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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Lean-to roof to be finished with concrete plain tiles to match extg.with Code 4 Lead lined inverted dormers to first floor bedroom windows.



Build in 1800 x 1050mm double-glazed brown upvc window with Catnic or similar approved lintel over.

Extended porch roof to be finished with concrete plain tiles to match extg.

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 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. Glazing to be obscure.

Plumb in sanitaryware to cloakroom as follows -
WC to have 100mm dia waste pipe with integral trap piped to new soil and vent pipe,
Wash basin to have 32mm dia. waste and waste pipework with bottle trap having 75mm deep seal piped to new soil and vent pipe,
Shower tray to be fitted with 50mm dia. waste and waste outlet complete with bottle trap having 75mm deep seal piped to new soil and vent pipe,
Include for wall 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 First 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 -06	REVISION A

PROPOSED FIRST FLOOR LAYOUT