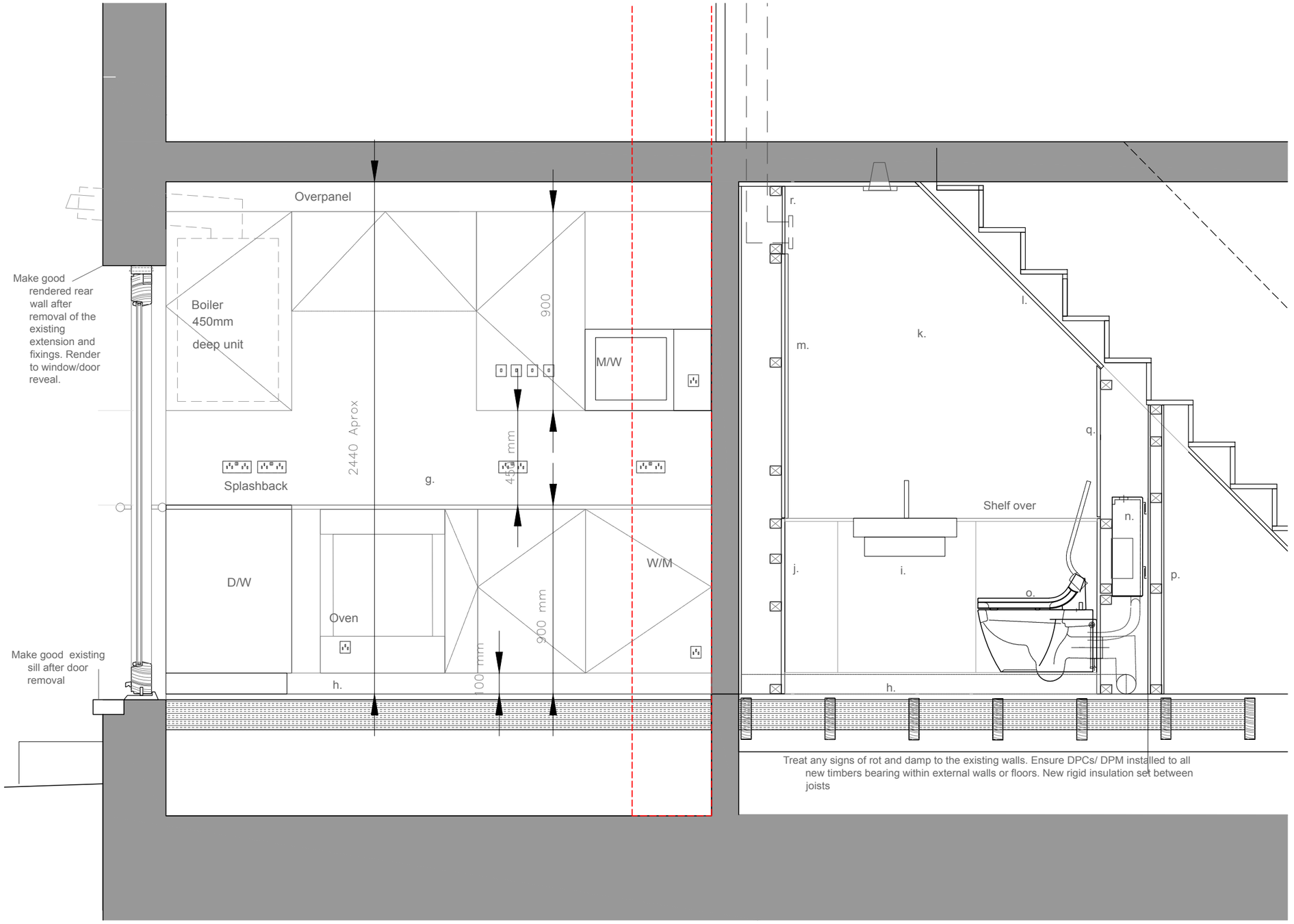

Notes:

a. Kitchen detail design by others - layout indicative for design intent purposes.
b. New lintels raised to existing rafter level as engineers details and specification to create flush ceiling detail. Allowance for leveling making good and plastering.
c. New extract position to be confirmed/agreed with BCO prior to installation.
d. New extract duct (accessible) to run to roof level, extract sized to accommodate rise.
e. New finish class B birch ply with matt fire class O clear low sheen varnish with secret fixings to face of WC. Secret fixings contractor choice i.e split battens or other hangar types.
f. New boiler installed with flue position to be agreed on site with BCO. All pipes / rises to be concealed, chased to the wall behind, to be concealed behind a removable portion of splashback
g. New external grade timber doors and window (European oak) with matt clear external preservative coating. Intergrated timber sill to new window. Door to integrate 90 degree stays to allow this to be held open.
h. New client supply timber or tiled flooring TBC (contractor to install).
i. New 12mm plywood lining internally with matt clear varnish. Low level 100mm boxing (to WP) and plywood skirting to integrate a lacquered waterproof varnish. Treated timber/ply grounds set behind for fixing of sanitaryware. New bathroom door to be overclad with an inner balancing panel to joiners details. Rockwool silent insulation set between studs to the partition.
j. Removable Veneered ply panelling below Dado level, painted MDF removable panels below dado level
k. new plasterboard lining with VCL set behind to walls. Insulation set behind wall lining.
l. Plasterboard ceiling and walls with plaster finish and satin paint finish
m. New full height mirror
n. Concealed cistern + flush to eb supplied by contractor,
o. WC pan to be supplied by client
p. Existing timber panel to the rear of the WC to allow the fixing of the concealed cistern.
q. Removable mdf access panel over.
r. Removable MDF panel to access extract.
s. Recessed flush
t. Trimless Stainless steel plasterbeads between all plastered surfaces and access panels and plywood panels.

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Note: to be read in conjuntion with Structural Engineers Information, specification and drawings

All setting out dimensions to be checked on site by contractor, kitchen installer and bathroom fitter prior to fabrication and any discrepancies to be noted ASAP. Windows, steelwork, to be site sized.

All electrical and plumbing services coordination to be carried out between kitchen designer and contractor to ensure services are positioned to accommodate the proposed kitchen layout

Michael Collins Architect LLP
12 Purwell Lane
Hitchin, SG4 0NE
07866479770
michaelcollinsarchitect@gmail.com

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New Extension /Reconfiguration

31 Glebe Rd Letchworth

Job No.		Scale	DWG No.
035	Kitchen elevation as Proposed	1: 20 @: A3	041
REVISION: A	Stage 3		