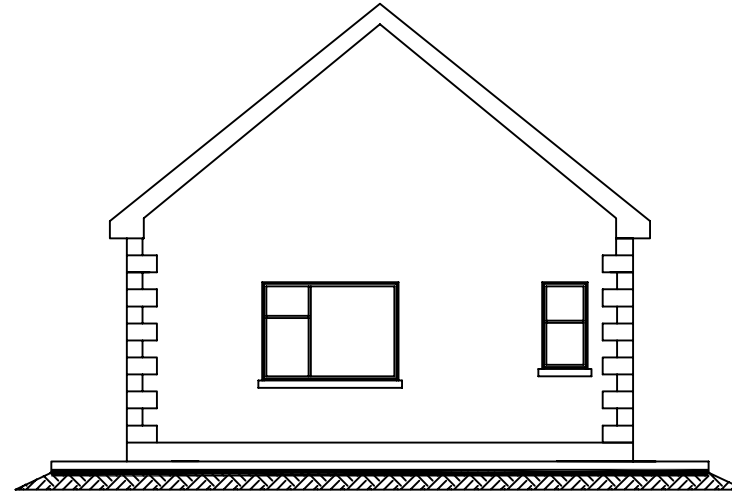
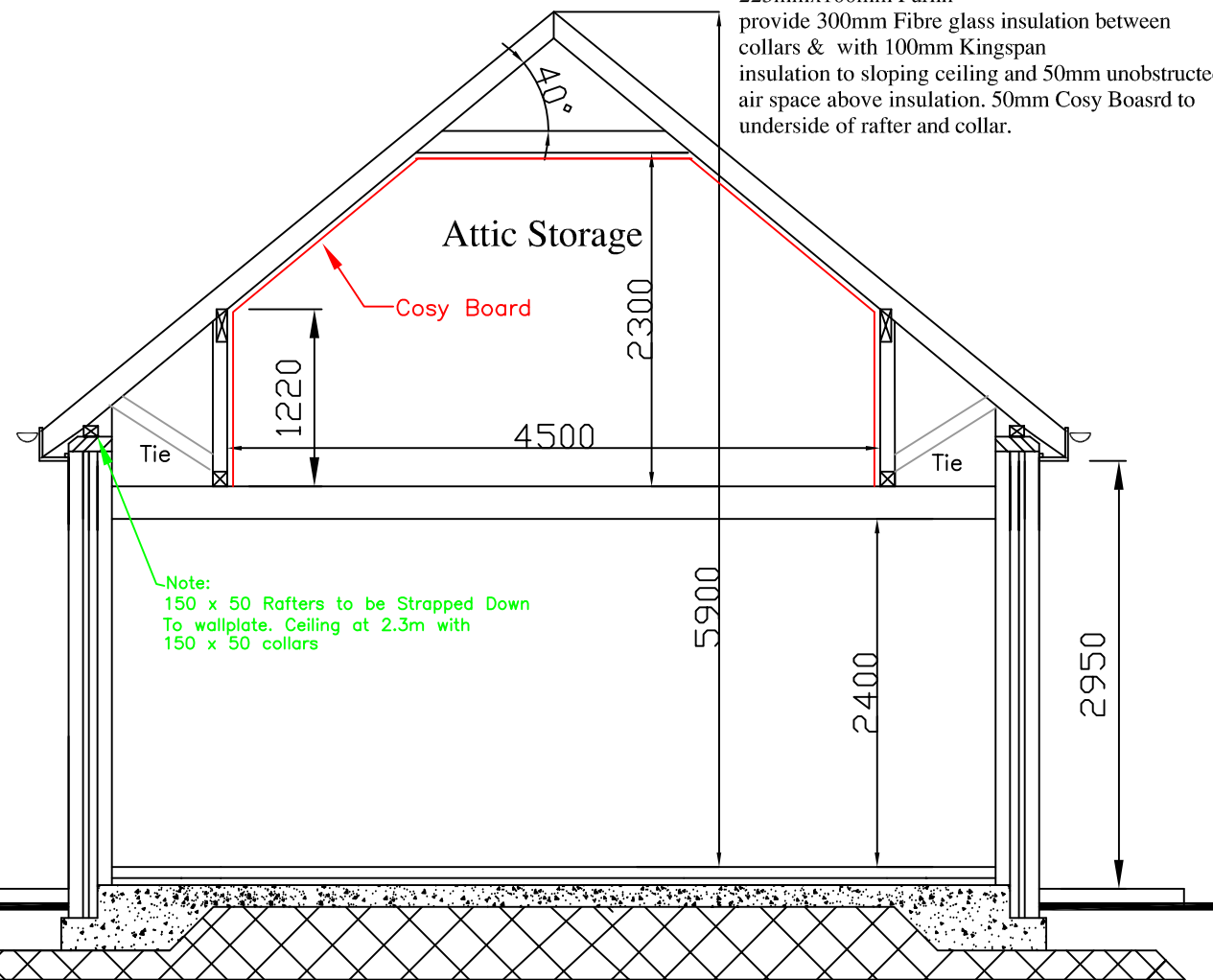


Elevation



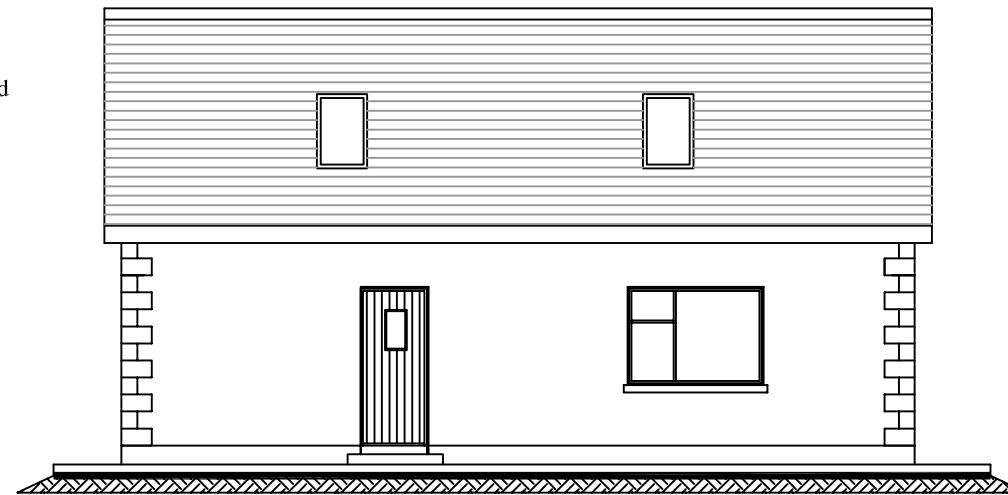
Rear Elevation

Roof Construction:  
Slate Finish on 50 x 22mm battens  
on Breathable membrane (Protec 100% bread able) on  
150mmx44mm C 16 Rafters at 400mm crs on  
225mmx100mm Purlin  
provide 300mm Fibre glass insulation between  
collars & with 100mm Kingspan  
insulation to sloping ceiling and 50mm unobstructed  
air space above insulation. 50mm Cosy Board to  
underside of rafter and collar.

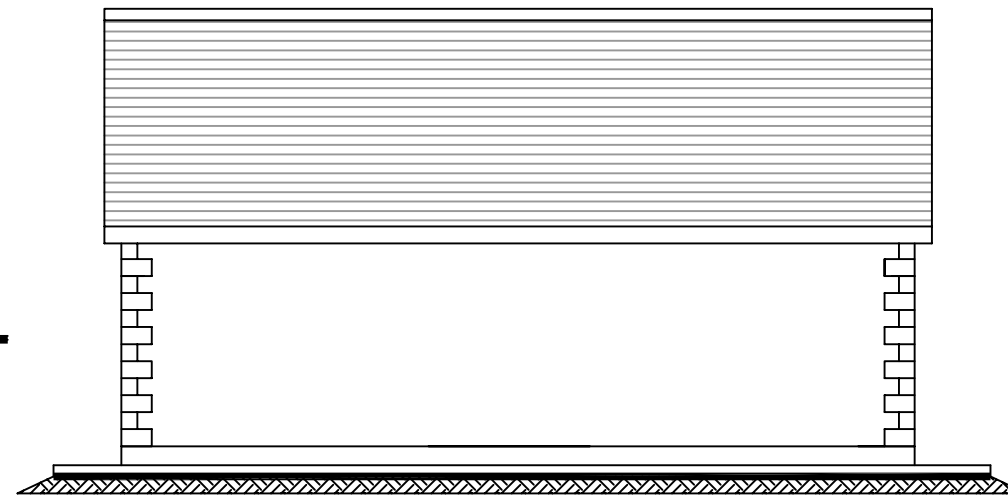


Section A-A (To Build)

Scale 1:50



Side Elevation



Side Elevation

General Notes

Walls:

External Walls;  
350mm cavity wall construction.  
100mm inner and 100mm outer leaf  
Insulation in cavity to BER recommendation

Internal Walls;  
100mm blockwork /100mm timber  
stud partition.

Lintols;  
Prestressed concrete lintols with a  
minimum of 200mm end bearing.

Roof:  
Slates/Tiles on timber battens on cut  
timber roof to structural Engineers  
specification.

Floors:  
Ground Floor;  
75mm sand/cement screed on 50mm  
insulation on sub-floor.

First Floor;  
225mm joists bearing on 100mm  
blockwork @ 400 c/c. Bridged at  
1350mm c/c max / or 150mm  
prestressed hollow core to  
manufactures design

Windows/Doors:  
UP.V.C./Hardwood.

Finishes:

Walls;  
Nap Plaster finish to external walls.  
Skim coat on sand/cement base  
coat on internal walls  
Skim coat on 125 plasterboard on  
stud partition.  
Ceilings;  
Skim coat on 125 plasterboard  
(foiled backed) on first Floor Ceiling  
on ceiling joist.

General Notes:

1. Use figured metric dimensions only to be checked on site prior to commencement of work. All discrepancies to be reported to Larry Conroy B.E. immediately.
2. All works to comply with:
  - (a) The Building Control Act (1990)
  - (b) The Building Regulations 1990-2004 and revisions to same prior to construction
  - (c) Irish & British Standards & good practice guidelines to be adhered too.
3. This drawing is for planning purposes only, and should not be used for construction, unless approved
4. All drawings to be checked with planning conditions granted inrelation to proposed development.

Draft Build Drawings

Larry Conroy B.E.

Design Engineer

Killimor, Ballinasloe, Co. Galway

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Email: larryconroy@eircom.net



Job TO CONSTRUCT GARAGE  
AT BALLYLEE, Co. GALWAY.

Title Garage Plans

DATE

DRAWN BY	Scale	Date	DRG. No.
L. CONROY	1:100	Jan. 12	1/2