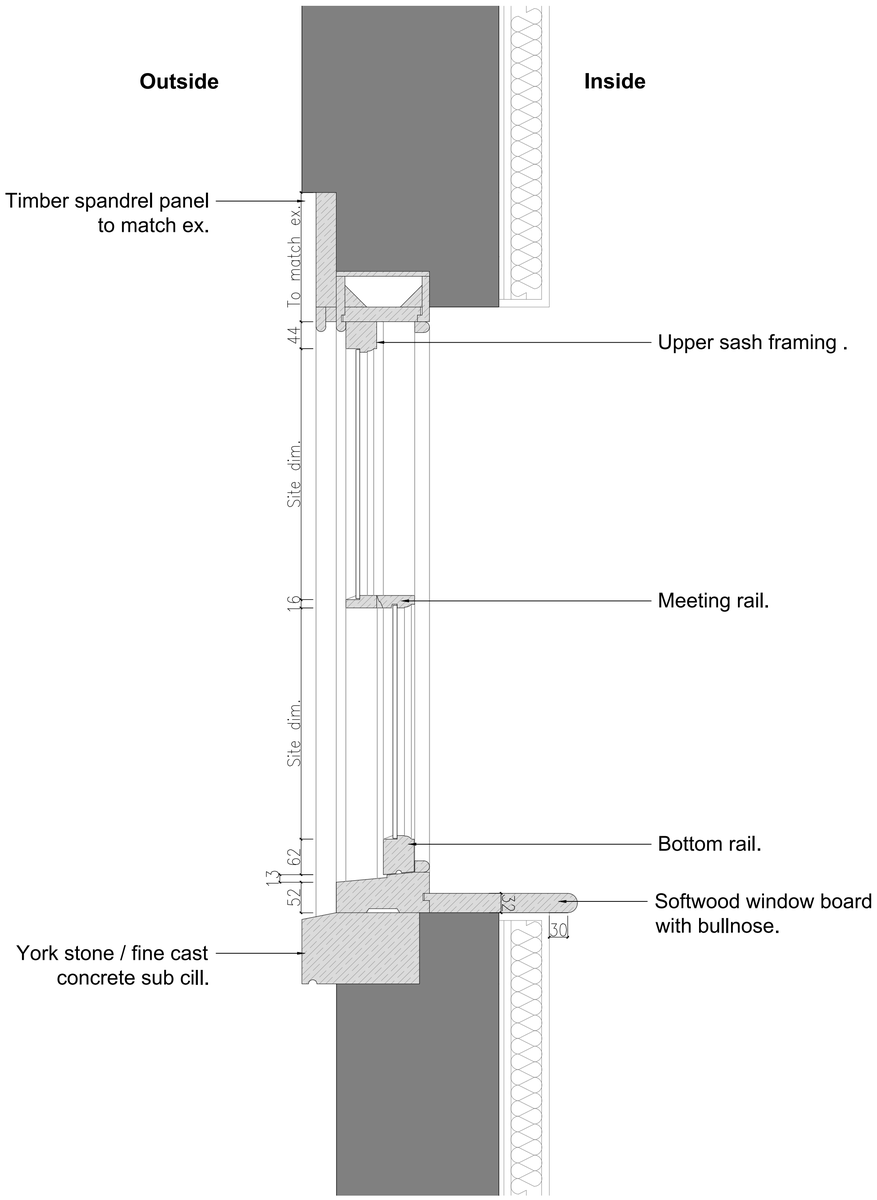
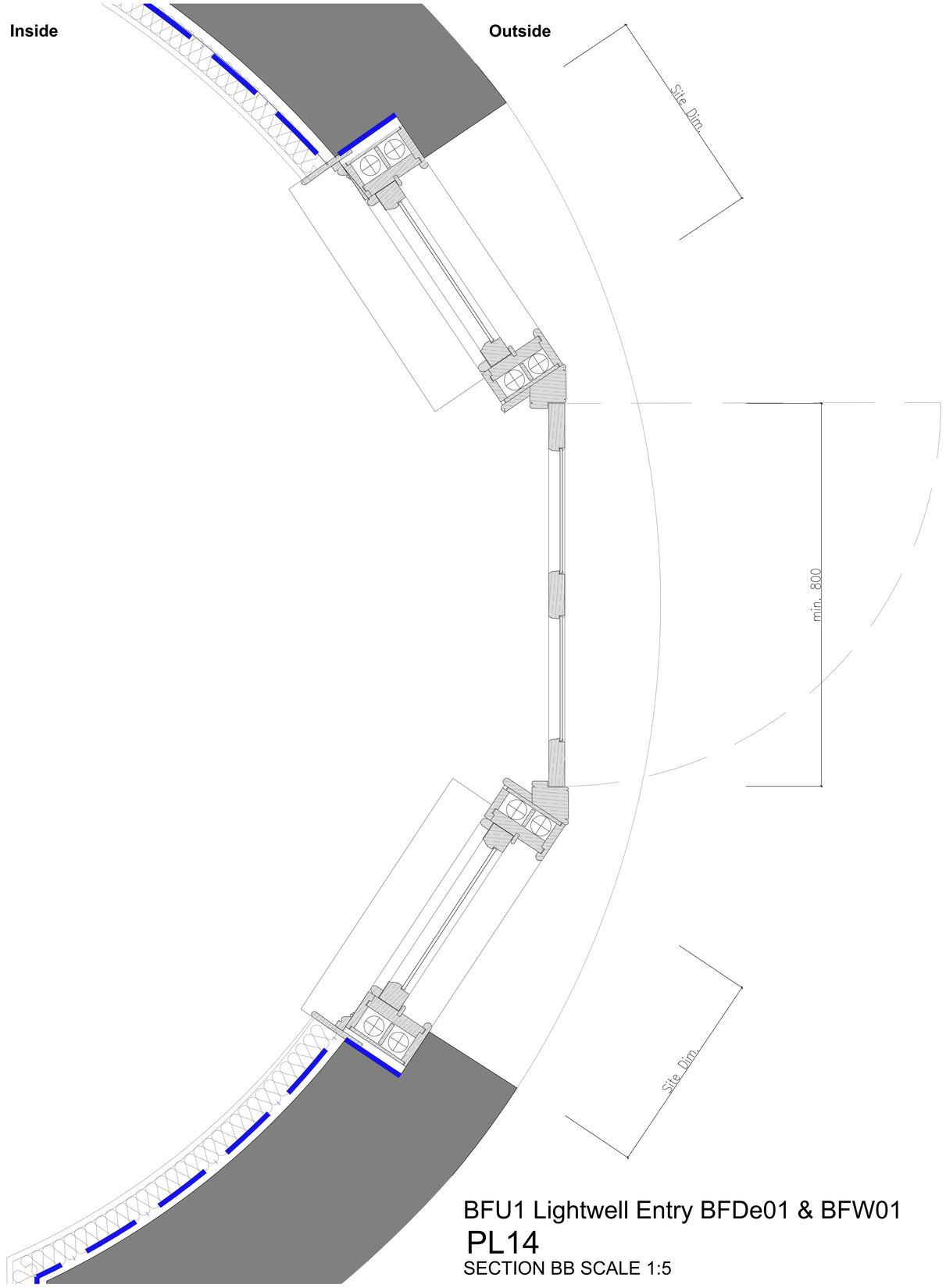


Basement Lightwell Sash Window BFW01

Section AA

SCALE 1:5



BFU1 Lightwell Entry BFDe01 & BFW01

PL14

SECTION BB SCALE 1:5

0 500mm

1:5 Scale Bar

NOTES:

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers recommendations.

See relevant drawings for all specialist work.

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To be read in conjunction with existing and proposed floor plans, elevations and door schedule 28711_EX01 & 02; PL01-04 and PL19.

All existing doors to be retained where possible, or left in situ and infill panelled over.

All existing doors appear 4 panel timber Victorian shaker style, white satin painted; to provide Fire Rated Doors upgrage with intumescent coating applied and seals around door frame - certificate to be provided to qualify fire rating.

All new doors to be BS476:Part 22 in accordance with BS9999 and to match in style, material and finish as detailed. Howdens supplied Jeld-wen soft wood flush moulded moisture resistant and fire rated door assemblys are proposed where new. (if alternative product used, it must be a like for like product in material, finish and detail) Ensure maximum height and width does not exceed manufacture guidelines

- All ironmongery brushed stainless steel throughout with lever handles and 3 point hinge systems. Bathrooms to have thumb locks
- Trenched fire door lining with gap (typically 1.5mm) providing an opportunity to trim the door to achieve required 2-4mm gap to ensure fire Rating compliancy
- Astroflame/Lorient Fire/Fire and Smoke Intumescent strips to be included.
- Door closers must be CE/UKCA marked
- Face fix handles unless fire rated.
- Latches and locks must be CE/UKCA marked
- Hinges must be graded, fire rated CD/UKCA marked
- Ensure suitable linear gap sealant between frame and wall construction.
- Do not remove FD30 certificate label along top edge of door.
- Glazing to be by a 3rd party certified door processor using an approved system.
- Do not trim top edge.
- Doors to be hung in single acting single leaf/double leaf/with or without latch/lock only - ensure intumescent application around locks, latches and strike plates.

Rev	Date	Description

Project Title

Railton Proposed Flatted Schemes
195 Parrock Street
Gravesend
Kent DA12 1EW

Drawing Description

Proposed Front Bay Joinery Detail
Basement Unit 1 Livingroom Lightwell Entry

Scale
1:5@A1

Date
Dec 2025

Drawn By
AF

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Drawing Number
28711_PL10

Revision
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