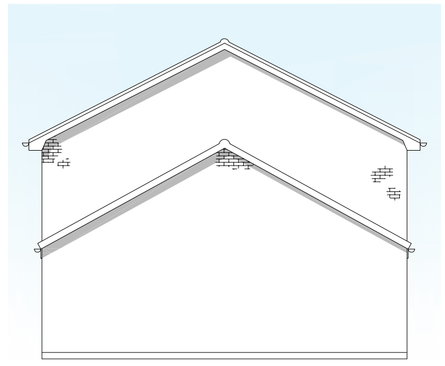


EXISTING REAR ELEVATION
scale 1:100



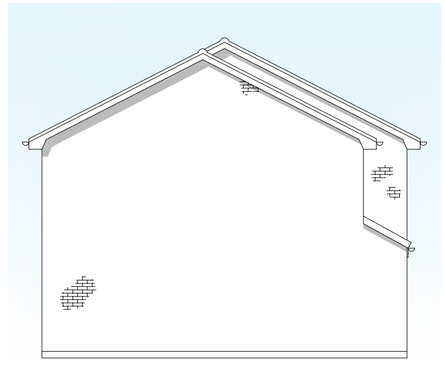
EXISTING SIDE ELEVATION
scale 1:100



EXISTING FRONT ELEVATION
scale 1:100



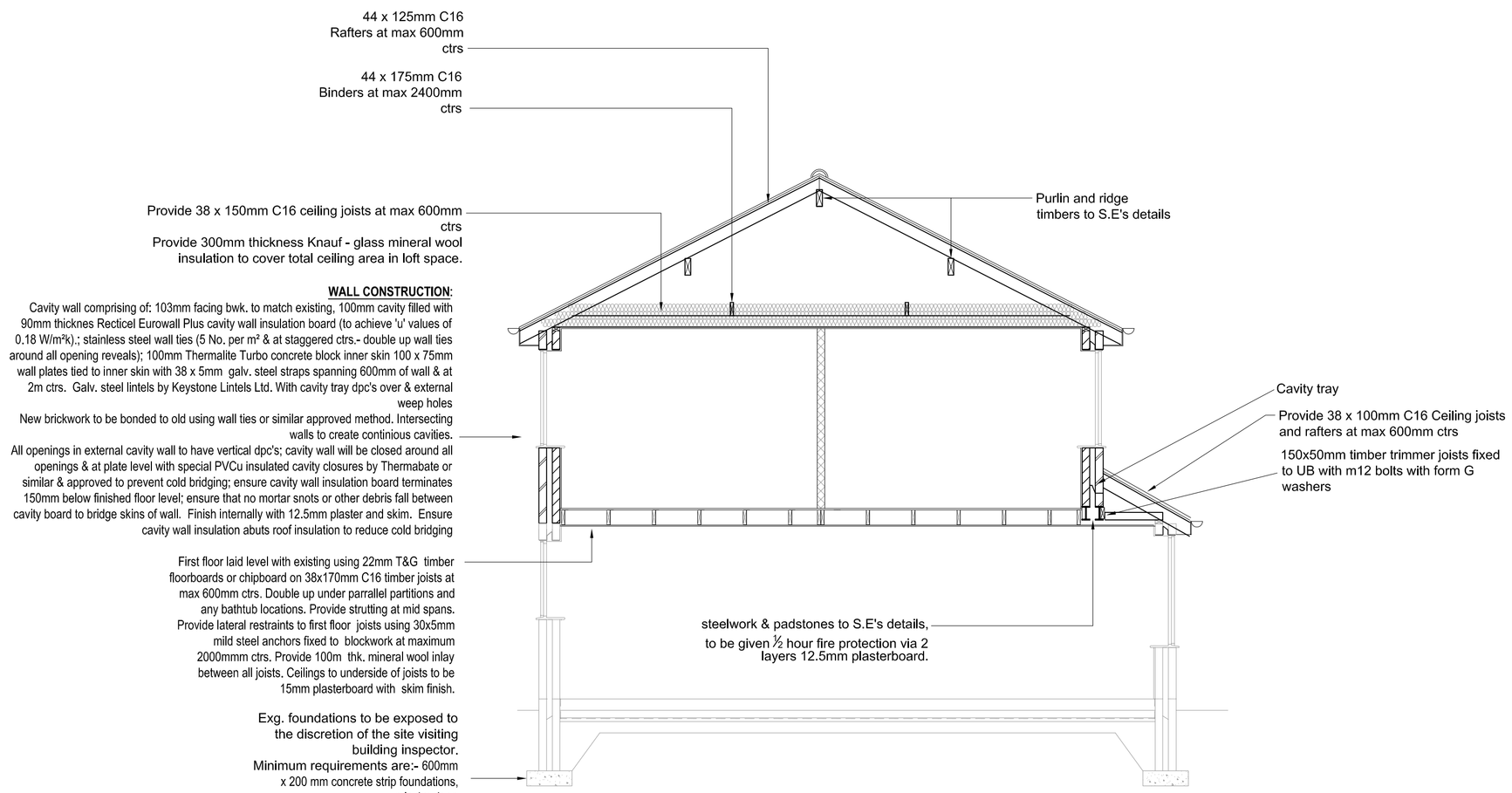
PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED FRONT ELEVATION
scale 1:100



WALL CONSTRUCTION:
Cavity wall comprising of: 103mm facing bwk. to match existing, 100mm cavity filled with 90mm thicknes 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 Thermalite Turbo concrete block inner skin 100 x 75mm wall plates tied to inner skin with 38 x 5mm galv. steel straps spanning 600mm of wall & at 2m ctrs. Galv. steel lintels by Keystone Lintels Ltd. With cavity tray dpc's over & external weep holes
New brickwork to be bonded to old using wall ties or similar approved method. Intersecting walls to create continious cavities.
All openings in external cavity wall to have vertical dpc's; cavity wall will be closed around all openings & at plate level with special PVCu insulated cavity closures by Thermabate or similar & approved to prevent cold bridging; ensure cavity wall insulation board terminates 150mm below finished floor level; ensure that no mortar snots 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

First floor laid level with existing using 22mm T&G timber floorboards or chipboard on 38x170mm C16 timber joists at max 600mm ctrs. Double up under parrallel partitions and any bathtub locations. Provide strutting at mid spans. Provide lateral restraints to first floor joists using 30x5mm mild steel anchors fixed to blockwork at maximum 2000mmm ctrs. Provide 100m thk. mineral wool inlay between all joists. Ceilings to underside of joists to be 15mm plasterboard with skim finish.

Exg. foundations to be exposed to the discretion of the site visiting building inspector.
Minimum requirements are:- 600mm x 200 mm concrete strip foundations, min 1m deep

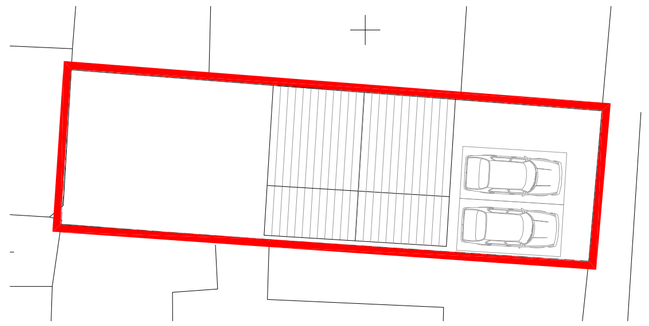
SECTION A-A
scale 1:50

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



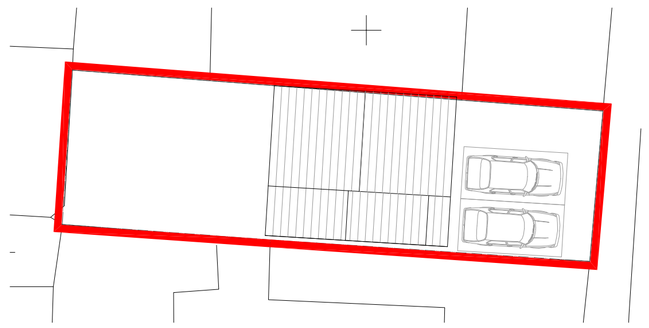
LOCATION PLAN
scale 1:1250

m 0 1.25 2.5 3.75 5 6.25 7.5 8.75 10 11.25 12.5 m 1:1250
mm 0 10 20 30 40 50 60 70 80 90 100 mm 1:1



EXISTING BLOCK, ROOF & SITE PLAN
scale 1:200

m 0 2 4 6 8 10 12 14 16 18 20 m 1:200
mm 0 10 20 30 40 50 60 70 80 90 100 mm 1:1



PROPOSED BLOCK, ROOF & SITE PLAN
scale 1:200

m 0 2 4 6 8 10 12 14 16 18 20 m 1:200
mm 0 10 20 30 40 50 60 70 80 90 100 mm 1:1

1. Do not scale the drawings.
2. Figured 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. This Specification & the design drawings are copyright & must not be copied without the written consent of Pro-Tech.

7. Electrics: Lights and sockets to clients specifications and I.E.T.Regs. 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 (KD).

9. Windows/Ventilation: 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 1/20th minimum floor area and minimum 8000mm² trickle vent in window head. Lintels 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 lintels filled, full length, with polystyrene insulation. Draught proof stripping to fitted to all opening windows and any loft hatch. 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 extending 300mm horizontally each side.

10. Roof: Tiles headlap to match existing on 50mm x 25mm treated soft wood battens, fixed with wire nails. Approved reinforced breathable roofing felt (Tyvek Supro) to BS 747:1961 draped between rafters with 150mm min. laps secured with clout nails, on timber rafters fitted to 100mm x 75mm timber 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, mild steel straps to gable wall to be fixed across first 3 rafters at max 2000mm ctrs. All ridge and hip tiles are to be mechanically fixed to the roof. Fascia boards to match with existing. Ceilings to be 12.5mm plasterboard with plaster finish, ceilings below rooms to be 15mm plasterboard. 100mm thick crown wool insulation between all ceiling joists below rooms. 300mm thickness crown wool insulation to cover total ceiling area in loft space. All flashings to have a minimum 150mm upstand using code 4 lead flashing. Provide lead flashing where new roof abuts walls (stepped if required). Provide cavity trays where roof abuts wall.

11. Drainage: 115mm PVC guttering to 64mm dia. PVC downspouts 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 incased 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 lintels leaving a 50mm clear gap below filled with approved compressible sealant, masked over at both sides of wall with rigid none 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 via 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 incorpprated 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 4000sq. 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 nominally one air-change per hour.

Heating:
New rooms to be heated using rads fitted with thermostatic radiator valves, Fed from exg. boiler
Any alterations to heating /hot water system to be carried out by Gas Safe registered plumber. Any new boiler to be condensing boiler with balanced flue and full controls should be incorporated.

Box lintels:
Box/K-100 Lintels by Keystone or similar approved beams requiring 150mm end bearing, to be given ½ hour fire protection via 2 layers of 12.5mm plasterboard.
Box lintels to have a minimum of one course of blockwork or 2 courses of brickwork between lintel and joists to prevent point loading from joists.

Escape Window(s):
To have an unobstructed opening of at least 0.33m²
and at least 450mm (w) x 735mm (h)
The bottom of the opening should be not more than 1100mm and not less than 800mm above floor level.

DWG No.	L34 2TU/27/01
TITLE	ELEVATIONS, SECTIONS & SITE PLANS
PROJECT	Proposed Development to 27 Sutherland Road Prescot L34 2TU
CLIENT	Mrs. L. Bate
DATE	11/08/2022
SCALE AT A1	AS SHOWN

PRO-TECH ARCHITECTURE
WWW.PRO-TECHARCHITECTURE.CO.UK
CONTACT : LEE ROWLEY B.ENG.(HONS)
0151-420-7895
07967836028
20 ELSTREE COURT
WIDNES. WA8 3EP
INFO@PRO-TECHARCHITECTURE.CO.UK
FOLLOW US ON FACEBOOK @PROTECHARCHITECTURELTD