



PROPOSED SOUTH ELEVATION

- Proposed flat roof extension
- New timber double glazed windows and doors
- Walls to be smooth rendered



PROPOSED NORTH ELEVATION



Sizes of Sanitary Pipework

All W.C. sanitary plumbing to be minimum 110mm diameter
 Baths and showers to be minimum 40mm diameter
 wash hand basins to be minimum 32mm diameter
 Kitchen sinks to be minimum 40mm diameter and all overflow pipes to be 19mm

Foul water Drains

110mm diameter uPVC drains laid to a minimum fall of 1:40.
 Drains under buildings, drives, ramps and roadways to be cased in minimum 150mm concrete, otherwise to be laid in 150mm siftings with 75mm concrete capping. Provide lintels where drains pass through walls, with 50mm space around the pipe. Both ends of the pipe should be masked during construction to prevent entry of fil or vermin. All drainage installed in accordance with Approved Document H of the Building Regulations, BS 8300, BS EN 752, the manufacturer's instructions and with Building Control Officer's approval.

Soil & vent pipe

110mm uPVC soil and vent pipes (S+VP) in positions as indicated on the plans, to be wrapped in 100mm quilt insulation and boxed in for full height. S+VP's are to be connected with proprietary tile ventilators, preferably at ridge level. Alternatively S+VP's can be fitted with air admittance valves (AAV) or durgo valves as indicated on the plans. Soil and vent pipes within 3000mm of a door or window, ensure they terminate minimum 900mm above head of door or window.

Plumbing work

Survey to be carried out on existing plumbing to determine their condition. Existing main house plumbing to be altered as required to be looked at in more detail at a later date. Proposed extension to be plumbed as required to be looked at in more detail at a later date. Ensure all existing and proposed pipe work in roof voids to be adequately insulated.

Soakaway

Existing soakaway to be exposed and checked before connecting new rwp's to see if it has spare capacity to take additional volume of water created by extension. If extg. Soakaway is sited within 5m of the building, provide new soakaway minimum 5m from buildings. Re-direct extg. rainwater to new soakaway.

Checks to be made to ascertain the permeability of the ground in the area, all to local Building Control Requirements. Osma AquaCell Lite, suitable for non-trafficked areas and up to maximum depth 1500mm, minimum ground cover 300mm. Soakaway needs to be designed to satisfy requirements in AD H3 and BRE Digest 365.

Surface water Drains

110mm diameter uPVC drains laid to a minimum fall of 1:80.
 Drains under buildings, drives, ramps and roadways to be cased in minimum 150mm concrete, otherwise to be laid in 150mm siftings with 75mm concrete capping. Provide lintels where drains pass through walls, with 50mm space around the pipe. Both ends of the pipe should be masked during construction to prevent entry of fil or vermin. All drainage installed in accordance with Approved Document H of the Building Regulations, BS 8300, BS EN 752, the manufacturer's instructions and with Building Control Officer's approval.

I WOULD LIKE TO CONFIRM THAT IN ORDER TO SATISFY POLICY GP9 OF THE ISLAND DEVELOPMENT PLAN WE HAVE TAKEN INTO CONSIDERATION THE INSULATION, DRAINAGE, WATER EFFICIENCY, MATERIALS, WASTE STORAGE AND DISPOSAL, TOGETHER WITH THE CONSERVATION OF FUEL AND POWER HAVE ALL BEEN CAREFULLY CONSIDERED.

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NOTES
 Any discrepancies found on this drawing must be reported to the architects immediately.
 Figured dimensions to be used in preference to scaled dimensions.
 Contractors must check all dimensions on site prior to commencement of work.

REVISIONS

No.	Date	Description	Drawn



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JOB	Proposed extension and alterations & widen existing driveway entrance & convert wing to dower unit at Villa Rosa formally Lea Hurst Summerfield Road Vale Guernsey GY3 5UH for Mr. A. Spinola
Drawing	Working drawing - Blockplan & elevations
Scale	1:100
Date	Jan 2020
Signed	
Drawn	Jr
Dwg. No.	6140- 05