

ALL WORKING DIMENSIONS TO BE CHECKED ON SITE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION. COPYRIGHT RESERVED.

Install bathroom sanitaryware -
 Bath to have 50mm dia waste and waste pipework complete with bottle trap having 75mm deep seal piped to 110mm dia. soil and vent pipe.
 Wash basin to have 50mm dia. waste and waste pipework complete with bottle trap having 75mm deep seal piped to 110mm dia. soil and vent pipe;
 WC to have integral trap and connected to 110mm dia. waste pipe piped to 110mm dia. soil and vent pipe.
 Include for wall mounted extract fan operating at 15 litres per sec.

Roof finish over single storey extension to be Natural Slates over 47 x 25mm tanalised sw battens laid to gauge over Tyvek breather membrane stapled to top of 47 x 25mm tanalised se counter battens fixed through 50mm thick Celotex PIR insulation board into top of 47 x 170mm C24 rafters at 400mm ctrs. Include for ridge beam as specified by structural engineer.

Build in 2 no. 780 x 1200mm conservation style Velux roof windows over new kitchen area complete with double rafters either side of windows and double trimmers to top and bottom of rafters, flashing kits, insulation collar etc.

All new light fittings to have a minimum luminous efficacy of 75 lumens per circuit watt.

Existing boiler is to be replaced with new oil fired boiler. Size and efficiency of new boiler to be specified by competent heating and plumbing engineer.

Soakaway to be repositioned - see block plan.

Construct code 5 lead lined valley between new and extg. single storey roof areas as shown on Typical Section B-B

Form openings in extg. roof and install 2 no. 780 x 1200mm double-glazed conservation style roof windows over new dining area and utility room complete with all trimmers, double rafters, flashings, etc.

Remove extg. window at bottom of stairs and infill. Form new opening above stairs and build in new window as shown.
 Form opening in extg. external wall and build in new bathroom window.
 Install sanitaryware fixtures and fittings to new bathroom as specified by Client.

New internal first floor partition walls to form bathroom and wardrobe to be in 47 x 70mm C16 studwork clad both sides with 12.5mm plasterboard and skim coat plaster finish. Build in sw linings to receive 711 x 1981mm Oregon Cottage doors, architraves and skirting boards.

Build in 1200 x 1050mm sw double glazed bedroom window with flush casements. Frame fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/1200 or similar approved lintel over.
 Window to have a 450 x 750mm minimum clear opening for means of escape in case of emergency.

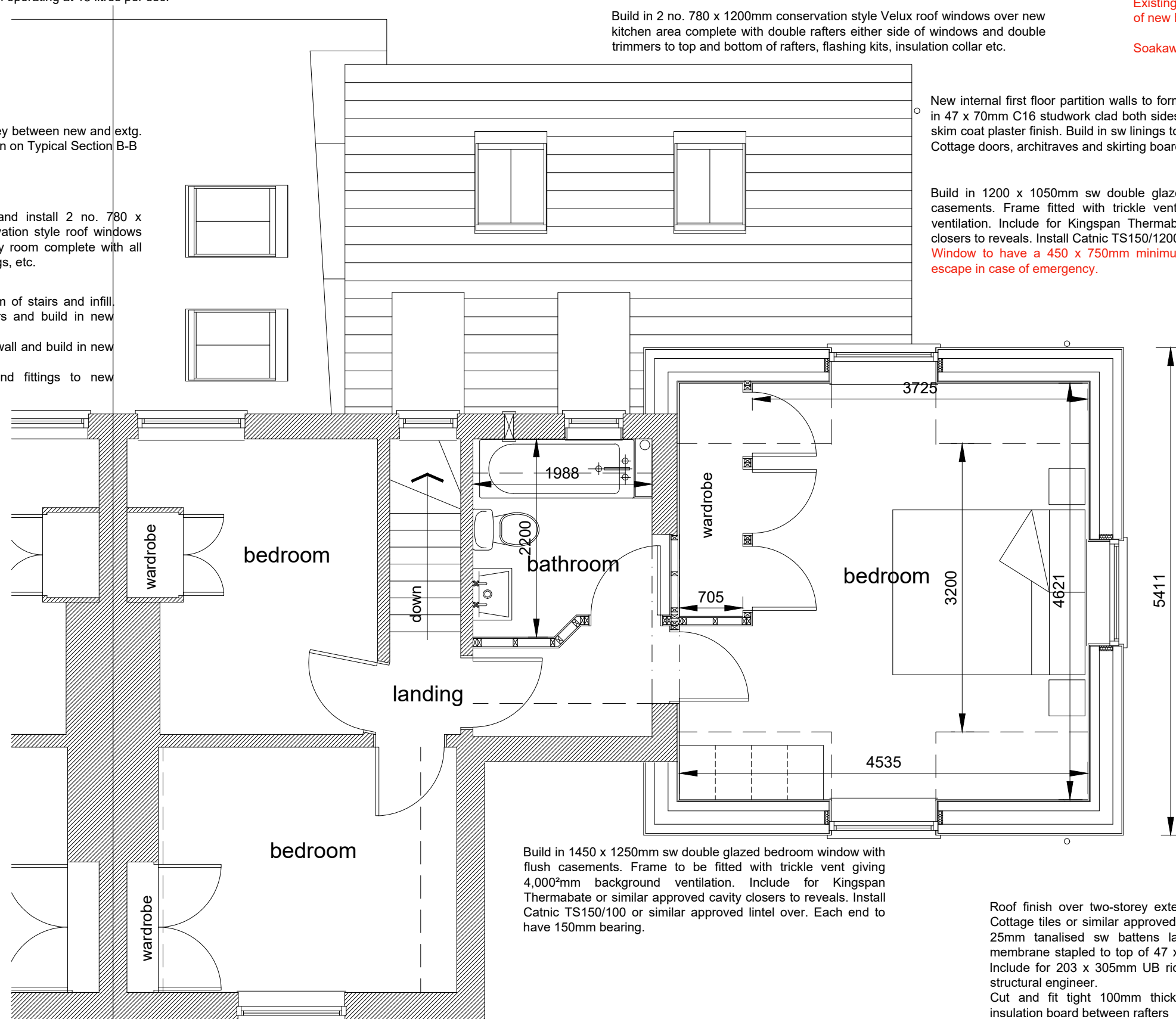
Two-storey extension -
 External wall finish to be smooth render painted white over 100mm Celcon Solar or similar approved outer skin blockwork; 150mm cavity filled with DriTherm 32 or similar approved insulation batts; 100mm Celcon or similar approved blockwork inner skin. Include for stainless steel wall ties at 900mm horizontal ctrs. and 450mm vertical ctrs. with additional ties at 150mm distance either side of window and door reveals.

Internal wall finish to be skim coat plaster applied to 12.5mm plasterboard screw fixed to 47 x 25mm tanalised sw vertical battens fixed through 1200mu gauge polythene vapour control layer stapled to face of studs.

New internal partition walls to be 47 x 100mm C16 studs at 400mm ctrs. Studwork to be clad both sides with 12.5mm plasterboard screw fixed to studwork. Include for 100mm thick sound deadening quilt between studs. Build in sw linings to receive 762 x 1981mm Somerset Oak doors complete with ironmongery including stops, architraves and skirting boards.

Build in 1200 x 1050mm sw double glazed bedroom window with flush casements. Frame to be fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/100 or similar approved lintel over. Each end to have 150mm bearing.

Rev. B - Single-storey roof changed - 10.04.2024
 Rev. A - Bldg. Reg. amendments - 15.02.2024



Build in 1450 x 1250mm sw double glazed bedroom window with flush casements. Frame to be fitted with trickle vent giving 4,000²mm background ventilation. Include for Kingspan Thermabate or similar approved cavity closers to reveals. Install Catnic TS150/100 or similar approved lintel over. Each end to have 150mm bearing.

Roof finish over two-storey extension to be Sandtoft Tempest 44 - Cottage tiles or similar approved tiles to suit 45° roof pitch over 47 x 25mm tanalised sw battens laid to gauge over Tyvek breather membrane stapled to top of 47 x 170mm C24 rafters at 400mm ctrs. Include for 203 x 305mm UB ridge beam - size to be confirmed by structural engineer.
 Cut and fit tight 100mm thick Celotex or similar approved PIR insulation board between rafters
 Sloping ceiling and flat ceiling finish to be skim coat plaster to 12.5mm plasterboard screw fixed to 47 x 25mm tanalised sw battens fixed through polythene vapour control layer and 50mm Celotex into underside of rafters.

Proposed First Floor Layout Plan

PROJECT	
11, Church End, Weston Colville, Cambridge. CB21 5PE	
CLIENT	
Ms. Chloe Coote	
DETAIL	
Proposed first floor layout plan.	
Alan Baker Architectural Services 55, Back Road, Linton, Cambridge. CB21 6JF 01223 893516	
DATE	DRAWN BY
October 2023	Alan Baker
SCALE	CHECKED BY
1 : 50	
DRAWING NO.	REVISION
2023/323 - BR05	B