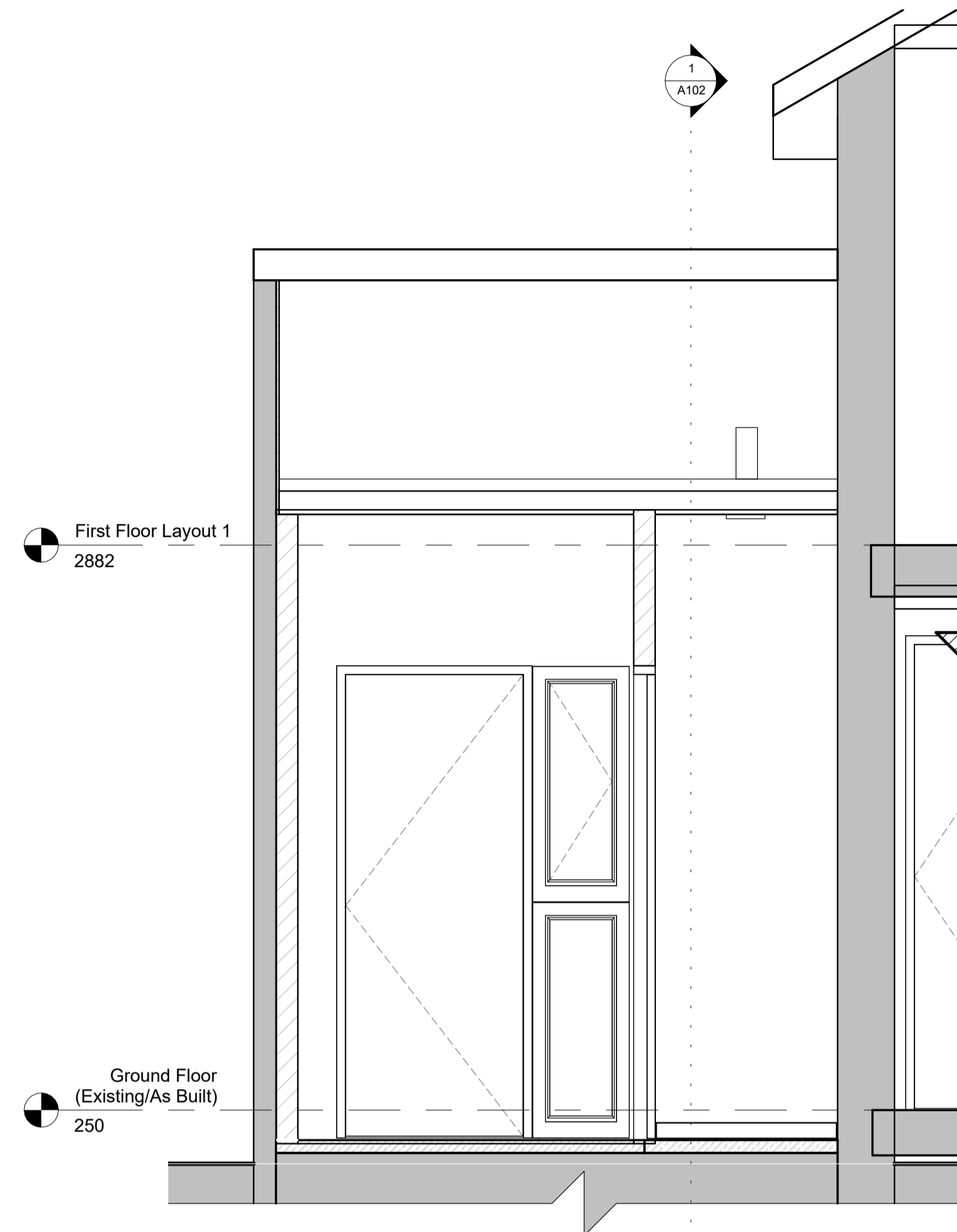


**Section 1.**  
1 : 20



**Section 2.**  
1 : 20

**NOTES:**

- Handrail: New handrail to stairs to be 900 high.
- CDM regulations: the contractor and sub-contractors are required without exception to undertake the works in accordance with all the relevant requirements of the Health and Safety Regulations.
- Party Wall Act: the clients attention is drawn to requirements of the Party Wall Act 1996 and that the neighbours written approval is required before any work is carried out to or near a party wall.
- Roof: to be insulated with 100mm Celotex GA4000 insulation between rafters and 50mm fixed to the underside. Eaves vents to be built in PVC to have the option of a flat ceiling with 100x47 C24 joists at 600centres. Ceilings to be finished with 12.5mm plasterboard.
- External walls: to be constructed of 302mm cavity work consisting of 100mm facing brickwork to match existing 100mm Celotex Ga400 full fill cavity insulation and 100mm Calcon standard and finished internally with 12.5mm plasterboard on dabs. Cavity to be closed around openings with approved insulated cavity closers. Horizontal damp proof course to be built in 150mm min above ground level. Below d.p.c walls to be constructed of two skins of brickwork or approved below ground blocks. Wall ties to comply with BS 1243 1978 placed at intervals not exceeding 650 horizontally, 450 vertically and 300 at or near jambs. New walls to be tied to existing with Furlex or other approved wall tie system.
- Floor: to be constructed of 20mm 1:3 cement sand screed on vapour control layer on 100mm Celotex GA4000 insulation on existing slab.
- Lintels: to be keystone or other approved pressed metal type lintels of size and type to suit opening width, 50mm end bearings. New beams across hall to be to Engineers details and encased in two layers of 12.5mm plasterboard.
- Doors & windows: All windows to be double glazed with a U-Value of 1.4W/m²K (low E glass, argon filled with minimum opening lights of 120° of the floor area and fitted with vents to give 6000cm³/minute ventilation. All glazing to doors and windows adjoining doors to be fitted with double glazed units in toughened safety glass to be BS6206).
- General: Existing heating and electrical layouts to be extended to suit clients requirements, all new radiators to be fitted with thermostatic control valves. 75% of new light provided with mechanical extract ventilator capable of extracting 1.5 litres/sec. All electrical work to be carried out in accordance with BS7671 and documentation provided to show compliance.
- Sanitary fittings: as shown on plan with 32mm dia pVc waste to base and fitted to 100mm dia sub-drain with air admittance valve above spill over level and connected to existing mainline via 100mm dia pVc pipe passes through external wall it is to have a lintel over and matted on both sides with rigid material to prevent the entry of vermin and rats.

**NOTES:**

- All dimensions are in mm unless otherwise stated. Use figure dimensions only - do not scale.
- Any discrepancies are to be reported to the Architect immediately.

R	DESCRIPTION	BY	DATE
EV			

STATUS:  
**PRELIMINARY**

**Verge.des**  
237 High Street  
Colchester  
CB24 8QP  
+47 677 5127 277

CLIENT:  
**Mr. & Mrs Rawlin**

DESIGNER:  
**Andrew Harrison**

SITE:  
**1 Saxon Way, Waterbeach  
Cambridge, CB25 9RL**

TITLE:  
**Proposed Alteration at 1 Saxon Way,  
Waterbeach- Sheet 2 of 2**

SCALE	DATE	DRAWN
1 : 20	30/12/23	AH
PROJECT	DRAWING	REVISION
A23001	A102	