

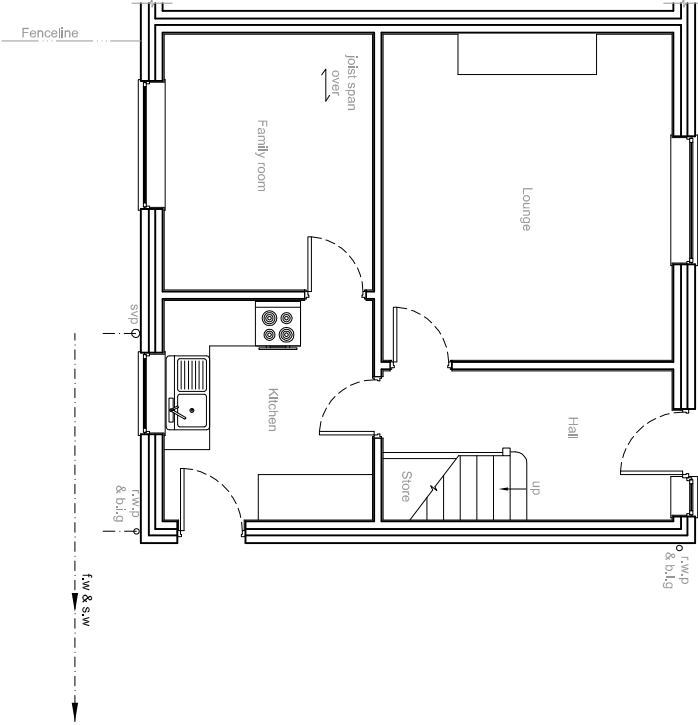


PROPOSED SIDE ELEVATION
scale 1:100

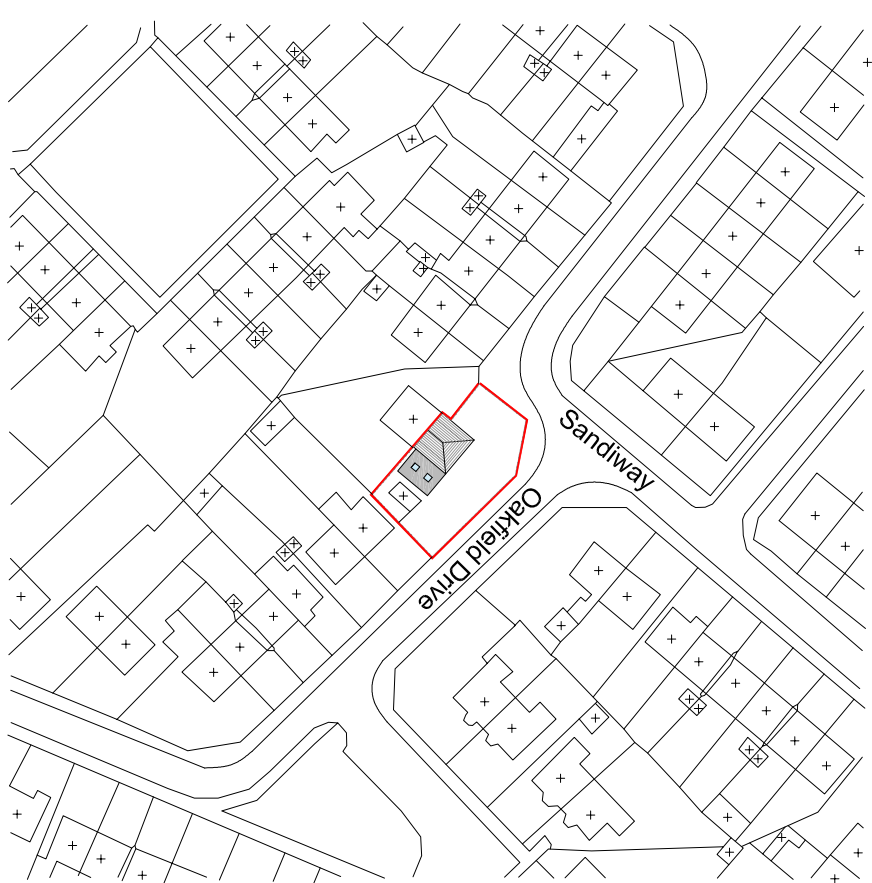
PROPOSED REAR ELEVATION
scale 1:100

PROPOSED OPPI SIDE ELEVATION
scale 1:100

EXISTING GROUND FLOOR PLAN
scale 1:100

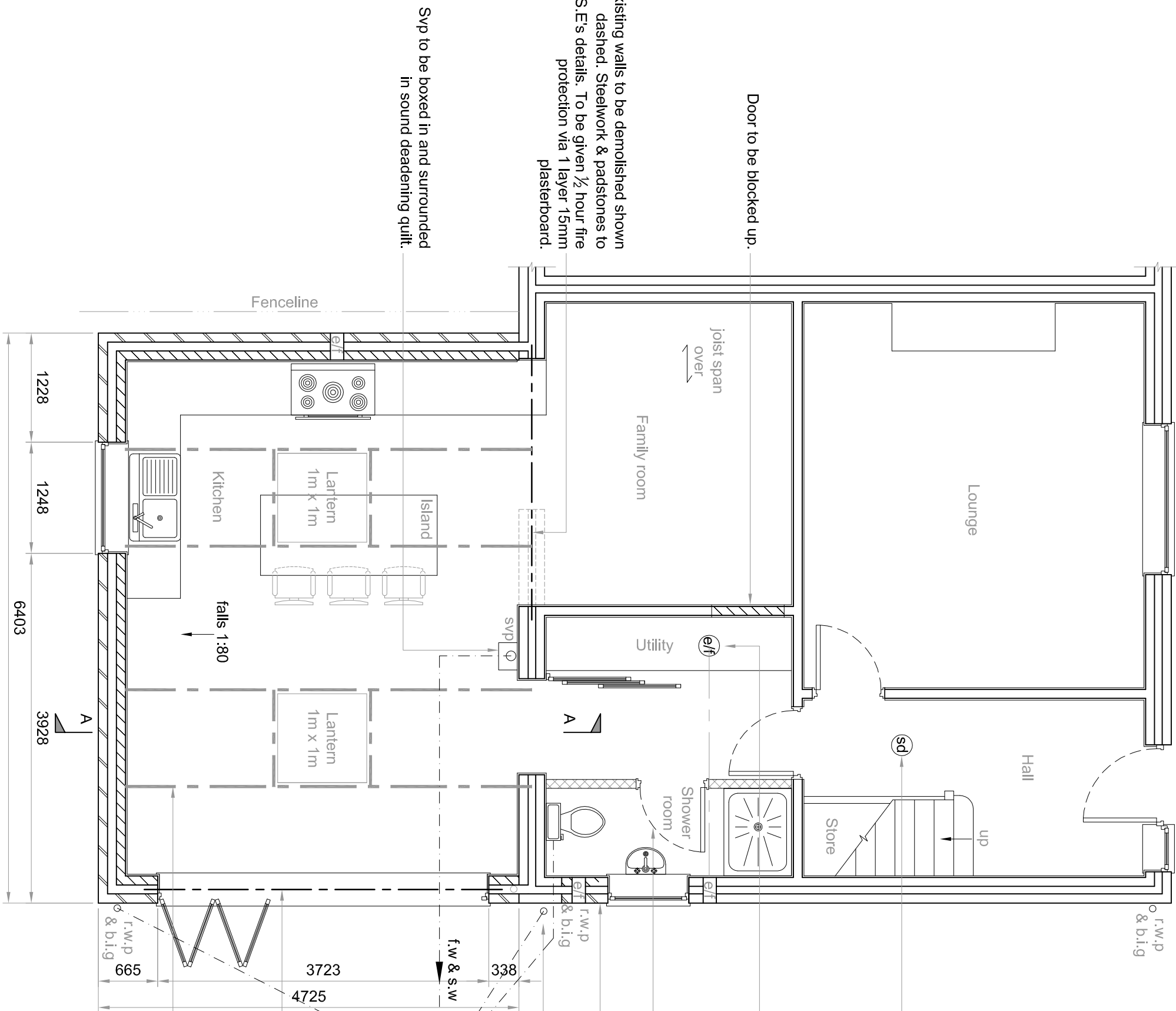


LOCATION PLAN
scale 1:1250



0 12.5 25 37.5 50 62.5 75 87.5 100 112.5 125 m
0 10 20 30 40 50 60 70 80 90 100 mm
1:1250

PROPOSED GROUND FLOOR PLAN
scale 1:50



0 1 2 3 4 5 6 7 8 9 10 m
0 10 20 30 40 50 60 70 80 90 100 mm
1:100

GRP watertight finishes to be laid by specialist installer

18mm Mesh Wood J1111 or J11111 Plywood watertight decking on 180 falls 50mm x 50mm s.w. fixings on 63x220 C16 timber joists at max 450mm ctrs (double or treble up around lantern and to be confirmed via S.E.s calculations prior to ordering) fixed to 75x100mm wall plates using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, raise GRP 150mm up wall & flash with Code 5 lead flashings dressed 150mm up wall into bmk. mortar joint at junction of flat roof and house wall 100 x 50mm s.w. water check fillets to roof verges.

Insulate using 130mm Recticel Eurothane GP cut tight with friction fit between joists. Provide 50x50mm cross battens at 600mm ctrs perpendicular to joists for ventilation and install 25mm continuous PVCu strip soffit vents with fly screens for cross ventilation of roof void, to all exposed elevation walls. Install 100mm thick rigid insulation boards over the insulation walls. Install 18mm mesh wood J1111 or J11111 Plywood watertight decking on 180 falls 50mm x 50mm s.w. fixings on 63x220 C16 timber joists at max 450mm ctrs (double or treble up around lantern and to be confirmed via S.E.s calculations prior to ordering) fixed to 75x100mm wall plates using pressed steel brackets. Wall plates fixed to walls at 1500mm centres using 30mm x 5mm mild steel straps spanning 600mm of wall, raise GRP 150mm up wall & flash with Code 5 lead flashings dressed 150mm up wall into bmk. mortar joint at junction of flat roof and house wall 100 x 50mm s.w. water check fillets to roof verges.

Provide 500g DPM above insulation. Finish ceiling with 12.5mm plasterboard and skim.

Joists parallel to walls are to receive lateral support using 38 x 5mm galv. steel straps at 1200 ctrs, straps to span 3 joists with strut noggins between joists at strap locations

UPVC Fascia boards to match with existing.

Please Note: 'VCU or insulation should not be penetrated or cut to facilitate the installation of downpipes. Consider installing surface mounted downpipes or slim surface downpipes

WALL CONSTRUCTION:

Cavity wall comprising of: 103mm facing bmk. to match existing, 100mm cavity filled with 90mm thickness Recticel Eurowall Plus cavity wall insulation board (to achieve U values of 0.18 W/m²K), stainless steel wall ties (5 No. per m² & at staggered ctrs - double up wall ties around all opening reveals), 100mm Theraflex Tuffo concrete block inner skin, dense conc., foundation blocks or common bmk. below g.l. with the conc. cavity fill terminating 225mm below dpc. Hilled pitch polymer dpc. min 150mm above g.l. for both skins. Lap & seal inner skin dpc to floor dpm. 100 x 75mm wall plates fixed to inner skin with 38 x 5mm galv. steel straps spanning 600mm of wall & at 2m ctrs. Galv. steel fillets by keystone Linthe Ltd. With cavity wall dpc's over & external weep holes

New brickwork to be bonded to old using wall ties or similar approved method. Interesting walls to create continuous cavities.

All openings in external cavity wall to have vertical dpc's. Sills to be installed in concrete or masonry. Operable & at plate level with special PVCu insulated cavity closures by Thermacore Ltd. similar & approved to prevent cold bridging ensure cavity wall insulation board terminates 150mm below finished floor level ensure that no mortar ends or other debris fall between cavity board to bridge skins of wall. Finish internally with 12.5mm plaster and skim. Ensure cavity wall insulation abuts roof insulation to reduce cold bridging

600mm x 200 mm concrete strip foundations, min 1m deep or 150mm below invert level of drains which ever is the greater or to suit exposed sub-soil conditions. Additional depth may be required adjacent to hedgerow.

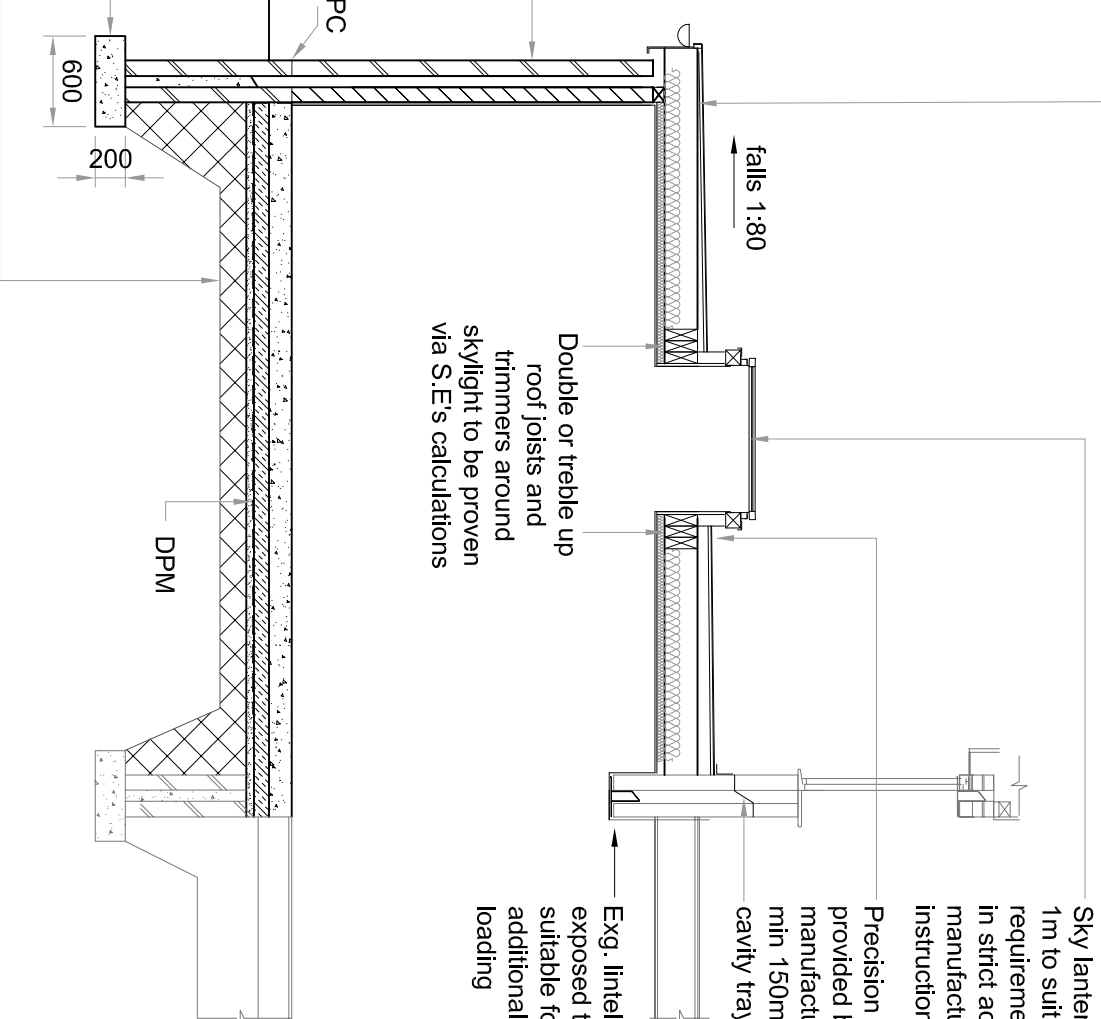
GROUND FLOOR CONSTRUCTION

Laid level with existing using tiles or asphalt finish on 150mm thickness concrete on polythene separation layer on 100mm thickness Recticel Eurothane GP insulation (to achieve U values of 0.18 W/m²K) on 120 gauge Viasqueen damp proof membrane on 50mm sand bedding. finished till level & smooth. 150mm layers of clean & sulphate free consolidated hardcore to a maximum depth of 600mm. All new hardcore must be clean & free of all wood, vegetation etc. Sill not be permitted to be used for any purpose other than to support the wall. Sill not be permitted to be used for any purpose other than to support the wall. Sill not be permitted to be used for any purpose other than to support the wall.

NOTE 1:- Should new floor cover existing air bricks for sub-floor ventilation, then the existing air bricks are to be ducted to new air bricks on new external wall to maintain cross ventilation.

NOTE 2:- Provide perimeter insulation to exposed walls by installing 20mm Kingspan Thermafloor T770 zero ODP perimeter insulation upstand insulation strips for the depth of the screed at the abutment of the screed to wall junctions.

SECTION A-A scale 1:50



Sky lanterns approx 1m x 1m to suit clients requirements to be fitted in strict accordance with manufacturers instructions

Precision flashings provided by skylight manufacturer or provide min 150mm flashings. cavity tray

Egg. Inlet to be exposed to prove suitable for additional roof loading

KEY		
Foul water & surface water drains	f.w & s.w	
Rain water pipe	r.w.p	
Back inlet gully	b.i.g	
Soil vent pipe	s.v.p	
Soil stack	s.s	
Manhole	MH	
Inspection chamber	I.C	
Electric	e/f	
Structural Engineer	S.E	
Timber stud wall, provide sound deadening quilt to bedrooms finished with 15mm plasterboard & skim		
Joist span direction		
Blockwork built on suitable foundations		
Facing brickwork		

DWG No.	L36 00W/1601
TITLE	PLANS, ELEVATIONS & SECTIONS
PROJECT	Proposed Development to 150m x 150m plot
CLIENT	Mr. G. Williams
DATE	29/10/2025
SCALE	AT ALL AS SHOWN
PRO-TECH ARCHITECTURE	
CONTACT: LEE ROWLEY B.Sc. (HONS)	
079567836028	
20, LILLYBURY ROAD, LILLYBURY, DUBLIN 15, IRELAND	
INFO@PRO-TECHARCHITECTURE.CO.UK	
FOLLOW US ON FACEBOOK @PRO-TECHARCHITECTURE	

1. For construction purposes, do not scale the drawings.

2. Figure dimensions only are to be taken from the drawings. All dimensions & angles are to be checked on site prior to any work. If in doubt ask.

3. The drawings are metric drawings & all dimensions are in millimetres (unless otherwise stated).

4. Report any discrepancies to Pro-TECH immediately.

5. All drawings are to be read in conjunction with other related information &or relevant Consultants drawings where applicable.

6. The Specification & the design drawings are copyright & must not be copied without the written consent of Pro-TECH.

7. Electricals, Lights and sockets to clients specifications and I.E.E. Regulations. All electrical work required to meet the requirements of Approved Document Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the Building Control Consultant needs to be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. 75% of all new light fittings to be energy efficient.

8. Timber: All timber to be stress graded and stamped, kiln dried (KID).

9. Windows/Doors: New windows to achieve minimum U values of 1.4 W/m²K with minimum 20mm gap between panes in timber or PVCu sealed units and have maximum total area 25% of total floor area. Ventilation provided by opening lights of 1200mm minimum floor area and minimum 8000mm² trickle vent in window head. Linthe over windows doors to be keystone type requiring 150mm end bearing unless noted otherwise and have half hour fire protection using 2 No. layers of 12.5mm plasterboard and plaster skim finish. Keystone linthe filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any left hand. All glazing in critical locations on internal and external walls must to conform to BS EN 12150 (protection against impact, i.e. glazing below 800mm and up to 1500mm in doors exceeding 300mm horizontally each side).

11. Drainage: 115mm PVCu guttering to 60mm dia. PVC downpipes as shown to B.I.G.'s to be connected to existing drainage to be agreed by building control officer. Drains beneath proposed building to be placed in 200mm concrete, with flexible joints incorporated in new concrete to suit ground conditions and to the satisfaction of the Building Control Officer. Walls to bridge drains using reinforced concrete linthe leaving a 50mm clear gap below filled with rigid non degradable sheet material. Sanitary ware to be fitted with 75mm deep seal traps with rodable access to be connected to soil stacks or B.I.G. via 40mm dia p.v.c. piping. To prevent cross flow, connections to SVP must not be directly opposite. Any bath is to be limited to 48° C as an inline blending valve which is to be compatible with hot and cold sources.

12. Kitchen Ventilation

The requirement will be satisfied if there is both:

(i) Mechanical extract ventilation for rapid ventilation, rated capable of extracting at a rate not less than 60 litres per second (or incorporated within a cooker hood and capable of extracting at a rate of 30 litres per second), which may be operated intermittently, for instance during cooking; and

(ii) Background ventilation, either:

(a) by a controllable and secure ventilation opening (or openings) having a total area not less than 4000cm², mm, located so that to avoid drafts, eg. a trickle ventilator, or

(b) by the mechanical ventilation being in addition, capable of operating continuously at a normally one air change per hour.