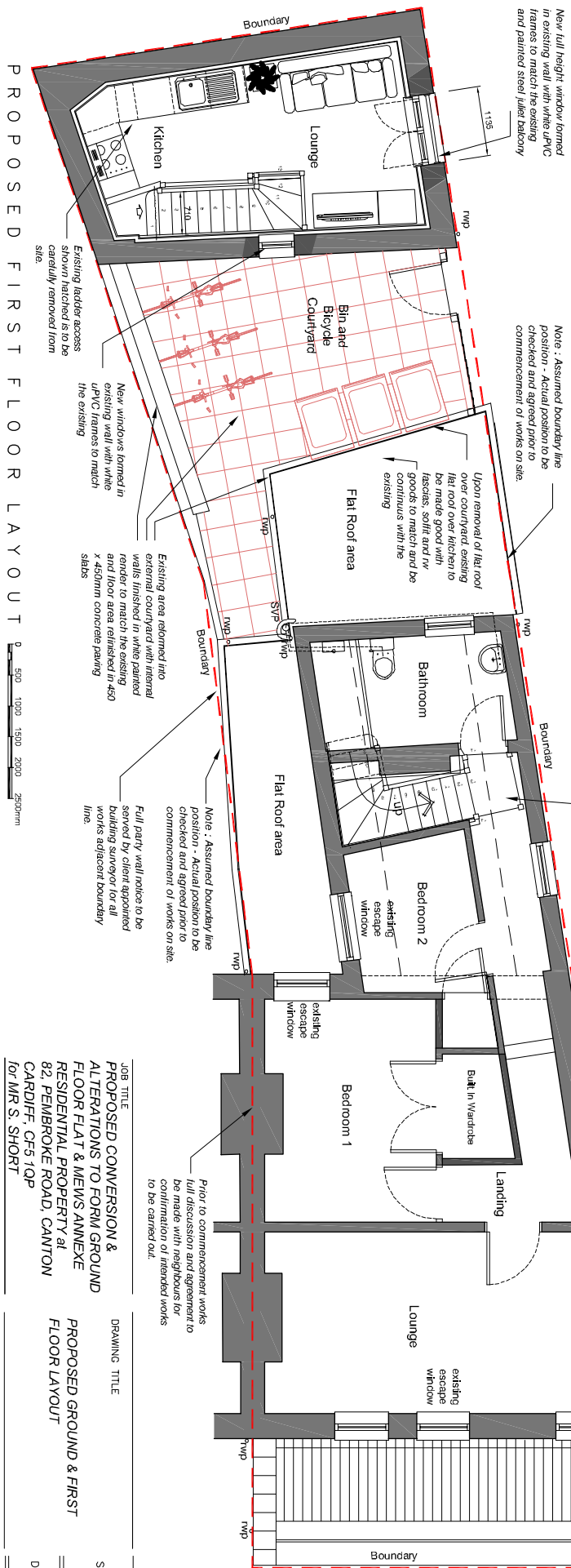


PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



Work to figured dimensions only

The Contractor is to check all dimensions onsite and any discrepancies or queries should be referred to the Client.

This drawing has been prepared for Planning Purposes only. All Planning Permissions are to be discharged in accordance with Planning requirements.

Drainage details are indicative and a full survey and drainage scheme by the Client's appointed specialist. Design to be approved by building control and Welsh water prior to installation.

Contractor must ensure a full building control application is submitted prior to commencement of any works on site.

PROPOSED FINISHES LEGEND

Roof Finish - Slate Roof Finish with angular concrete ridge tiles to match existing to pitched roof repairs
 Existing ground floor Flat Roof repairs and alterations to be in asphalt roof
 Finish to match the existing. All with Code 4 Lead Flashing fitted to connection with existing new roof alterations and to all new roof penetrations
 Renewed External Walls generally to be repaired where damaged and where external fixings have been removed and all finished to match the existing white painted rendered walls
 New front elevation walls replacing the shopfront is to be in white painted rendered finish with facing brickwork head, quoins and pc cills to match the first floor existing window surrounds fascia and soffits - black UPVC to match existing colour
 Windows - White UPVC framed units
 Sitters, Downpipes and Soil Pipes- Black UPVC with matching fixings
 New doors to be painted composite panel units in painted sw frames.

Note: - These drawings have been prepared for Planning purposes only. Full building control approval to be obtained by the contractor prior to commencement of works on site. All dimensions indicated have been taken using a traditional tape and a full survey to be carried out and all dimensions to be checked on site prior to any fabrication of materials. Current standard u-values to be achieved to walls and roof strictly in compliance with latest building control requirements and approved document.

JOB TITLE
 PROPOSED CONVERSION & ALTERATIONS TO FORM GROUND FLOOR FLAT & MEWS ANNEXE RESIDENTIAL PROPERTY at 82, PEMBROKE ROAD, CANTON CARDIFF, CF5 7QP
for MR S. SHORT

DRAWING TITLE
 PROPOSED GROUND & FIRST FLOOR LAYOUT

SCALE 1:50 @ A2 DATE AUG 18
 DRAWING NO. **SS2 06**