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.
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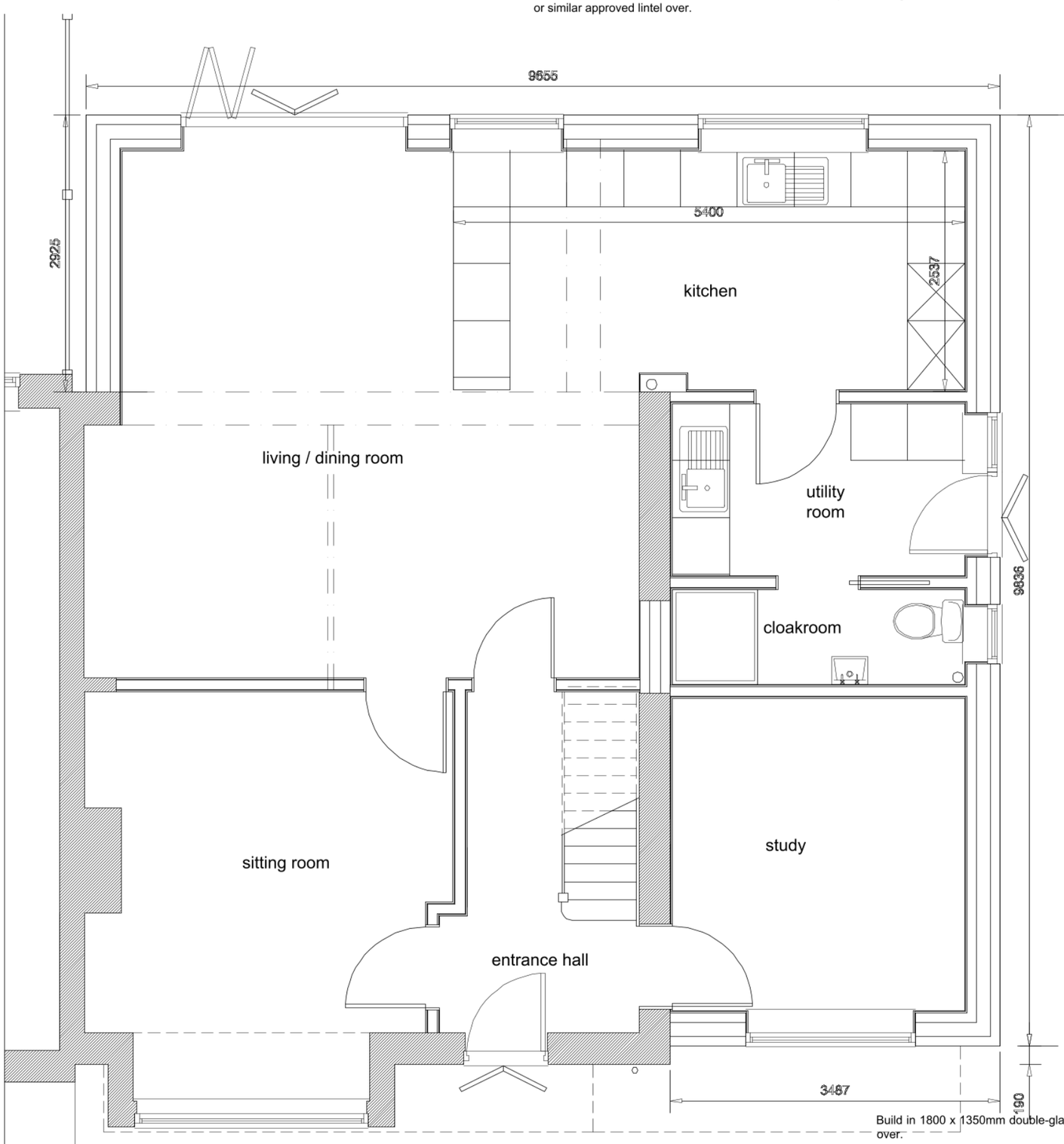
Build in 3000 x 2100mm external brown upvc double-glazed folding door and frame with Catnic or similar approved lintel over.

1 no. 1200 x 1050mm and 1 no. 1800 x 1050mm brown upvc double-glazed windows with Catnic or similar approved lintel over.



Build in 1800 x 1350mm double-glazed brown upvc window with Catnic or similar approved lintel over.

Front wall of extension to be set back 150mm to match neighbours boundary

External wall construction -
Facing brick outer skin laid in Stretcher bond to match existing, 150mm cavity filled with Dri-Therm 32 cavity insulation, 199mm Celcon Solar 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 from door and window reveals.

Each inner and outer skin of new external wall to be tied to extg. building with stainless steel wall ties bolted to face of extg. brickwork.

Cavity to be closed at door and window reveals with insulated cavity closers.

Internal wall finish to be skim coat plaster applied to face of 12.5mm thick plasterboard on adhesive dabs applied to face of blockwork.

Build in 900 x 2100mm external brown upvc double-glazed door and frame and 630 x 1050mm double-glazed brown upvc window with Catnic or similar approved lintel over.

Build in 630 x 1050mm double-glazed brown upvc window with Catnic or similar approved lintel over.

Plumb in sanitaryware to cloakroom as follows -
WC to have 100mm dia waste pipe with integral trap piped to new foul water manhole.
Wash basin to have 32mm dia. waste and waste pipework with bottle trap having 75mm deep seal
Shower tray to be level with floor and fitted with Harmer or similar approved channel waste outlet connected to new foul water manhole.
Include for ceiling mounted mechanical extract fan ducted through external wall. Fan to operate at 15 litres per sec.

Rev. A - Dimensions added - 10.06.2025

PROJECT
Proposed extensions to
16, Swan Gardens,
Fenstanton,
Cambridge.
PE28 9LF

CLIENT
Mr James Wilks

DETAIL
Proposed Ground Floor Layout Plan

Alan Baker
Architectural Services
55, Back Road, Linton,
Cambridge. CB21 4JF

01223 893516

DATE	DRAWN BY
May 2025	Alan Baker
SCALE 1 : 50 @ A3	CHECKED BY
DRAWING NO. 2025/465 -05	REVISION A

PROPOSED GROUND FLOOR LAYOUT