

EXTERNAL FINISHES KEY

PROPOSED FINISHES P#01

- P01A - BLACK METAL CORRUGATED PROFILE FINISH (TO EXTERNAL WALLS), CLADCO OR SIMILAR
- P01B - FLAT BLACK METAL SHEET FINISH TO GABLE END & FLASHINGS
- P02 - BLACK METAL CORRUGATED PROFILE FINISH (TO ROOF), CLADCO OR SIMILAR
- P03 - NEW ALUCLAD OR TIMBER SASH WINDOWS TBC
- P04 - ORIGINAL SLATE ROOF/ RIDGE TILES TO BE REINSTATED
- P05 - NEW ALUCLAD OR TIMBER DOORS IN CLEAR FINISH, TYPE/ COLOUR TBC
- P06 - NEW FASCIAS. SOFFITS & GUTTERING, IN BLACK COLOUR
- P07 - NEW ALUCLAD OR TIMBER DOORS, TBC
- P08 - NEW FIXED GLAZED WINDOWS, ALUCLAD OR TIMBER TBC
- P09 - NEW SKYLIGHT
- P10 - NEW STONE WALLING TO MATCH EXISTING
- P11 - NEW GREENHOUSE GLAZING
- P12 - NEW OPEN PORCH WITH VICTORIAN STYLE PILASTER + WHITE GRP CANOPY MOULDING
- P13 - NEW GLAZED LANTERN TO ORANGERY
- P14 - NEW OAK POSTS TO ORANGERY
- P15 - NEW ROOFLIGHTS TO EXISTING HOUSE

EXISTING FINISHES E#01

- E01 - EXISTING STONE WALL FINISH
- E02 - EXISTING WHITE UPVC WINDOWS
- E03 - EXISTING SLATE ROOF TILES
- E04 - EXISTING WHITE UPVC/ COMPOSITE DOOR
- E05 - EXISTING WHITE RENDER
- E06 - EXISTING WHITE FASCIA, SOFFIT & GUTTERING

NOTE:

DRAWING TO BE READ IN CONJUNCTION WITH ELEVATIONS. ANY SITE MEASUREMENT DISCREPANCIES TO BE REPORTED TO THE DESIGNER. LEVELS AND VEGETATION ARE INDICATIVE ONLY AND ARE TO BE CHECKED ON SITE. BUILDING REGULATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO LAISE WITH STRUCTURAL ENGINEER FOR ANY STRUCTURAL CALCULATIONS/ DRAWINGS. WATER SUPPLIER TO BE NOTIFIED WHERE BUILDING OVER OR NEAR EXISTING DRAIN/ SEWER. THESE DRAWINGS ARE FOR PLANNING/ DESIGN INTENT ONLY.

NOTES:

- THIS DRAWING MUST **NOT** BE SCALED.
- FOLLOWING COMMENCEMENT OF WORK ON SITE, ISSUED DRAWINGS AND DETAILS MAY BE SUBJECT TO CHANGE DUE TO SITE CONDITIONS OR CONTRACTOR DESIGN MODIFICATIONS.
- ALL WORKS HAVE BEEN INSTRUCTED TO BE CARRIED OUT TO THE SATISFACTION OF LOCAL AND STATUTORY AUTHORITIES, IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.
- ALL DIMENSIONS ARE TO BE VERIFIED WITH THE CONTRACTOR ON SITE PRIOR TO MANUFACTURE OR INSTALLATION.
- JONATHAN BRAKE DESIGN MUST BE INFORMED OF ANY AMENDMENTS TO THE DESIGN ON SITE.
- IN THE EVENT OF ANY CONFLICTING INFORMATION, JONATHAN BRAKE DESIGN ARE TO BE INFORMED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK IS CARRIED OUT TO MEET ALL LOCAL AUTHORITY REGULATIONS AND CURRENT HEALTH AND SAFETY REQUIREMENTS

KEY

RWP - RAIN WATER PIPE

SP - SOIL PIPE

IC - INSPECTION CHAMBER

RAD - RADIATOR

FB - FUSEBOARD

NEW EXTERNAL WALLS

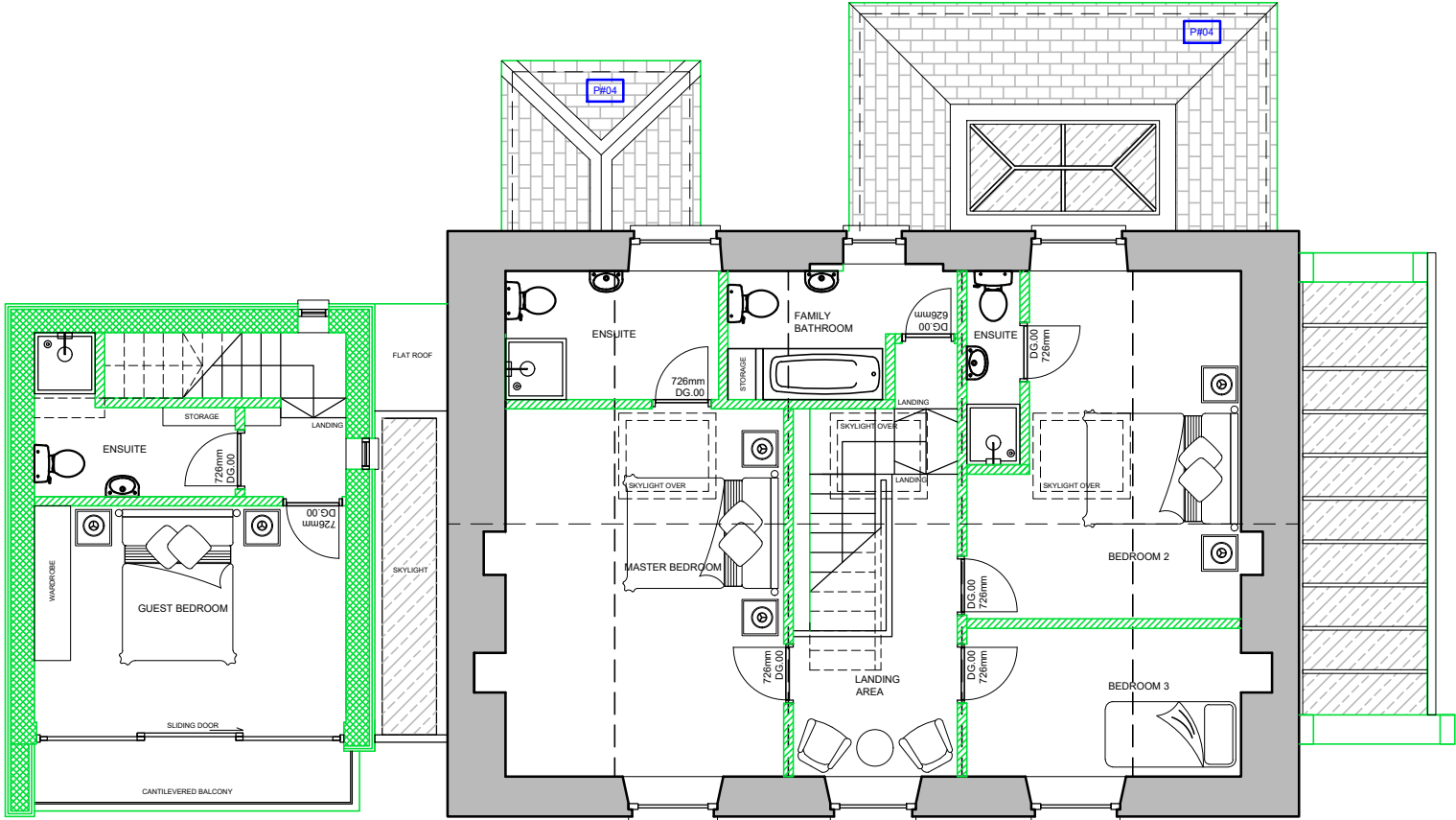
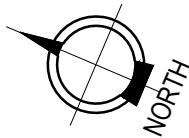
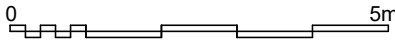
NEW INTERNAL WALLS

EXISTING STRUCTURE

NO.	DATE	ISSUE	BY
A	19.07.2021	GENERAL UPDATES PER CLIENT COMMENTS	JB
B	02.11.2021	ISSUE FOR PLANNING	JB
C	16.11.2021	ROOFS ADDED TO PLAN	JB
D	10.01.2022	UPDATE TO WALLED GARDEN	JB

PLANNING

PROPOSED FIRST FLOOR PART PLAN SCALE 1:100



PROJECT:
JONATHAN TOMALIN-REEVES
YNYS FARM
YNYS Y GWAS
CWMAVON
SA12 9AA

PROJECT NO.: JBD009_21 DATE: 02/06/2021

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

SCALE: AS SHOWN @ A3 DRAWN BY: JB

SHEET NO.:

A2_03D



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