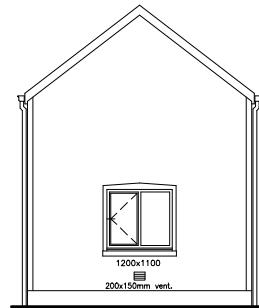


SECTION A-A

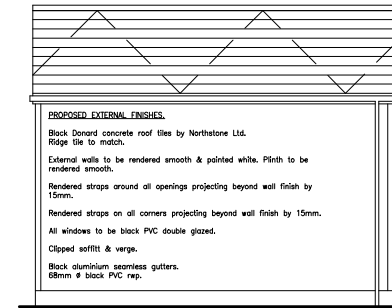
ROOF CONSTRUCTION:
 All structural timber to be 'dry' or 'kiln dried' grade C16 pressure-treated and to be so marked on site. Where timbers are located parallel to walls, walls shall be given roof lateral support by means of 30x25mm girders, M/S girders @ 2.0m cts. having one end built into wall and the other end fixed to at least 3 No. rafters ceiling joists and floor joists. Provide noggins pieces of at least half depth of member by 38mm used in conjunction with restraint straps.

Truss rafters at 600mm cts. designed, manufactured & braced to BS 5268 : 2006.
 No truss to be cut or altered on site.
 100x25mm diagonal & longitudinal bracing lap-jointed as necessary.
 100x25mm chevron bracing to web of truss where span exceeds 6.0m. All bracing in accordance with BS 5268: Pt 3: 2006.
 Infill timber to be 25mm deeper than truss member when trimming around chimney breasts & access hatches.
 Purfins & props of chimney breasts & access hatches to be in accordance with truss manufacturers recommendations.
 Truss manufacturers calculations to be forwarded to Building Control 3 weeks prior to arrival on site.

Floor voids to be floored out to eaves/wallplate.
 50x25mm tilting battens.
 Untearable sarking felt.
 150x50mm wallplate strapped down @ 1.0m cts.
 Reinfd. concrete lintels to BS 4483 as per schedule with stepped DPC between. (Steel lintels by Keystone over open in facing brick).
 Sills to match dwelling, with DPC under, turned up back & sides.
CAVITY WALL CONSTRUCTION:
 100mm concrete block inner skin } 300mm.
 100mm open cavity.
 100mm concrete block outer skin. }
 Wall DPC to be min. 150mm above ground level.
FOUNDATIONS:
 Foundations to be taken down to suitable load bearing strata as approved by Building Control.
 600x300mm (C21) concrete foundations to cavity walls.

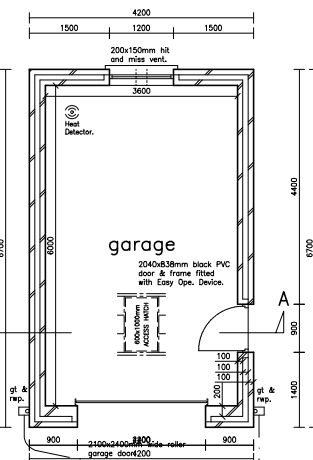


REAR ELEVATION



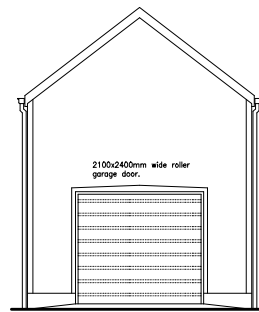
SIDE ELEVATION

PROPOSED EXTERNAL FINISHES:
 Black Donard concrete roof tiles by Northstone Ltd.
 Ridge tile to match.
 External walls to be rendered smooth & painted white. Plinth to be rendered smooth.
 Rendered straps around all openings projecting beyond wall finish by 15mm.
 Rendered straps on all corners projecting beyond wall finish by 15mm.
 All windows to be black PVC double glazed.
 Clipped soffits & verges.
 Black aluminium seamless gutters.
 68mm Ø black PVC rep.



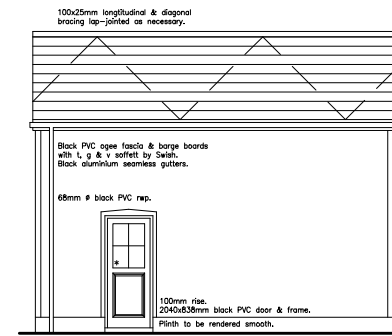
LAYOUT PLAN

Internal walls to be rubbed up smooth with two coats sand/cement finish.
 Inner leaf of cavity wall to be 150mm thick.
 600x1000mm access hatch fitted with access ladder. Provide double truss either side of access hatch.
DRAINAGE:
 Drains passing within 1.0m of foundations to have their trenches filled with concrete to the level of the underside of the foundation, or in the case where a drain is more than 1.0m from the foundation the trench shall be filled with concrete to a level below the foundation which is equal to the distance from the foundation less 150mm.
 Storm drains to be 110mm Ø PVC laid at a fall of 1:60.
 Four drains to be 110mm Ø PVC to BS 4660 laid at a fall of 1:40.
 Ground floor shower trays to be serviced via 110mm Ø foul sewer pipe connected to back-inlet gully trap.
 Manholes to have 200mm thick concrete block walls rendered internally on 150mm thick concrete base, and neatly finished around pipes.
 Manholes shall be 450x450mm where the invert does not exceed 600mm, 600x600mm where the invert is between 600mm & 1000mm deep. Lids to suit location.
 Connect to storm l.c. at dwelling.
 600mm Ø l.c.



FRONT ELEVATION

Roller doors shall be fitted with a device to prevent same from falling in a way that may cause injury.
 A power operated door shall have a pressure sensitive edge or other suitable device which operates the power switch to prevent users being caught or trapped, a readily identifiable and accessible stop switch, and provision for manual or automatic opening in the event of power failure.



SIDE ELEVATION

GLAZING:
 All windows indicated with an asterisk to be fitted with annealed safety glass complying with BS 6206: 1981: clause 5.3.
 All windows & external doors to be black PVC double glazed.

HATCH LEGEND
 [Symbol] Denotes dense concrete block wall.
 [Symbol] Denotes non-loadbearing stud wall.

—IMPORTANT—
 IT IS YOUR RESPONSIBILITY TO ENSURE YOU ARE WORKING TO THE LATEST EDITION OF THIS DRAWING — IF IN DOUBT — ASK. DO NOT SCALE. CHECK ALL DIMENSIONS ON SITE.

Design, performance & installation of slates/tiles and associated products such as roofing felt and laths to be in accordance with BS 5538:06 for sloping and filling for pitched roofs and vertical cladding, particularly in relation to wind uplift.

All materials & workmanship to accord with current B.S.S., Codes of Practice or other E.U. equivalent.

ALL DRAWINGS TO COMPLY WITH BUILDING REGULATIONS NI 2012 (AS AMENDED) & ASSOCIATED LEGISLATION.

NOTE: GARAGE TO BE USED FOR DOMESTIC PURPOSES ONLY.

bell design ARCHITECTURAL DRAFTSMEN 123 CROSSKEYS ROAD, ARMAGH, N.I., BT60 3LD E: info@belldesign.ie Tel: (028) 3753 2000 Mobile: 0773 236 1946	DRAWING: Proposed Domestic Garage. PROJECT: TWO DWELLINGS WITH DOMESTIC GARAGES - House Types 1 & 2. TITLE: SITE ADJACENT to & NW of 35 CLADY ROAD, ARMAGH. CLIENT: APPLE ORCHARD CONSTRUCTION. HOME ADDR: 8 CASTLEBLAYNEY ROAD, KEADY, ARMAGH, BT60 3QP.	REVISIONS RECD. BY: REV. BY: DATE: DETAILS: Client AHDB 13.06.22. Attic storage added & Garages relocated. B. Con. AHDB 30.01.24. Oil burner removed.	NOTES:	DRAWING ISSUE X PLANNING X BLDG. CONTR'L CONSTRUCTION ELECTRICAL LEGEND	PROVISIONAL COST SUMS The following P.C. sums to be included in all tenders. The P.C. sums do not include V.A.T. ITEM: P.C. SUM:	LINTEL SCHEDULE All lintels to be (C25) mix, reinforced with high yield twisted steel having 25mm cover and to BS 4483. All lintels to be 100mm nom. thickness and to have 250mm bearing each end.																																														
	SCALE: 1:50. SHEET NO: 7 PROJ NO: 3898 DATE: MARCH 2023.	DIM: AHDB CHK: AHDB DATE: MARCH 2023.	PLANNING DRAWING NUMBER: 01(1)	<table border="1"> <thead> <tr> <th>MAX. CLEAR OPENING WIDTH</th> <th>DEPTH OF LINTEL</th> <th>TOP REINFORCEMENT NO. OF BARS</th> <th>DIA.</th> <th>BOTTOM REINFORCEMENT NO. OF BARS</th> <th>DIA.</th> </tr> </thead> <tbody> <tr> <td>900mm</td> <td>150mm</td> <td></td> <td></td> <td>1</td> <td>10mm</td> </tr> <tr> <td>1200mm</td> <td>150mm</td> <td></td> <td></td> <td>2</td> <td>10mm</td> </tr> <tr> <td>1500mm</td> <td>150mm</td> <td></td> <td></td> <td>2</td> <td>12mm</td> </tr> <tr> <td>1800mm</td> <td>225mm</td> <td></td> <td></td> <td>2</td> <td>12mm</td> </tr> <tr> <td>2400mm</td> <td>225mm</td> <td>2</td> <td>10mm</td> <td>2</td> <td>16mm</td> </tr> <tr> <td>3000mm</td> <td>225mm</td> <td>1</td> <td>16mm</td> <td>2</td> <td>20mm</td> </tr> <tr> <td>3300mm</td> <td>225mm</td> <td>2</td> <td>20mm</td> <td>2</td> <td>20mm</td> </tr> </tbody> </table>	MAX. CLEAR OPENING WIDTH	DEPTH OF LINTEL	TOP REINFORCEMENT NO. OF BARS	DIA.	BOTTOM REINFORCEMENT NO. OF BARS	DIA.	900mm	150mm			1	10mm	1200mm	150mm			2	10mm	1500mm	150mm			2	12mm	1800mm	225mm			2	12mm	2400mm	225mm	2	10mm	2	16mm	3000mm	225mm	1	16mm	2	20mm	3300mm	225mm	2	20mm	2	20mm
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