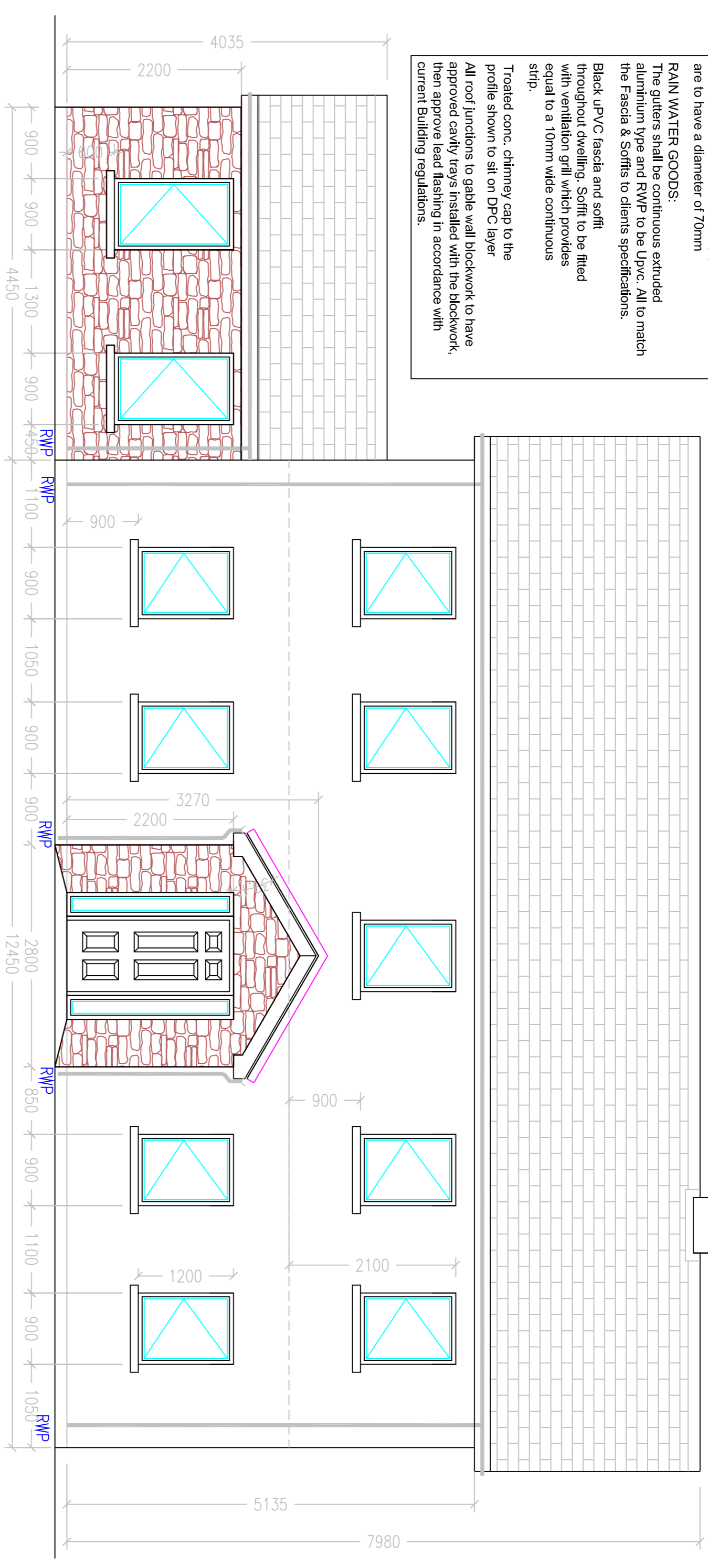


All traditional type minimum Fascia & Soffit Detail to full exterior of dwelling

**FASCIA & SOFFITS:**  
 Permanent strip ventilation over fascia board. All fascia & soffits to be UPVC type, colour to be agreed with client.  
 Black UPVC half round gutters with a diameter of 100mm with downpipes are to have a diameter of 70mm

**RAIN WATER GOODS:**  
 The gutters shall be continuous extruded aluminium type and RWP to be UPVC. All to match the Fascia & Soffits to clients specifications.  
 Black UPVC fascia and soffit throughout dwelling. Soffit to be fitted with ventilation grill which provides equal to a 10mm wide continuous strip.  
 Truncated cone chimney cap to the profile shown to sit on DPC layer  
 All roof junctions to gable wall blockwork to have approved cavity trays installed with the blockwork, current Building Regulations.



Proposed Front Elevation (South)

Ground Floor Area = 120.0 sq.m (1290 sq.foot)  
 Total Floor Area = 217.00 sq.m (2334 sq.foot)

**GENERAL LEGEND**

- Steel RSJ 203 x 103 x 28kg/m (At ceiling level)
- Steel RSJ 203 x 103 x 28kg/m (Purlins - propped off internal walls)
- Purlins propped
- Blockwork Walls (Load Bearing)
- Timber Stud Walls (Non-Load Bearing)
- Alternative Escape window
- Direction of Ceiling Joists
- Foul Pipeline to External Drainage System
- Sloped Pipeline to External Sinks-Aways / Open Drains
- Access Junction Chambers (AJs)
- Rain Water Downpipes (RWPs) & Associate P-Rip Gully
- Soil Vent Pipe (correct colour)
- Gunterrell / Radon & General Ducting
- Deposits heat detector to be located a minimum of 300mm from any wall or ceiling mounted - Optical Type
- Deposits Smoke detector to be located a minimum of 300mm from any wall or ceiling mounted. Optical type on ground floor and ionisation type on first floor
- Deposits Carbon Monoxide detector to be located a minimum of 300mm from any wall or ceiling mounted. Optical type on ground floor and ionisation type on first floor
- Comply with I.S. EN 50291-1:2010 / A1:2012

**STRIP FOUNDATION- EXTERNAL**  
 90mm wide x 300mm deep 30N concrete with A393 mesh positioned centrally below walls at minimum depth of 675mm below finished ground level. 3 No. 12 L-bars to corners & junctions. Additional 300 mm Foundation width for sections with stone cladding

**STRIP FOUNDATION- INTERNAL**  
 80mm wide x 300mm deep 30N concrete with A393 mesh positioned centrally below walls at minimum depth of 675mm below finished ground level. 3 No. 12 L-bars to corners & junctions. ENGINEER TO BE NOTIFIED AT LEAST 1 DAY BEFORE EACH CONCRETE POUR.

**STRUCTURAL CONCRETE 30NDMM AND DOCKETS TO BE SUPPLIED TO ENGINEER VIBRATING POKER TO BE USED TO ENSURE NO VOIDS ARE PRESENT IN STRUCTURAL CONCRETE.**

**PCSC (CONTRACTOR) TO KEEP A RECORD OF ALL CERTIFIED MATERIALS INCL ASSOCIATED DECLARATION OF PERFORMANCE**

**GROUND FLOOR CONSTRUCTION:**  
 150mm Xtratherm XTITUF Thin-R insulation. Monoclaric Radon barrier fitted and certified by specialists.  
 25mm sand blinding.  
 Minimum of 250mm Annex E Granular Material (Docket to be provided to Engineer)

**EXTERNAL WALL CONSTRUCTION:** 200mm thickness  
 19mm render.  
 100mm blockwork external leaf.  
 120mm cavity with 80 mm Xtratherm cavity wall insulation (40 mm clear cavity)  
 100mm Xtratherm XTITUF Thin-R thermal insulation.  
 82.5mm Xtratherm XTITUF Thin-R thermal insulation.  
 Plaster skim finish.

**INTERNAL WALLS- GROUND FLOOR:**  
 102.5mm blockwork with plastered & skim finish to both sides.

19mm 3 coat sand cement gyp plaster finish to external wall surface stone finish to and stone Plaster skim finish with undercoat and 2 no. finish coats of paint, colour & type to client specification  
 Restore thermal insulation of similar to Engineers Specification

**NOTE:** All window and door heads and jambs to be sealed using Xtratherm - Checked Thermal Break (CTB) or equivalent. All 150mm Xtratherm XTITUF Thin-R insulation from coating out of cavity after installation

Natural cladding to front porch (stone to client specifications) Where stone is used use also extra deep window sills to be provided

**WINDOWS:**  
 All windows must be joinery or similar. Colour to be agreed with client. All windows to be triple glazed, tilt & turn type. Window type, openings and colour to be agreed with client during construction stage- maximum U-Value 1.2W/m<sup>2</sup>K.  
 Provide obscure glass to inner pane of bathrooms, or-suites, WCs and WIR

**Master Joinery or similar approved hardwood front door with 3 point locking system shall be constructed with 45mm lead lined fire door to be glazed screen as shown. Door to be locked from the inside with thumb turn device and not a key, U-Value of 1.2W/m<sup>2</sup>K or less**

Selected termally broken double glazed sliding door. All thresholds taped and sealed with Vitrified all right sealing strip. Max U-Value 1.2 W/m<sup>2</sup>K

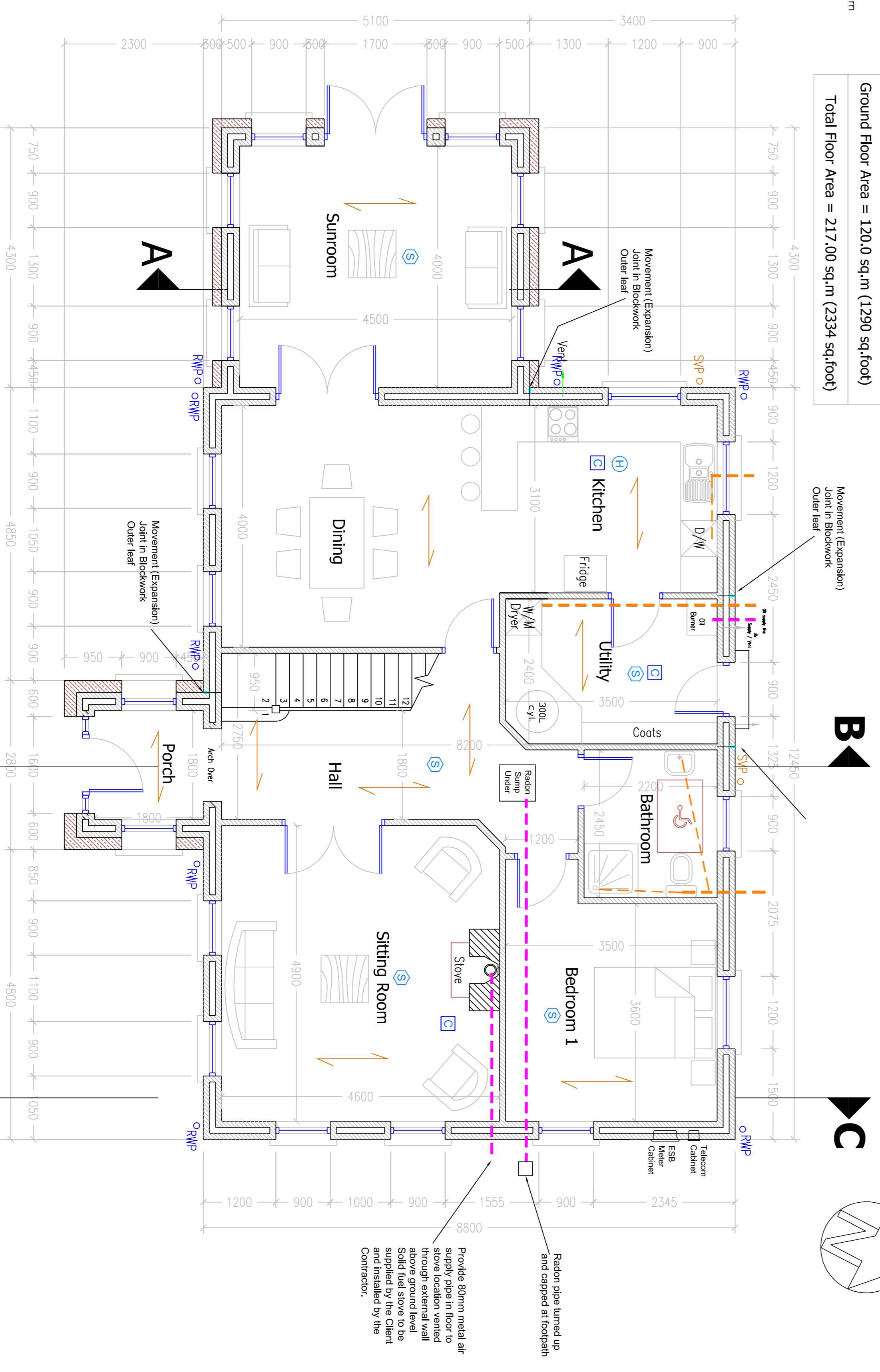
External doors (Irono Finish), openings & Glazed sections to be agreed with client during construction stage

All lintels and sills to Clients specifications and agreed with the Engineer

Keyhole lined over to be sized by manufacturer

Precast concrete sill to be used generally throughout dwelling with a 75mm front face All concrete and steel lintels to have a minimum bearing of 300mm on both sides

Steel beams to sit on double precast lintels 1m long min



Proposed Ground Floor Plan

Do not scale the drawing. Use signed dimensions only. All dimensions to ordinate datum. All given dimensions, status and levels to be verified by the contractor prior to the commencement of work. Found in the drawings or documents of any design professional, structural and services drawings and with the project specification, on its reserved by Lonerigan Consultancy, and any reproduction, use or disclosure to any third party other wholly or in part is prohibited without the express written permission of Lonerigan Consultancy. Lonerigan Consultancy shall not be deemed to accept any liability for alterations made to the drawing by any other party.

**NOTES:**

- These drawings are for planning purposes only and do not constitute a building permit or approval. Design information to comply with building regulations, variations and construction work.
- All works shall comply with current Building Regulations, Technical Guidance Documents.
- The contractor shall be responsible for checking the location of all existing services.
- All structural elements (e.g. walls, foundations, etc.) to be designed & checked by a design engineer prior to commencement of development and provisions to be made for requirements of steel beams etc. at that stage.
- Drawing & Issue index to be read in conjunction with issue sheet.
- All new residential/commercial builds require a BER/Building Energy Rating certificate to ensure that the energy performance of the building satisfies current standards. Consult architect/engineer at construction stage for current regulations.

**NOTE TO CLIENT- CONTRACTOR, PCSC & PCSS:**  
**Safety, Health and Welfare at Work (Construction) Regulations 2006**  
 Regulation 6 - Doses of Clients, appointments of project supervisors

Paragraph (1) - Except as provided for in paragraph (5) and A Client shall appoint, in writing, for every project (a) a competent project supervisor for the design process, and (b) a competent project supervisor for construction stage and the purpose of fulfilment of a trade, business or undertaking and the completion of construction work.

Paragraph (5) - Paragraph (1) does not apply to roofing work.

Paragraph (6) - Paragraph (1) or more than one contractor is involved or in Schedule 1 or more than one contractor is involved or in regulation 10 applies.

Paragraph (9) - In accordance with section 58(4)(c) of the Act and without prejudice to the duties of a contractor undertaking construction work under these Regulations, section 17(1) of the Act shall apply to the contractor in relation to the purpose of fulfilment of a trade, business or undertaking and the completion of construction work.

**CONSTRUCTION**

**STAIRS:**

**RESPONSE:**

**CLIENT:**

**DESIGNER:**

**DATE:** 07/12/19 **SCALE:** 1:50 **DRAWING NO.:** 17-015-COND1 **REVISION:** B

**PROJECT:** DANIEL AND ELEANOR DALY FARNES, CASTLEMAINE, CO. KERRY PLANNING REF: 18/44

**CONTRACTOR:**

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