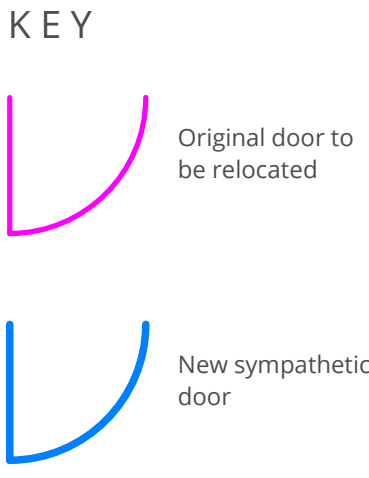


Key Features Drawing Notes:

- Drawing notes have been identified by using the Recap Survey model information.
 - The Survey was carried out prior to furniture strip out and general tidy.
 - Additional features maybe present.
 - Overall condition review to be carried out.
 - Visual inspection shows signs of damp which will require further investigation works.
- Refer to damp remediation document for more information.
- For more information on external windows and doors refer to schedule.
 - Drawings based off proposed layout to show new positions.



Living B1-B-01:

- Existing Architraves and doors to be removed, generally not original at basement level. To be reused where inkeeping style. Glass partition and stable style door to be removed.

Bed 1 B1-B-02:

- No noticeable features

Bathroom B1-B-03:

- No noticeable features

Bed 2 B1-B-04:

- No noticeable features

Hall B1-B-05:

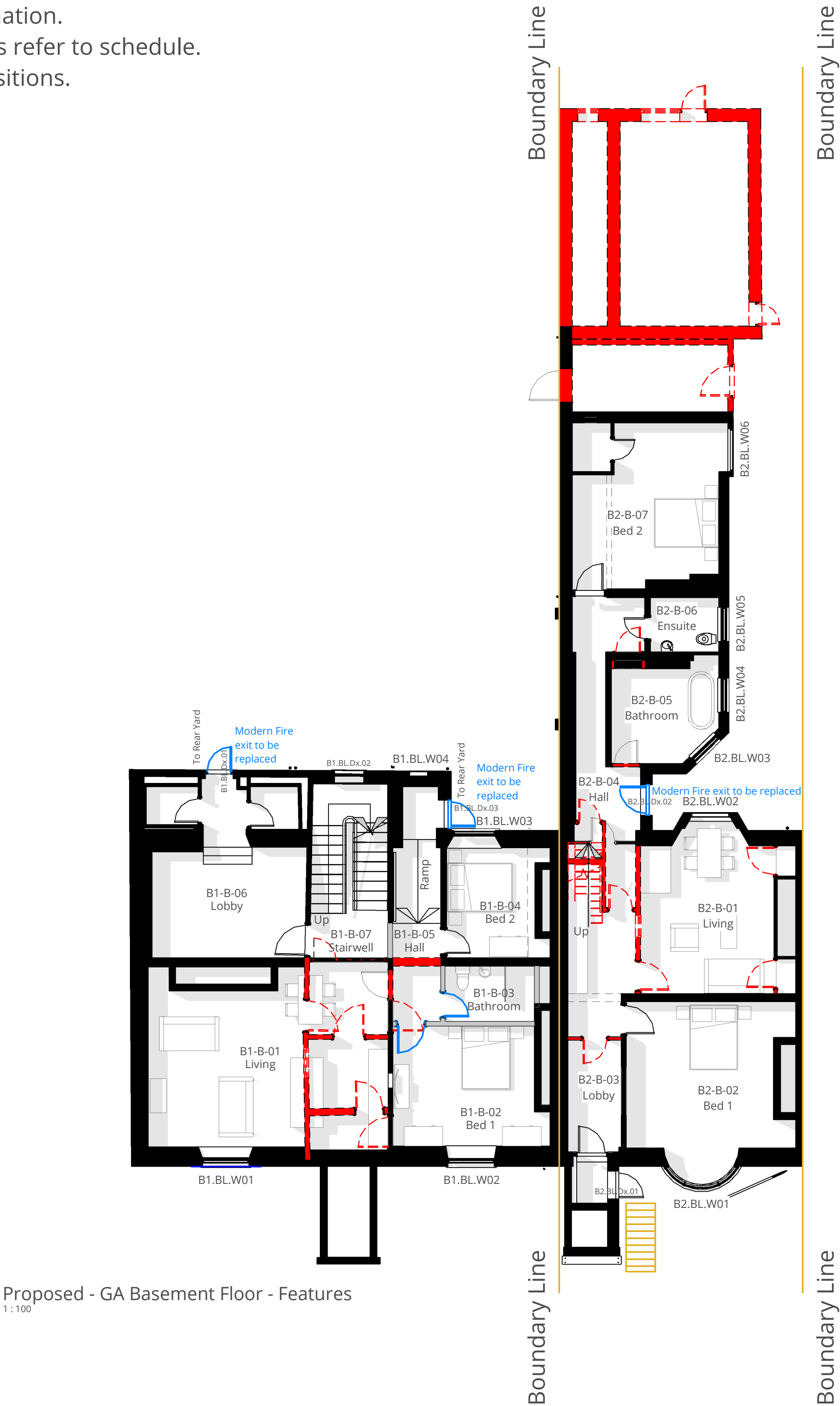
- No noticeable features, rear door modern fire escape.

Lobby and associated stores B1-B-06:

- No noticeable features

Stairwell B1-B-07:

- Original door with fanlight not in use due to external floor level. To be retained.
- Existing stair to be retained.



Living B2-B-01:

- Architrave to the doorway to the room side to be removed.
- Decorative architrave and panel features to the window to be retained and repaired where necessary.
- Decorative skirting to be retained where applicable.
- Store doors and partition to be removed and doors to be reused for new openings.

Bed 1 B2-B-02:

- Decorative architrave features to the doorway to the room side to be retained.
- Decorative architrave and panel features to the window to be retained and repaired where necessary.
- Decorative skirtings to be retained and repainted.
- High level window to be blocked in.

Lobby B2-B-03:

- Existing wall decoration peeling from existing walls. To be replastered and refinished.

Hall B2-B-04:

- Existing wall decoration peeling from existing walls. To be replastered and refinished.
- External door is modern alteration by previous owner.

Bathroom B2-B-05:

- Decorative architrave features to the doorway to the room side. Architrave to be retained and opening blocked up.
- Decorative architrave and panel features to the window to be repaired where necessary and retained.
- Decorative skirtings to be retained and matched where new skirting is required.

Ensuite B2-B-06:

- No noticeable features. Existing WC.

Bed 2 B2-B-07:

- Window looks to be uPVC, historic alteration.
- Beam spanning from existing doorway towards the store.
- Loft hatch along side beam to be made good.
- Lay-in Grid ceiling to right of steel beam to be removed and replaced with plaster finish.
- Existing wall decoration peeling from existing walls. To be replastered and refinished.

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1.	Do not scale off this drawing. Use figured dimensions only	
2.	All dimensions are in millimeters unless otherwise noted	
3.	All dimensions to be checked on site.	
4.	All omissions & discrepancies to be reported to the architect immediately	
5.	Check site conditions prior to commencement of works	
6.	This drawings is to be read in conjunction with other consultants & specialists drawings	

R e v	Description	Date
P0 1	First Issue	07.02.21
P0 2	Planning Comments	07.03.22

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Project
20063 - Beach Road, South Shields
Mandeville Properties
Drawing Title
Internal Key Features - Basement

Scale at A1 1 : 100	Information Issued P01
Project 20063 - EArch - PL - BL - DR - A - 0150 - P02	Stage/ Level/ Originator Volume Locat. Type Role Number Rev