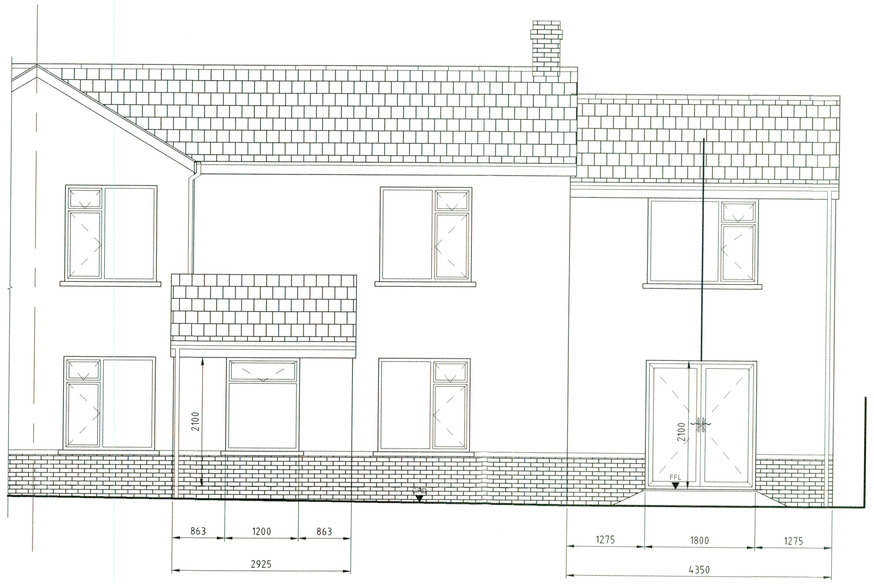
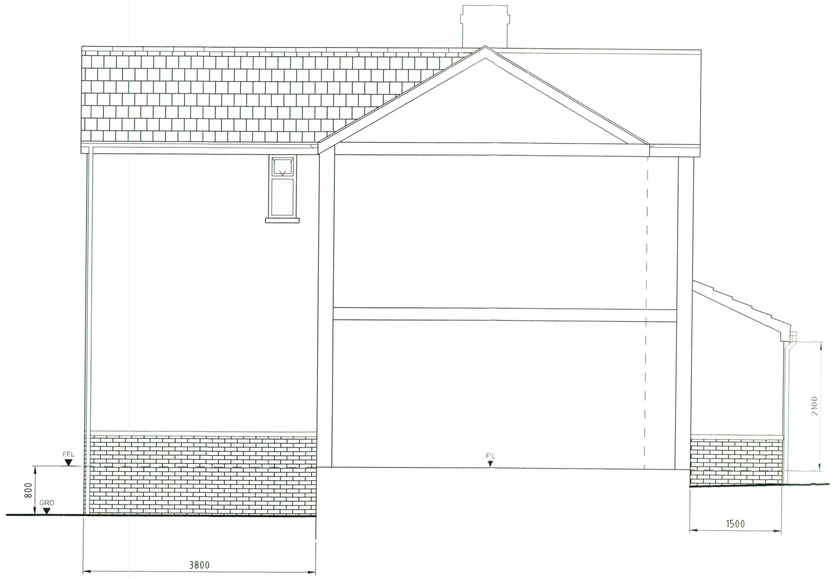


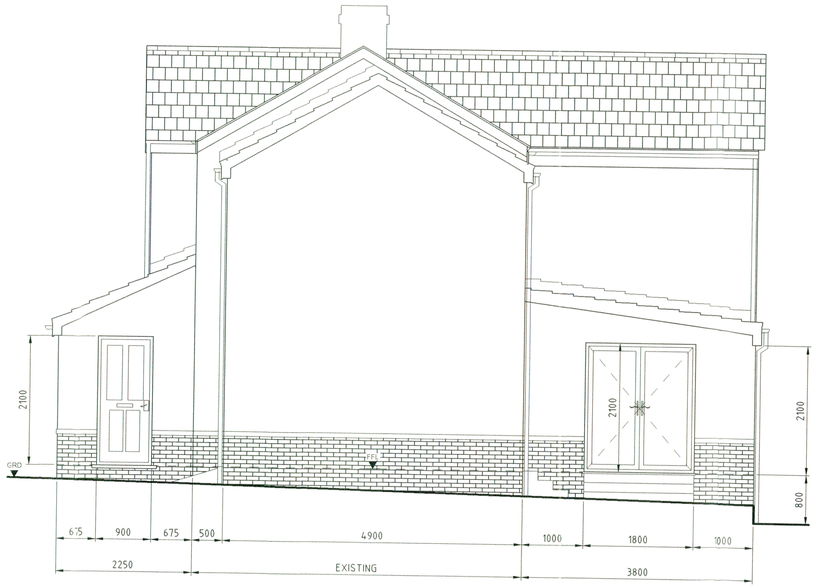
PROPOSED FRONT ELEVATION
1 : 50

PROPOSED REAR ELEVATION
1 : 50

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



PROPOSED SIDE ELEVATION / SECTION
(VIEW FROM NUMBER 9)
1 : 50



PROPOSED SIDE ELEVATION
1 : 50

Foundations and Sub-structure
Foundations to be grade C25 ready-mixed concrete to reach a minimum strength of 28N/MM 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 upto external ground / path level.

Ground Floor Construction
Solid floors to consist of 70MM 'chicken wire' reinforced sand cement screed on vapour control barrier on 100mm insulation on 150mm thick Grade C25 concrete floor slab on 1200 gauge visqueen D.P.M. on 150mm well compacted sand blinded hardcore to acheive minimum 'U' Value of 0.25W/m s.q.K.

External Wall Construction
External walls to consist of either 13mm waterproof render on 100mm Class A blockwork or 102mm facing brickwork with 100mm cavity partially filled with 'Celotex' 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/m s.q. k.

Wall ties to be stainless steel 250mm double triangular pattern at 750mm horizontal centres and 450mm vertical centres and staggered with ties 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.

'Hyload' 110mm 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 cills and door thresholds.

12.5mm sheet Supalux cavity barrier to close tops of cavity walls including eaves and gable walls.

Lintels unless otherwise indicated to be I.G. type LT/S100 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 1:1:6 cement/Lime/Sand mortar bonded to exterant wall inner skin.

Lintels unless otherwise indicated to be I.G. type Box 100 with 150mm end bearing.

First Floor Construction
200x50 First floor joist at 450mm centers 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 'Catnic' 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' Supro Plus breather membrane on Grade S.C.3 grade softwood rafters (with Grade c24 ceiling joists) 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 30x5mm galvanised 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 secon layer of 100mm 'Crown Wool' insulation laid over joists tucked tightly up against breather membrane to underside of roof covering. Construction to acheive minimum 'U' Value of 0.16 W/m s.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\40 in 150mm Class B granular bed and surround. All drainage to comply with Approved Document H of the Building Regulations 1995.

New inspection chambers to be by 'Osma Drain' and either 225mm diameter shallow inspection chamber, up to 600mm invert, or 450mm diameter universal inspection chamber up to 1m invert installed as per manufacturers instructions.

Above Ground Drainage
Rainwater goods to be 'Osma' Roundline / square line fitted as per manufacturers instructions.

Wastes to be 'Osmaseal' 38mm to sink unit, shower and bath, 32mm to wash hand basin. All to be fitted with
75mm deepseal traps and all as manufacturers instructions.

Ventilation
All habitable rooms to be provided with trickle ventilators to achieve 8,000 sq.mm 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 sq.mm

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. EN=0.15 to achieve
minimum 'U' value of 2.0W/m.sq/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 800mm
above finished floor level to be of foughened saffey 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,
TRETHOMAS, CAERPHILLY,
CF83 8BN

Project Title
PROPOSED PORCH TO FRONT, EXTENSION TO THE SIDE AND TO THE REAR ELEVATIONS

Drawing Title
PROPOSED ELEVATIONS
(SHEET 2 OF 3)

Original Size	Scale
A1	AS SHOWN
Date	Drawing number
MAY 2021	KH/104

100mm on Original