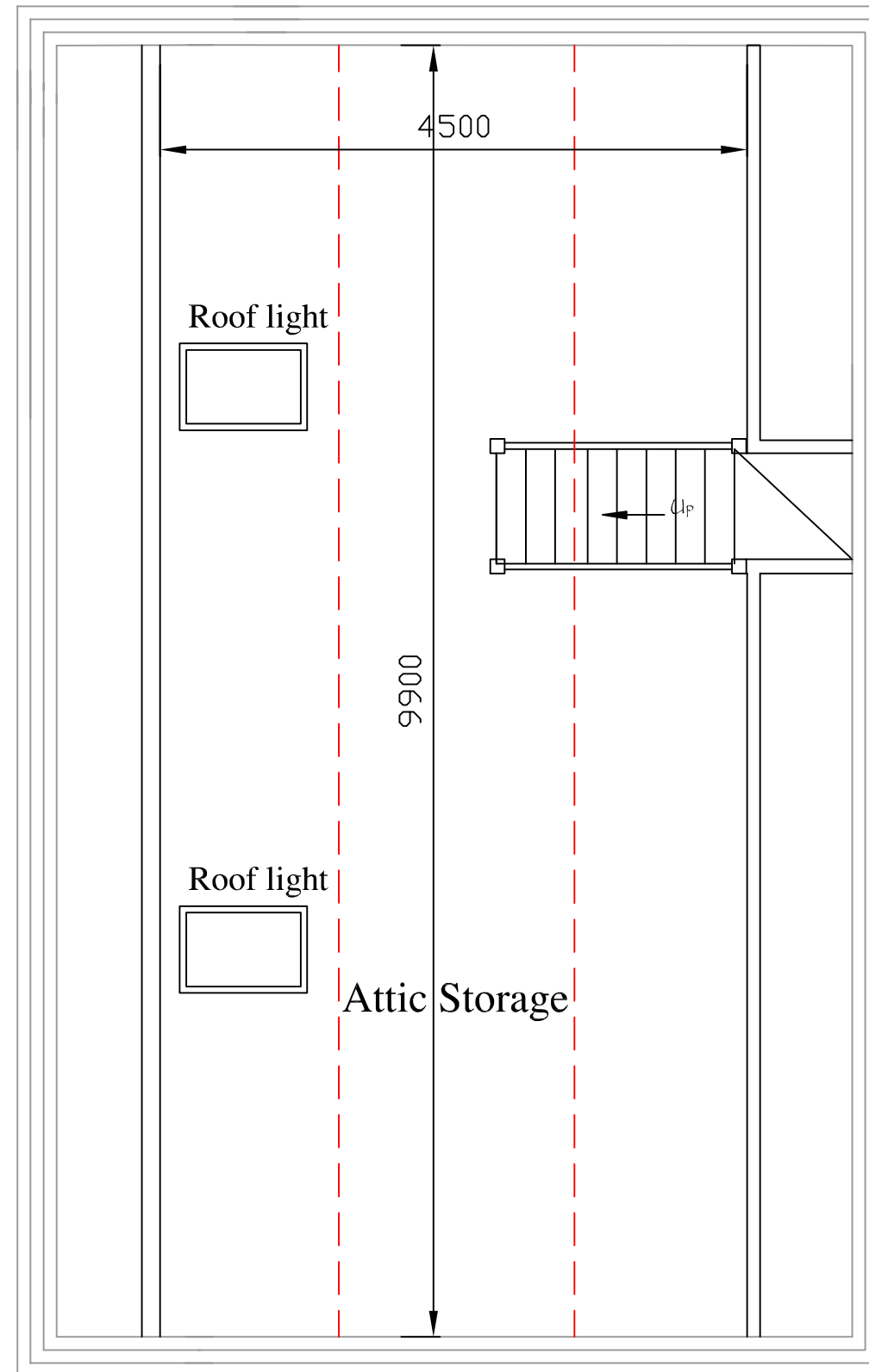


Garage Floor Plan

Floor Area 60.0 m²



Garage First Floor Plan

Floor Area 44.5 m²

(Using Section A-A To Build)

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

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Job TO CONSTRUCT GARAGE AT BALLYLEE, Co. GALWAY.

Title Garage Plans

DRAWN BY	Scale	Date	DRG. No.
L. CONROY	1:50	Jan. 12	2/2