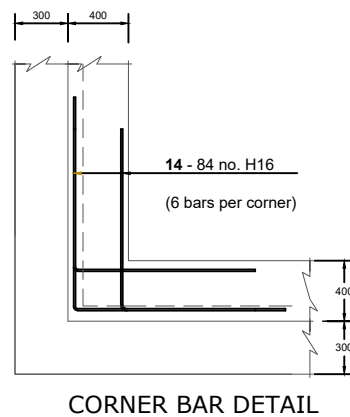
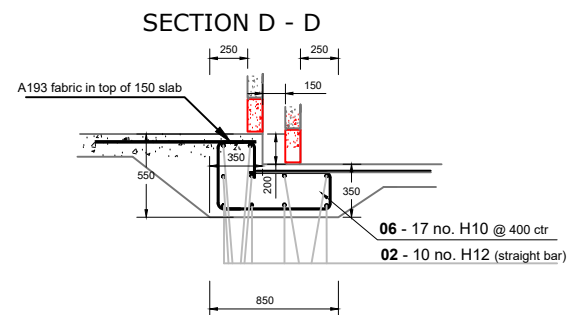
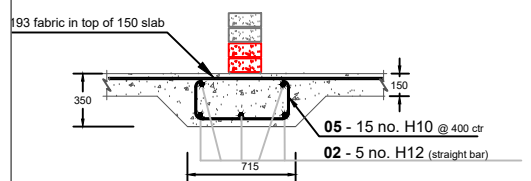
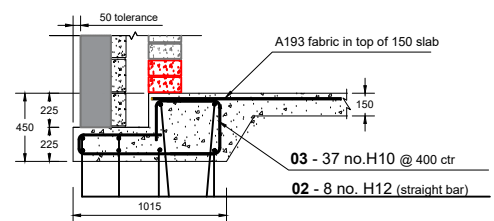
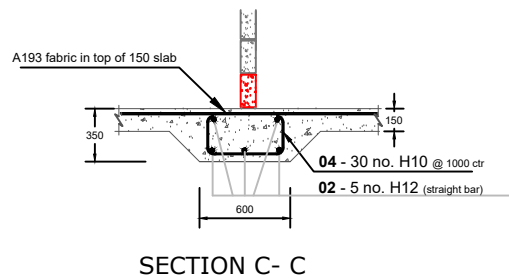
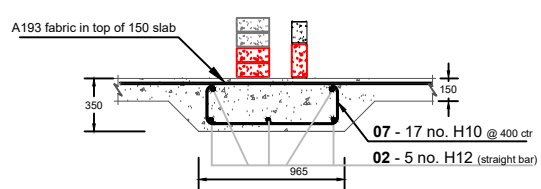
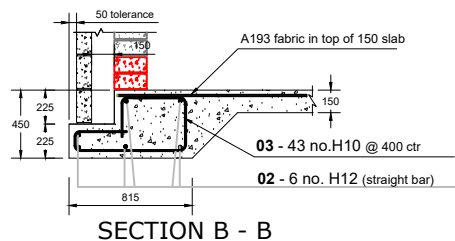
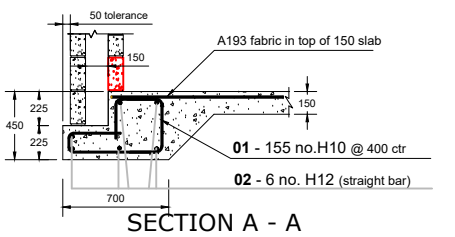
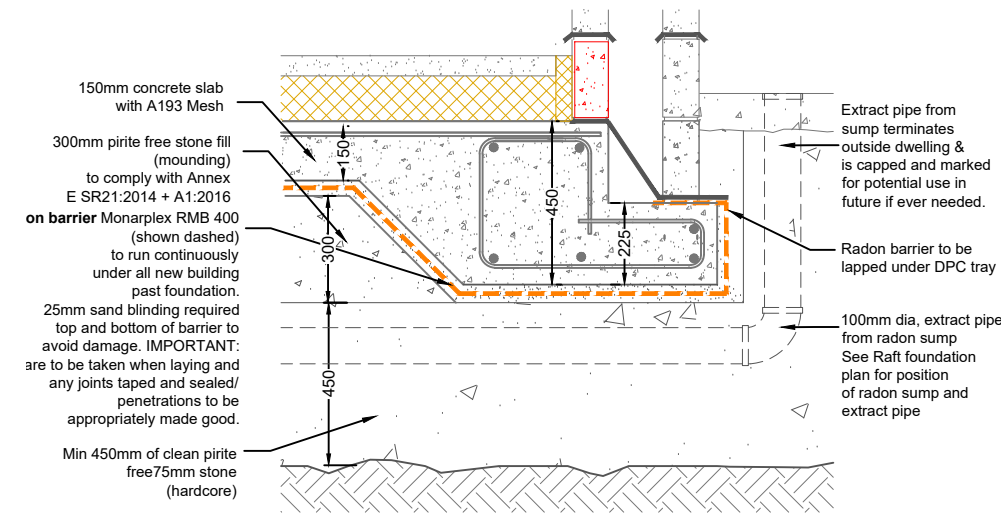
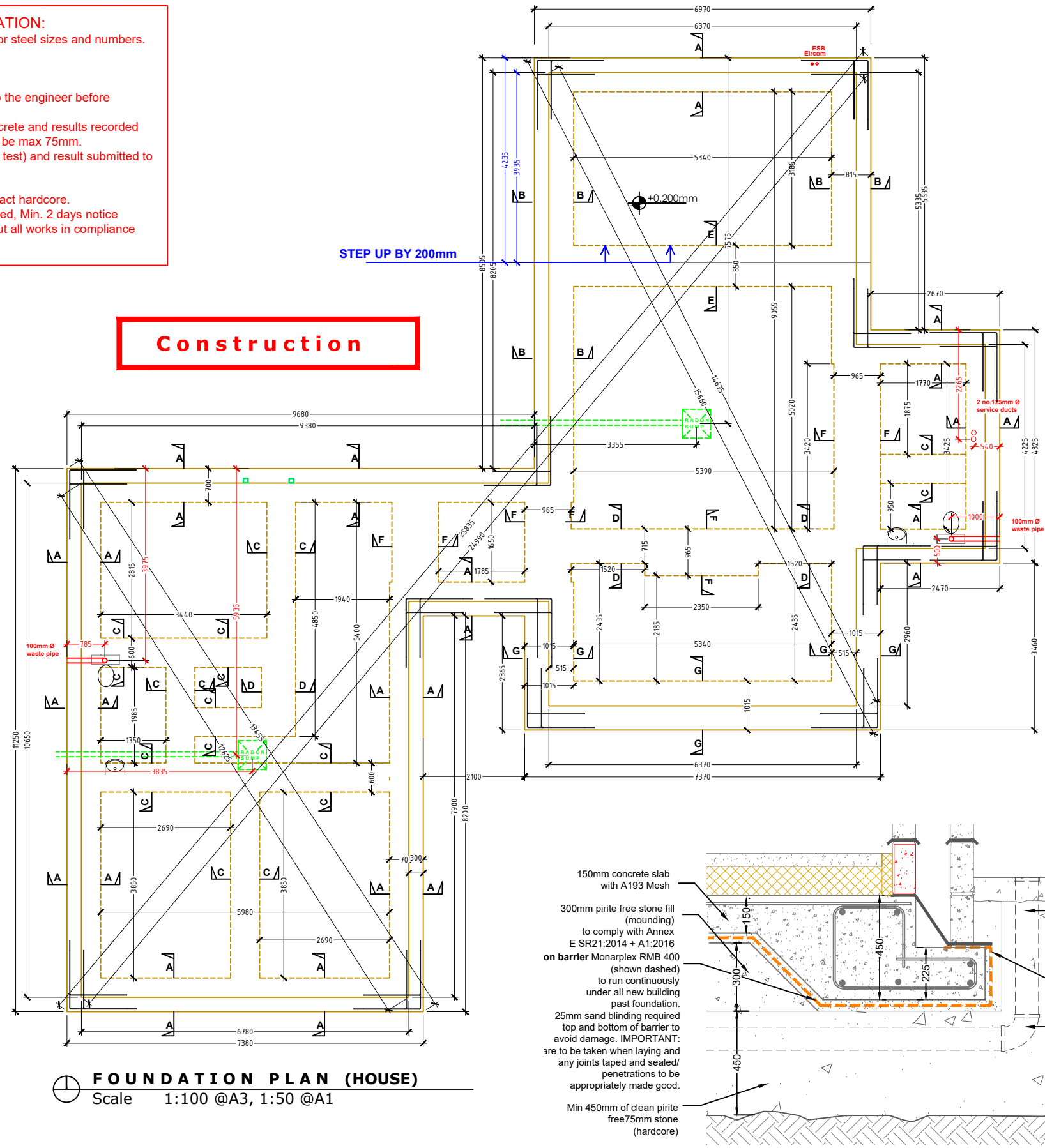


- IMPORTANT NOTES :**
- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
  - All works to be carried out in accordance with planning permission and building regulations

- NOTES/ SPECIFICATIONS FOR FOUNDATION:**
- See accompanying Foundation steel Schedule for steel sizes and numbers.
  - Monarplex RMB 400 radon barrier to be used.
  - Radon sump to be a max 11m to outside of raft.
  - 35N concrete to be used.
  - Pyrite free certificate for hardcore to be issued to the engineer before concrete is poured.
  - Slump test to be carried out on each load of concrete and results recorded and provided for Engineers inspection. Slump to be max 75mm.
  - Cube test to be carried out on each load (28 day test) and result submitted to Engineer.
  - Foundation chairs must be used to prop steel.
  - Min. 10 tonne vibrating roller to be used to compact hardcore.
  - Engineer to inspect steel before concrete is poured, Min. 2 days notice
  - It is the responsibility of the contractor to carry out all works in compliance with the current building regulations.



Construction



**FOUNDATION PLAN (HOUSE)**  
Scale 1:100 @A3, 1:50 @A1

- NOTES:**
- FIGURED DIMENSIONS ONLY TO BE TAKE FROM THIS DRAWING
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REV.	DATE	DESCRIPTION	BY	CHECKED
C1	APR 2023	CONSTRUCTION	CMT	CJK

**CYRIL J KELLY & ASSOCIATES**  
CONSULTING ENGINEERS

**CK**

UNIT 29 KILKERRIN PARK, LIOSBÁN, TUAM ROAD,  
GALWAY, H91 A29V · T: 091 758530  
E: INFO@CYRILKELLYENGINEERS.COM

CLIENT:  
Cian + Katie Moyles

PROJECT:  
Dwelling House

DRAWING:  
Foundation Plans

REVISION	DRAWING NO.	
<b>C1</b>	<b>CM23-CS-101</b>	
DATE: APR 2023	DRAWN BY: CMT	CHECKED: CJK
DWG STATUS:		Construction

NOTES/ SPECIFICATIONS:

- Foundation**
  - Raft Foundation
  - See accompanying Foundation steel Schedule for steel sizes and numbers
  - Radon barrier must be laid with a radon sump, max 11m to outside of raft
  - 35N concrete to be used.
  - Pyrite free certificate for hardcore to be issued to the engineer before concrete is poured.
  - Slump test to be carried out on each load of concrete and results recorded and provided for Engineers inspection. Slump to be max 75mm.
  - Cube test to be carried out on each load (28 day test) and result submitted to Engineer.
  - Engineer to inspect steel before concrete is poured.
- Walls**

**External walls**

  - 350mm cavity walls
  - See DETAIL 1 for external wall detail
  - External wall is conc. block cavity wall construction with 150mm cavity
  - No conc. block cavity closer. Insulation to run all the way to meet eaves insulation.
  - Wall ties to be stainless steel wire ties, 5 ties/m<sup>2</sup> minimum.
  - Wall ties around opes to be at every course as per building regulations Part A

**Internal walls**

  - 100mm Concrete block walls & 215mm where shown
  - Timber stud walls where shown with min. 75x50 studs @ 400ctrs finished in 12.5mm plasterboard to be skimmed
- Floors:**
  - See DETAIL 1 ground floor construction detail.
  - 75mm concrete screed on 150mm kingspan floor insulation.
  - 1st floor to be made up of 200mm hollowcore & 75mm screed on top
- Stairs**
  - Timber stairs to be designed and constructed as per plans. Stairs must be designed and installed in compliance with Part K of the Building Regulations
- Roof**

**SEE detail on ALL sections**

**3 roof section, spec does vary, so see all sections for spec + method**

Cut roofs - Natural slate (or natural effect) finish

**N.B.** Cross battens required on the roof

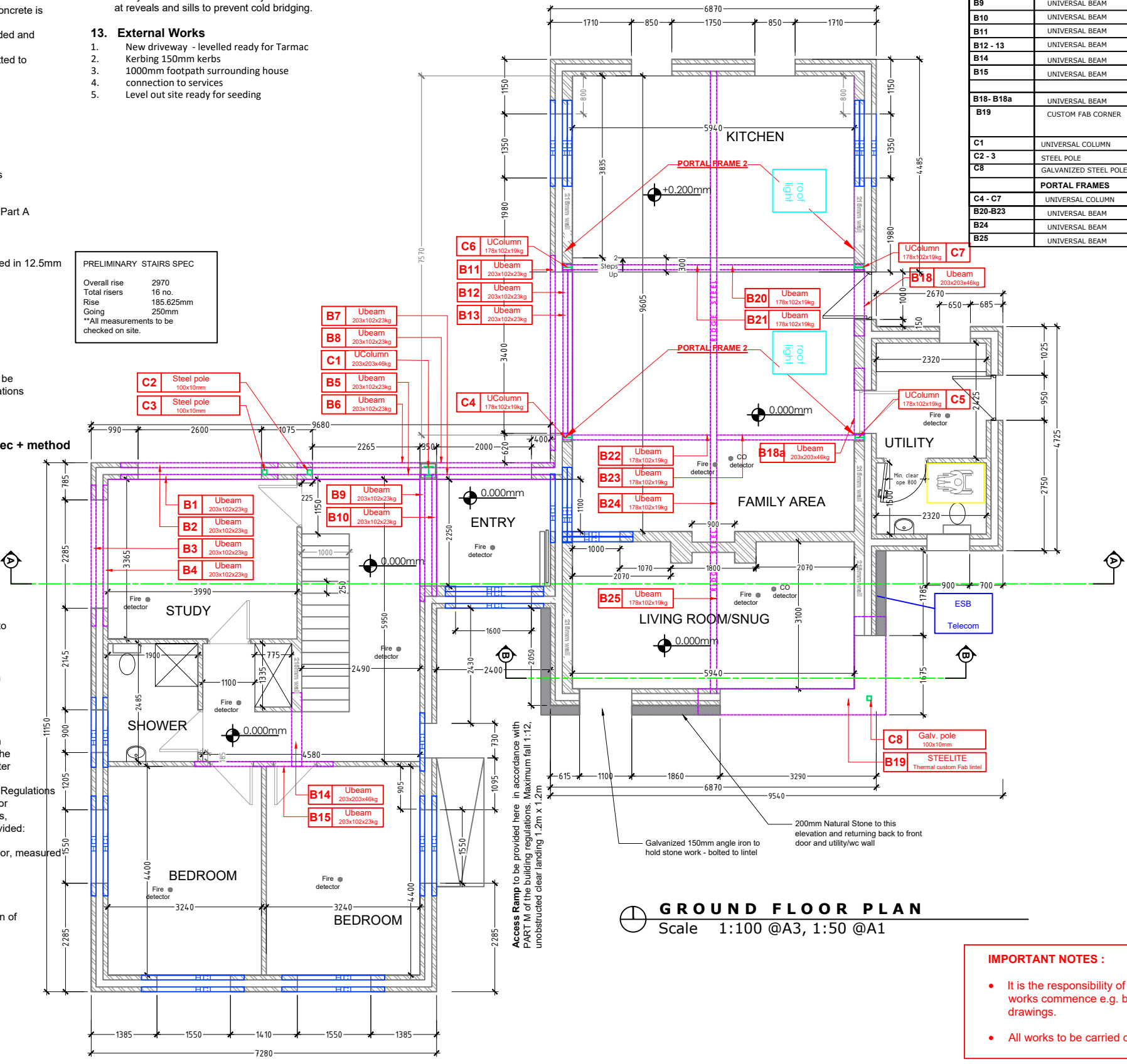
  - 175x50 Rafters on main roof
  - 150x50 Collar Ties
  - 150 x 38 Struts
  - 150 x 38 runners
  - 225 x 50 Joists
  - 225 x 75 purlins
- Structural Steel**
  - See all drawings for details on the steel for this build
  - See schedule for sizes of steel beams required.
  - All Steel (beams) to be treated with Intumescent paint.
  - Where RSJ is resting on wall (as shown on plans) a pad is cast in-situ to spread the load underneath
- Finishes**
  - Exterior to be finished in 200mm Natural stone where indicated on plan
  - Remainder of external wall to be finished in wet dash render
  - Interior as per drawings - wet plaster finish. All joints taped and sealed.
- Electrics**
  - All electrical works and fittings to be strictly installed in accordance with the latest regulations. Mains supply - the contractor shall arrange with the Electricity supplier for supply and provide underground ducting and meter chamber
  - Wired Smoke alarms to be fitted in all habitable rooms as per Part B of Regulations
  - Carbon Monoxide alarms to - Where a new or replacement open-flued or fuelless combustion appliance, not designed solely for cooking purposes, is installed in a dwelling, a carbon monoxide (CO) alarm should be provided: (a) in the room where the appliance is located, and (b) either inside each bedroom or, within 5 m (16 ft.) of the bedroom door, measured along the path of the corridor.
- Air tightness**
  - Air tightness result expected: 1m<sup>3</sup>/(h.m<sup>2</sup>)@50Pa. for the extension.
  - Air tightness, continuity of thermal insulation and very careful installation of same will be an essential element of this build. Cold bridging must be eliminated in the building.
- Heating -**
  - Refer to Building Energy Assessment (BER)
  - Air to water Heat pump system
  - Ventilation to be Heat recovery
- Window & Doors**
  - Windows and door to be decided by client, U value to be minimum 0.8W/m<sup>2</sup>K
  - Front External door to be of timber construction.

- Insulation**
  - Floor** - Kooltherm (or equivalent) 150mm with 30mm vertical strip of K3 around wall edges
  - Cavity walls** - 110mm kooltherm (or equivalent) rigid insulation
  - Cavity Closers - Kooltherm cavity closers to be used to close off cavities at reveals and sills to prevent cold bridging.
- External Works**
  - New driveway - levelled ready for Tarmac
  - Kerbing 150mm kerbs
  - 1000mm footpath surrounding house connection to services
  - Level out site ready for seeding

PRELIMINARY STAIRS SPEC

Overall rise	2970
Total risers	16 no.
Rise	185.625mm
Going	250mm

\*\*All measurements to be checked on site.



**GROUND FLOOR PLAN**  
Scale 1:100 @A3, 1:50 @A1

**STEEL SCHEDULE** Must be read in conjunction with plans and sections supplied  
\*Please note, all dimensions must be checked on site by the contractor prior to ordering of steel **NOTE: ALL EXTERNAL LEAF STEEL MUST BE GALVANIZED**

ITEM	DRG. REF.	SIZE/CODE	LENGTH	Total No.	NOTE
B1-B2		UNIVERSAL BEAM	203 X 102 X 23KG	3400	2
B3-B4		UNIVERSAL BEAM	203 X 102 X 23KG	3300	2
B4-B5		UNIVERSAL BEAM	203 X 102 X 23KG	2800	2
B7-B8		UNIVERSAL BEAM	203 X 102 X 23KG	2600	2
B9		UNIVERSAL BEAM	203 X 203 X 46KG	2750	1
B10		UNIVERSAL BEAM	203 X 102 X 23KG	2550	1
B11		UNIVERSAL BEAM	203 X 102 X 23KG	4200	1
B12 - 13		UNIVERSAL BEAM	203 X 102 X 23KG	3400	2 BOLTED TO COLUMNS EITHER END
B14		UNIVERSAL BEAM	203 X 203 X 46KG	1550	1 HOLLOWCORE SITS INTO WEB OF B14
B15		UNIVERSAL BEAM	203 X 102 X 23KG	3050	1 Door head Level
B18-B18a		UNIVERSAL BEAM	203 X 203 X 46KG	1450	2 BOLTED TO COLUMN ON ONE END
B19		CUSTOM FAB CORNER	TBC	TBC	1 GALV. Thermal Corner Lintel STEELITE or S.A. Note: Allow for 200mm stone over window
C1		UNIVERSAL COLUMN	203 X 203 X 46KG	TBC	1 GALVANIZED **Length TBC ON SITE
C2 - 3		STEEL POLE	100mm x 10mm wall	TBC	1 **Length TBC ON SITE
C8		GALVANIZED STEEL POLE	100mm x 10mm wall	TBC	1 GALVANIZED PART OF CORNER LINTEL
<b>PORTAL FRAMES</b>					
C4 - C7		UNIVERSAL COLUMN	178 X 102 X 23KG	TBC	4 **Length TBC ON SITE
B20-B23		UNIVERSAL BEAM	178 X 102 X 23KG	circa 3450**	4 **Length TBC ON SITE
B24		UNIVERSAL BEAM	178 X 102 X 23KG	circa 10000**	1 RIDGE STEEL **Length TBC ON SITE
B25		UNIVERSAL BEAM	178 X 102 X 23KG	circa 3100**	1 RIDGE STEEL **Length TBC ON SITE

**LEGEND**

- concrete blockwork
- insulation
- steel beam
- Heavy Duty Conc. lintel

**Construction**

- All conditions of Planning Permission are to be complied with.
- Any proposed variations from the details in these drawings must be first agreed with the Engineer.

**IMPORTANT NOTES :**

- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
- All works to be carried out in accordance with planning permission and building regulations

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**CYRIL J KELLY & ASSOCIATES**  
CONSULTING ENGINEERS

**CK**

UNIT 29 KILKERRIN PARK, LIOSBÁN, TUAM ROAD, GALWAY, H91 A29V • T: 091 758530  
E: INFO@CYRILKELLYENGINEERS.COM

CLIENT: Cian + Katie Moyles	REVISION <b>C1</b>	DRAWING NO. <b>CM23-CS-102</b>	
PROJECT: Dwelling House	DATE: APR 2023	DRAWN BY: CMT	CHECKED: CJK
DRAWING: Structural Plans	DWG STATUS: <b>Construction</b>		

**NOTES/ SPECIFICATIONS:**

- Foundation**
  - Raft Foundation
  - See accompanying Foundation steel Schedule for steel sizes and numbers
  - Radon barrier must be laid with a radon sump, max 11m to outside of raft
  - 35N concrete to be used.
  - Pyrite free certificate for hardcore to be issued to the engineer before concrete is poured.
  - Slump test to be carried out on each load of concrete and results recorded and provided for Engineers inspection. Slump to be max 75mm.
  - Cube test to be carried out on each load (28 day test) and result submitted to Engineer.
  - Engineer to inspect steel before concrete is poured.
- Walls**

**External walls**

  - 350mm cavity walls
  - See DETAIL 1 for external wall detail
  - External wall is conc. block cavity wall construction with 150mm cavity
  - No conc. block cavity closer. Insulation to run all the way to meet eaves insulation.
  - Wall ties to be stainless steel wire ties, 5 ties/m<sup>2</sup> minimum.
  - Wall ties around opes to be at every course as per building regulations Part A

**Internal walls**

  - 100mm Concrete block walls & 215mm where shown
  - Timber stud walls where shown with min. 75x50 studs @ 400ctrs finished in 12.5mm plasterboard to be skimmed
- Floors:**
  - See **DETAIL 1** ground floor construction detail.
  - 75mm concrete screed on 150mm Kingspan floor insulation.
  - 1st floor to be made up of 200mm hollowcore & 75mm screed on top
- Stairs**
  - Timber stairs to be designed and constructed as per plans. Stairs must be designed and installed in compliance with Part K of the Building Regulations
- Roof**

**SEE detail on ALL sections**

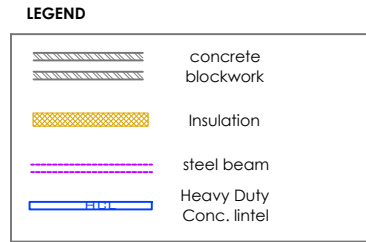
**3 roof section, spec does vary, so see all sections for spec + method**

Cut roofs - Natural slate (or natural effect) finish

**N.B.** Cross battens required on the roof

  - 175x50 Rafters on main roof
  - 150x50 Collar Ties
  - 150 x 38 Struts
  - 150 x 38 runners
  - 225 x 50 Joists
  - 225 x 75 purlins
- Structural Steel**
  - See all drawings for details on the steel for this build
  - See schedule for sizes of steel beams required.
  - All Steel (beams) to be treated with Intumescent paint.
  - Where RSJ is resting on wall (as shown on plans) a pad is cast in-situ to spread the load underneath
- Finishes**
  - Exterior to be finished in 200mm Natural stone where indicated on plan
  - Remainder of external wall to be finished in wet dash render
  - Interior as per drawings - wet plaster finish. All joints taped and sealed.
- Electrics**
  - All electrical works and fittings to be strictly installed in accordance with the latest regulations. Mains supply - the contractor shall arrange with the Electricity supplier for supply and provide underground ducting and meter chamber
  - Wired Smoke alarms to be fitted in all habitable rooms as per Part B of Regulations
  - Carbon Monoxide alarms to - Where a new or replacement open-flued or fuelless combustion appliance, not designed solely for cooking purposes, is installed in a dwelling, a carbon monoxide (CO) alarm should be provided:
    - in the room where the appliance is located, and
    - either inside each bedroom or, within 5 m (16 ft.) of the bedroom door, measured along the path of the corridor.
- Air tightness**
  - Air tightness result expected: 1m<sup>3</sup>/(h.m<sup>2</sup>)@50Pa. for the extension.
  - Air tightness, continuity of thermal insulation and very careful installation of same will be an essential element of this build. Cold bridging must be eliminated in the building.
- Heating -**
  - Refer to Building Energy Assessment (BER)
  - Air to water Heat pump system
  - Ventilation to be Heat recovery
- Window & Doors**
  - Windows and door to be decided by client, U value to be minimum 0.8W/m<sup>2</sup>K
  - Front External door to be of timber construction.

- Insulation**
  - Floor** - Kooltherm (or equivalent) 150mm with 30mm vertical strip of K3 around wall edges
  - Cavity walls** - 110mm kooltherm (or equivalent) rigid insulation
  - Cavity Closers - Kooltherm cavity closers to be used to close off cavities at reveals and sills to prevent cold bridging.
- External Works**
  - New driveway - levelled ready for Tarmac
  - Kerbing 150mm kerbs
  - 1000mm footpath surrounding house connection to services
  - Level out site ready for seeding



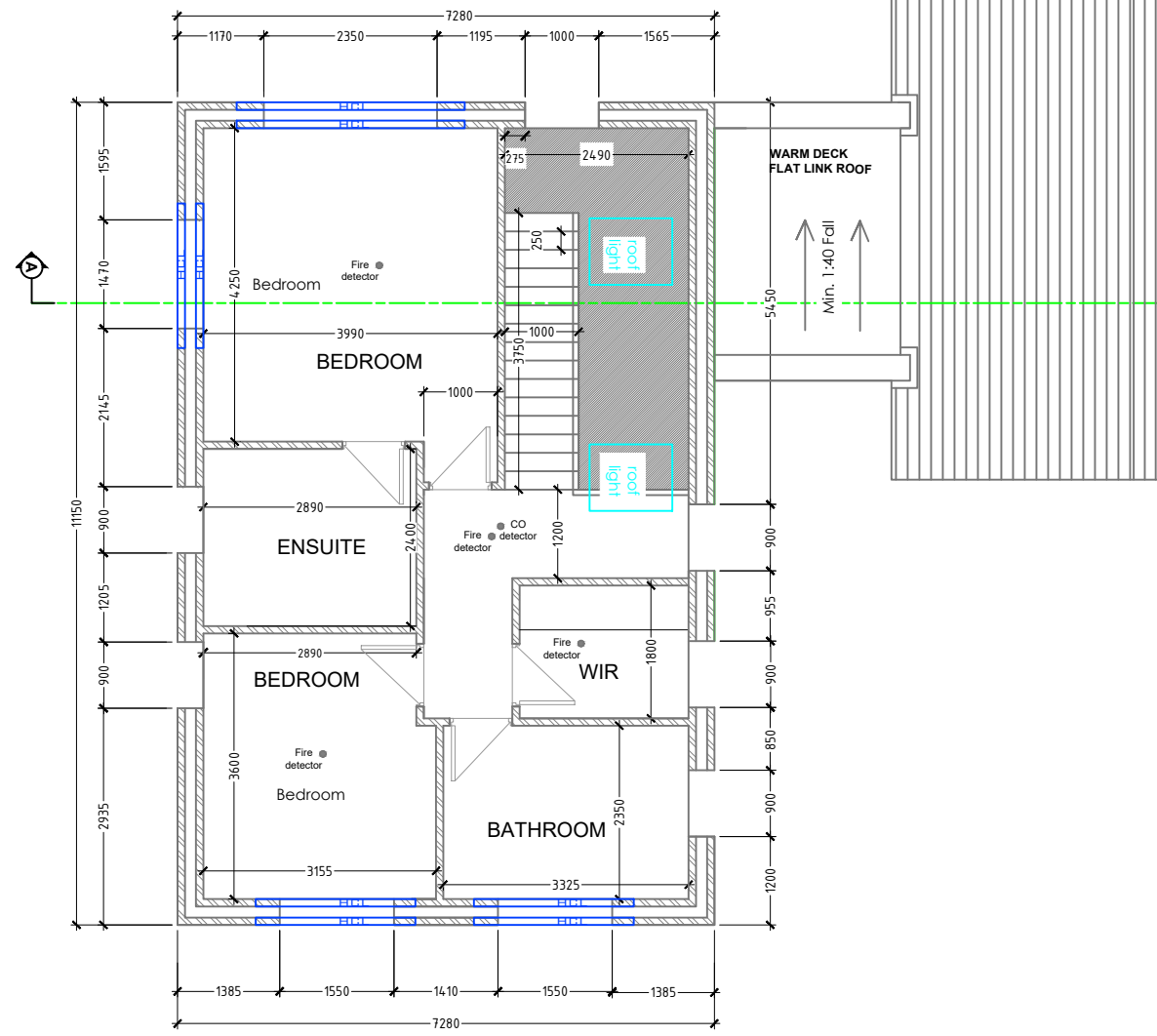
**STEEL SCHEDULE** Must be read in conjunction with plans and sections supplied  
 \*Please note, all dimensions must be checked on site by the contractor prior to ordering of steel **NOTE: ALL EXTERNAL LEAF STEEL MUST BE GALVANIZED**

ITEM	DRG. REF.	SIZE/CODE	LENGTH	Total No.	NOTE
B1-B2	UNIVERSAL BEAM	203 X 102 X 23KG	3400	2	
B3-B4	UNIVERSAL BEAM	203 X 102 X 23KG	3300	2	
B4-B5	UNIVERSAL BEAM	203 X 102 X 23KG	2800	2	
B7-B8	UNIVERSAL BEAM	203 X 102 X 23KG	2600	2	
B9	UNIVERSAL BEAM	203 X 203 X 46KG	2750	1	
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B11	UNIVERSAL BEAM	203 X 102 X 23KG	4200	1	
B12 - 13	UNIVERSAL BEAM	203 X 102 X 23KG	3400	2	BOLTED TO COLUMNS EITHER END
B14	UNIVERSAL BEAM	203 X 203 X 46KG	1550	1	HOLLOWCORE SITS INTO WEB OF B14
B15	UNIVERSAL BEAM	203 X 102 X 23KG	3050	1	Door head Level
B18- B18a	UNIVERSAL BEAM	203 X 203 X 46KG	1450	2	BOLTED TO COLUMN ON ONE END
B19	CUSTOM FAB CORNER	TBC	TBC	1	<b>GALV.</b> Thermal Corner Lintel STEELITE or S.A. Note: Allow for 200mm stone over window
C1	UNIVERSAL COLUMN	203 X 203 X 46KG	TBC	1	<b>GALVANIZED</b> **Length TBC ON SITE
C2 - 3	STEEL POLE	100mm x 10mm wall	TBC	1	**Length TBC ON SITE
C8	GALVANIZED STEEL POLE	100mm x 10mm wall	TBC	1	<b>GALVANIZED PART OF CORNER LINTEL</b>
<b>PORTAL FRAMES</b>					
C4 - C7	UNIVERSAL COLUMN	178 X 102 X 23KG	TBC	4	**Length TBC ON SITE
B20-B23	UNIVERSAL BEAM	178 X 102 X 23KG	circa 3450**	4	**Length TBC ON SITE
B24	UNIVERSAL BEAM	178 X 102 X 23KG	circa 10000**	1	RIDGE STEEL **Length TBC ON SITE
B25	UNIVERSAL BEAM	178 X 102 X 23KG	circa 3100**	1	RIDGE STEEL **Length TBC ON SITE

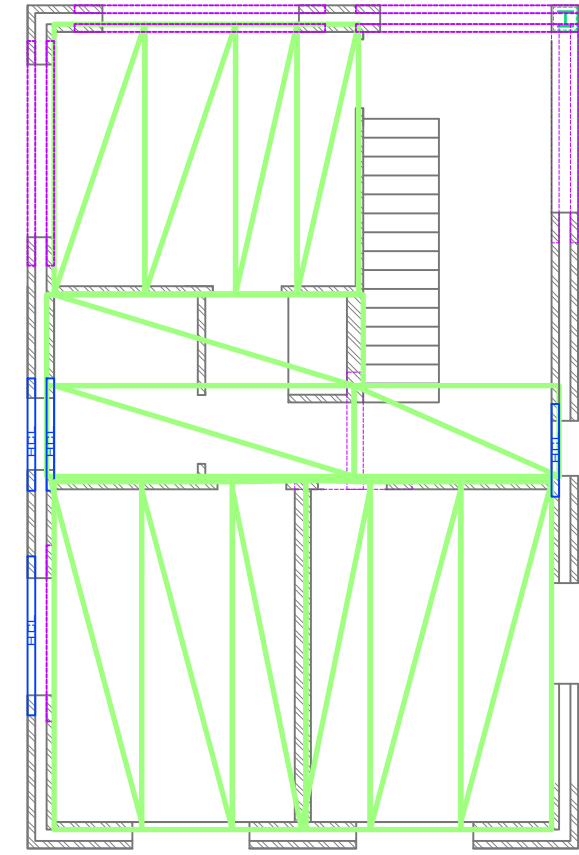
- BLOCKWORK DIMENSIONS SHOWN.
- All conditions of Planning Permission are to be complied with.
- Any proposed variations from the details in these drawings must be first agreed with the Engineer.

- IMPORTANT NOTES :**
- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
  - All works to be carried out in accordance with planning permission and building regulations

Construction



**FIRST FLOOR PLAN**  
 Scale 1:100 @A3, 1:50 @A1



**PRELIM HOLLOWCORE PLAN**  
 Scale 1:100 @ A3, 1:50 @ A1

**NOTES:**

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REV.	DATE	DESCRIPTION	BY	CHECKED
C1	APR 2023	CONSTRUCTION	CMT	CJK

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 CONSULTING ENGINEERS

UNIT 29 KILKERRIN PARK, LIOSBÁN, TUAM ROAD, GALWAY, H91 A29V · T: 091 758530  
 E: INFO@CYRILKELLYENGINEERS.COM

CLIENT: Cian + Katie Moyles

PROJECT: Dwelling House

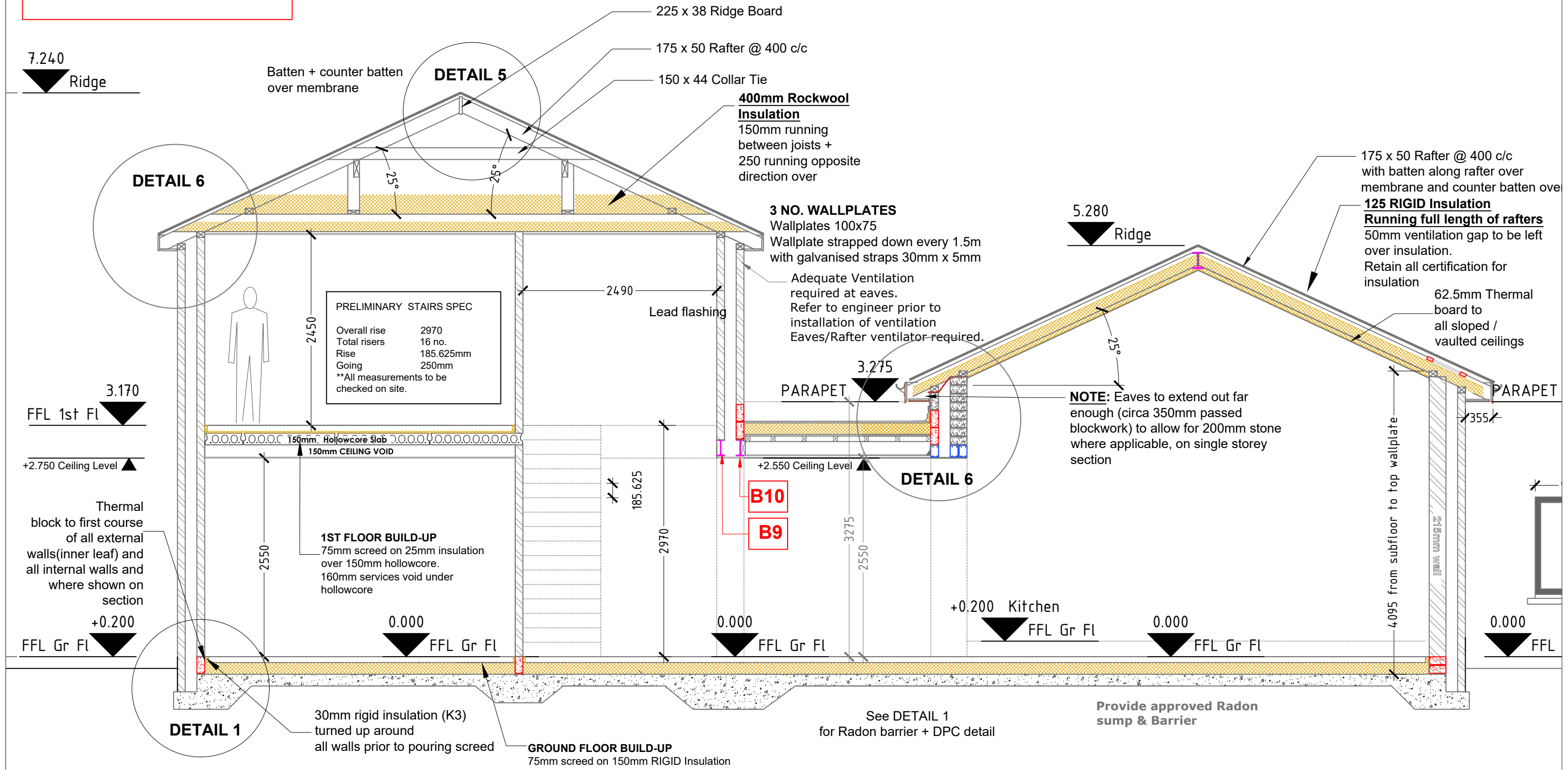
DRAWING: Structural Plans

REVISION	DRAWING NO.	
<b>C1</b>	<b>CM23-CS-103</b>	
DATE: APR 2023	DRAWN BY: CMT	CHECKED: CJK
DWG STATUS: <b>Construction</b>		

**IMPORTANT NOTES :**

- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
- All works to be carried out in accordance with planning permission and building regulations

**Construction**



**SECTION A-A**  
 Scale 1:50 @A3, 1:25 @A1

**Construction**

REV.	DATE	DESCRIPTION	BY	CHECKED
C1	APR 2023	CONSTRUCTION	CMT	CJK

**NOTES:**

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 E: INFO@CYRILKELLYENGINEERS.COM

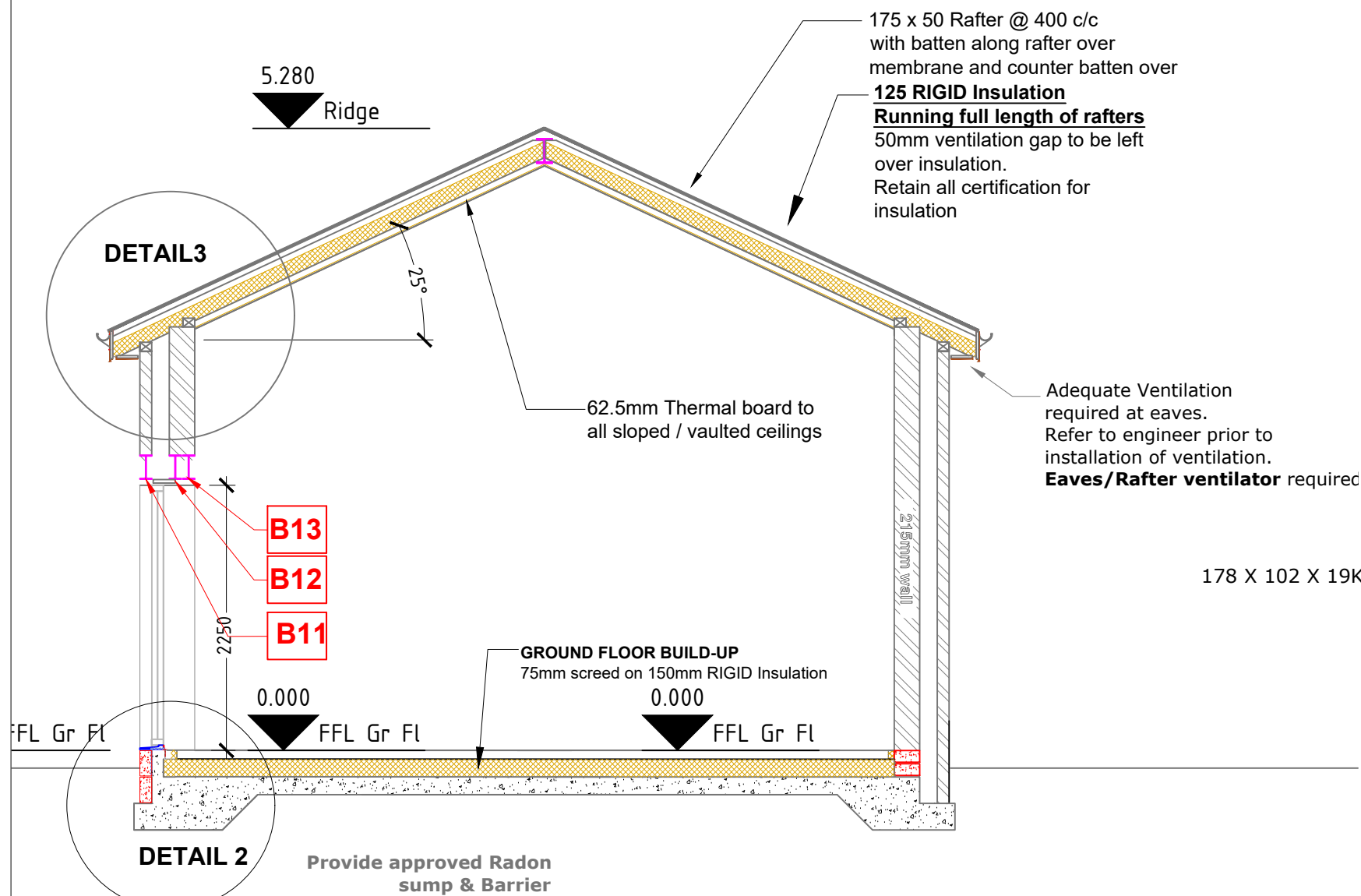
CLIENT: Cian + Katie Moyles	REVISION <b>C1</b>	DRAWING NO. <b>CM23-CS-104</b>
PROJECT: Dwelling House	DATE: APR 2023	DRAWN BY: CMT
DRAWING: Structural Section	CHECKED: CJK	DWG STATUS: <b>Construction</b>

**IMPORTANT NOTES :**

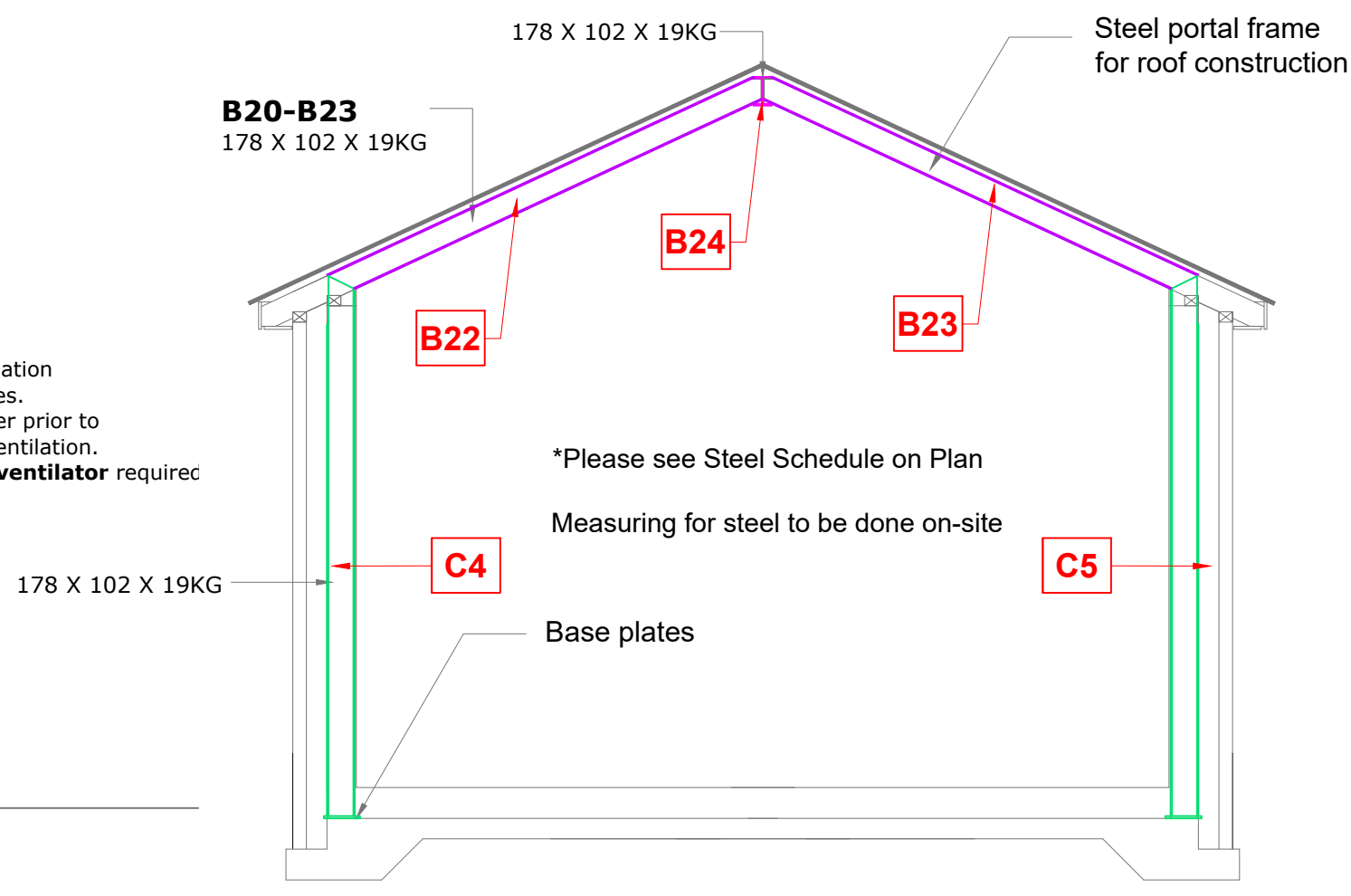
- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
- All works to be carried out in accordance with planning permission and building regulations

**LEGEND**

- concrete blockwork
- Insulation
- steel beam
- Heavy Duty Conc. lintel



**SECTION B - B**  
Scale 1:50 @A3, 1:25 @A1



**STEEL PORTAL DETAIL**

• BLOCKWORK DIMENSIONS SHOWN.

**Construction**

**NOTES:**

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REV.	DATE	DESCRIPTION	BY	CHECKED
C1	APR 2023	CONSTRUCTION	CMT	CJK

**CYRIL J KELLY & ASSOCIATES**  
CONSULTING ENGINEERS

**CK**

UNIT 29 KILKERRIN PARK, LIOSBÁN, TUAM ROAD, GALWAY, H91 A29V · T: 091 758530  
E: INFO@CYRILKELLYENGINEERS.COM

CLIENT:  
Cian + Katie Moyles

PROJECT:  
Dwelling House

DRAWING:  
Structural Sections

REVISION <b>C1</b>	DRAWING NO. <b>CM23-CS-105</b>	
DATE: APR 2023	DRAWN BY: CMT	CHECKED: CJK
DWG STATUS: <b>Construction</b>		

NOTES/SPECIFICATIONS:

- Foundation**
  - Raft Foundation
  - See accompanying Foundation steel Schedule for steel sizes and numbers
  - Radon barrier must be laid with a radon sump, max 11m to outside of raft
  - 35N concrete to be used.
  - Pyrite free certificate for hardcore to be issued to the engineer before concrete is poured.
  - Slump test to be carried out on each load of concrete and results recorded and provided for Engineers inspection. Slump to be max 75mm.
  - Cube test to be carried out on each load (28 day test) and result submitted to Engineer.
  - Engineer to inspect steel before concrete is poured.
- Walls**

**External walls**

  - 350mm cavity walls
  - See DETAIL 1 for external wall detail
  - External wall is conc. block cavity wall construction with 150mm cavity
  - No conc. block cavity closer. Insulation to run all the way to meet eaves insulation.
  - Wall ties to be stainless steel wire ties, 5 ties/m<sup>2</sup> minimum.
  - Wall ties around opes to be at every course as per building regulations Part A

**Internal walls**

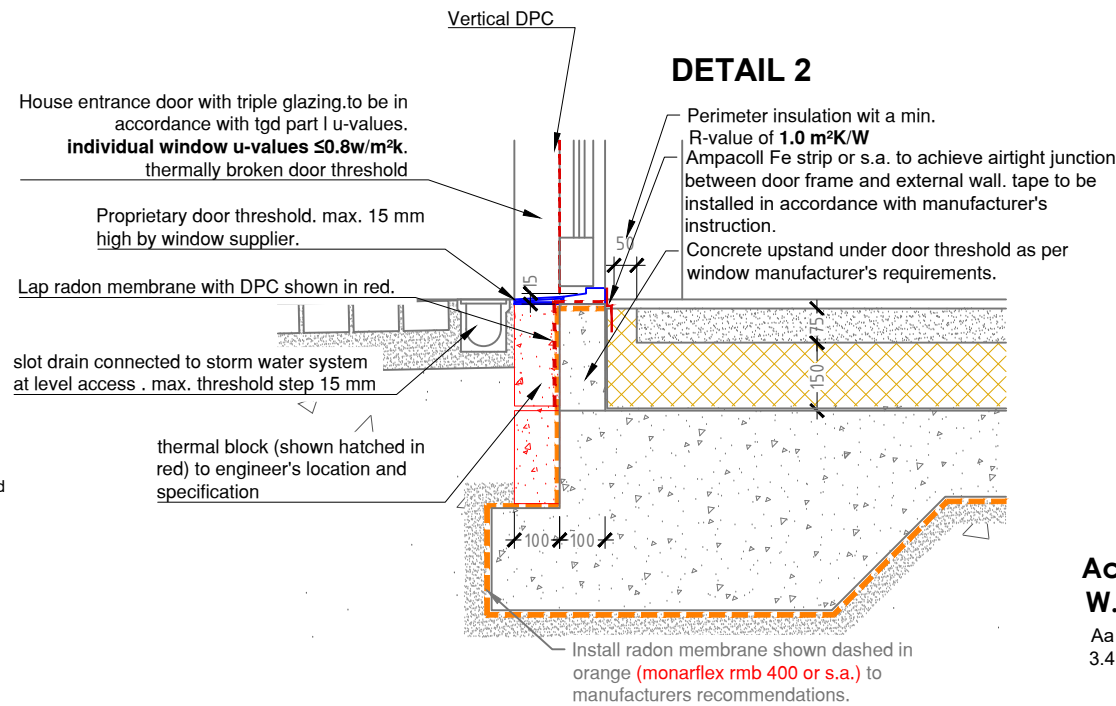
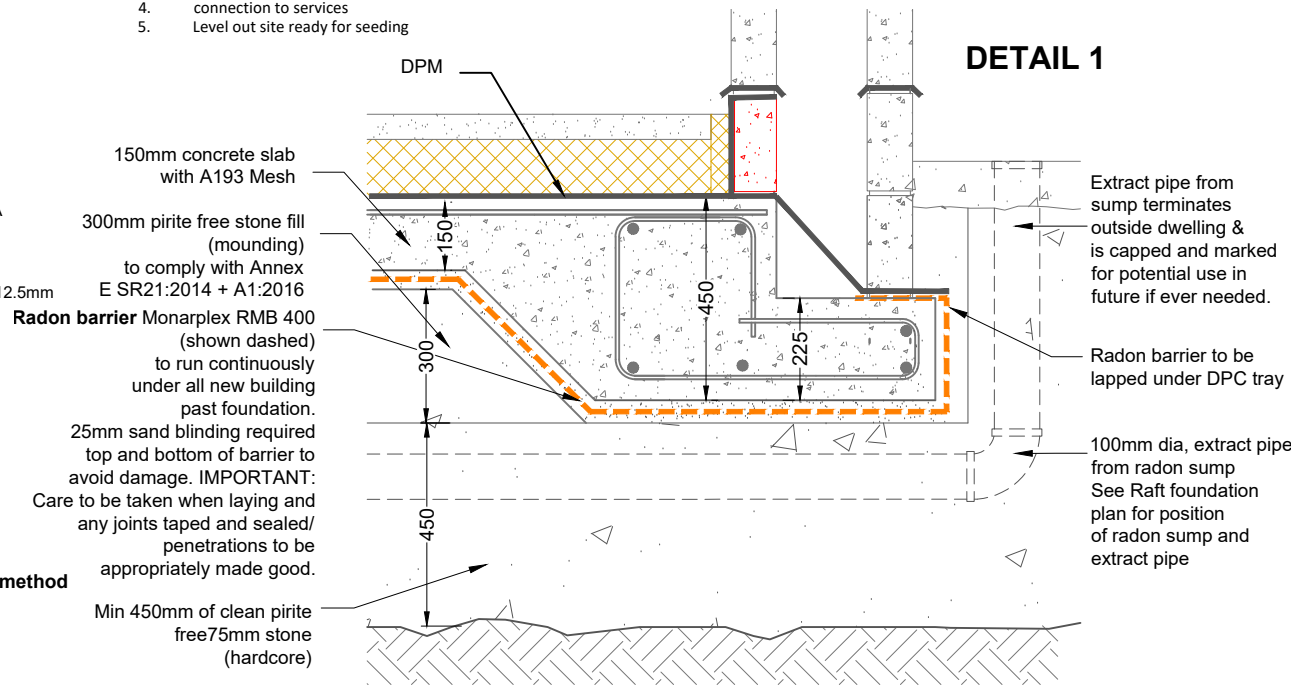
  - 100mm Concrete block walls & 215mm where shown
  - Timber stud walls where shown with min. 75x50 studs @ 400ctrs finished in 12.5mm plasterboard to be skimmed
- Floors:**
  - See DETAIL 1 ground floor construction detail.
  - 75mm concrete screed on 150mm kingspan floor insulation.
  - 1st floor to be made up of 200mm hollowcore & 75mm screed on top
- Stairs**
  - Timber stairs to be designed and constructed as per plans. Stairs must be designed and installed in compliance with Part K of the Building Regulations
- Roof**

**SEE detail on ALL sections**  
**3 roof section, spec does vary, so see all sections for spec + method**

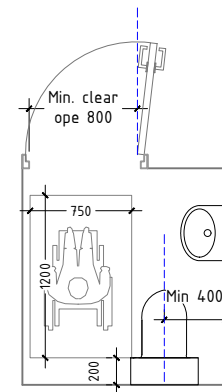
Cut roofs - Natural slate (or natural effect) finish  
**N.B.** Cross battens required on the roof  
 175x50 Rafters on main roof  
 150x50 Collar Ties  
 150 x 38 Struts  
 150 x 38 runners  
 225 x 50 Joists  
 225 x 75 purlins
- Structural Steel**
  - See all drawings for details on the steel for this build
  - See schedule for sizes of steel beams required.
  - All Steel (beams) to be treated with Intumescent paint.
  - Where RSJ is resting on wall (as shown on plans) a pad is cast in-situ to spread the load underneath
- Finishes**
  - Exterior to be finished in 200mm Natural stone where indicated on plan
  - Remainder of external wall to be finished in wet dash render
  - Interior as per drawings - wet plaster finish. All joints taped and sealed.
- Electrics**
  - All electrical works and fittings to be strictly installed in accordance with the latest regulations. Mains supply - the contractor shall arrange with the Electricity supplier for supply and provide underground ducting and meter chamber
  - Wired Smoke alarms to be fitted in all habitable rooms as per Part B of Regulations
  - Carbon Monoxide alarms to - Where a new or replacement open-flued or fuelless combustion appliance, not designed solely for cooking purposes, is installed in a dwelling, a carbon monoxide (CO) alarm should be provided:
    - in the room where the appliance is located, and
    - either inside each bedroom or, within 5 m (16 ft.) of the bedroom door, measured along the path of the corridor.
- Air tightness**
  - Air tightness result expected: 1m<sup>3</sup>/(h.m<sup>2</sup>)@50Pa. for the extension.
  - Air tightness, continuity of thermal insulation and very careful installation of same will be an essential element of this build. Cold bridging must be eliminated in the building.
- Heating -**
  - Refer to Building Energy Assessment (BER)
  - Air to water Heat pump system
  - Ventilation to be Heat recovery
- Window & Doors**
  - Windows and door to be decided by client, U value to be minimum 0.8W/m<sup>2</sup>K
  - Front External door to be of timber construction.

- Insulation**
  - Floor** - Kooltherm (or equivalent) 150mm with 30mm vertical strip of K3 around wall edges
  - Cavity walls** - 110mm kooltherm (or equivalent) rigid insulation
  - Cavity Closers - Kooltherm cavity closers to be used to close off cavities at reveals and sills to prevent cold bridging.
- External Works**
  - New driveway - levelled ready for Tarmac
  - Kerbing 150mm kerbs
  - 1000mm footpath surrounding house connection to services
  - Level out site ready for seeding

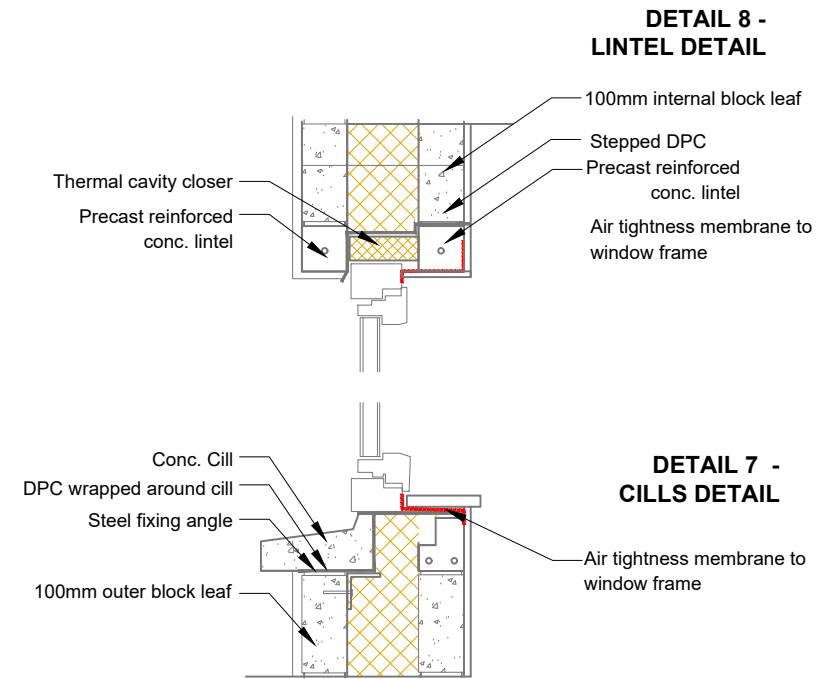
ALL DETAILS SHOWN HERE ARE TYPICAL DETAILS.  
DO NOT SCALE OFF THESE DETAILS



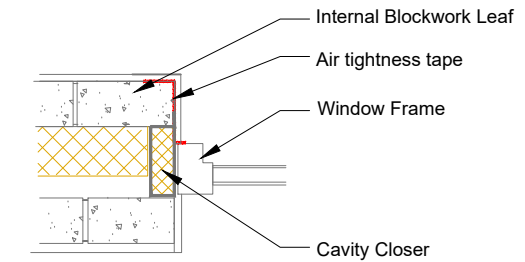
**Accessible W.C.**  
Aa per Part M, Section 3.4 of the Building regs



- WALL TIES**
- Stainless steel wall ties provided should comply with I.S. EN 845-1 and Dia 9, Par 1.1.3.27 Part A building regulations
  - Ties should be installed min. every 2nd course (i.e. 450mm min. between rows) \*Required every course around jams of openings and along at roof level (as per dia 9, par 1.1.3.27 Part A regs)
  - Ties should be spaced apart according to cavity width. (900mm min., but this increases with width of cavity)
  - 4.9 no. wall ties required per square meter for 150mm cavity



**DETAIL 9 - WINDOW PLAN DETAIL**



REV.	DATE	DESCRIPTION	BY	CHECKED
C1	APR 2023	CONSTRUCTION	CMT	CJK

REV.	DATE	DESCRIPTION	BY	CHECKED
C1	APR 2023	CONSTRUCTION	CMT	CJK

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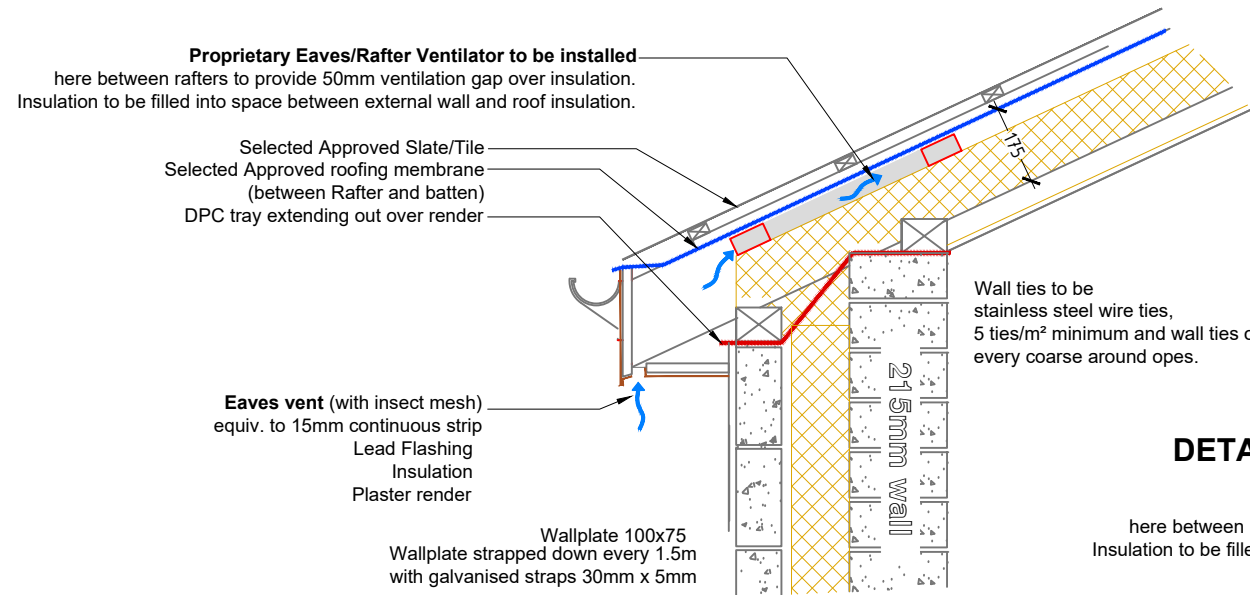
CLIENT: Cian + Katie Moyles

PROJECT: Dwelling House

DRAWING: Structural Details

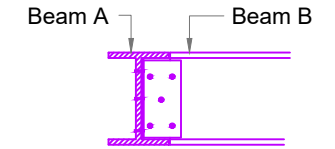
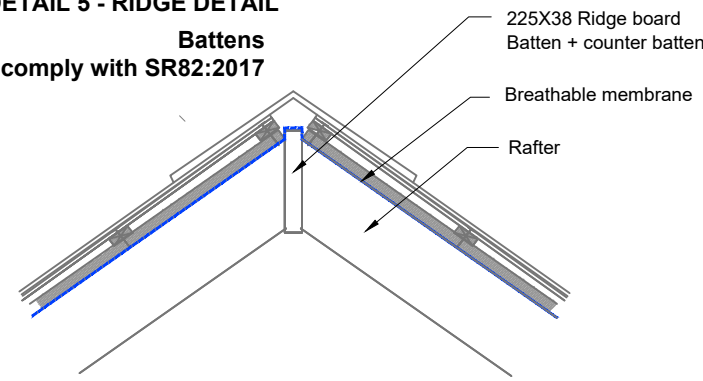
REVISION	DRAWING NO.	
<b>C1</b>	<b>CM23-CS-106</b>	
DATE: APR 2023	DRAWN BY: CMT	CHECKED: CJK
DWG STATUS: <b>Construction</b>		

### DETAIL 3: EAVES + WALLPLATE



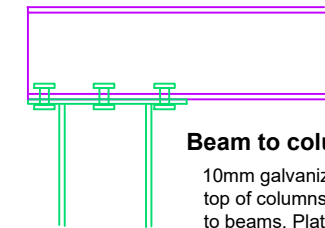
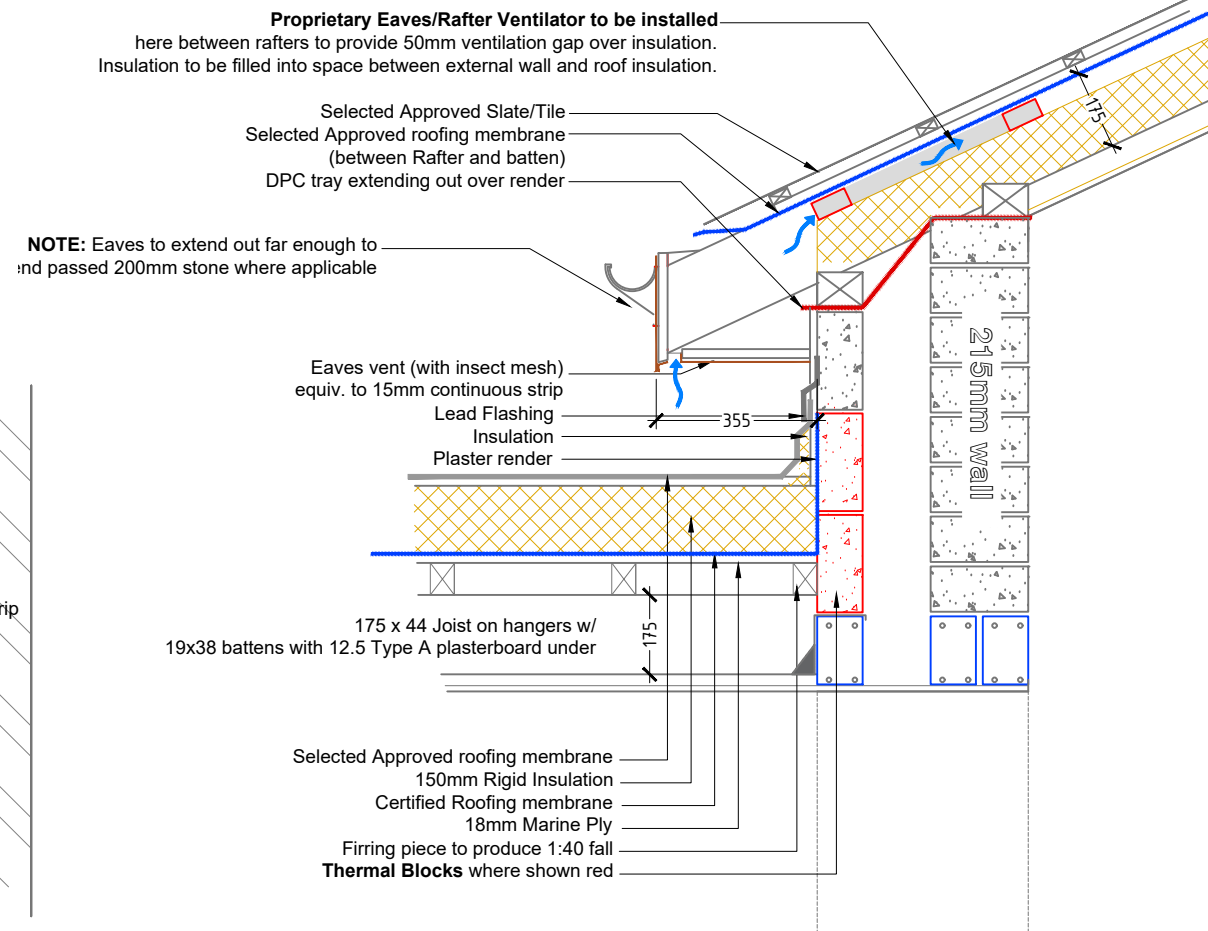
### DETAIL 5 - RIDGE DETAIL

Battens to comply with SR82:2017



**BEAM TO BEAM DETAIL**  
15mm galvanized cleat welded and bolted with 5 no. M16 bolts to Beam A, Beam B attached with 5 no. M16 bolts,

### DETAIL 6: EAVES + FLAT ROOF DETAIL

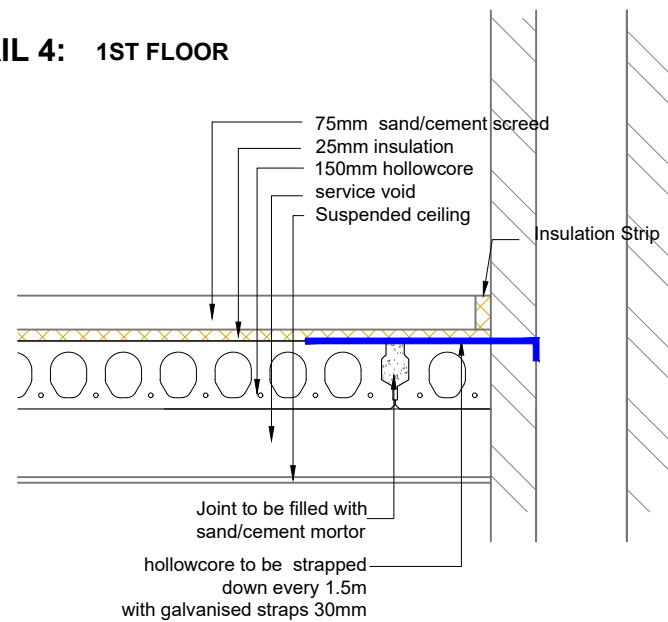


ALL DETAILS SHOWN HERE ARE TYPICAL DETAILS. DO NOT SCALE OFF THESE DETAILS

- WALL TIES**
- Stainless steel wall ties provided should comply with I.S. EN 845-1 and Dia 9, Par 1.1.3.27 Part A building regulations
  - Ties should be installed min. every 2nd course (i.e. 450mm min. between rows) \*Required every course around jams of openings and along at roof level (as per dia 9, par 1.1.3.27 Part A regs)
  - Ties should be spaced apart according to cavity width. (900mm min., but this increases with width of cavity)
  - 4.9 no. wall ties required per square meter for 150mm cavity

- IMPORTANT NOTES :**
- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
  - All works to be carried out in accordance with planning permission and building regulations

### DETAIL 4: 1ST FLOOR



- NOTES:**
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CLIENT:  
Cian + Katie Moyles

PROJECT:  
Dwelling House

DRAWING:  
Structural Details

REVISION  
**C1**

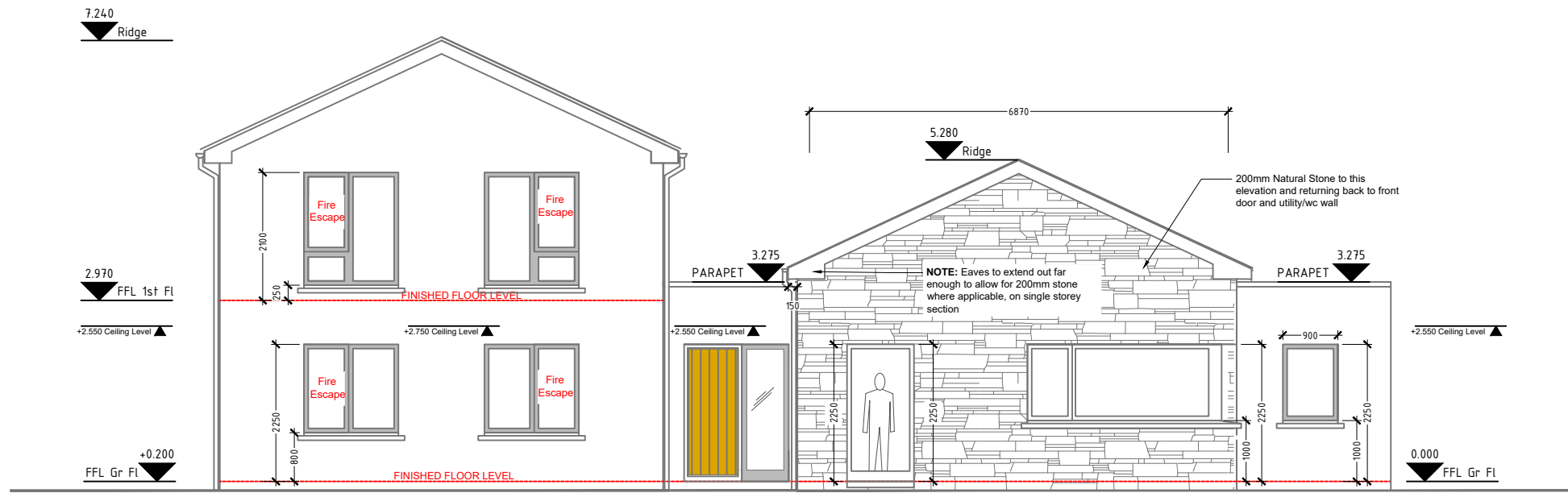
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**CM23-CS-107**

DATE:  
APR 2023

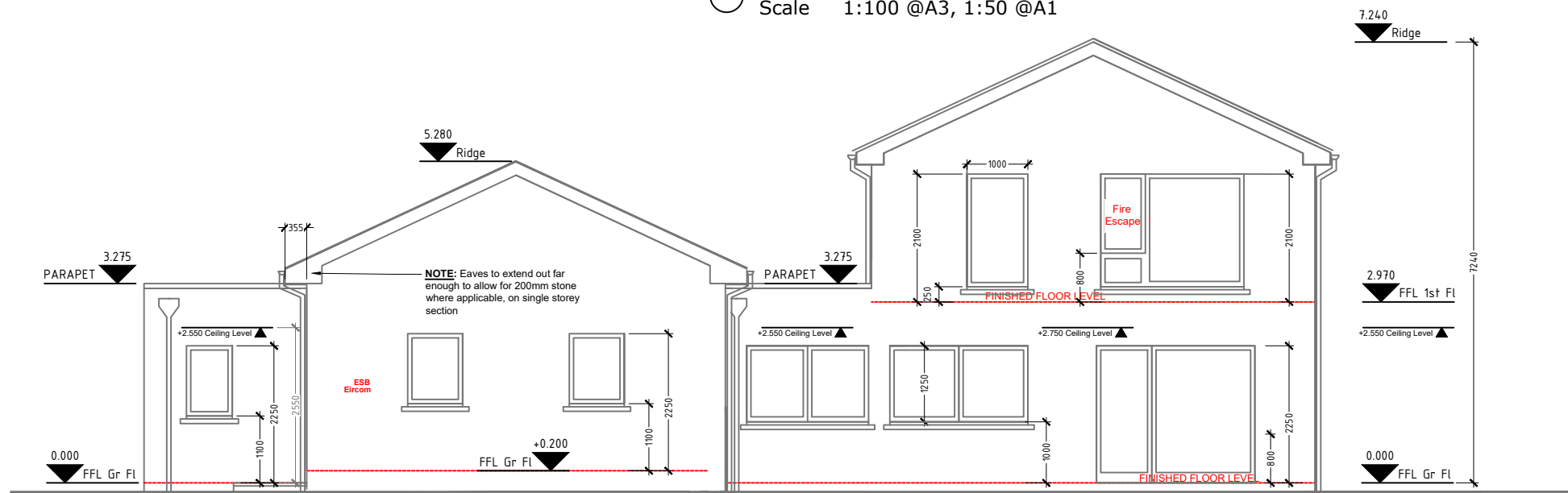
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CMT

CHECKED:  
CJK

DWG STATUS: **Construction**



**FRONT ELEVATION (STRUCTURAL)**  
Scale 1:100 @A3, 1:50 @A1



**REAR ELEVATION (STRUCTURAL)**  
Scale 1:100 @A3, 1:50 @A1

- IMPORTANT NOTES :**
- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
  - All works to be carried out in accordance with planning permission and building regulations

• BLOCKWORK DIMENSIONS SHOWN.

**T E N D E R**

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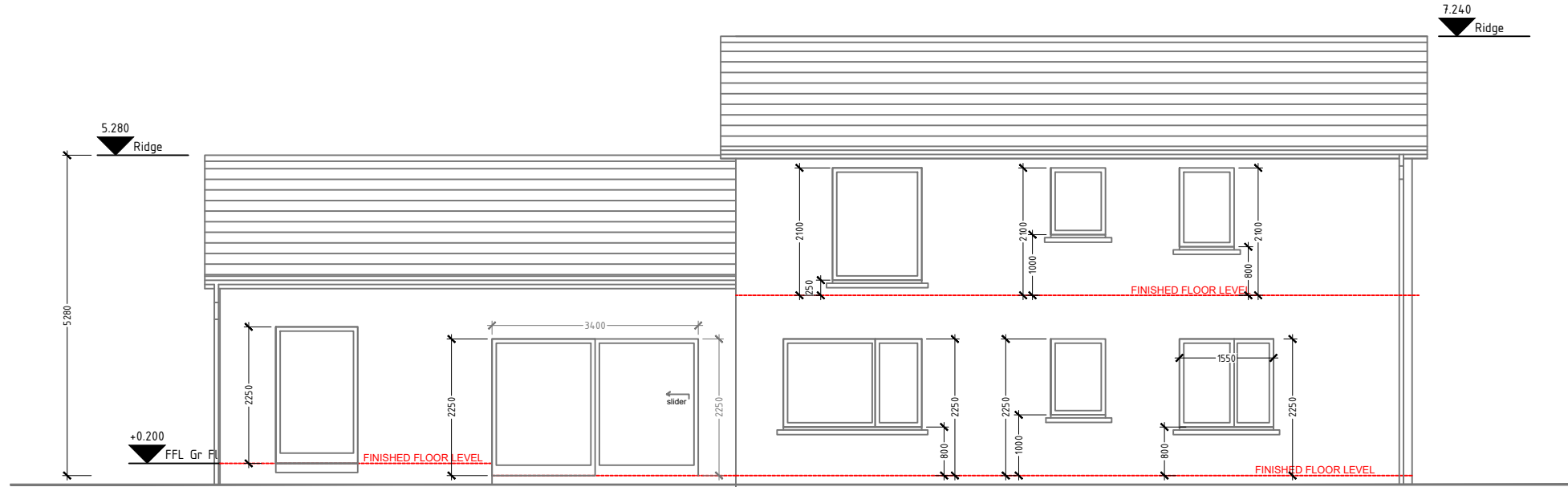
CLIENT:  
Cian + Katie Moyles

PROJECT:  
Dwelling House

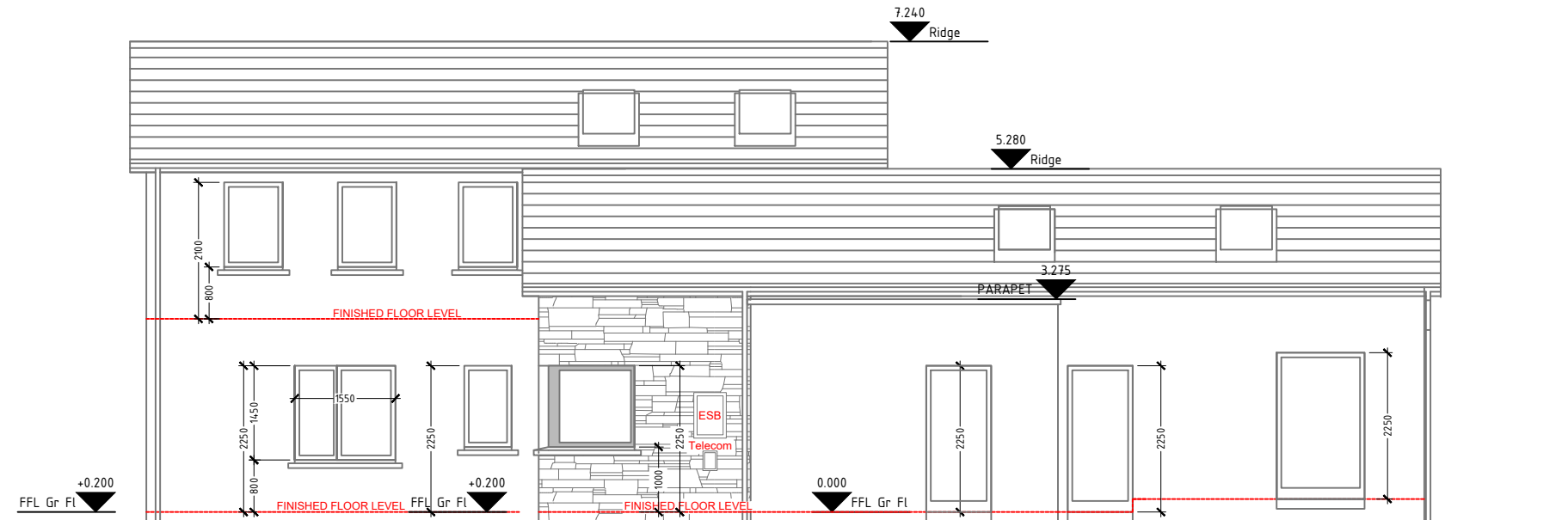
DRAWING:  
Structural Elevations

REVISION <b>C1</b>	DRAWING NO. <b>CM23-CS-108</b>	
DATE: APR 2023	DRAWN BY: CMT	CHECKED: CJK
DWG STATUS: <b>Construction</b>		





⊕ **SIDE ELEVATION (STRUCTURAL)**  
Scale 1:100 @A3, 1:50 @A1



⊕ **SIDE ELEVATION (STRUCTURAL)**  
Scale 1:100 @A3, 1:50 @A1

**IMPORTANT NOTES :**

- It is the responsibility of the builder/ contractor to check all dimensions / pitches etc on site before works commence e.g. before order steel etc. The Engineer should be notified of any anomalies in the drawings.
- All works to be carried out in accordance with planning permission and building regulations

- BLOCKWORK DIMENSIONS SHOWN.

T E N D E R

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E: INFO@CYRILKELLYENGINEERS.COM

CLIENT:  
Cian + Katie Moyles

PROJECT:  
Dwelling House

DRAWING:  
Structural Elevations

REVISION

**C1**

DATE:  
APR 2023

DWG STATUS:

DRAWING NO.

**CM23-CS-109**

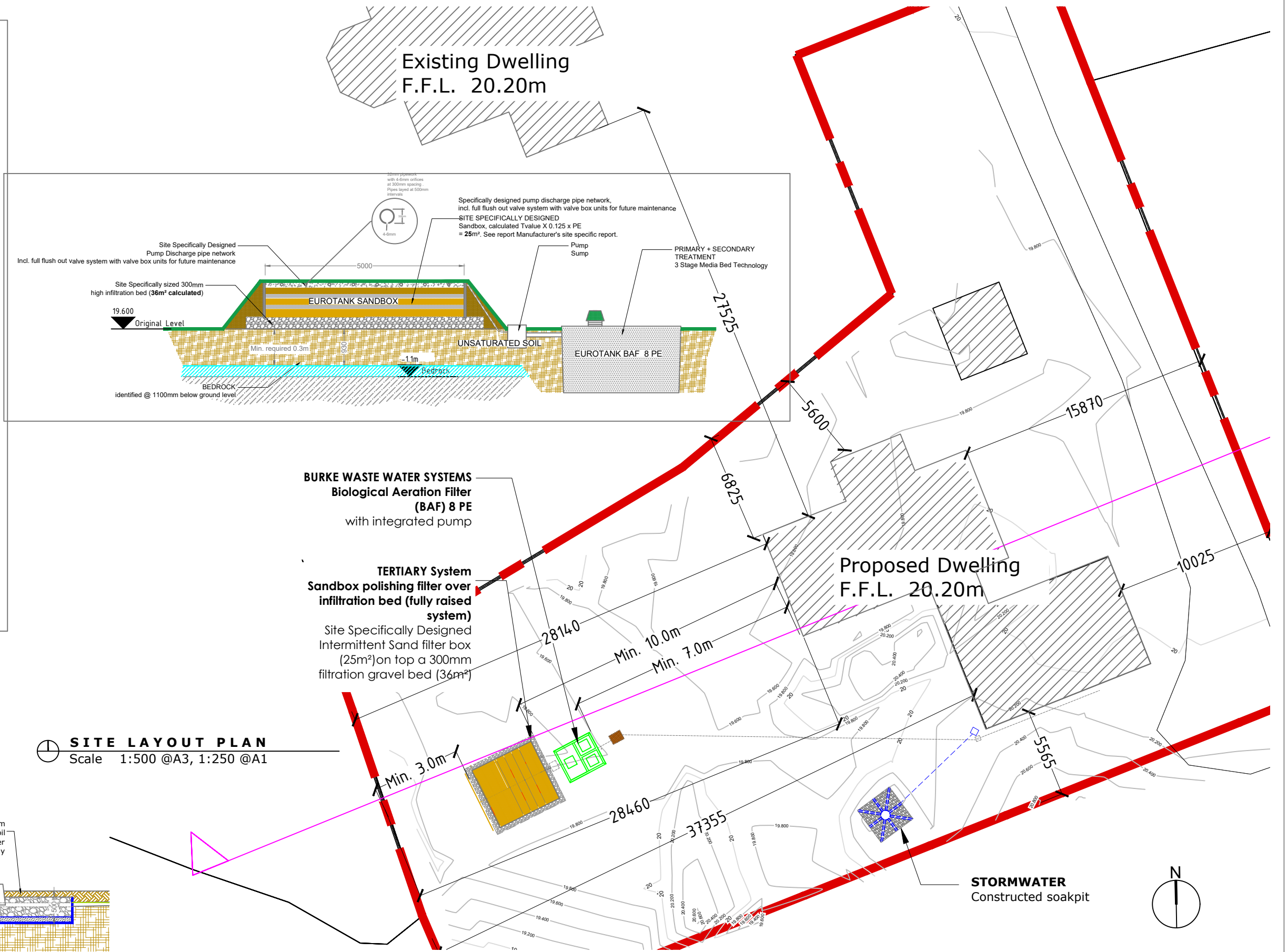
DRAWN BY:  
CMT

CHECKED:  
CJK

**Construction**

**NOTES:**

- See List of Conditions located in the C3 document of planning permission relating to this development for further detail of boundary treatment, external works, drainage, treatment plant installation and external finishes
- **On-site Treatment System**  
Setting out Separation distances for treatment plant/percolation area as shown on plan
- Min. 1.2 required between the invert of the percolation trench and the watertable/bedrock.
- **Stormwater:**  
All surface water to be disposed of within the site - Adequate drainage to be provided to ensure no water runs off to public road or adjoining sites
- Soakaways to be installed in accordance with BRE Digest 365



**NOTES:**

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E: INFO@CYRILKELLYENGINEERS.COM

CLIENT:  
Cian + Katie Moyles

PROJECT:  
Dwelling House

DRAWING:  
Site Layout Plan

REVISION

**C1**

DATE:  
APR 2023

DWG STATUS:

DRAWING NO.

**CM23-CS-110**

DRAWN BY:  
CMT

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CJK

**Construction**