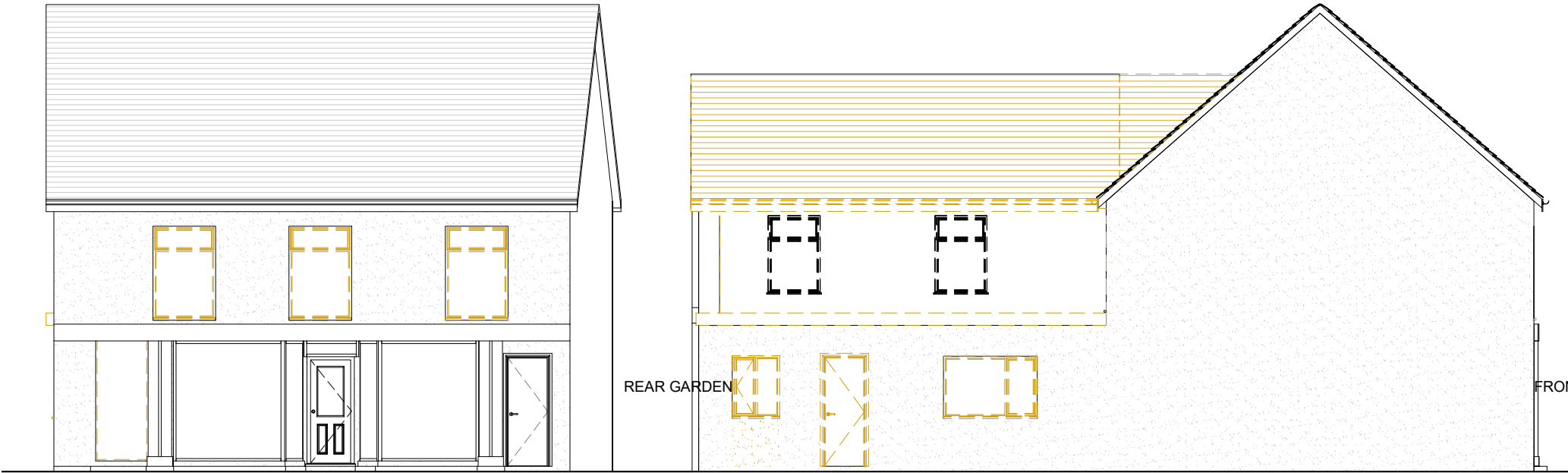
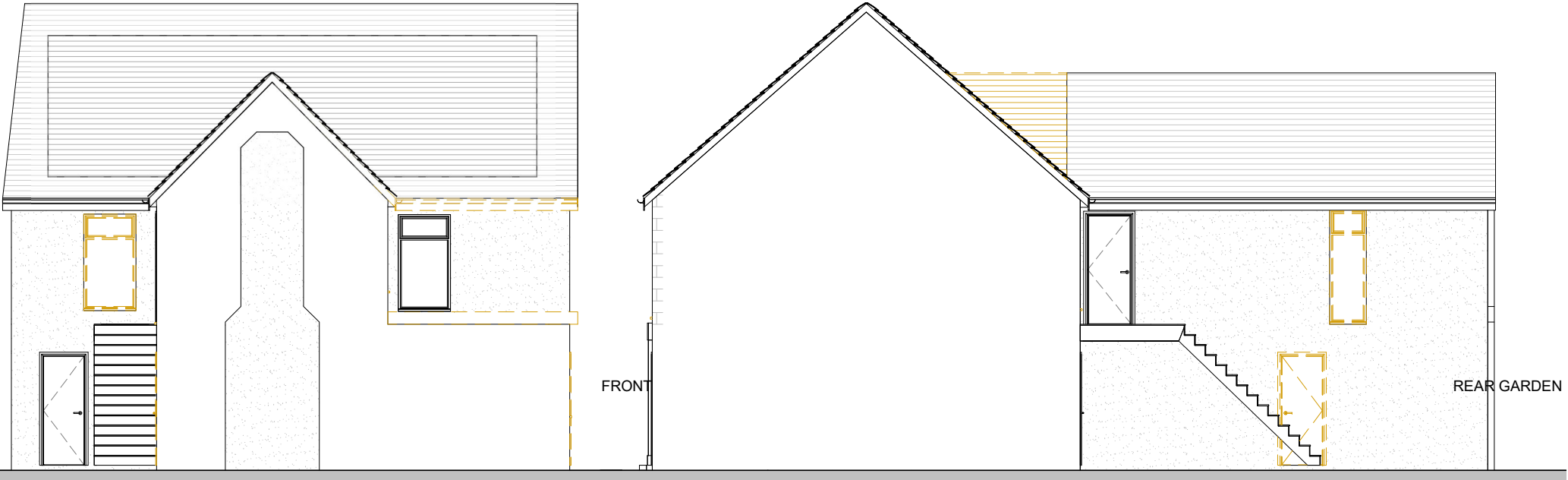




BC-EXISTING FRONT ELEVATION
1 : 100

BC-EXISTING NORTH SIDE ELEVATION
1 : 100



BC-EXISTING REAR ELEVATION
1 : 100

BC-EXISTING SOUTH SIDE ELEVATION
1 : 100

TILING SPECIFICATION
Install wall tiles with waterproof adhesive and grout. Type of tile to be agreed with Client

WINDOWS AND DOORS
Install windows and doors, Manufacturers details to comply with regulation L1B and Part N.1 1.1-1.6 (protection against impact).

VENTILATION SPECIFICATION
All mechanical ventilators are to be fitted with a 20 minute overrun after the light switch has been turned off and with a 10mm air gap to bottom of doors.
All habitable room windows are to provide ventilation equivalent to 1/20th of the floor area.
All Habitable Room Windows: Install night vent to give 8000mm square ventilation.

Kitchen window: Install night vent give 8000mm square ventilation.

Install double glazed windows and doors, with toughened safety glass to BS 6206 1981 when fitted below 800mm, measured above floor level and within 300mm of a door and to a height of 1500mm.

ROOF STRUCTURE
New Roof: Install 47 x 200mm softwood roof joists at 400mm centres, C24 grade.
Install Code 4 lead flashing dressed down over new roof a minimum of 125mm.

LATERAL AND VERTICAL RESTRAINT
1200x30x5mm mild steel galvanized restraining straps fixed to wall plate and rafters at 1800mm ctrs up to first floor level and at a max of 1200mm ctrs above first floor level screwed and plugged to blockwork,
1200x30x5mm M.S galvanized restraining straps for lateral restraint fixed across three ceiling/floor joists turned down and built in to wall, all the conform with B,S,C,P 112.
Lateral restraint to be fixed to each flank wall to comprise 38x5mm galvanized bat straps 3xM12 fixed to blockwork and extended over 3 joists with solid timber noggins above the strap; two strap to each wall

FOUNDATION
Sub-structure to be in 2 leafs of Engineering bricks upto DPC level. Block work below ground to be 7.0N /mm².
Install 'Furfix' profiles at junction of new and existing walls. Underside of foundation to obtain a minimum bearing pressure of 100 KN/m² to the satisfaction of the Local Authority Building Control Officer and the Structural Engineer.
The foundation concrete must be increased to a minimum of 300mm below the invert of the pipe and 300mm surround to the pipe. the pipe must be sleeved with a minimum of 50mm clearance to any face of the pipe work by either low density polystyrene or UPVC sleeve.

FOUNDATION LINTELS
Install 2no. Naylor Ground R6 lintels 100x145mm with minimum bearing of 150mm either side at foundation level where existing and new drainage pipes pass below new foundation work.
Install 50mm polystyrene between lintel and pipe casing

CONCRETE
All materials and workmanship to be in accordance with BS 8110 Part 1& 2- The Structural Use of Concrete.

Concrete quality to be 35N /mm² at 28 days unless noted otherwise. Max nominal aggregate to be 20mm.
Above Ground:
Minimum cement content 300kg / m³. Maximum free water cement ratio 0:6.
Below Ground:
Minimum cement content 330kg / m³. Maximum free water cement ratio 0:5.
Cement:
Minimum cement content 330kg / m³. Maximum free water cement ratio 0:5.

REV	DATE	NOTES

CLIENT

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 ONSITE 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.

PROJECT

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

DRAWING NO.

BC-03

REV.

R-2

DATE

25-01-24

DRAWN

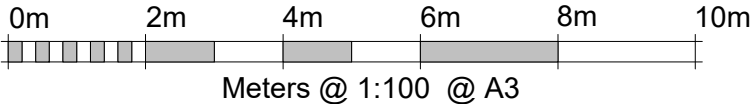
FU

SCALE

1 : 100@A3

DRAWING TITLE

EXISTING ELEVATIONS



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