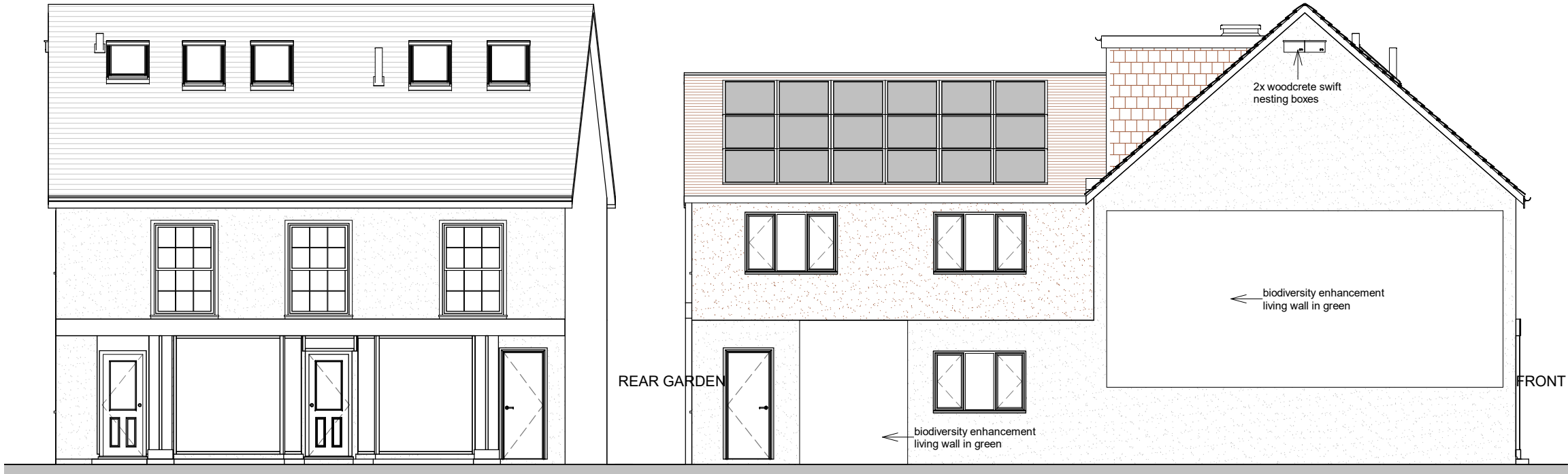
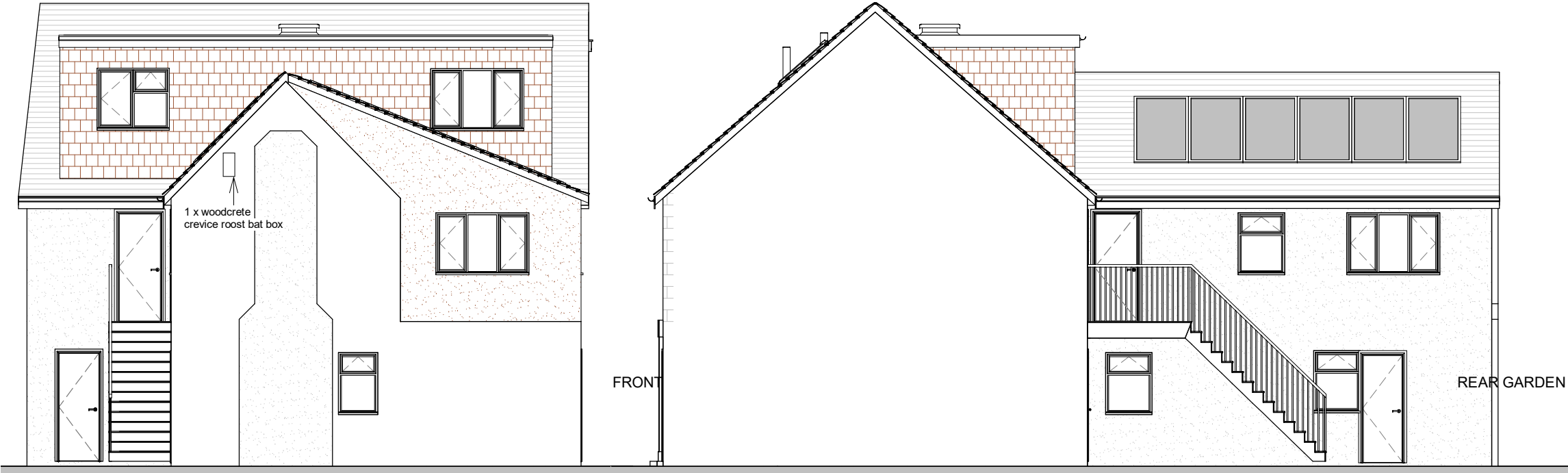




BC-PROPOSED FRONT ELEVATION
1 : 100

BC-PROPOSED NORTH SIDE ELEVATION
1 : 100



BC-PROPOSED REAR ELEVATION
1 : 100

BC-PROPOSED SOUTH SIDE ELEVATION
1 : 100

DAMP PROOF COURSES
Horizontal Damp Proof Course:
Flush up brick work or concrete block work with sand / cement mortar to a full even bed and lay 'Hyload' damp proof course, to match wall width, a minimum 150mm above finished ground level, in a continuous strip with 150mm laps, and full laps at corners.
All new works are to be covered up during frost periods.

FLOOR CONSTRUCTION
Floor finish on 75mm wire reinforced sand / cement screed, on 130mm 'Celotex' or similar PIR insulation, on 500 grade 'Visqueen', on 150mm concrete oversite, on 1200 grade 'Visqueen' DPM, on 50mm sand blinding, on 150mm hardcore.

25mm 'Celotex' floor insulation to be turned up walls around external edges to finish at floor level. New floor finish to be agreed with client to establish new levels for floor construction (U value 0.18W/m²K).

(Or use insulated suspended timber floor)

PLUMBING SPECIFICATION
All new drainage and sanitary pipework, including layout, materials, bedding/surround etc, must be discussed and approved on site by a Building Control Surveyor prior to installation. Perform air and running tests on completion of work. Install hot and cold water supplies for connection to fittings and appliances, positioning to be agreed with Client.
Fit new and existing appliances. Positioning to be agreed with Client.

Fit sink, washing machine and dishwasher with 38 diameter PVC waste pipes, with 75mm deep back inlet gully to suit ground finish.

Install 100mm diameter underground quality PVC pipe, to form under floor ventilation duct between existing and new air bricks

MASONRY
Brickwork / block work, straightness on plan
There should be a 10mm maximum deviation in any length of wall up to 5m.
The thickness of an individual bed joint should not vary from the average of any eight successive joints by more than 5mm.
There should be a maximum deviation of 20mm in overall height of a wall.
There should be no sharp differences of more than 4mm in any 300mm flatness of wall; maximum deviation +/- 5mm from 2m straight edge with equal offsets, horizontally and vertically with regards to all wall and ceiling surfaces.

SKIRTING:
It is possible that there will be joints in skirting's in long walls. It is anticipated that there will be some initial shrinkage of the skirting after occupation of the building.

FINISHES AND FITTED FURNITURE
Fitted furniture with doors and drawers should be aligned vertically, horizontally and in plan.
Adjacent doors and / or drawers with any gaps between them should be consistent.

PAINTED AND VARNISHED SURFACES
All surfaces should be smooth; nail holes, cracks and splits should not be seen. Colour, texture and finish should be consistent and any joints are to be filled where necessary.

CLIENT

PROJECT

63, Heol Cae Gurwen, Gwaun Cae Gurwen,
Ammanford, Neath Port Talbot SA18 1HG

DRAWING TITLE

PROPOSED ELEVATIONS

DRAWING NO.

BC-09

REV.

R-2

DATE

25-01-24

DRAWN SCALE

FU

1 : 100@A3

0m

2m

4m

6m

8m

10m

Meters @ 1:100 @ A3

REV DATE NOTES

THESE DRAWINGS WILL BE RECONCILED WITH UPPAL DESIGN QUOTATION. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. FIGURED DIMENSIONS FOR PLANNING AND BUILDING CONTROL APPROVALS ONLY. DIMENSIONS SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF ORDERING MATERIALS OR PLACING SUB-CONTRACT ORDERS, OR THE PLACEMENT OF ORDERS WITH THIRD PARTIES. THIRD PARTY SUPPLIERS TO TAKE THEIR OWN SITE MEASUREMENTS. INTERNAL LAYOUTS ARE TO BE FINALIZED WITH PROJECT MANAGER ON SITE. THE PROJECT MANAGER WILL MAKE HIS OWN INITIAL ASSESSMENT OF DRAWINGS AND WILL NEED TO CONTACT US FOR ANY AMENDMENTS OR ALTERATIONS TO DRAWINGS IF REQUIRED AFTER HIS OWN ON-SITE INVESTIGATION PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. DESIGN TEAM ACCEPT NO LIABILITY WHATSOEVER IF ANY ISSUES IN PROPOSED DESIGN NOT RAISED BY THE PROJECT MANAGER BEFORE COMMENCEMENT OF BUILDING WORKS. THE PROJECT MANAGER TO ORDER ALL STEEL WORKS AFTER SEEKING THE APPROVAL OF BUILDING CONTROL OFFICER. IN THE EVENT THAT A CONTRACTOR OTHER THAN UPPAL DESIGN IS APPOINTED TO EXECUTE THE WORKS, UPPAL DESIGN ACCEPT NO LIABILITY WHATSOEVER FOR THE SPECIFICATION, CALCULATION OR OTHER STRUCTURAL OR NON-STRUCTURAL INFORMATION AS IT SO EXISTS PERTAINING TO THE PROPOSED WORKS CONTAIN HEREWITH.



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