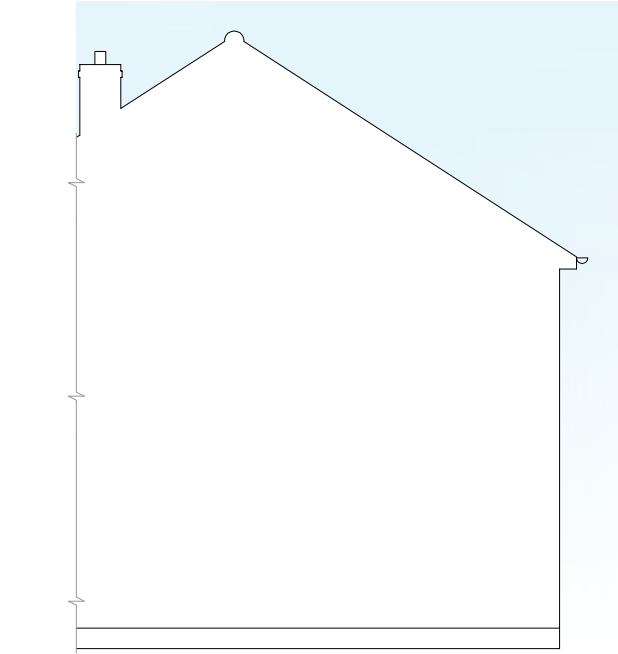
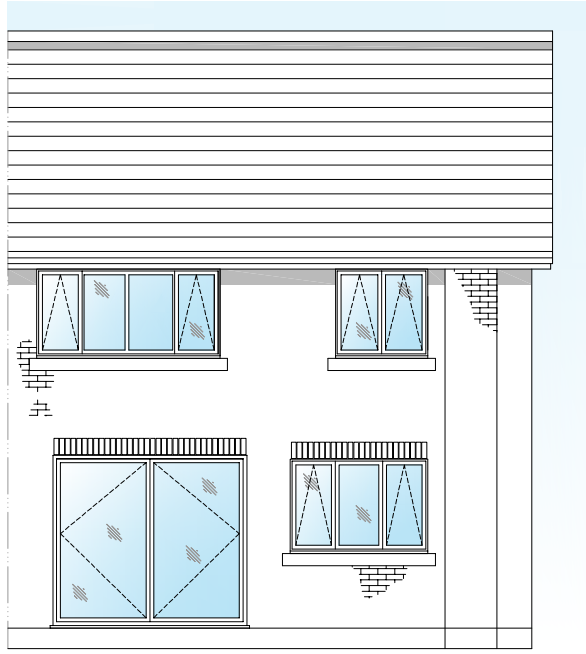
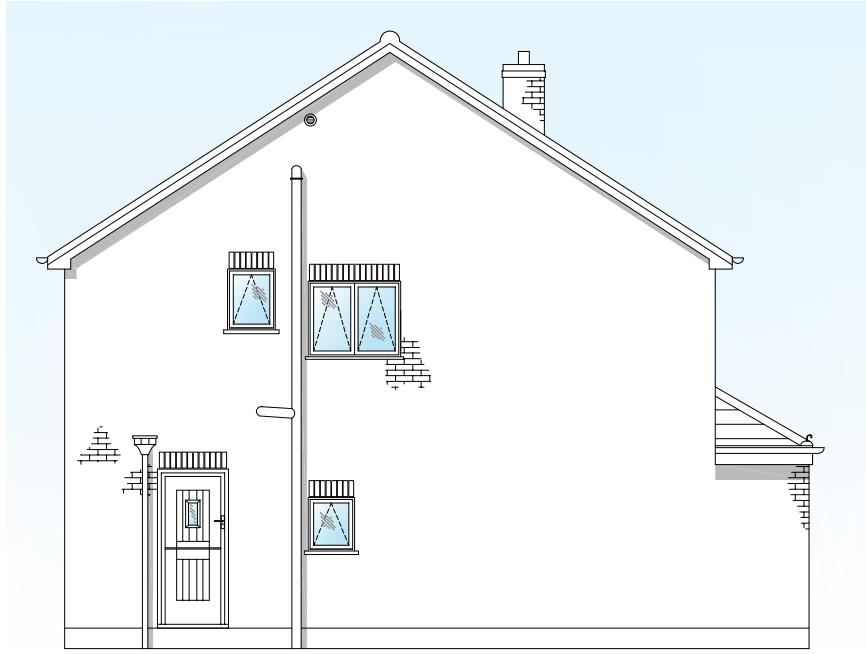




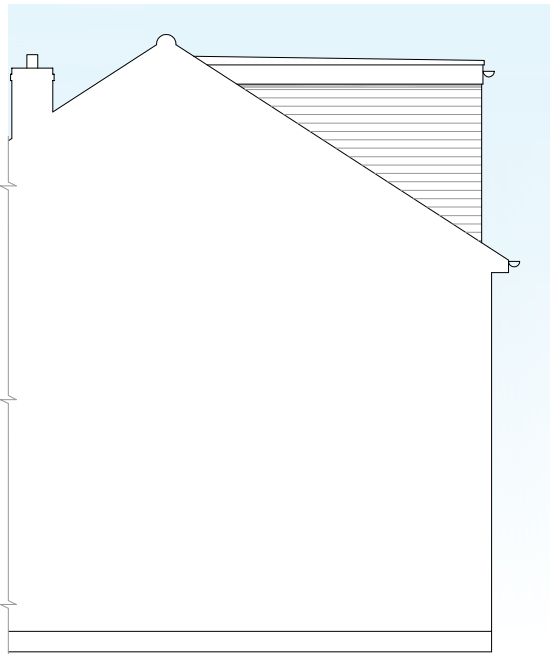
EXISTING SIDE ELEVATION  
scale 1:100



EXISTING REAR ELEVATION  
scale 1:100



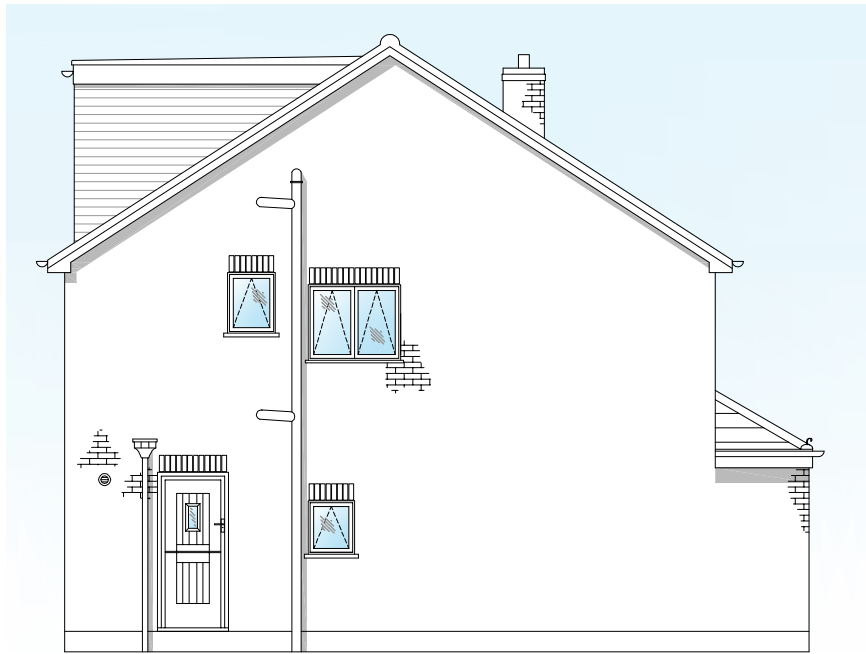
EXISTING OPP<sup>1</sup> SIDE ELEVATION  
scale 1:100



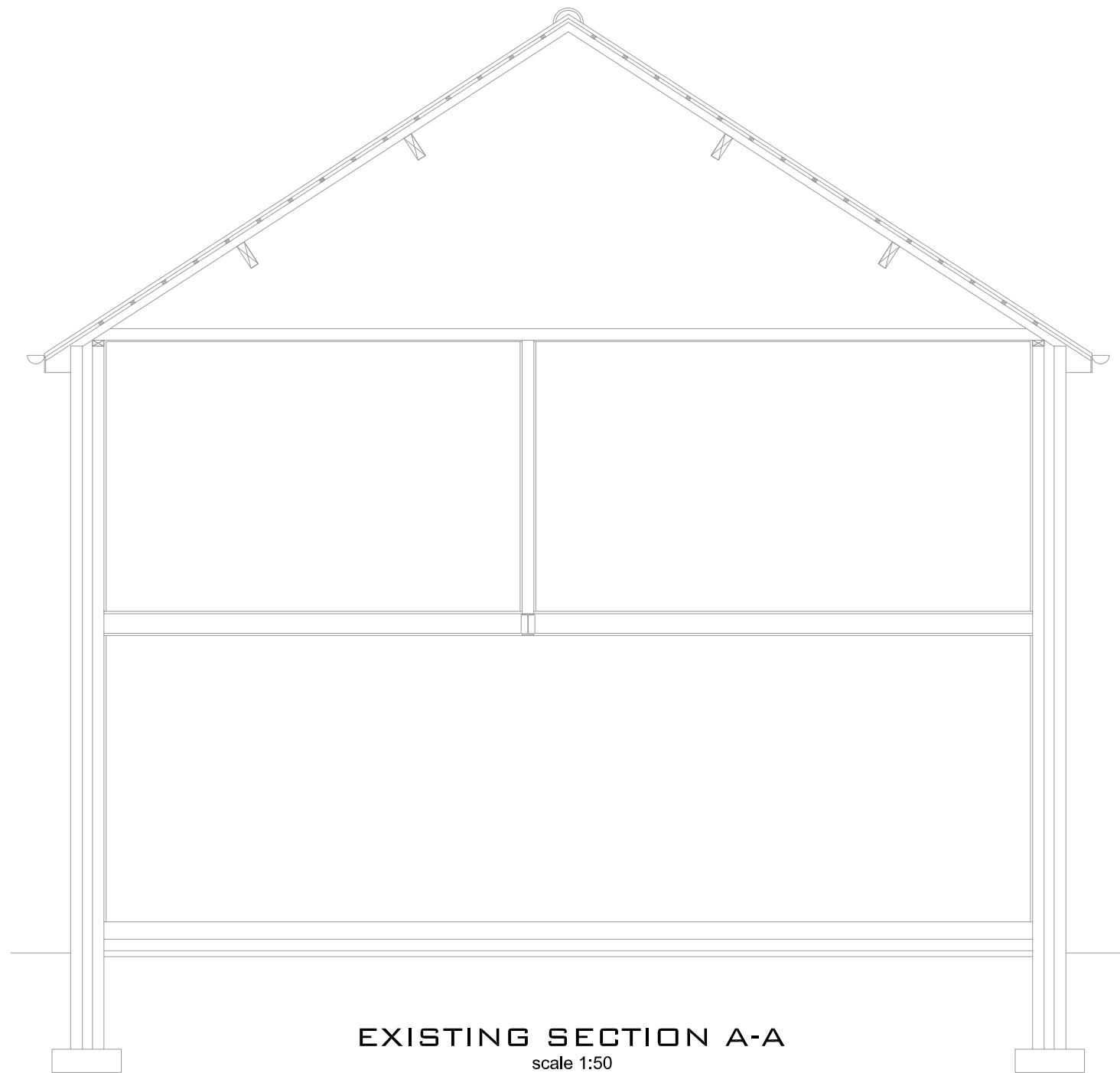
PROPOSED SIDE ELEVATION  
scale 1:100



PROPOSED REAR ELEVATION  
scale 1:100



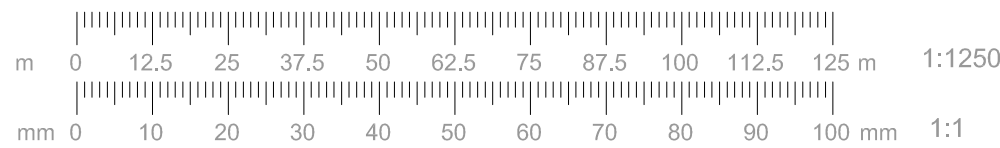
PROPOSED OPP<sup>1</sup> SIDE ELEVATION  
scale 1:100



EXISTING SECTION A-A  
scale 1:50



LOCATION PLAN  
scale 1:1250



Ridge beam to S.E's details  
GRP watertight finishes to be laid by specialist installer  
18mm Metsä Wood I/II or +III/III Plywood waterproofed decking on 1:80 falls  
50mm x 50mm s.w. firrings on 72x195 C16 timber joists at max 600mm ctrs  
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 under exg. roof tiles.  
100 x 50mm s.w. water check fillets to roof verges.

Insulate using 130mm Recticel Eurothane GP cut tight with friction fit between  
joists. For ventilation install 25mm continuous PVCu. strip soffit vents with fly  
screens to promote front to back ventilation. Provide further insulation below  
joists using 40mm Recticel Eurothane GP (to achieve 'u' values of 0.15 W/m²K).  
Tape joints with 50mm wide aluminium tape for vapour barrier. Provide 500g  
DPM above insulation. Finish ceiling with 12.5mm plasterboard and skim.

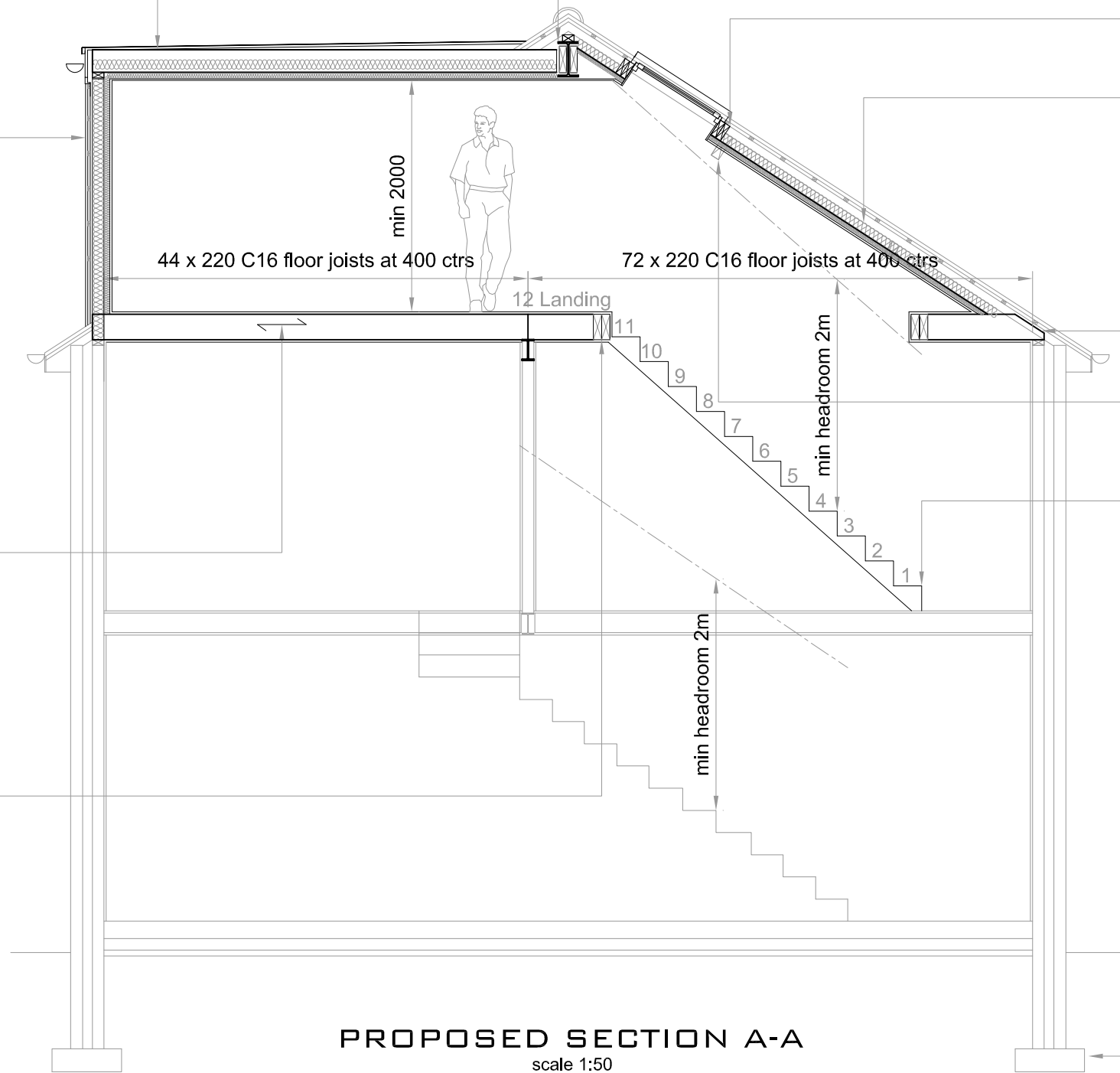
joists parallel to walls are to receive lateral support using 38 x 5mm galv. steel  
straps at 1200 ctrs. straps to span 3 joists with strut noggins between joists at  
strap locations  
UPVC Fascia boards to match with existing.  
*Please Note: VCL or insulation should not be penetrated or cut to facilitate the installation of  
downlights. Consider installing surface mounted downlights or slim surface downlights*

Dormer walls and cheeks:  
Upvc (colour to match existing roof tiles) exterior wall cladding boards (any cladding within 1m  
of the boundary to be non-combustible or limited combustibility finish. Euroclass B-s3,d2 or  
better); 38 x 25mm treated softwood battens & counter battens on Tyvek untearable &  
breathable roofing felt. 15mm thick SUPALUX board or an alternative system to offer 60  
minutes fire resistance where dormer walls are within 1m of the boundary, ensuring that the fire  
resistant wall construction is built up to the underside of the roof deck and fire stopped. Use  
18mm marine grade plywood all other areas; 100 x 50mm vertical studs at 400 ctrs. to be  
proven via S.E's calculations prior to construction to confirm suitable for supporting tiles roof  
construction, 100 x 50mm horizontal noggins at 600 ctrs. 100 x 50mm wall plates; 100 x 150mm  
timbers for head lintel over window.

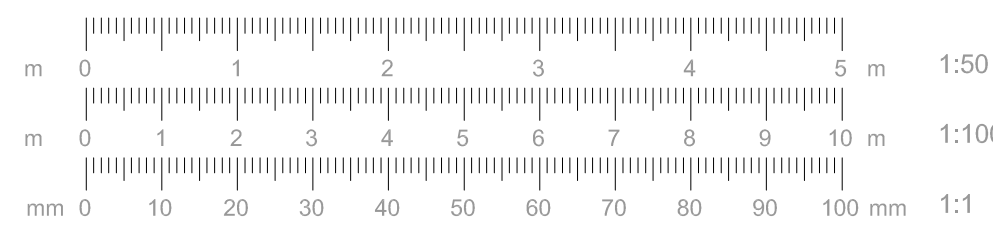
Insulate with 100mm Recticel Eurothane GP insulation board between studs & lined internally  
with 50mm Recticel Eurothane GP insulation board (to achieve 'u' values of 0.17 W/m²K). Tape  
joints with Identden tape. Cover with 12.5mm foil backed plasterboard & 5mm plaster skim. Use  
Code 5 lead flashings & soakers. where roof abuts vertical walls  
Triple up rafters under flannel walls & bolt together; use code 5 lead flashings & soakers.

Second floor laid level using 22mm T&G timber floorboards or chipboard on timber joists. Double  
up under any parallel partitions or any bathtub location. Provide strutting at 1/4 spans.  
Where joists are fixed to gable walls, provide lateral restraints to first floor joists and struts using  
30x5mm mild steel anchors fixed to blockwork at maximum 2000mm ctrs. Provide 100m thk.  
mineral wool inlay between all joists. Ceilings to underside of joists to be 15mm plasterboard with  
skim finish.

Double or treble timber floor joists around stair void to be  
confirmed via S.E's calculations



PROPOSED SECTION A-A  
scale 1:50



Double 50x150 s.w. trimmings around skylight.  
Flashing skirt required to skylight.  
Double up rafters either side of skylight.  
Insulate using 120mm deep Recticel Eurothane GP between rafters leaving  
min 30mm gap for drape of existing breathable felt.  
Provide a further 50mm thick layer of Recticel Eurothane GP under rafters  
(to achieve 'u' values of 0.15 W/m²K), tape joints to create vapour control  
layer and air leakage barrier to underside of rafters, finish underside with  
12.5mm plaster and skim.  
*Please Note: Vaulted roof - VCL or insulation should not be penetrated or  
cut to facilitate the installation of downlights. Consider installing surface  
mounted downlights or slim surface downlights.*  
End of joists to be mitred to suit roof pitch.

Exg. 225x55mm Purlins to be assessed via S.E's calculation to  
prove suitable for additional loading from battens and  
insulation.

**Stair specification**  
Overall rise = 2583mm to be confirmed prior to fabricating, if  
different, contact Pro-TECH Architecture for advice.  
Goings 243.34mm  
Risers 215.29mm  
Pitch 41.5° min clear width 700mm spindles in handrail to  
have gaps no bigger than 100mm Handrail to be 900mm  
above pitch line on risers and 1000mm above flt on landings.  
Ensure that there is a minimum 2000mm headroom above  
each step.  
Goings on winders to be kept uniform and should be at least 235mm  
measured in the middle with a min going at the narrow end of no less than  
50mm.

Foundations to be exposed to prove  
suitable for additional floor loading,  
to the discretion of the site visiting  
building inspector.

1. For construction purposes, 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.Reg's. 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 conform to BS EN 12150, protection against impact, i.e glazing below 800mm and up to 1500mm in doors extending 300mm horizontally each side.
  11. **Plumbing:** 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.
- 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.
- 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.  
L26 OTE/65/01

TITLE  
ELEVATIONS, SECTIONS  
& LOCATION PLAN

PROJECT  
Proposed Development to  
65 Hollies Road  
Halewood  
L26 OTE

CLIENT  
Mr. B. Kirk

DATE 09/12/2025

SCALE AT A1 AS SHOWN