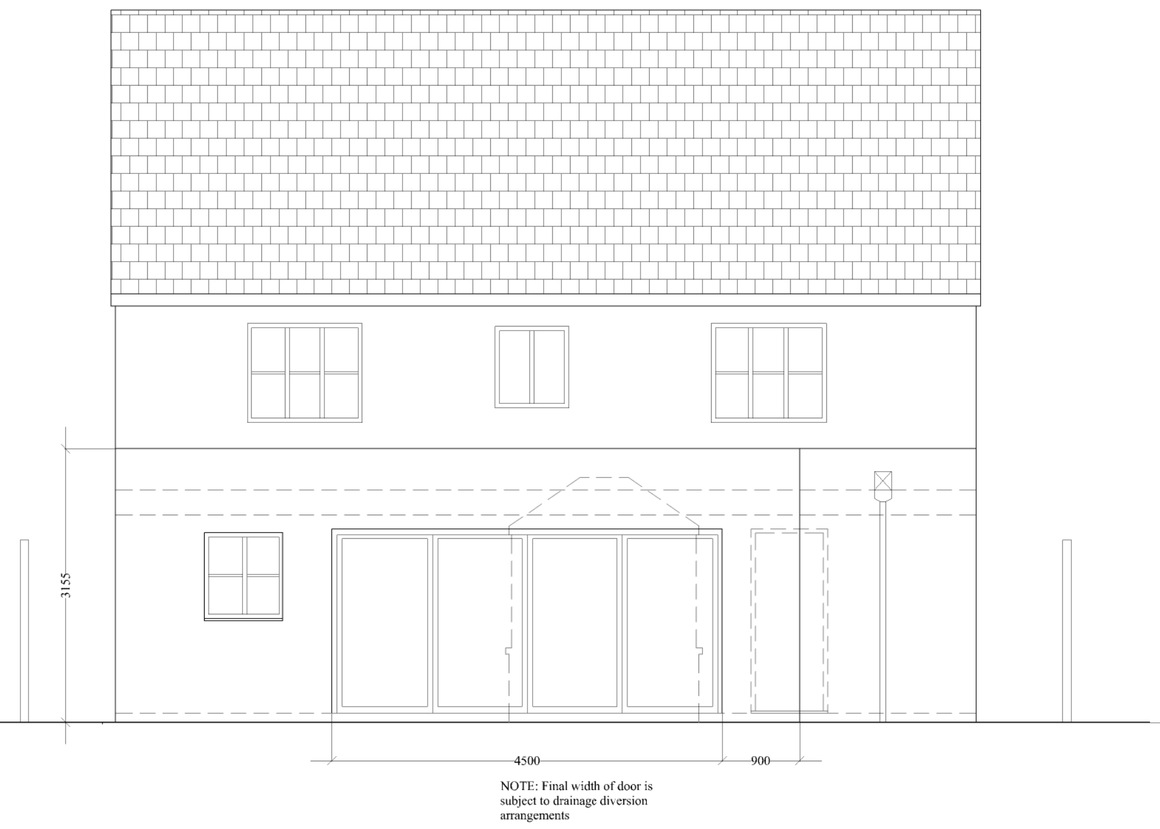
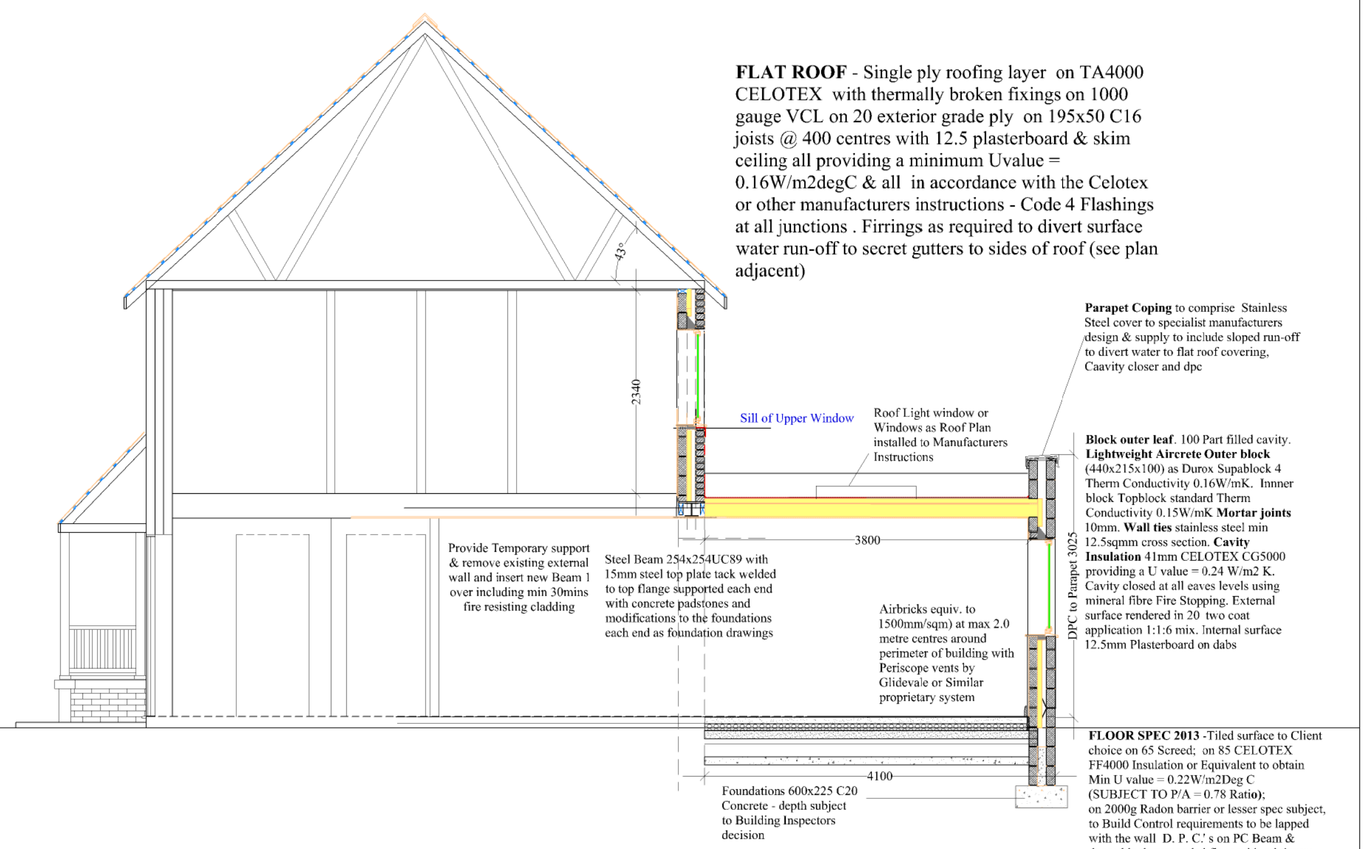


PROPOSED REAR ELEVATION

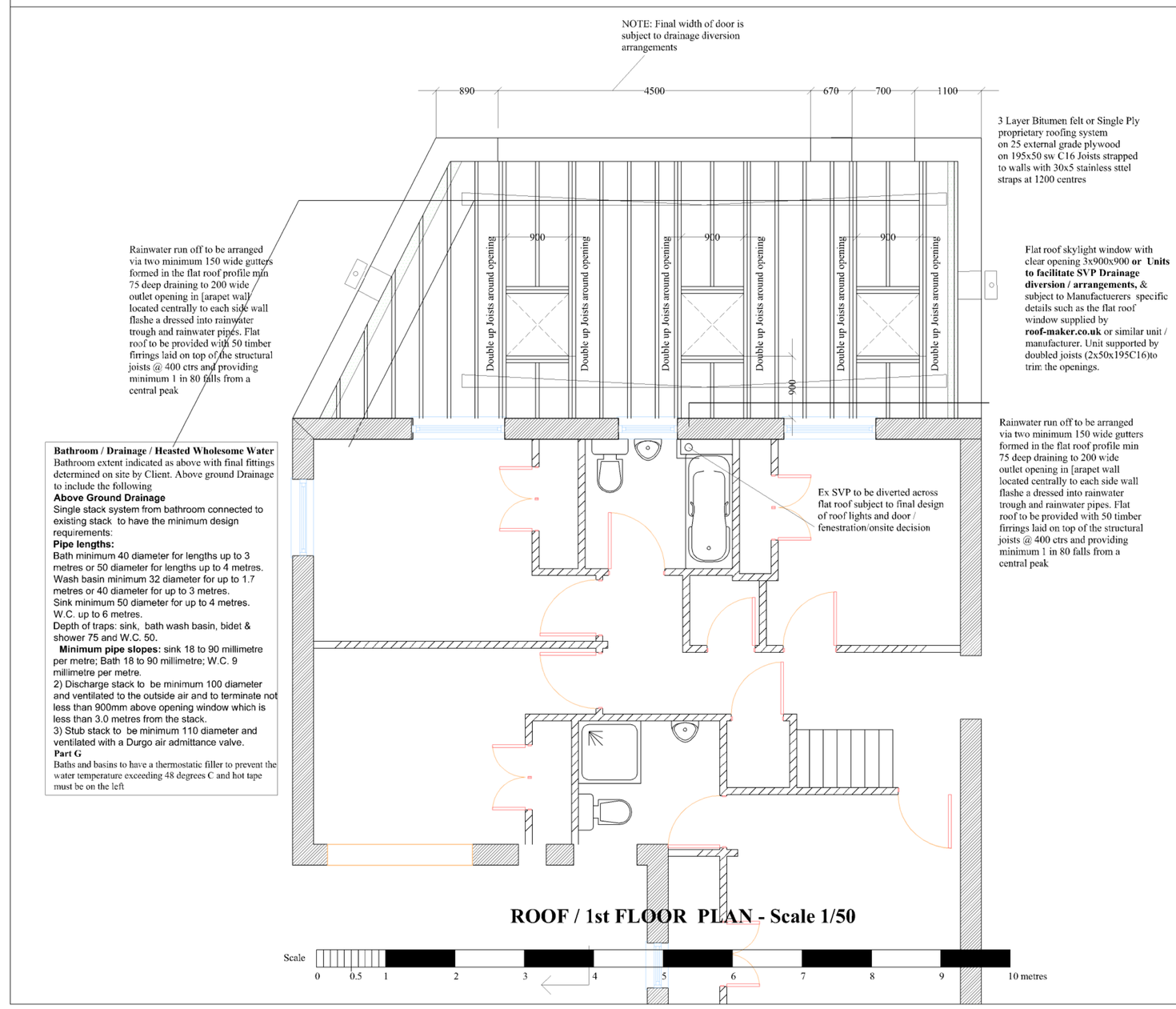
Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



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

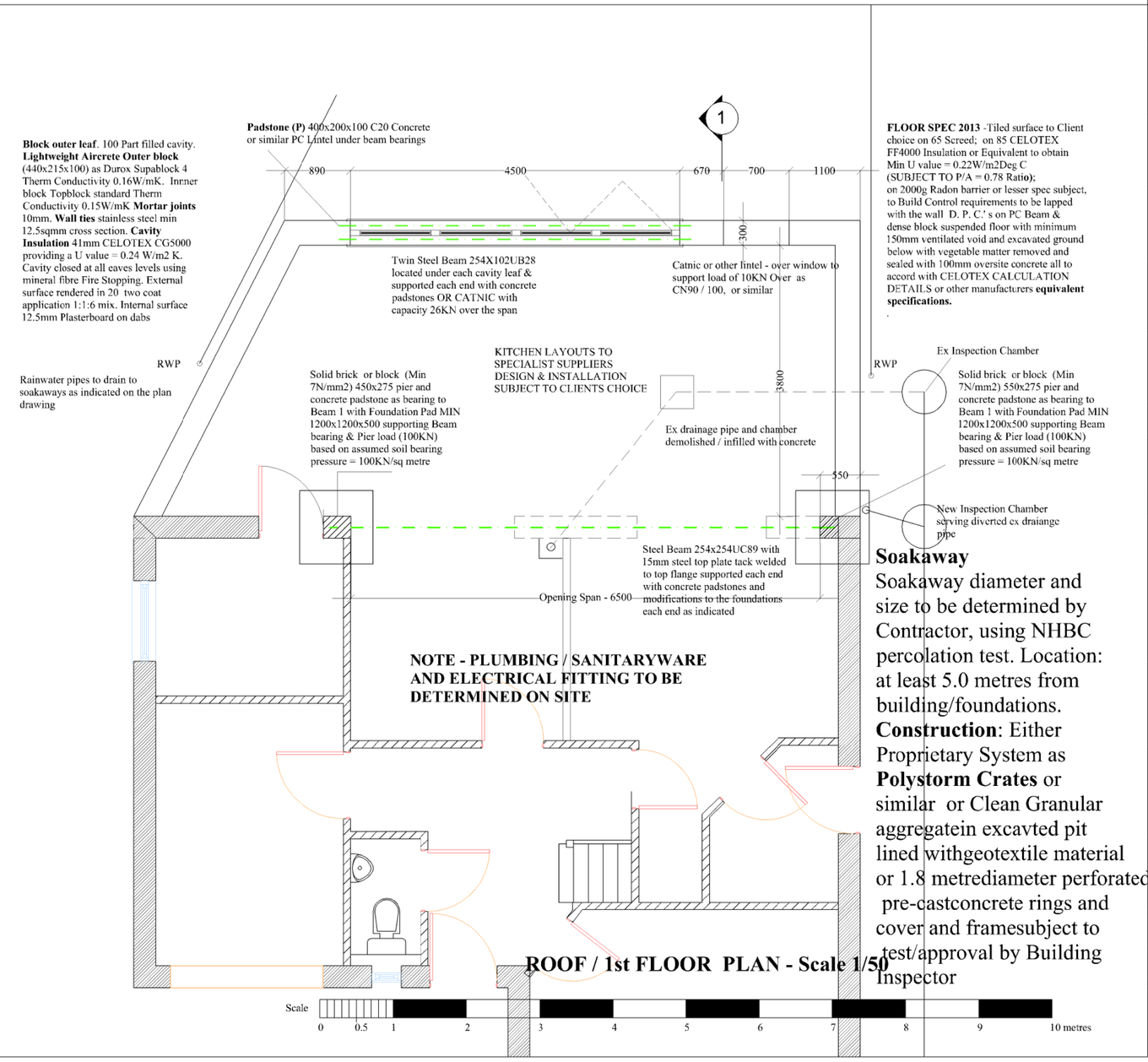
Scale 0 0.5 1 2 3 4 5 6 7 8 9 10 metres



Bathroom / Drainage / Heated 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



NOTE - PLUMBING / SANITARYWARE AND ELECTRICAL FITTING TO BE DETERMINED ON SITE

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

F	15/08/13	Further note added regarding pier sizes and foundations. As constructed height added
E	04/08/13	As built Roof Lights (3x900x900) indicted & note added regarding pier sizes
D	08/07/13	As built Depth of extension 4100mm
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-1023-03F