

Specification (read as appropriate)

ROOF (see section for detail) Any trusses to be designed, manufactured, braced and installed to BS EN 1995-1-2:2004+A2:2014 as amended. Roof to be constructed as a cold deck roof, insulated to achieve a U value of 0.20W/m² with either 120mm thickness of rigid foam or 200mm of mineral wool or natural insulation as per Part L Building Regs with plasterboard cover. All Cellulose to be blasted boarded traps and joints.

Cellings to be plaster boarded tape and joint.

External Walls 350mm cavity construction. Outer leaf 100mm thick, designed to match existing. New walls to be installed early. 100mm thermacore shield inner leaf with 12mm plaster bond and skim. Wall ties to be at 900mm centres, horizontally and 450mm vertically. 450mm max at reveals. Walls properly bonded to existing. Conduits to be continuous and extend 225mm below DPC to be 150mm above DPC level at ground level. Horizontal and vertical reinforcement DPC to be installed at least 150mm above DPC to be closed by DPA/COR Insulated DPC. OR Thermacore Insulated cavity closure. Frames to overlap DPA/COR by the thickness of the insulation or thermacore by min. 10mm. Conduits to be continuous with warm end cavity. Basement walls to be externally waterproofed with French drain to soak away.

Internal Walls: 100mm thermite block, plastered both sides on foundation a.b.d. If loadbearing or 300 x 200mm slab thickness if non load bearing. Partitions 75x50mm timber studing (at 400mm centres) with 9.5mm plasterboard covering and plaster skim, fibreglass lintell where required.

where required.

Floor Basement (usually open to minimum 10mm concrete 100kg vesicular granit laid over wet slurr). On upper floors, floor finish may be screed or concrete underfoot; went to be dictated by site conditions in new and existing 1st, 100mm pipes. Existing ground floor to be levelled with beams replaced and re-ruing as required. New ground floor above basement and first floor to be 22mm GRC boarding on timber joists (S&P TRC) board, to be floated and not to stain plasterboard and skins.

Foundations Foundations 200mm x 200mm x 6m's early wall and foundations. Foundation depth min 1 m clay subsoils and below and drain within 1m. Foundations to be constructed in accordance with building regs A1/A2. It is assumed that at plan stage the ground conditions are satisfactory and no further investigation will be needed with that area subject to approval from the council and proven adequate when work commences (if requested by Building officer)

Drainage: New drains: 100mm dia at 1 in 40 fall, laid, jointed and backfilled to manufacturers specification. Any solid pipes to be 100mm dia pvc extending into 90mm above opening lights within 2m with caps. Waste pipes in pvc to 32mm p or bal gully. Baths, showers & sinks to be 40mm dia pvc. Basins to be 52mm dia. Combined 50mm dia, falling across 1 in 55, support brackets at max 600mm o/s, rodall across at bends. And siphon traps to all fittings, 125mm section gutters & 75mm dia mps discharging over trapped gully.

Linets Unless otherwise specified, Ceatc combined linets over opening in cavity walls, with insulated voids & 16mm plaster encasement, Min 150mm and bearing & C10/12. linets over opening to internal block walls. Any RSJs or UBs be protected against the so that they will have at least 30 minutes resistance to fire. Any existing loadbearing linets / beams that are subject to additional loading are to be exposed and proven adequate when work commences (if required by Building officer)

Ventilation: habitable rooms min 1/20 m³ floor area, opening windows + 80% middle vents. Utility room: opening window +40% trickle vents + extractor fan min 30 l/s. Kitchen: min 30 l/s adjacent to a hob or 60 l/s elsewhere. Bathrooms (including shower room or ensuite): 15 l/s. Sanitary accommodation: 6 l/s

Windows to be min double glazed and fitted with effective draught strip. Operatory patio doors to be double glazed New Wave sills and swags.

General Building contractor to check all dimensions on site before work commences. All work to comply with current building regulations, relevant codes of practice and established working practices, whether or not specified within the drawings. **As** should be noted that the drawings have been put together for the purposes of obtaining building regulation and planning permission where required and are not intended as a full constructional service.

REV.	DESCRIPTION:	BY:	DATE:

CJ Cordes
Cromer House
2 Cromer Road
Bury BL8 1ES

CLIENT

ARCHITECT

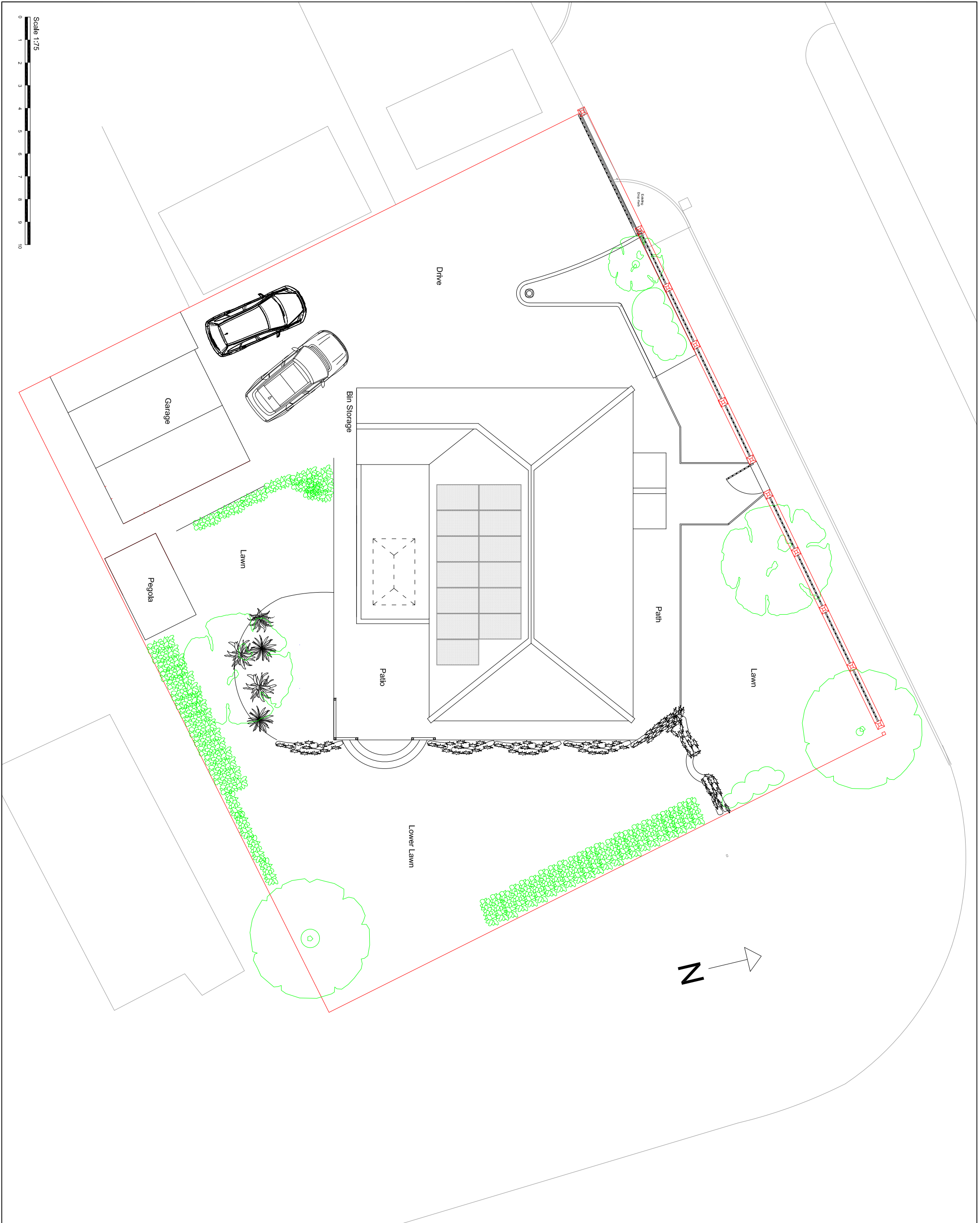
SITE:
Cromer House
2 Cromer Road Bury BL8 1ES

TITLE:

Proposed Site Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
Apx 1:75 @A1	7/6/24	CJ	

PROJECT NO:	DRAWING NO:	REVISION:
	004	P



A vertical scale bar labeled "Scale 1:75" with markings from 0 to 10. The bar is divided into alternating black and white segments, with the black segments being slightly wider than the white ones. The markings are at intervals of 1 unit, with the 0 mark at the top and the 10 mark at the bottom.