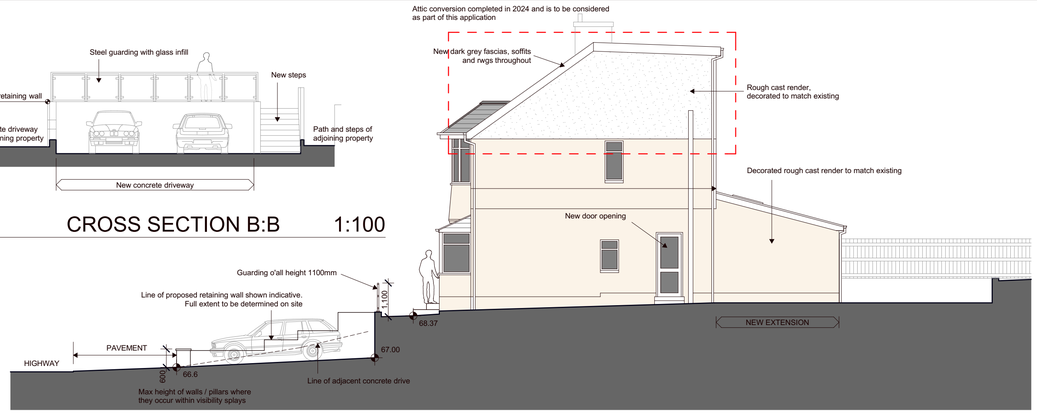
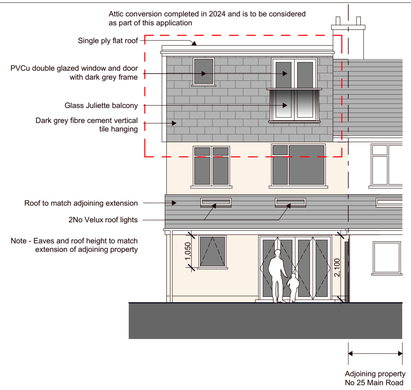
SOUTH WEST ELEVATION 1:100

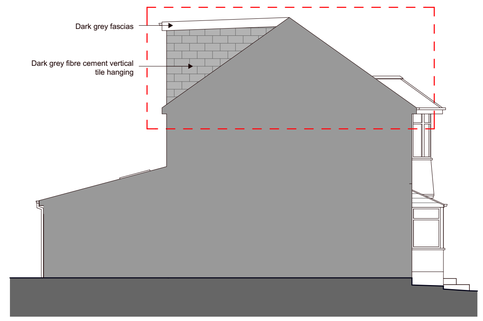
CROSS SECTION B:B 1:100



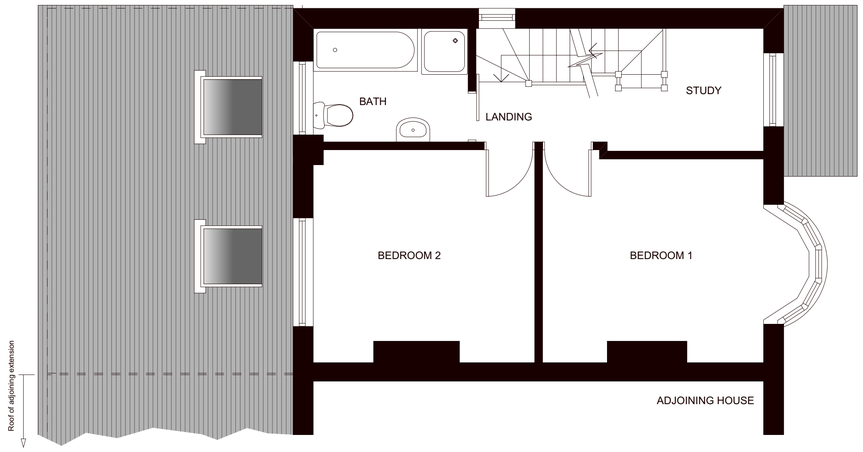
SOUTH EAST ELEVATION and SECTION A:A 1:100



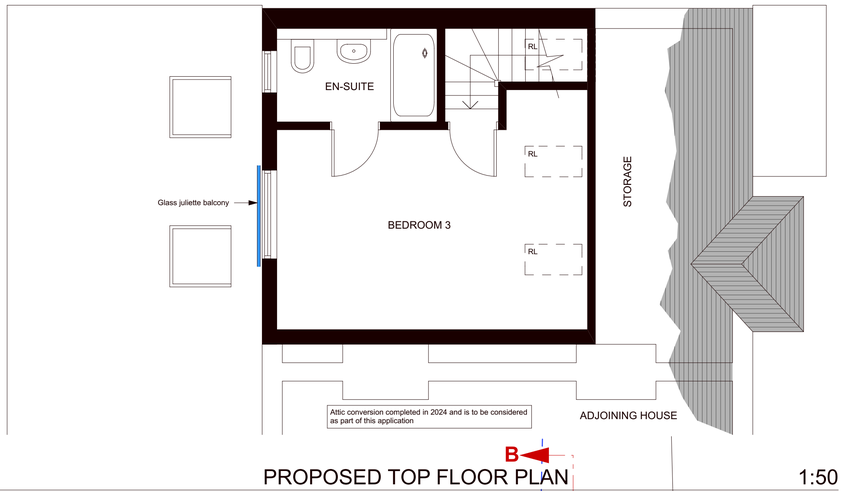
NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



PROPOSED FIRST FLOOR PLAN 1:50



PROPOSED TOP FLOOR PLAN 1:50

NOTES

GENERAL
- All work is to be carried out in accordance with all current regulations & legislation and to the approval of LA Building Control Officer (BCO).
- All materials, systems etc must be installed in strict accordance with Manufacturers instructions / details

FOUNDATIONS
- Refer to engineers details

BELOW GROUND DRAINAGE
- To the approval of the Local Authority

ABOVE GROUND DRAINAGE
- To fully comply with current Building Regulations Approved Document H and all other relevant legislation and bye-laws

GROUND FLOOR
- Refer to details for typical floor construction.
- DPM to be lapped and sealed to DPC
- U value 0.15w/m2k (compliant with ADL1, November 22)
- Refer to U value calculations

EXTERNAL WALLS
- Refer to details for wall construction
- DPC to be installed at ground level, generally 150mm above external FFL. DPC to be lapped and sealed to DPM.
- Cavities and ties to be kept clear of mortar and other debris.
- Stainless steel wall ties as Ancon Staifix RT2, Type 2 (length 275mm) or equal to be installed at a density of no less 2.5 ties / m2. Generally 900mm horizontal centres and 450mm vertical centres. Ties to be positioned within 225mm of openings and installed at every block coarse (225mm).
- Insulation retaining clips to be used where partial fill cavity insulation is installed.
- Pre-insulated lintels as IG Hi-Therm+ or similar to be used above all external openings. Trayed DPCs to be fitted above lintels.
- Insulated cavity closers as Thermabate or similar to be used at all jambs and cills of external openings. Closer to suit cavity width.
- U value 0.18w/m2k (compliant with ADL1, November 22)
- Refer to U value calculations

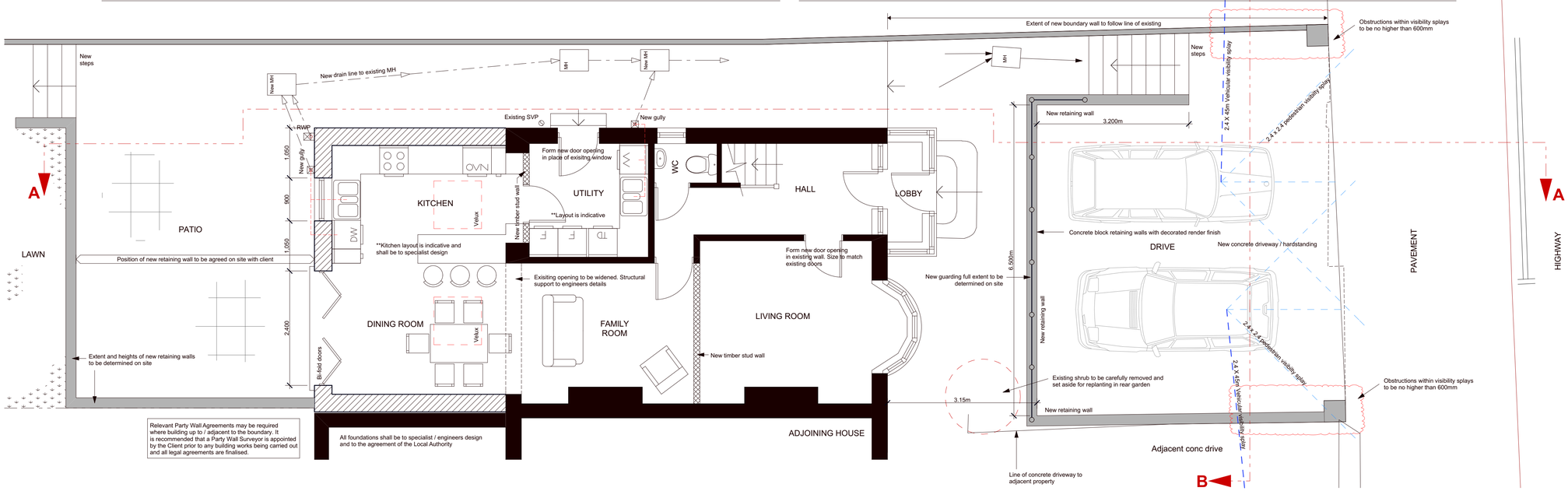
ROOF
- Joist size to be confirmed, sized to suit clear spans. Minimum depth 200mm
- Lateral and vertical restraint to be installed in accordance with Approved Document A, Diagram 16.
- 100 x 50mm Wall plates bedded on mortar and fixed down. Vertical restraint straps to be installed in accordance with Approved Document A, Diagram 16.
- U Value 0.13w/m2k (compliant with ADL1, November 22)
- Refer to U value calculations for build-up

FASCIAS & SOFFITS
- Dark grey PVCu to match existing

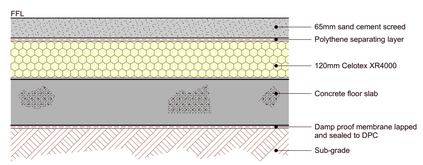
WINDOWS (NEW & REPLACEMENT)
- Dark grey uPVC double glazed windows to match existing
- U Value 1.4w/m2k

BI-FOLD & FRENCH DOORS
- Type to be agreed with client
- U Value 1.4w/m2k

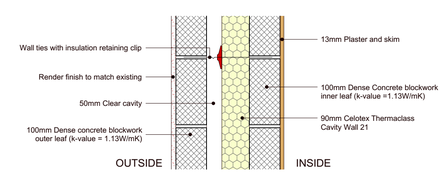
MECHANICAL AND ELECTRICAL
- All work is to be undertaken by suitably qualified professionals and designed and installed in strict accordance with current regulations and legislation.
- Existing heating, water and electrical installation to be extended into new extension
- Electrical installation requirements, layout etc to be agreed with client



PROPOSED GROUND FLOOR PLAN 1:50



GROUND FLOOR
1:10



EXTERNAL WALL
1:10

1:50
0 1 2 3 4 5

DO NOT SCALE THIS DRAWING

IMPORTANT NOTE
Due to irregularities and variations in wall thicknesses, ceiling heights and floor levels etc, please allow for tolerances in the drawings.
Drawings may not be 100% accurate.
Dimensions should be checked and verified on site prior to any work commencing.

Project	Project No	Drawing No	Revision
23 Main Road, Bryncoch Mr R Cridland	2501	101	A
Drawing Description	**Drawn By**	**Scale**	**Date**
PROPOSED PLANS, ELEVATIONS AND DETAILS		1:100, 1:50, 1:10 @ A1	May 25