

- DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS IN MILLIMETERS UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

Foundations and Sub-structure
 Foundations to be grade C24 ready-mixed concrete to reach a minimum strength of 28N/MM² s.q. at 28 days.
 Foundations to be built off solid original ground and to comply with Approved Document A1/2.
 Type A concrete blockwork used below ground level and cavity backfilled with lean mix concrete up to external ground / path level.

Ground Floor Construction
 Solid floors to consist of 75mm 'chicken wire' reinforced sand cement screed on vapour control barrier on 100mm insulation on 150mm thick Grade C24 concrete floor slab on 120 gauge visqueen D.P.M. on 150mm well compacted sand bladed hardcore to achieve minimum U Value of 0.25W/m²s.q.k.

External Wall Construction
 External walls to consist of either 12mm waterproof render on 100mm Class A blockwork or 102mm facing brickwork with 100mm cavity partially filled with 'Celofix' CW2040 (40mm) with inner skin of 100mm dense Class A concrete blockwork with 12.5mm plasterboard internally to achieve a minimum U Value of 0.35 W/m²s.q.k.
 Wall ties to be stainless steel 25mm double triangular pattern at 750mm horizontal centres and 450mm vertical centres and staggered with 100 every 225mm at corners and reveals.
 Where cavities close at window and door reveals 100mm insulation Plus Cavity Closure System to be installed as manufacturers instructions.
 'Hyloak' 100mm horizontal D.P.C. to be incorporated a minimum of 150mm above external ground / path level and to lap with D.P.M. 150mm vertical D.P.C. wherever cavity closes and below all window sills and door thresholds.
 12.5mm sheet Sopalux cavity barrier to close tops of cavity walls including eaves and gable walls.
 Linets unless otherwise indicated to be I.G. type LVS100 with D.P.C. tray over as per manufacturers instructions and to have a minimum end bearing of 150mm.

Internal Walls
 Ground floor walls to be 100mm dense concrete blockwork in 1:10 cement/Lime/Sand mortar bonded to external wall inner skin.
 Linets unless otherwise indicated to be I.G. type Box 100 with 150mm end bearing.

First Floor Construction
 200x50 First floor joist at 450mm centres to be Grade C24 timber with 25x50mm herringbone strutting at mid-span with 19mm plywood floorboarding to top and 12.5mm plasterboard and skim to underside.
 Joist strapped to all walls on all elevations with 30x5MM 'Cathic' steel anchoring straps at 2m maximum centres to comply with approved document A1 / 2 of Building Regulations 1995.

Roof Construction
 Pitched roof to match existing (if possible) with synthetic slates on 50x25mm softwood treated battens on 50x50mm treated counter battens on 'Tyvek' Supre Plus breather membrane on Grade S.C.2 grade softwood rafters with Grade C24 ceiling joist or roof trusses to BS5268 part 3: 1985.
 Wall plates to be 100x50mm treated softwood bedded on sand / cement mortar and secured to external walls with 1200mm long x 30x50mm galvanized steel vertical restraint straps at 2m maximum centres.
 Roof insulation to be 150mm 'Crown Wall' insulation laid between ceiling joists to butt up against cavity wall insulation without a gap with a second layer of 100mm 'Crown Wall' insulation laid over joists, tucked tightly up against breather membrane to underside of roof covering. Construction to achieve minimum U Value of 0.18 W/m²s.q.k.
 Ceiling of 12.5mm plasterboard and skim with 'Tyvek Vapour Control Layer VCL SD2' as vapour barrier over / above.

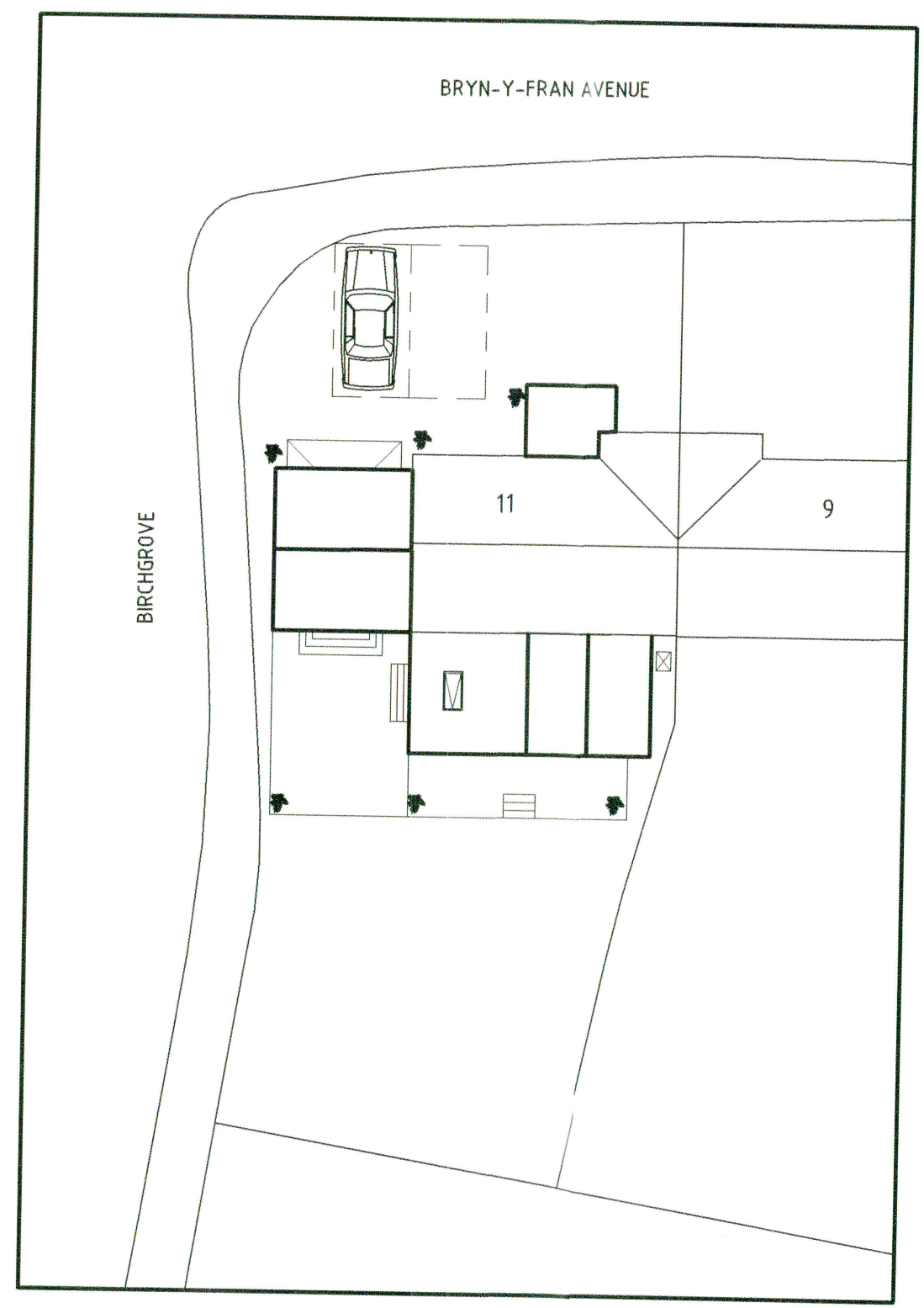
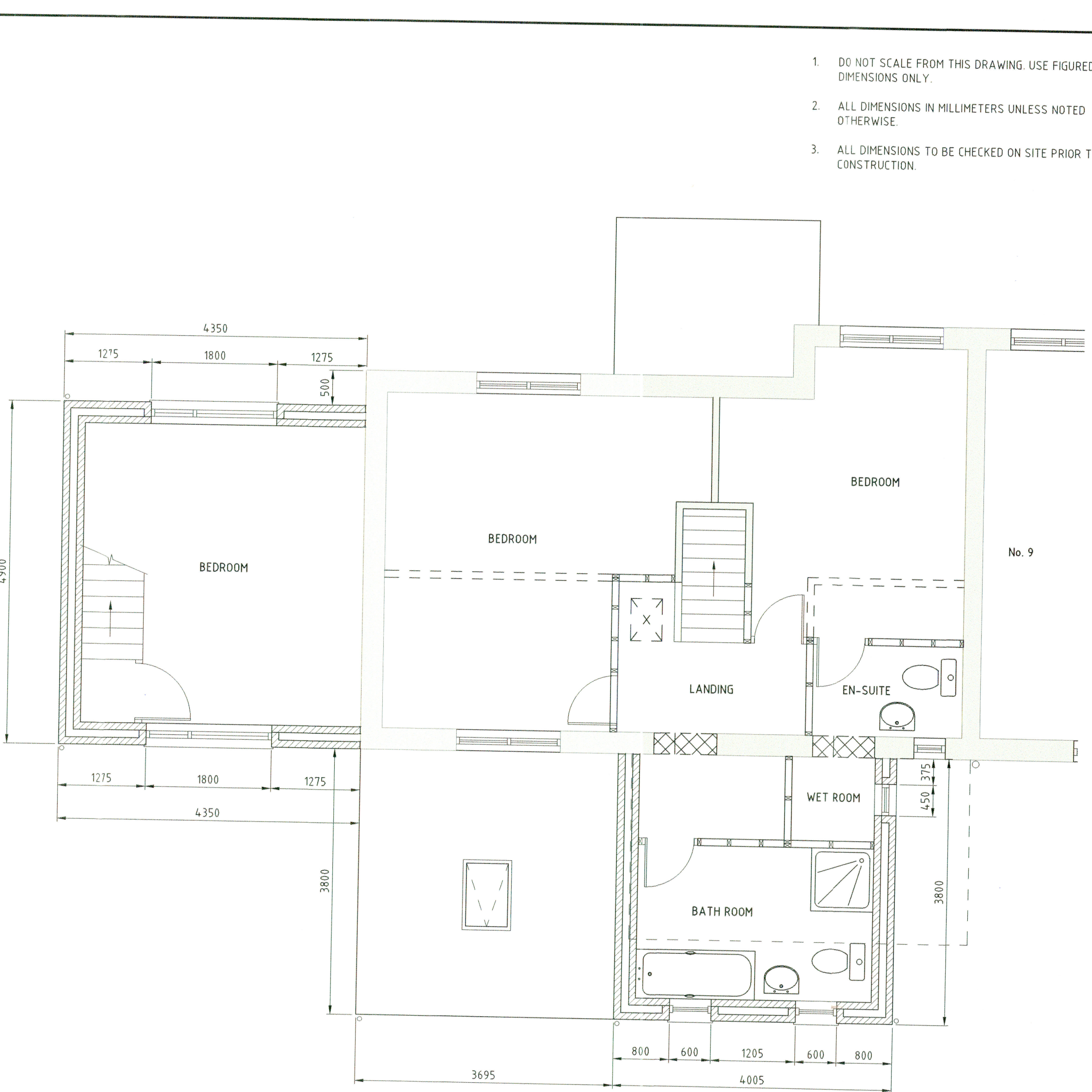
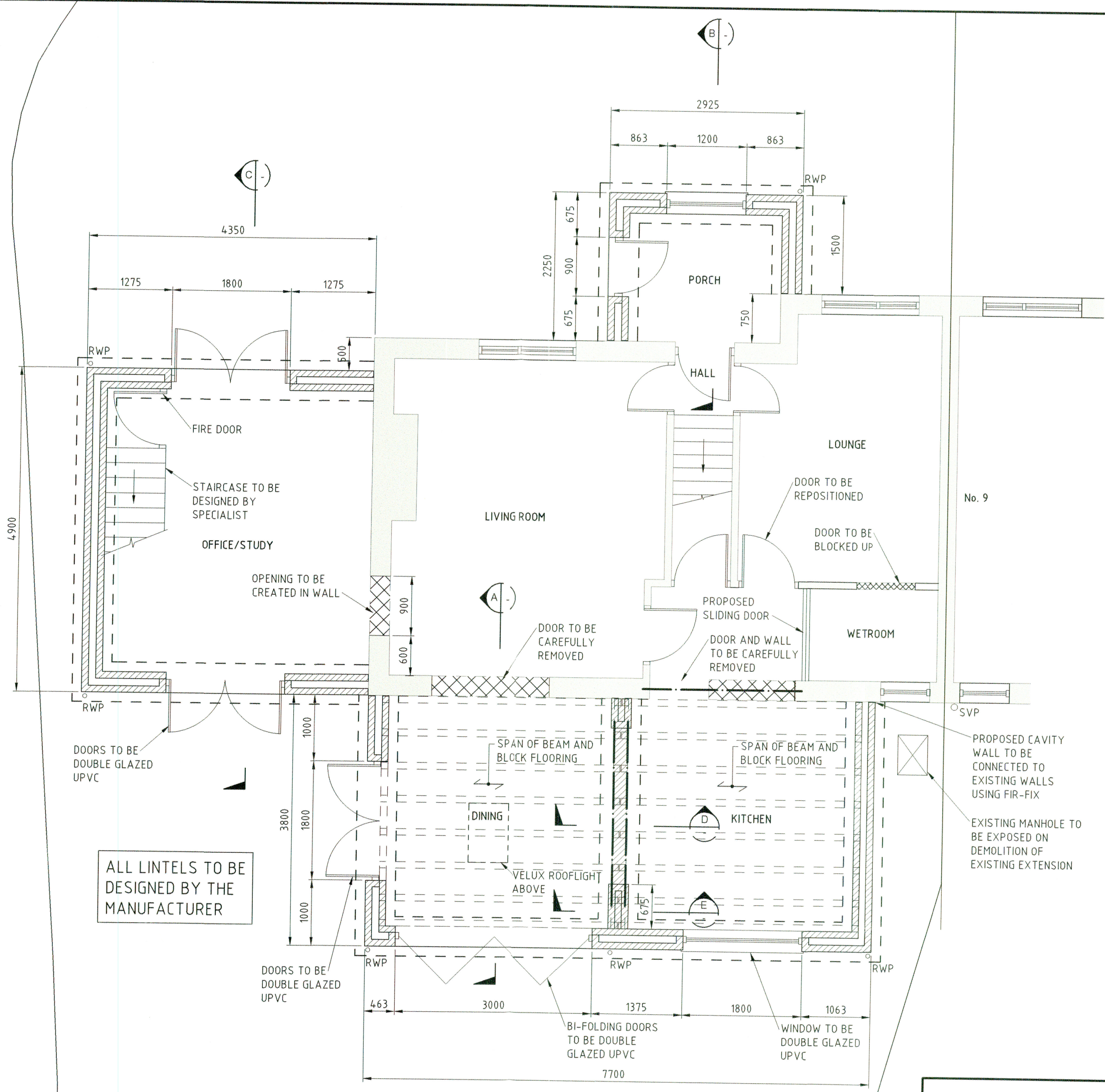
Below Ground Drainage
 New drains to be 100mm by 'Osma Drain' laid strictly to manufacturers instructions a minimum of 450mm below ground level with a minimum fall of 1:80 in 500mm Class B granular bed and surround. All drainage to comply with Approved Document H of the Building Regulations 1995.

Above Ground Drainage
 Rainwater goods to be 'Osma' Roundline / square line fitted as per manufacturers instructions.
 Wastes to be 'Osma' 38mm to sink unit, shower and bath, 50mm to wash hand basin. All to be fitted with 75mm deepset traps and all as manufacturers instructions.

Ventilation
 All habitable rooms to be provided with trickle ventilators to achieve 8,000 sqmm and to have a openable area of at least 1 / 20th of the floor area.
 All other rooms to have trickle ventilators to achieve 4,000 sqmm.
 Kitchen / utility rooms to be provided with mechanical extract fans capable of extracting air at a rate of not less than 60 litres per second.
 Bathroom / shower room to be provided with a fan capable of extracting 15 litres per second.
 All fans to have a 15 minute over-run facility.

Glazing, Windows and Doors
 All windows to be constructed of either timber or u.P.V.C. and double glazed with draught seals to all openable elements with 16mm sealed glazing units with 'inner skin' of low E glass with low-E EN15 15 to achieve minimum U value of 2.0W/m²s.q.k and to be provided/installed by FENSA approved manufacturer.
 All glazing to doors and side screens and any glazing pane to a window totally or partially lower than 850mm above finished floor level to be of toughened safety glass as per B.S. 6206:1981.

Electrical Switches
 All light switches, power points etc. to be located between 450mm and 1200mm above finished floor level.



FOR PLANNING PERMISSION

Applicant	Ms K. HYMAN 11 BRYN-Y-FRAN AVENUE, TRETTHOMAS, CAERPHILLY, CF83 8BN	
Project Title	PROPOSED PORCH TO FRONT, EXTENSION TO THE SIDE AND TO THE REAR ELEVATIONS	
Drawing Title	PROPOSED PLANS (SHEET 1 OF 3)	
Original Size	A1	Scale AS SHOWN
Date	MAY 2021	Drawing Number KH/103