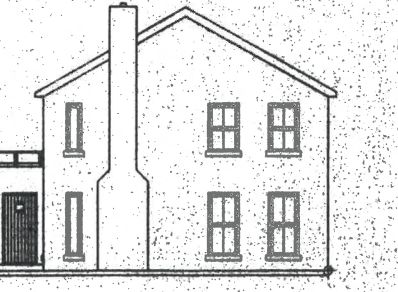
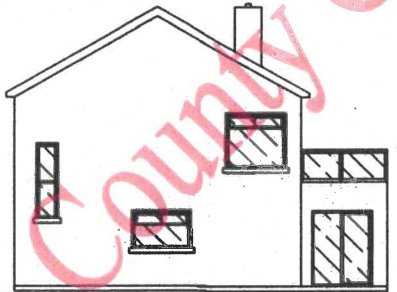
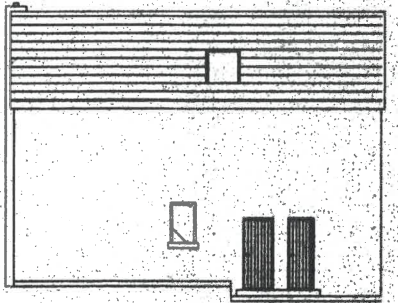
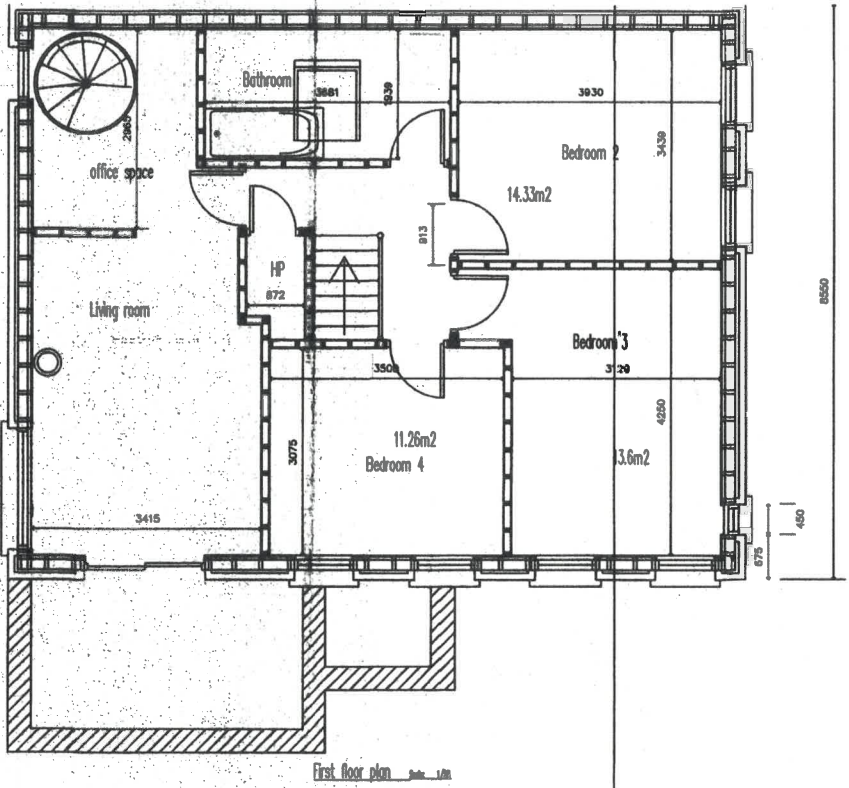


map 2



- Roof**
 - Slates or Conc. (See to main roof with colour black to clients specification).
- External Finish**
 - Gray phosphate stone finish to southwest elevation for integration of balcon area
 - Stainless steel rolls with safety glass front surrounding balcony platform area
 - All other external wall to be finished rendered and painted cream or to client specification.
- Windows**
 - Walnut finish u.P.V.C or composite section to clients specification, style and configuration as per elevation. All windows double glazed, west elevation with sliding patio doors triple glazed.
 - External solid doors hardwood with painted finish to clients specification.
- Window cills**—Preston con. traditional style deep fronted.
- Provide bed joint reinforcement to all ope's.
- 150mm cast in situ conc. capping to chimney with d.p.c under
- No.4 lead flashing to chimneys with No.5 lead tray
- Dark brown u.P.V.c fascia to

Roof construction:
 The roof shall be constructed as a pitched roof with a minimum slope of 10%. The roof shall be supported by a timber truss system with a maximum span of 4.0m. The roof shall be finished with a slate or concrete finish to client specification.

External Finish:
 The external walls shall be finished with a phosphate stone finish to the southwest elevation and a rendered finish to the other elevations. The rendered finish shall be painted in a cream color to client specification.

Windows and Doors:
 All windows and doors shall be finished with a hardwood finish to client specification. The windows shall be double glazed and the doors shall be solid.

Chimneys:
 The chimneys shall be finished with a traditional style deep fronted cill. The chimneys shall be supported by a concrete base and shall have a leaded tray to prevent water penetration.

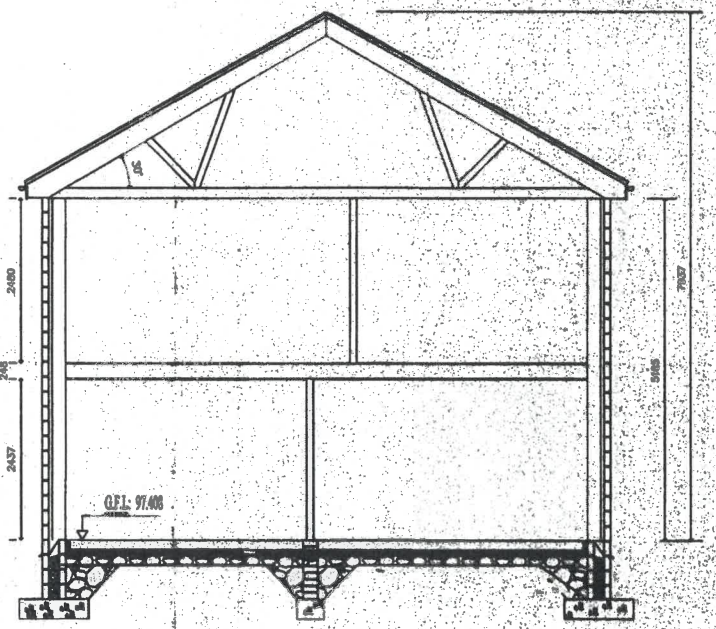
Roof Cavity:
 The roof cavity shall be filled with insulation to a minimum depth of 250mm. The insulation shall be supported by a metal batten system with a maximum gap of 100mm between battens.

Roofing:
 The roof shall be finished with a slate or concrete finish to client specification. The roof shall be supported by a timber truss system with a maximum span of 4.0m.

Roof Structure:
 The roof structure shall be supported by a timber truss system with a maximum span of 4.0m. The trusses shall be supported by a wall plate system with a maximum span of 4.0m.

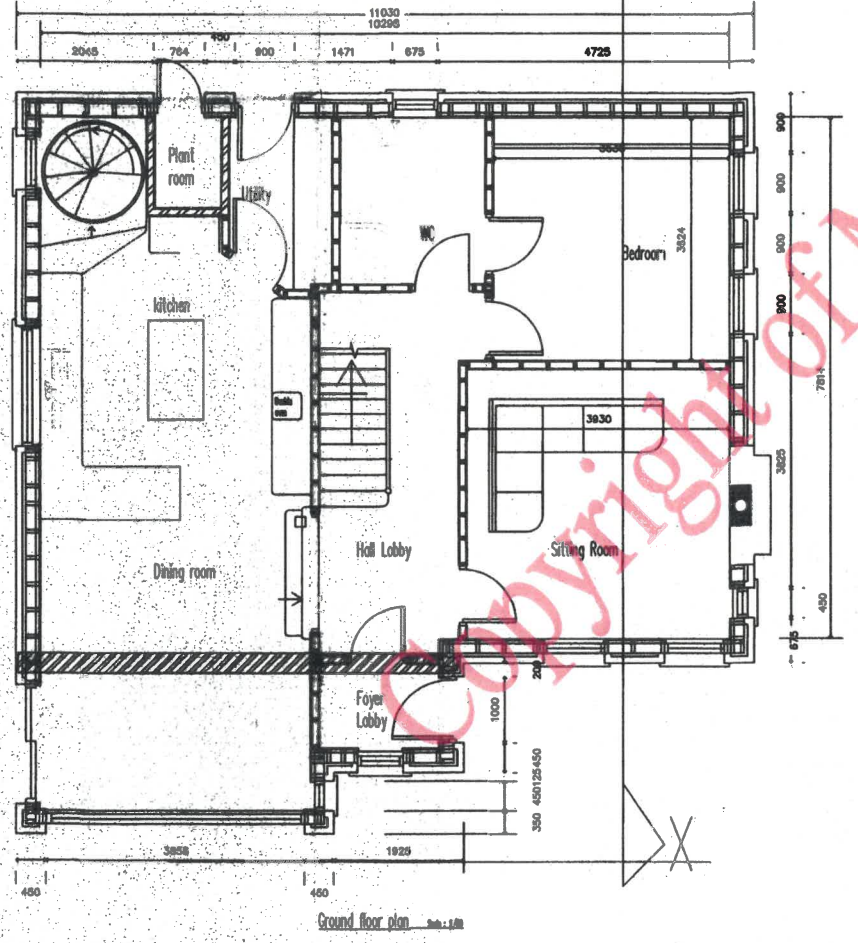
Roof Details:
 The roof shall be finished with a slate or concrete finish to client specification. The roof shall be supported by a timber truss system with a maximum span of 4.0m.

- Prefabricated timber truss @400mm C/C.
- Support water storage tank in accordance with B.S.5268 Part 3
- Consult engineer for comprehensive roof structure design and details
- Ensure 50mm clear air gap between insulation and roofing felt.
- Close cavity at eaves, see later eaves detail
- Fit u.P.V.C. fascia @soffit providing 10mm continuous ventilation or equivalent.
- Use insulating blocks to close cavity, fit expanded metal across joint with standard block before plastering. Strap wallplates at @800mm max.
- stepped D.P.C. at all window and external door heads.
- Vertical d.p.c. to all ope jamps and under all window cills and door thresholds.



MONAGHAN CO. COUNCIL
 REF. NO. 15/120
 PLANNING DEPARTMENT

MONAGHAN CO. CO.
 PLANNING SECTION
 DATE 21 APR 2015
 REG. NO.



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PLANNING DRAWING
 Plans, Elevations, Sections

Drawn by: T. Maloney	Scale: 1:50, 1:100	Date: Mar 2015
Ref. No: 1501/08	Proposed new house, Lillacree, Old Gangeh Rd. Monaghan. For Mrs. Ciara McKeenan	