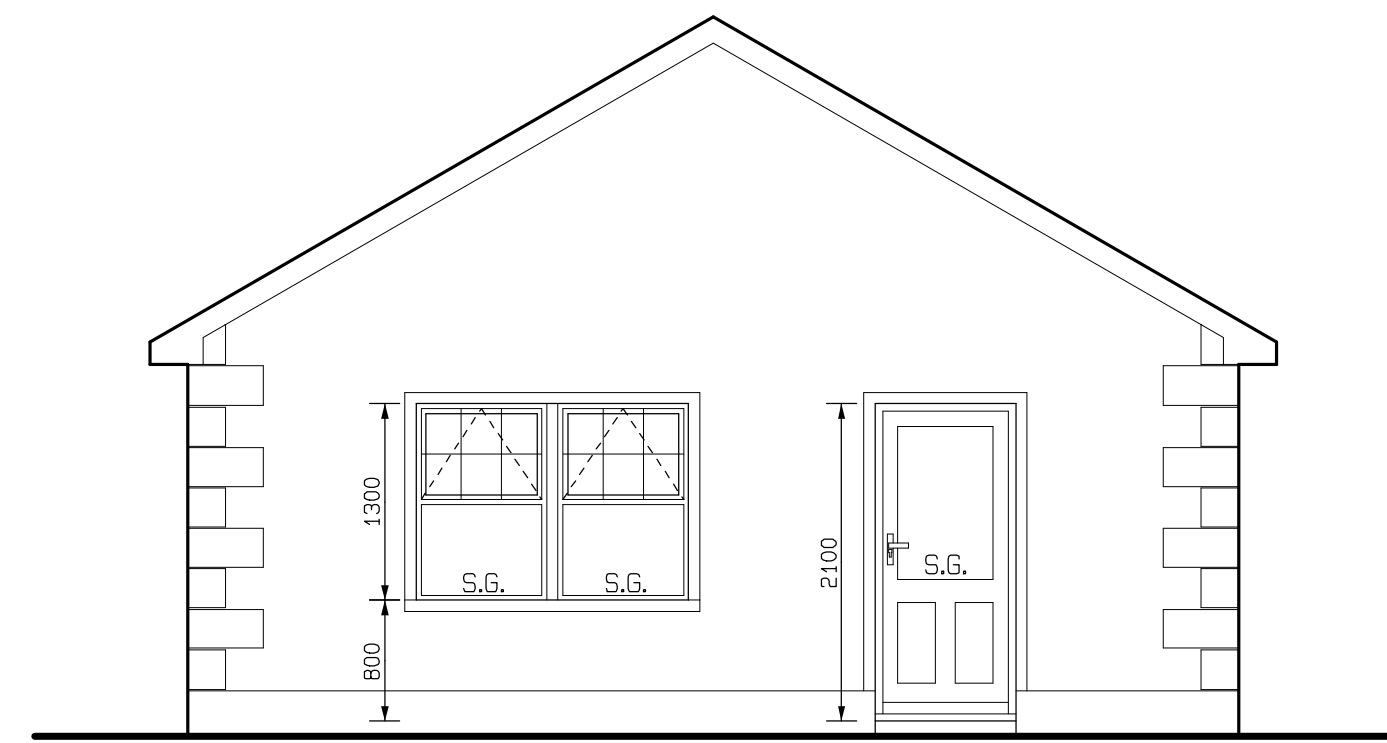
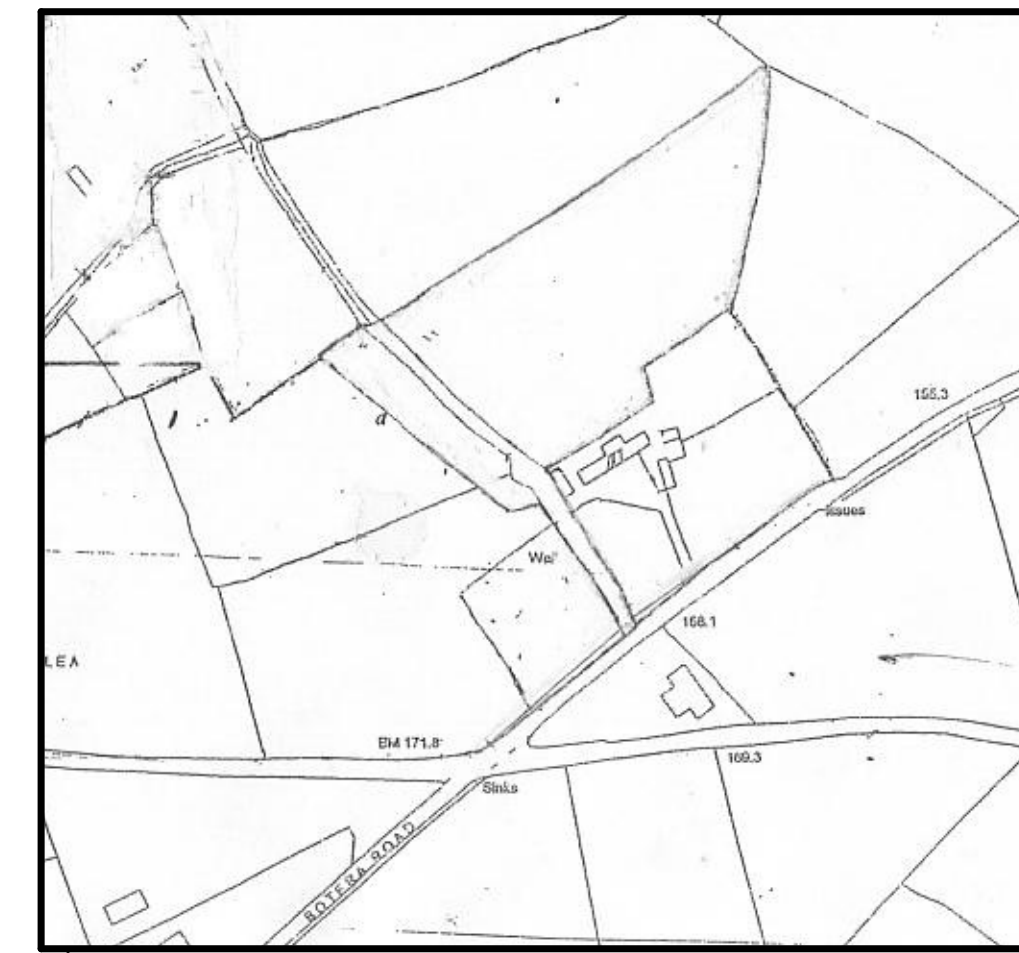


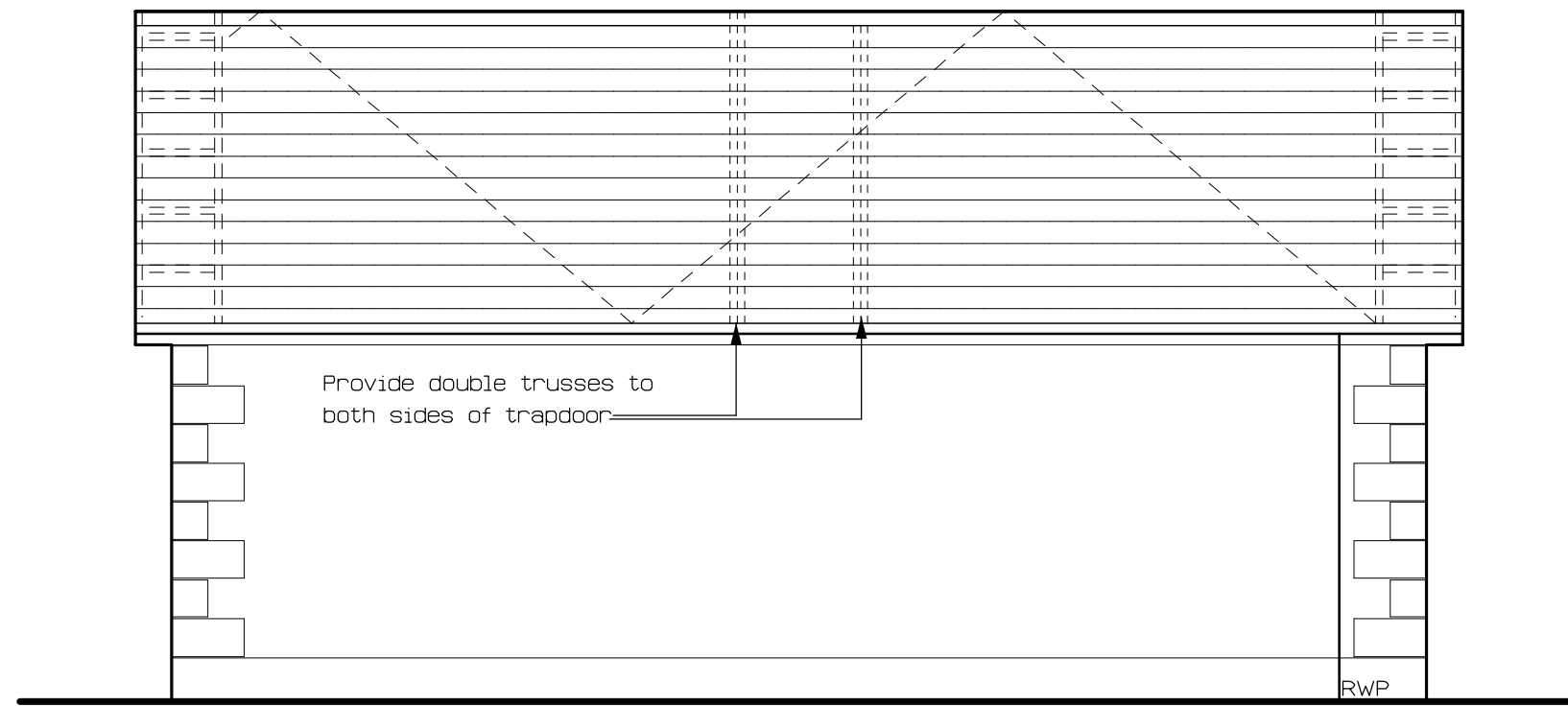
GARAGE FRONT ELEVATION



GARAGE SIDE ELEVATION



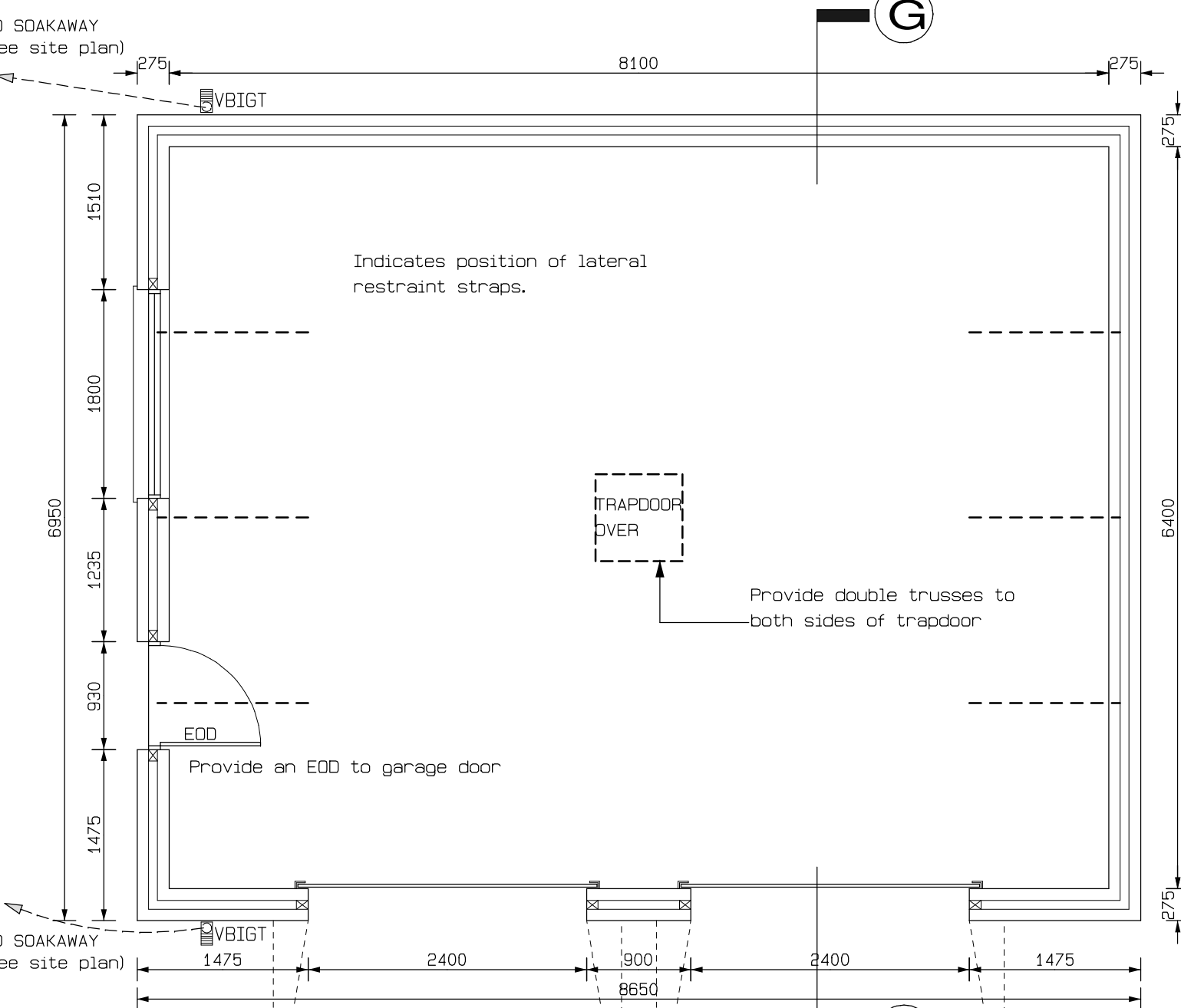
LOCATION MAP



GARAGE REAR ELEVATION

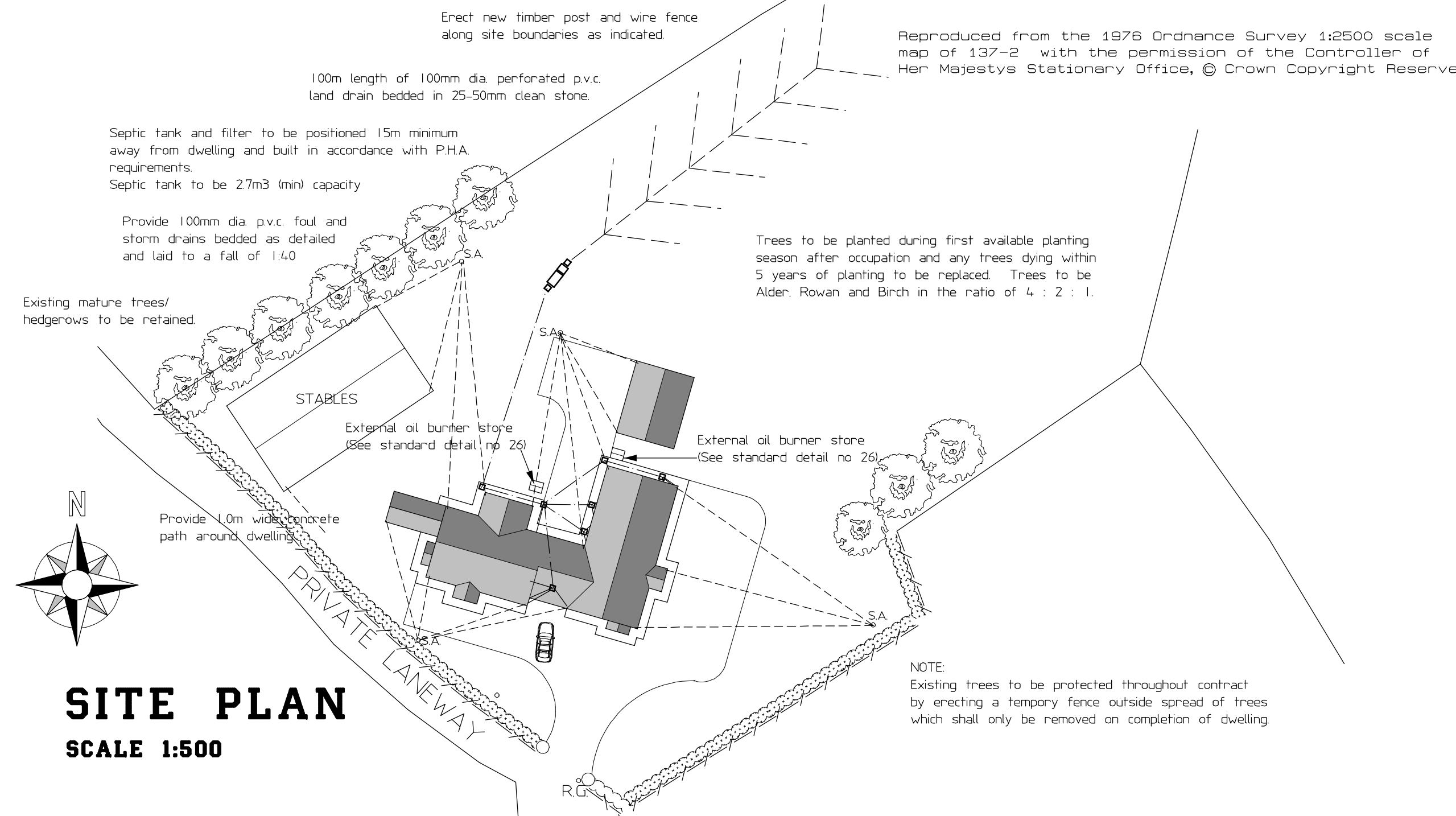


GARAGE SIDE ELEVATION

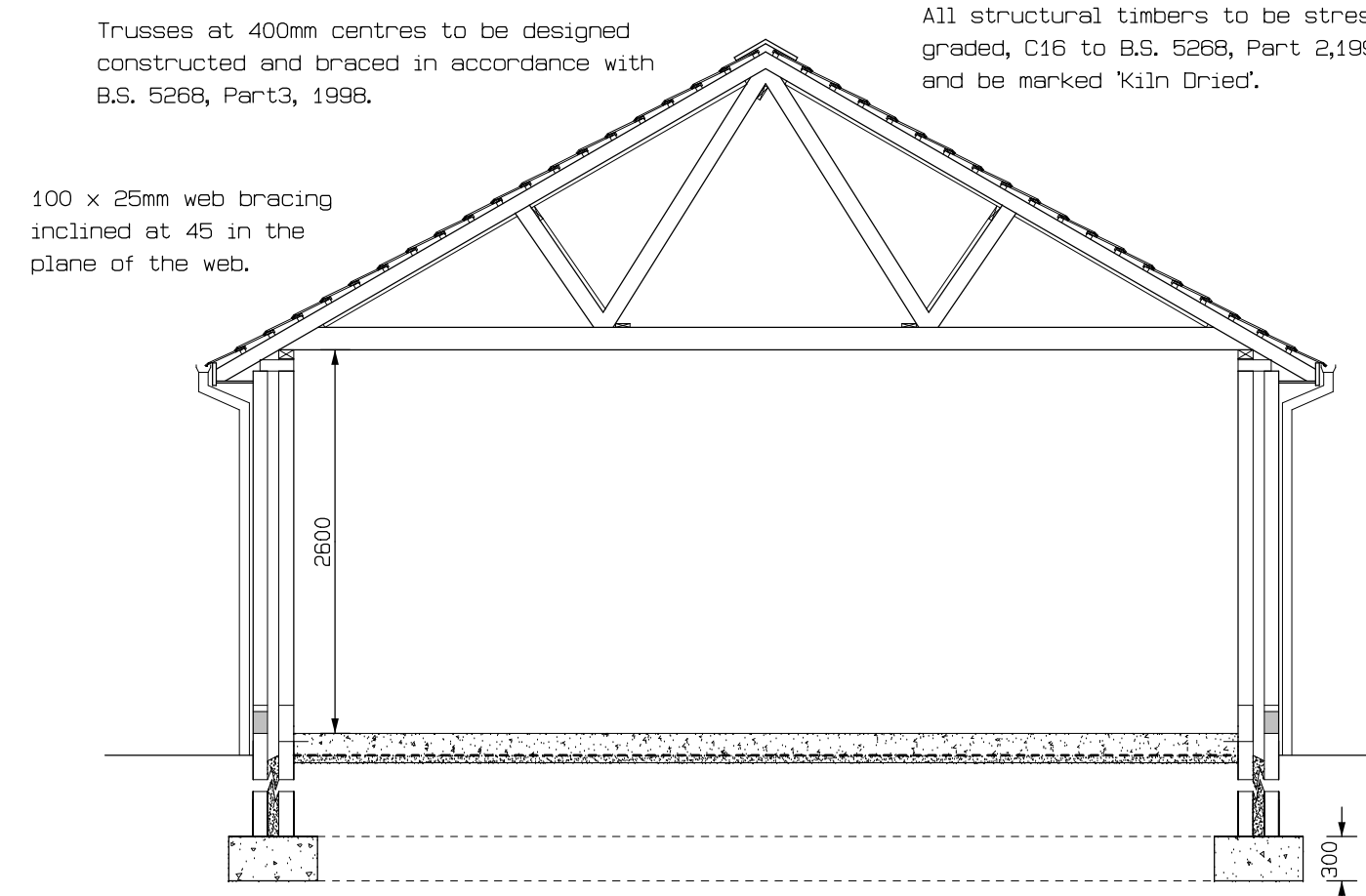


GARAGE FLOOR PLAN

RAMPS TO GARAGE DOORS NOT TO EXCEED 1:12 GRADIENT



SITE PLAN
SCALE 1:500



SECTION G-G

GENERAL NOTES

- All exterior s.w. joinery to be vac-vac treated and primed before painting.
- Provide 4no. tier 38 x 25mm slatted shelving to Hotpress.
- Provide electrical installation in accordance with I.E.E. and N.I.E.S. regulations (current edition). Electrician to be N.I.C.E.I.C. registered and supply a certificate on completion. Wall mounted sockets outlets and switches (other than isolators) shall be located not more than 1200mm or not less than 450mm above floor level as shown.
- Provide plumbing and heating installation, including sanitary ware. Provide room stat (or stats), cylinder stat motorised valve(s) wiring box and 2 channel programmer as per two port zone valve system attached to standard details, allowing for automatic bypass valve. Provide thermostatic radiator valve to all radiators except to radiators adjacent to room stats where the radiator shall be provided with a lock-seal valve. Secondary heating system served by high output back boiler for domestic water heating only. Should hot water cylinder be used as the heat leak for the secondary system then the cylinder shall not be insulated, unless a separate heat leak radiator is provided. A non-return valve on the secondary circuit shall be provided to avoid back circulation if heating source of secondary system is not operating when primary heating source is operating. Twin coil cylinder to be provided for separate heating circuit. Provide roomstats to Entrance Hall and Bedroom 1 to ensure that temperature is maintained at 21 degrees celsius.
- Provide Kitchen and Utility room units, as indicated on floor plan.
- Hot water cylinder to comply with B.S. 1566, 1990, and have 50mm thick factory applied polyurethane foam (minimum density of 30kg/m³) and provide insulated jacket to cold water storage tank. Hot water cylinder to be controlled by time clock.
- Provide Armaflex cellular plastic insulation equal to not less than outside diameter of pipes to all pipework for plumbing and heating. All hot water pipes connected to hot water cylinder to be insulated to within 1.0m of their connection. Flow and return heating pipes from boiler in Garage to be insulated with armaflex and sleeved in separate 100mm diameter ducting which shall be sealed at floor level to exclude moisture.
- Contractor to take care to protect any services passing through site and shall make good any damage at his own expense.
- Provide Xpelair extract fans to Kitchen, Bathroom, Ensuities, Shower Room and Utility Room. Kitchen and Utility Room fans to be capable of achieving 30 litres of air per second. Bathroom and Ensuite fans to be capable of achieving 3 air changes per hour and have 15 minute overrun devices. Bathroom and Ensuite fans to be independently wired.
- Provide Ultra ventomatic high level vent, placed centrally over Lounge door lintel.
- Provide smoke alarms to ceilings where indicated on floor plan. Alarms to be electrical mains powered, with back up power source and wired to circuit which is separately fused at the distribution board. Alarms to be positioned 300mm minimum away from light fittings, 3.0m maximum away from Bedroom doors, and 7.0m maximum away from Kitchen and Lounge doors. Smoke alarms to comply with BS 5446 - 1:2000 and Heat alarms to comply with BS 5446 - 2:2003. All smoke alarms to be interlinked.
- All dimensions and heights to be checked by contractor on site before ordering materials and any discrepancies to be first reported to agent.

GARAGE FLOOR CONSTRUCTION

Provide 100mm minimum depth of hardcore. Ensure d.p.c. is overlapped and bitumen bonded to wall d.p.c. Garage floor to consist of 150mm concrete on 1200 gauge d.p.m. on 50mm dust blinding on hardcore mechanically compacted in 225mm layers to a maximum depth of 600mm. Provide 1:12 concrete ramp to garage door.

GARAGE WINDOWS AND DOORS

Provide reinforced concrete lintels with d.p.c. over all openings in walls in accordance with lintel schedule. Insert d.p.c. at all jambs and sills of openings in external walls. Provide 19mm polystyrene insulation at heads, jambs and sills of all openings in external walls as shown on standard detail 7. Windows to be PVC framed, double-glazed windows as indicated on elevations, having rubber seals at all opening sashes. Provide PVC door. Fit rubber seals to external door frames. Provide 2 No roller shutter doors to garage as indicated junction box and wires to be left near door for future electrically operated motor. Provide safety glass to B.S. 6206 of Class C, to door where indicated, (SG)

GARAGE GENERAL NOTES

- All exterior s.w. joinery to be vac-vac treated and primed before painting.
- Contractor to take care to protect any services passing through site and shall make good any damage at his own expense.
- All dimensions and heights to be checked by contractor on site before ordering materials and any discrepancies to be first reported to agent.

26/05/06 AMENDED TO COMPLY WITH BUILDING CONTROL REQUIREMENTS

DRAWING TITLE	GARAGE PLAN/SITE PLAN		
PROJECT	PROPOSED SINGLE STOREY, SEMI DETACHED DWELLINGS, INCORPORATING UNIT OF ACCOMMODATION FOR DISABLED PERSON AND SEPARATE UNIT FOR CARER WITH DOMESTIC GARAGE AND DOMESTIC STABLES AT SITE 40M NORTH OF 77 BOTERA ROAD, OMAH		
CLIENT	MR GARRY KELLY.		
DRAWING NUMBER	K-124-06	DRAWN BY: S.K. DATE: FEB '06	CHECKED BY: SCALE: 1:50
 McCormick Design ARCHITECTURAL CONSULTANTS & PLANNING SUPERVISORS 1, OMAH ROAD, NEWTOWNSTEWART, CO. TYRONE BT78 4AR Telephone: 028 8166 1835 / 07774114602 Fax: No. 8166 2595 E-Mail: mccormickdesign@aoi.com L.C.J. MCCORMICK, MASE WRICES MC108			