

Not

DO NOT SCALE FROM THIS DRAWING

Specification (read as appropriate)

Roof (see section for details) Any trusses to be designed, manufactured, braced and installed to BS EN 1995-1-1:2004+A2:2014 as amended. Roof to be constructed as a cold deck roof, insulated to achieve a U value of 0.20W/m²K 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 ceilings to be plaster boarded tape and joint.

External Vials 350mm cavity construction. Outer heat 100mm thick flanges to match existing, new wall to be installed cavity. 100mm thermobreak shield inner wall with 12mm plaster board and skim. Vials will be at 800mm centres (horizontal) and 450mm vertically (300mm max a reveals). Vials properly bonded to existing. Cavities to be caulked and exterior 22mm bevel DPC to be 150mm continuous along entire length of wall. Vertical insulation applied to exterior and inside. Vertical insulation to be applied by DAMCOR/Flintco Insulated DPC, or Thermabreak by cavity closed by DAMCOR/Flintco Insulated DPC, or Thermabreak by the thickness of the insulation or Thermabreak by min. 10mm. Cavities to be continuous with warm coat cavity. Basement walls to be externally waterproofed with Fendolite to soak away.

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

[illegible]

Drainage: New drains 100mm dia in 40 fall, laid, jointed and backfilled to manufacturers specification. Any soil pipes to be 100mm dia pre extending min 900mm above opening lights with an 8cm gauge. Waste pipes in place to S&V, p/b gully, Baths, showers & sinks to be 40mm dia pvc. Basins to be 32mm dia. Combined 50mm dia. Fall min 1 in 55, support brackets at max 600mm c/s. Loding access at bents. And siphon traps to all fittings, 125mm section gutters & 75mm dia mps discharging over tapered gully.

Linets – unless otherwise specified Carlini combined linets over opening in cavity walls, with insulated voids & 6mm plaster encasement. Min 150mm end bearings & CN102 linets over opening to internal block walls. Any RSJs or UBs be protected against fire 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 120 ft² net room area) shall have operable windows or doors with minimum clear opening widths + 20" for bedrooms, 24" for living areas, min 30" for dining areas, min 36" for kitchen, min 30" for bathrooms, min 36" for the porch or 60 ft² or less. Kitchens, min 30" for the kitchen. Bathrooms, min 30" for the bathroom. Bathrooms (including shower room or enclosure), 19 ft². Sanitary equipment 6 ft² or less.

Windows To be min double glazed and their view of the draught strip. Draught strip, min 1/2" deep. To be double glazed New Wave style and patio.

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. It should be noted that the drawings are for information only and are not to be used for construction purposes. The building contractor is responsible for obtaining building regulation and planning permission where required and are not intended as a full constructional service.

STATUS:	PREV:	DESCRIPTION:

PLANNING

CJ Cordes
Cromer House
2 Cromer Road
Bury BL8 1ES

CLIENTS:

ARCHITECT:

2 Cromer Road Bury BL8 1ES

TITLE

Proposed Plan Dimensions

SCALE AT A1: Apx 1:50@A1	DATE: 7/6/24	DRAWN: CJ
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