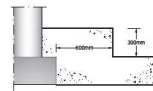
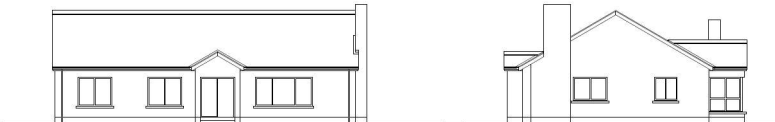


EXISTING SIDE ELEVATION. SCALE - 1:100. EXISTING REAR ELEVATION.

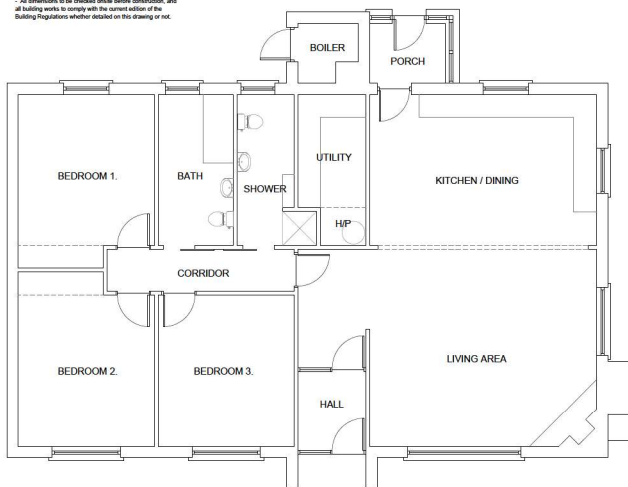


FOUNDATION OVERLAP DETAIL. SCALE - 1:20



EXISTING FRONT ELEVATION. SCALE - 1:100. EXISTING SIDE ELEVATION.

- All dimensions to be checked onsite before construction, and all building works to comply with the current edition of the Building Regulations whether depicted on this drawing or not.



EXISTING FLOOR LAYOUT. SCALE - 1:50.

Provide 250mm thick fireproof insulation laid between existing ceiling joists with 250mm thick fireproof insulation laid over same. Fireproof existing roof space to achieve a U Value of 0.18W/m²K.

Existing roof void ventilation to be checked on-site and if required, additional soffit ventilating grills are to be fitted, so as to provide ventilation equal to a 25mm air gap to front and rear of roof.



CROSS SECTION THRU' EXISTING

Where possible, provision is to be made for a minimum 1.2m from dwelling so as not to impair the structural stability of the building. Where pipes pass under main, drainage floor etc. and have less than 100mm cover, pipes are to be surrounded with pea gravel (100mm to each side and bottom and 75mm to top) and bridged over same with 150mm thick reinforced concrete. Reinforcing to be a ratio of 8/80 mesh. Where a flexible pipe has less than 300mm of cover in an area other than a vehicular area, the above shall also apply.

All gullies to be Back Inlet Gully Trap type (B.I.G.T.). Waste pipes to be 100mm dia p.e.c. and where they pass through walls are to be fitted with a protection sleeve which is to be in-line with the wall and surrounded in 150mm comp. Flexible Couplings with in 300mm of each side of wall (205 Coupler by Warr).
Inspection Chambers to be (one table for stone) internally built with 225mm concrete blocks, rendered water tight on 150mm thick concrete wall finished base. Ensure an inspection chamber is located within 12.500m of junction with main sewer line, where applicable.

All soil, vent and waste pipes to be of adequate size for their purpose and to be in compliance with Section 1 of Technical Booklet 8, of the current edition of the Building Regulations and branches to same to be constructed as per Section 2 of Technical Booklet 8. Sewer pipes to be 150mm dia water p.e.c. and laid in pea gravel to a fall of 1 in 45.
Where waste pipes from showers, baths, toilets and sinks pass under the floor slab they are to be 100mm dia min.

FIXED EXTERNAL LIGHTING

Fixed external lighting shall -
(a) have a maximum output of 150W per fitting and automatically switch off -
(i) when there is adequate daylight; and
(ii) when not required at night; or
(b) have luminaires that can only be fitted with lamps having a luminous efficacy greater than 40 lumens per candle Watt.

FIXED INTERNAL LIGHTING

All new internal fixed lighting to be either energy efficient light fittings or light fittings equipped with energy efficient lamps.
A light fitting may contain one or more lamps.
An energy efficient light fitting is a light fitting that can only be fitted with lamps having a luminous efficacy greater than 40 lumens per candle Watt.

PLANNING SECTION
LEITRIM COUNTY COUNCIL

17/04/2026

REF P. ED-26-26

Project: PROPOSED SUN ROOM EXTENSION TO EXISTING DWELLING AT WARDHOUSE, TULLAGHAN, Co LEITRIM.			
Client: Ms. GERDA BENZ			
Job No: 6862	Qty No: 01	J. LYNAM. R.I.B.A. (CHARTERED ARCHITECT "Carrick House" 11 Neary Road, Mayobridge, Newry. Telephone: 0300 3016 0304 Email: jay@jlynamarchitects.com	
Date: MAR '26	Scale: 1:50/100	Drawn: R.WARD	Title: SURVEY OF EXISTING