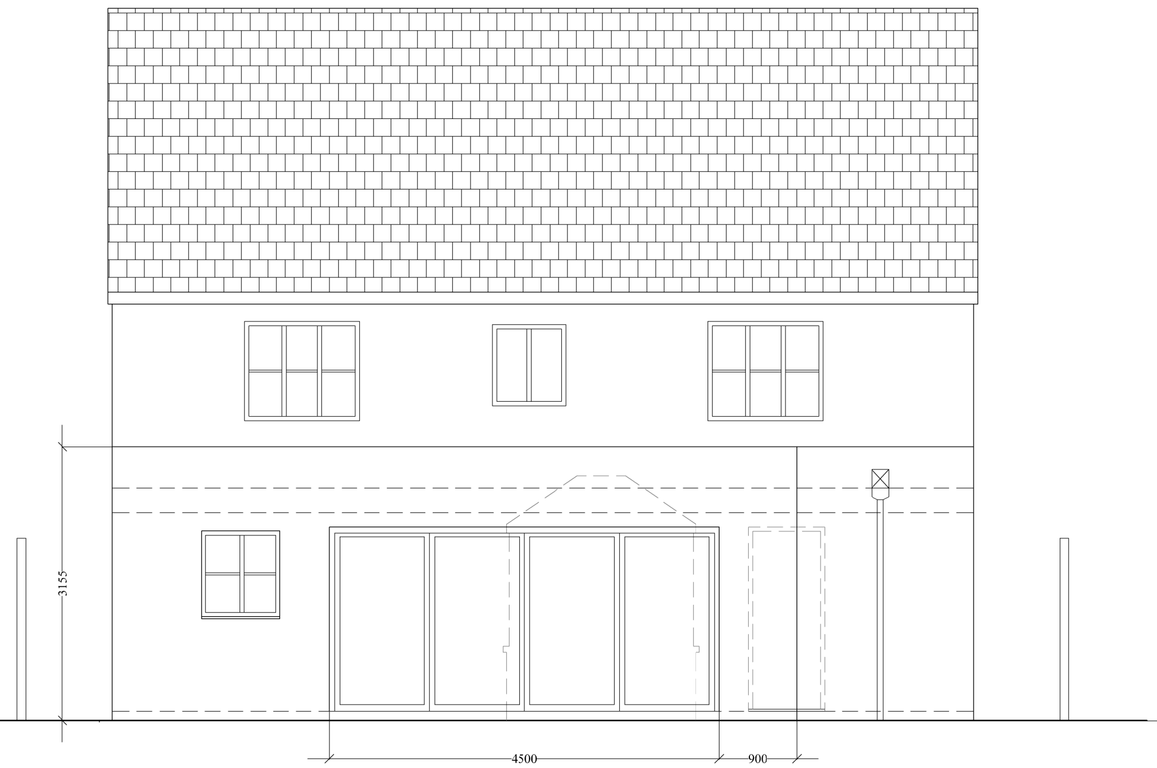
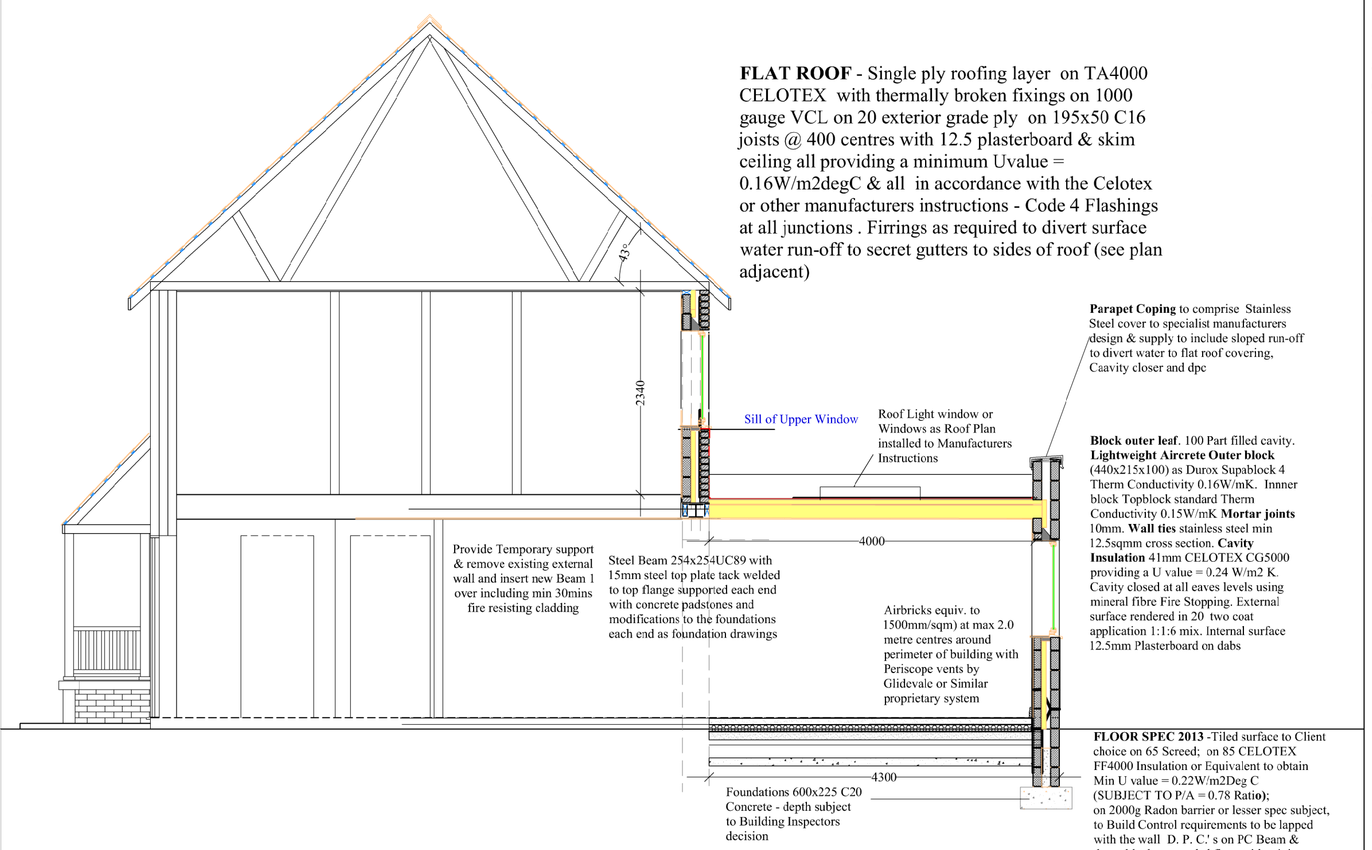


NOTE: Final width of door is subject to drainage diversion arrangements

PROPOSED REAR ELEVATION

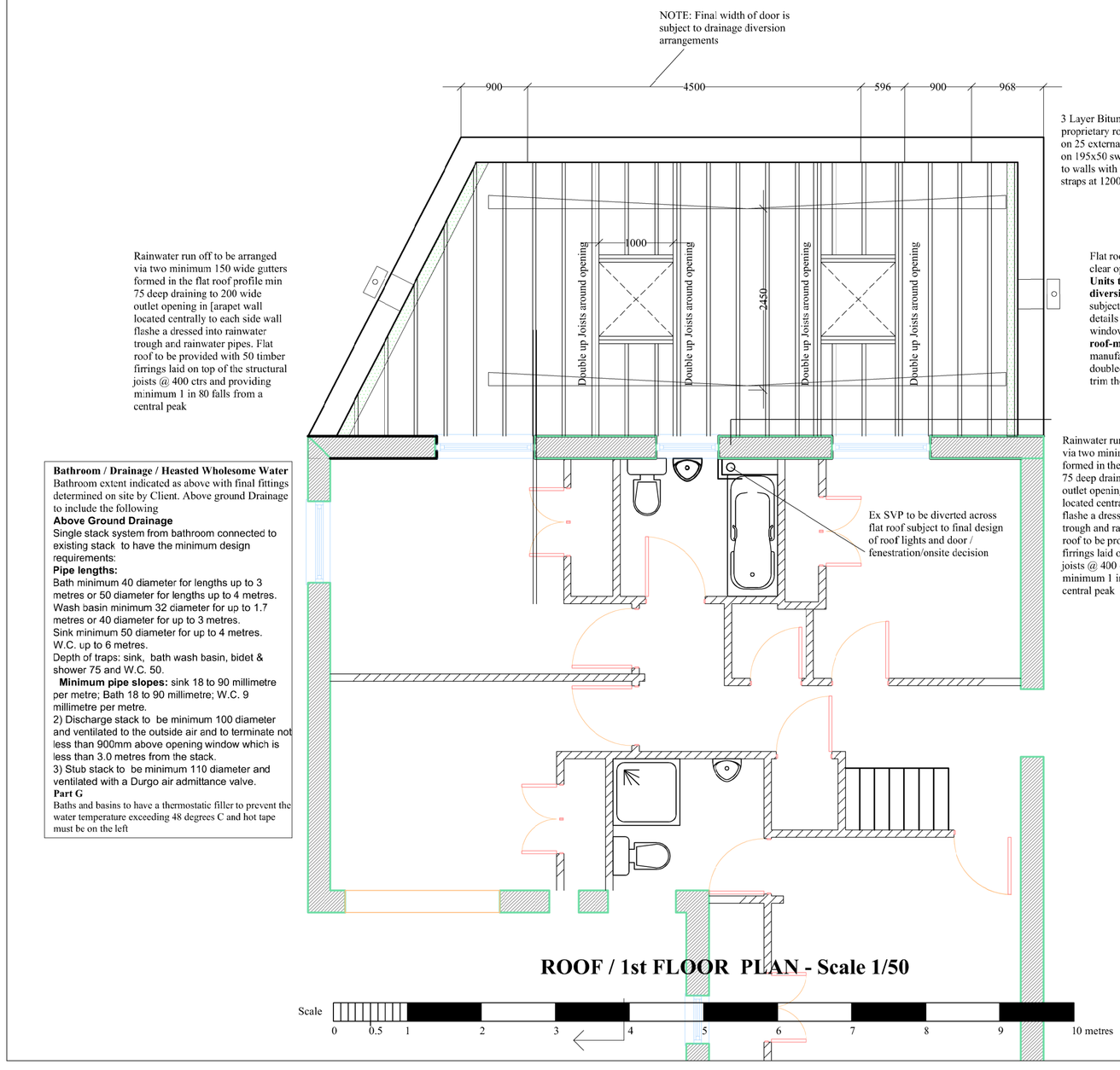
Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



FLAT ROOF - Single ply roofing layer on TA4000 CELOTEX with thermally broken fixings on 1000 gauge VCL on 20 exterior grade ply on 195x50 C16 joists @ 400 centres with 12.5 plasterboard & skim ceiling all providing a minimum Uvalue = 0.16W/m2degC & all in accordance with the Celotex or other manufacturers instructions - Code 4 Flashings at all junctions . Firrings as required to divert surface water run-off to secret gutters to sides of roof (see plan adjacent)

PROPOSED SECTION

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



NOTE: Final width of door is subject to drainage diversion arrangements

3 Layer Bitumen felt or Single Ply proprietary roofing system on 25 external grade plywood on 195x50 sw C16 Joists strapped to walls with 30x5 stainless sttel straps at 1200 centres

Flat roof skylight window with clear opening 2x1000x1000 **or Units to facilitate SVP Drainage diversion / arrangements,** & subject to Manufactuerers specific details such as the flat roof window supplied by **roof-maker.co.uk** or similar unit / manufacturer. Unit supported by doubled joists (2x50x195C16)to trim the openings.

Rainwater run off to be arranged via two minimum 150 wide gutters formed in the flat roof profile min 75 deep draining to 200 wide outlet opening in [arapet wall located centrally to each side wall flashe a dressed into rainwater trough and rainwater pipes. Flat roof to be provided with 50 timber firrings laid on top of the strucural joists @ 400 ctrs and providing minimum 1 in 80 falls from a central peak

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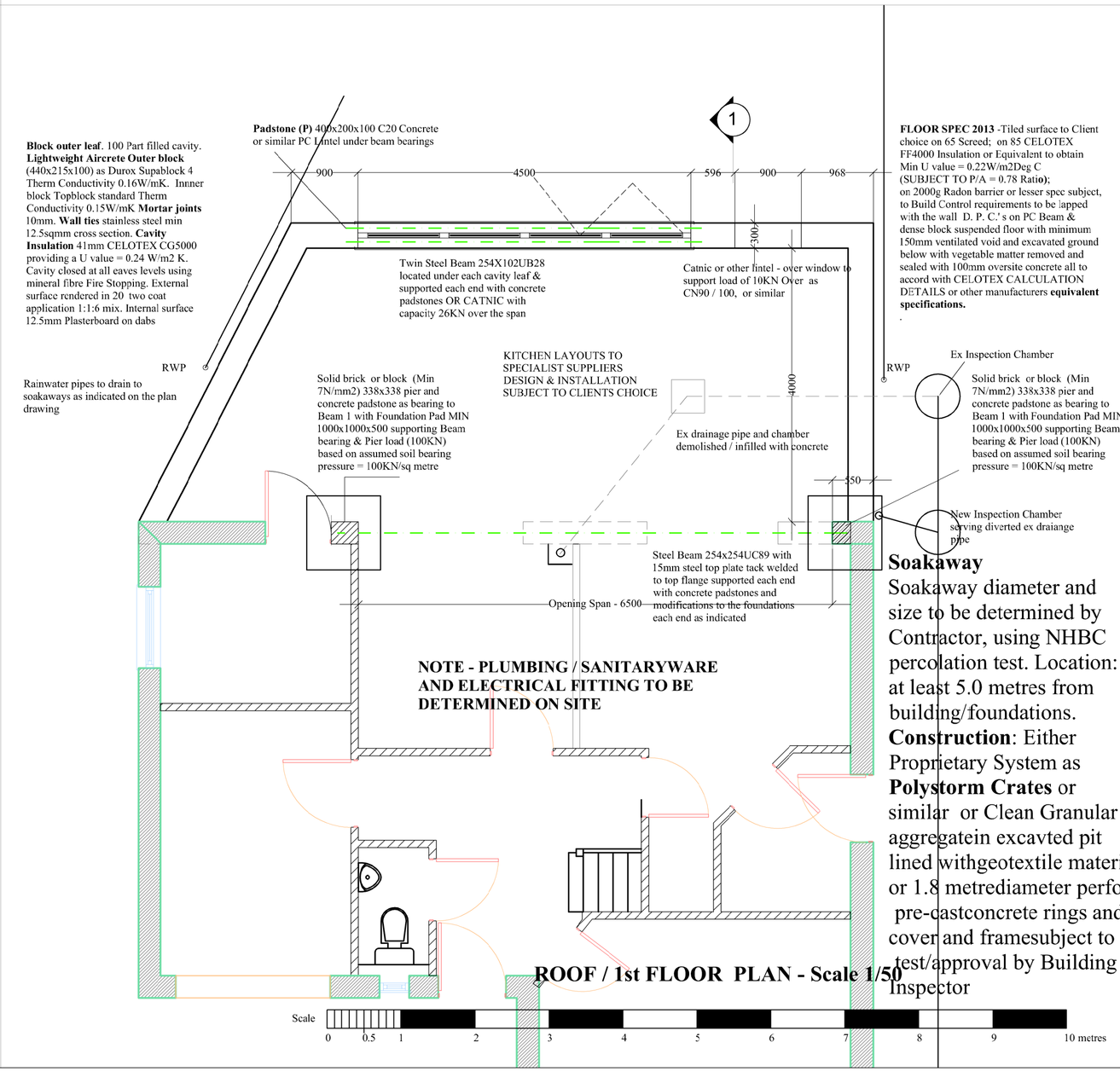
Bathroom / Drainage / Heasted Wholesome Water
Bathroom extent indicated as above with final fittings determined on site by Client. Above ground Drainage to include the following
Above Ground Drainage
Single stack system from bathroom connected to existing stack to have the minimum design requirements:
Pipe lengths:
Bath minimum 40 diameter for lengths up to 3 metres or 50 diameter for lengths up to 4 metres.
Wash basin minimum 32 diameter for up to 1.7 metres or 40 diameter for up to 3 metres.
Sink minimum 50 diameter for up to 4 metres.
W.C. up to 6 metres.
Depth of traps: sink, bath wash basin, bidet & shower 75 and W.C. 50.
Minimum pipe slopes: sink 18 to 90 millimetre per metre; Bath 18 to 90 millimetre; W.C. 9 millimetre per metre.
2) Discharge stack to be minimum 100 diameter and ventilated to the outside air and to terminate not less than 900mm above opening window which is less than 3.0 metres from the stack.
3) Stub stack to be minimum 110 diameter and ventilated with a Durgo air admittance valve.
Part G
Baths and basins to have a thermostatic filler to prevent the water temperature exceeding 48 degrees C and hot tape must be on the left

ROOF / 1st FLOOR PLAN - Scale 1/50

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



Block outer leaf. 100 Part filled cavity. **Lightweight Aircrete Outer block** (440x215x100) as Durox Supablock 4 Therm Conductivity 0.16W/mK. Innner block Topblock standard Therm Conductivity 0.15W/mK **Mortar joints** 10mm. **Wall ties** stainless steel min 12.5sqmm cross section. **Cavity Insulation** 41mm CELOTEX CG5000 providing a U value = 0.24 W/m2 K. Cavity closed at all eaves levels using mineral fibre Fire Stopping. External surface rendered in 20 two coat application 1:1:6 mix. Internal surface 12.5mm Plasterboard on dabs

FLOOR SPEC 2013 -Tiled surface to Client choice on 65 Screed; on 85 CELOTEX FF4000 Insulation or Equivalent to obtain Min U value = 0.22W/m2Deg C (SUBJECT TO P/A = 0.78 Ratio); on 2000g Radon barrier or lesser spec subject, to Build Control requirements to be lapped with the wall D. P. C.' s on PC Beam & dense block suspended floor with minimum 150mm ventilated void and excavated ground below with vegetable matter removed and sealed with 100mm oversite concrete all to accord with CELOTEX CALCULATION DETAILS or other manufacturers **equivalent specifications.**
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Soakaway
Soakaway diameter and size to be determined by Contractor, using NHBC percolation test. Location: at least 5.0 metres from building/foundations.
Construction: Either Proprietary System as **Polystorm Crates** or similar or Clean Granular aggregatein excavted pit lined withgeotextile material or 1.8 metrediameter perforated pre-castconcrete rings and cover and framesubject to test/approval by Building Inspector

ROOF / 1st FLOOR PLAN - Scale 1/50

Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres

This drawing is copyright.
Do not scale from this drawing.
All dimensions are to be figured dimensions.
Principal Dimensions are to main structure eg blockwork walls and timber stud walls **not to linings**
All levels are in metres.

REFERENCE DRAWINGS AND SPECIFICATIONS

Drawings to be read in conjunction with the Building Regulations Notes & Specification Document

Planning - Client to submit drawing to confirm acceptability for as Permitted Development and acquire a Certificate of Lawful Construction in Local Authority approval of this status.

Building Regulations - Drawings and Specification subject to Building Regulations Approval via a Building Notice submission. Refer also to Separate Building Regs Notes (4679Drawing Spec Notes) and Calculations.

FOR CONSTRUCTION

C	19/06/13	Depth of extension increased to 4300mm
B	19/06/13	Bifold Door Opening widened 4500 and roof skylight amended to 2x1.0x1.0m units
A	18/06/13	Bifold Door Opening widened and kitchen window reduced

REVISIONS:

J H Consulting
Architectural Designers & Surveyors
In Association with James Halldron Associates Consulting Engineers

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TORQUAY. TQ2 5EG. Tel 01803 201771

Project:
20 Valley Road, Glossop

Drawing Title:
Proposed Section 1-1 Elevation & Roof Plan

Client:
Mr Gary Hopkins

Scale: **1/50**

Drawn:	Date:	Chkd:	Date:
JRH	04/06/13	JRH	04/06/13

Drwg No:
JHC-1023-03C