening

new studwork partitions (non loadbearing) finished with plasterboard. plain skirtings ex. 150mm high. timber linings, ogee architraves and panelled door reused from utility room.

if existing joinery is beyond repair, non original semi-glazed door to be replaced with painted timber flush door

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

airing cupboard with electrical heater (Dimplex) and slatted shelves

if existing joinery is beyond repair, non-original semi-glazed stable door to be replaced with painted timber glazed door & frame (pattern 10 full height glazed with obscure 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.



PROJECT 5
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job title
37 FREDERICK STREET, LONDON WC1X 0NB

drawing
BASEMENT PLAN - PROPOSED

scale
1:50 @ A3

date
NOV 2017

drawn
SA

checked
XX

drawing no.
6214-FS37-P01