

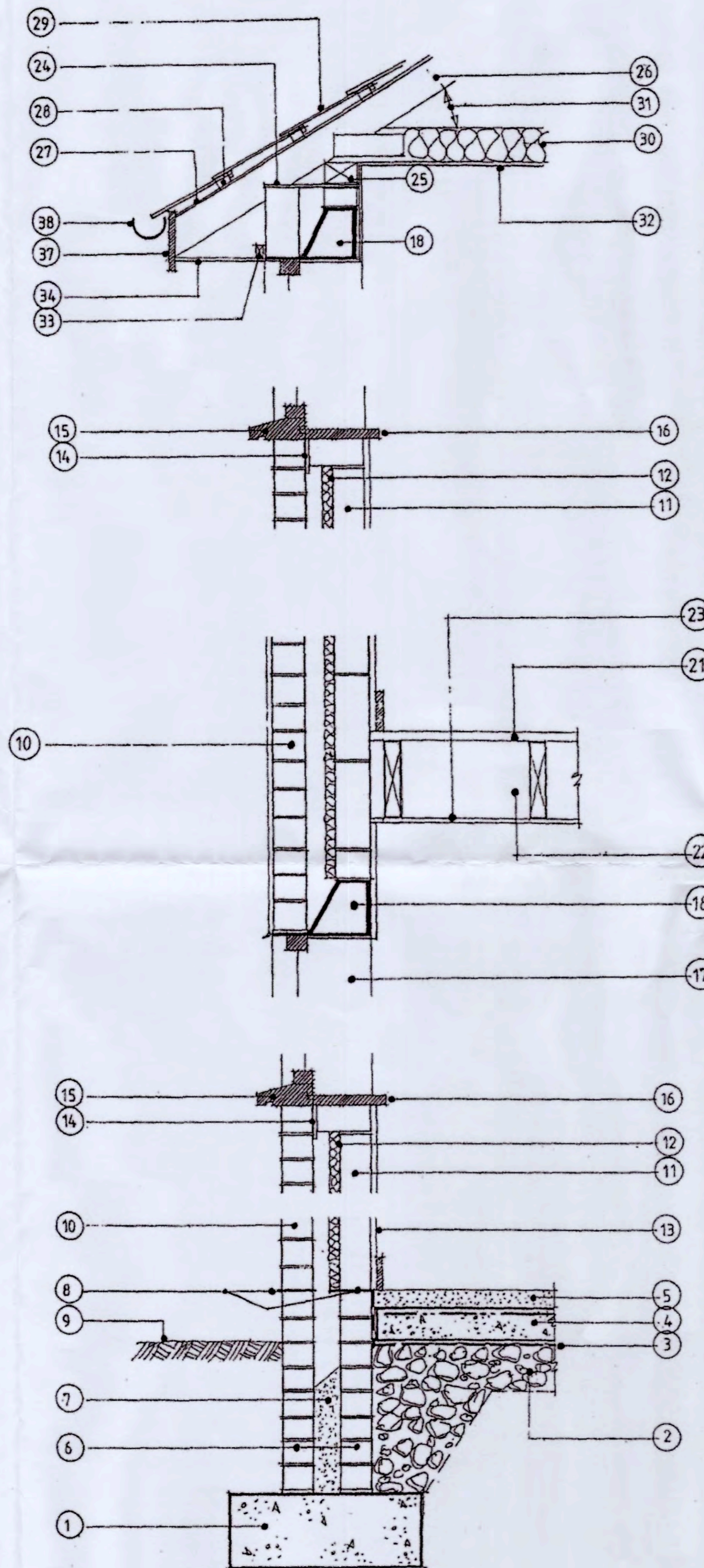
These notes are to be read in conjunction with all drawings issued for Building Regulations or Building Notice.
Materials noted below are recommended, exact materials used are to be confirmed by Contractor on site with The Local Building Control Officer prior to commencement of works.

Where the notes below refer to an extension to an existing house, all materials used are to match, as close as possible, the existing house (i.e. type and colour of bricks, roof tiles, windows, etc)

All dimensions are in millimetres.

NOTES SPECIFIC TO TYPICAL SECTION

1. 600 x 225 mass concrete strip foundation with excavation depth to min. 675 below ground level generally, or taken down to a level so that the 45° angle of bearing passes under any drainage in close proximity (or as Engineers requirements)
2. 150 thick "imported" hard-core (scalings) consolidated using wacker plate and topped off with 25 thick sand or stone dust with 50 thick "floor grade" polystyrene laid on top.
3. 1200 gauge thick visqueen D.P.M lapped with D.P.C.
4. Minimum 100 thick mass concrete floor slab.
5. 50 thick cement and sand screed (1:3).
6. 100 thick dense concrete blockwork below D.P.C (outer skin).
100 thick dense concrete blockwork below D.P.C (inner skin).
7. Lean mix concrete cavity fill kept down a minimum of 225 below D.P.C.
8. Horizontal D.P.C to be a minimum of 150 above finished ground level.
9. Finished ground level i.e. path slabs etc.
10. 100 thick face brickwork, or see note 19 whichever is applicable.
11. 100 thick concrete block (Thermalite or similar).
12. 100 minimum cavity with insulation and air void
13. 10 thick render with 5 thick plaster skim, or 10 thick plasterboard dry lining and 5 thick plaster skim.
14. Vertical and horizontal D.P.C's to all reveals. Vertical D.P.C's to be cut off level with underside of lintel or turn inwards over internal blockwork.
15. UPVC, timber or concrete sills.
16. Block cavity closure abutting horizontal D.P.C.
17. Casement window to client's specification giving a minimum openable area equal to 1/20th of floor area
18. Castic standard lintels or similar approved with 100 end bearings for spans up to 1200 or 150 end bearing for spans over 1200.
19. 20 thick two coat rendering with finished coat to blockwork (see note 10 whichever is applicable).
20. ***Not Used***
21. Chipboard flooring - 18/19 thick when joists are maximum 450 centres or 22 thick when joists are maximum 600 centres. Edge of floorboards abutting external perimeter walls to be supported on 50 x 50 timber noggins.
22. Floor Joists to be either Grade SC3 or SC4, see attached calculations (if required). Joists adjacent to inner skin of external wall and running parallel to wall, to be kept a minimum 25 clear of wall face, to allow for pipe and cable drops. For spans between 2.5m and 4.5m, provide solid bridging at mid-span - 3/4 depth of joist.
23. 12.5 thick plasterboard and skim (or artex). Provide 50 x 50 timber noggins to board edges where joists/trusses exceed 400 centres.
24. 10 thick supalux cavity closure.
25. 100 x 50 timber wall plate strapped down at 2m centres using 30 x 5 mild steel straps.
26. Specialists manufactured roof trusses at 600 centres, braced in accordance with BS 5268 Part 3, 1985 (as amended) or refer to Building Calculations.
27. Untearable roofing felt to BS 747.
28. 38 x 25 treated battens at centres to suit tiles or slates (as manufacturer's specification).
29. "Marley Wessex" or similar approved slate, colour to match existing, minimum pitch 15° maximum 90° (Exact pitch to be confirmed on site) interlocking clipped not nailed. Laid to manufacturer's instructions. Drawing supersedes notes
30. 150 thick glass fibre insulation dressed down into eaves with purpose made components so as not to obstruct airflow where insulation and roof meet.
31. Angle of roof dependent on type of tile or slate used and placement.
32. 12.5 thick plasterboard and skim (or artex). Provide 50 x 50 timber noggins to board edges where joists/trusses exceed 400 centres.
33. 38 x 38 treated batten to support soffit.
34. 10 thick plywood soffit incorporating 10 wide continuous strip ventilation.
35. ***Not Used***
36. ***Not Used***
37. UPVC or treated timber fascia.
38. UPVC guttering (Osma or similar approved) runs into existing or new down pipe.
39. All new windows to be doubled glazed.



TYPICAL SECTION
Not to scale

GENERAL NOTES

1. Drainage: All below ground drainage to be 100 dia "Osma" UPVC or similar approved, laid and bedded as per manufacturer's instructions to a minimum fall 1:40. New inspection chambers to be UPVC - 300 dia up to 600 deep, 600 dia up to 1000 deep. Any chamber over 1m deep to be constructed in 215 Class B semi engineering brickwork on 150 thick concrete base with medium duty cover. All gullies (S.W or Foul) to be roddable unless discharging directly into inspection chamber. Combined wastes to be minimum 50 dia, sink and bath 38 dia and wash hand basin 32 dia. All traps to be deep seal antisyphonic type.
 2. Lead requirements to roofs as follows:
Soakers - Code 3 (green)
Aprons and Flashings - Code 4 or 5 (black or red)
Valley Gutters - Code 5 or 6 (red or black)
 3. All gables to be strapped back to roof trusses using 30 x 5 mild steel straps, 1500 long at 2000 centres at ceiling level and up the rake.
 4. Non-loadbearing internal stud walls constructed of 75 x 50 timbers at 400 centres with 12.5 thick plasterboard either side (insulated, if surrounding bathroom).
 5. Loadbearing internal walls constructed of 100 thick dense concrete blockwork.
 - 7a. Existing foundations to be locally exposed by contractor prior to starting on site. Confirmation to be agreed between contractor/structural engineer/building control officer to satisfy any additional loading that may require strengthening of existing foundations.
 - 7b. The proposal has been identified as being in an area that may be affected by Radon. Once the work has been completed it is advisable that the property is tested in accordance with National Radiological Protection Board's recommendations.
 - 7c. Provide a Radon membrane to the floor of the proposed extension/building (a membrane of at least 1200 gauge polythene is required).
 - 7d. Provide Radon proof trays in the cavity walls of the extension/building linked to the floor membrane.
 - 8a. A Radon proof batten is to be continued across the party wall to act as a drainage channel.
 - 8b. Any cracks or service entries in the existing floor of the building should be sealed to an airtight standard.
 9. Service penetrations are to have an airtight seal.
 10. Joints between a floor membrane and any cavity wall trays should not form a slip plane and the joints are to be hermetically sealed or taped so as to be airtight.
 11. Ventilation/condensation in roof space to be provided with 25 continuous strip vents at eaves together with 50 void to be maintained between the roof deck and insulation, 5 continuous strip at ridge level where the insulation follows the pitch of the roof. Designed in accordance with BS 5250, 1989.
 12. All proposed walls, floors and ceilings to have the following U-values:
Walls = 0.35 W/m²K
Floors = 0.25 W/m²K
Ceilings = 0.20 W/m²K
 13. All proposed windows and doors to have an average U-value of 2.0 W/m²K.
 14. Specialists manufactured roof trusses at 600 centres, braced in accordance with BS 5268 Part 3, 1985 (as amended) or:
 15. Provide 4000m² of background ventilation to all habitable rooms (strip vents in window).
 16. For fixing a new roof to existing wall a timber bearer bolted at 600 centres using 12 dia. raw bolts can be used.
 17. Provide cavity tray (stepped if necessary) at junction of new roof and existing wall.
 18. Specialists manufactured pressed steel joist hangers (timber to timber) fixed to timber bearer, supporting joist ends.
 19. Wall ties to be double triangle and provided at 450 vertical, 900 horizontal and 225 vertical around all reveals. All to be stainless steel. Should wall ties exceed 225mm in length, advice to be sought by manufacturers.
 20. Provide mechanical ventilation as follows: Kitchen - either 60 litres per second vent or 30 litres per second cooker hood. Bathroom - 15 litres per second vent.
- FOR FURTHER DETAILS OF BEAM SIZES, TIMBER FLOOR SIZES AND ROOF TIMBER SIZES REFER TO ENGINEERS CALCULATIONS (IF REQUIRED)

THE VALE OF
GLAMORGAN COUNCIL
(PLANNING DIVISION)
RE-REGISTERED
HEAD OF PLANNING AND TRANSPORTATION

THE VALE OF
GLAMORGAN COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

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RECEIVED
16 DEC 2014

Address 33 Pontypridd Road Barry Vale of Glamorgan CF	Job Title Proposed 2 Storey Extension to Side and Rear	Scale at A1 N.T.S
	Drawing Title Notes and Typical Section	Drawing No AR003