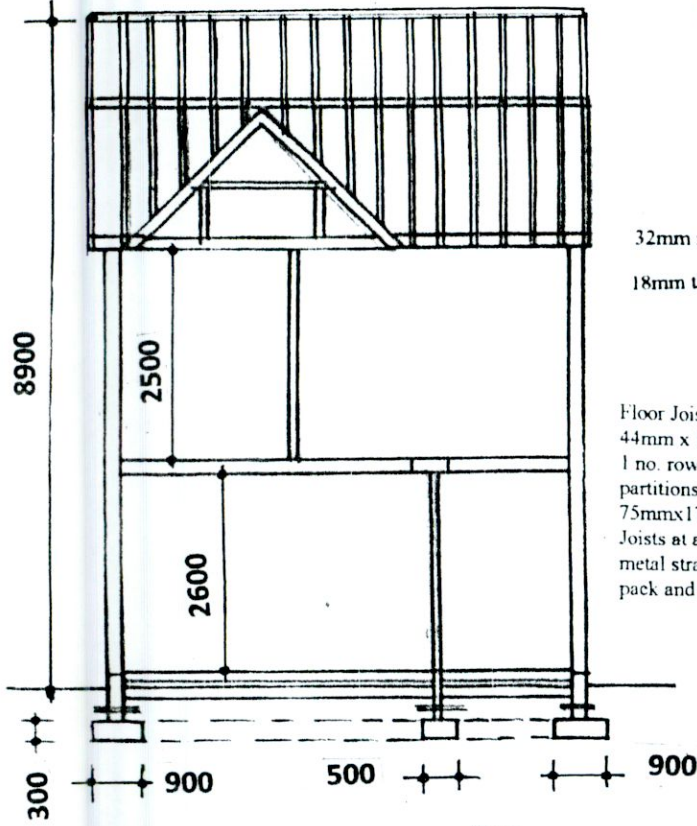
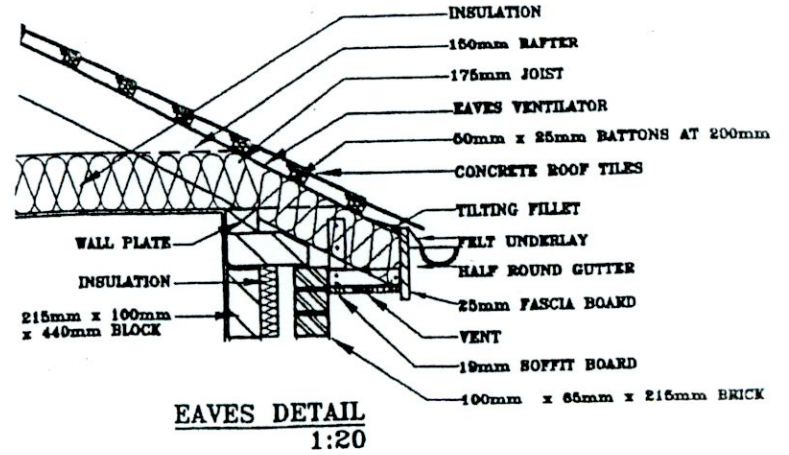


Roof:
Coloured concrete roof tiles laid to manufacturers instructions on 35mm x 50mm battens on sarking felt on prefabricated roof trusses at 600mm centres to I.S. 193: 1986, complete with bracing, water storage tank supports and holding down clips, all to manufacturers instructions.

All work to comply with
Technical Guidance
Document B - Fire
Building Regulations 1991.



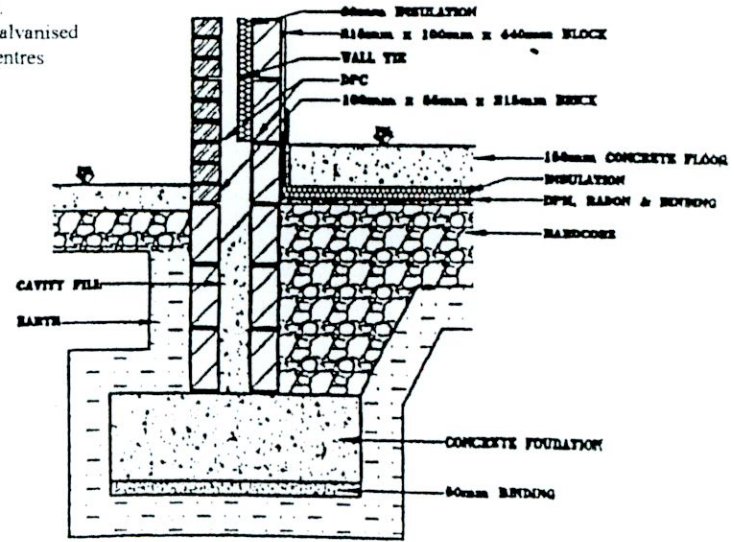
CROSS SECTION

32mm x 175mm Timber fascia board.
18mm thick timber soffit - 25mm continu

Floor Joists:
44mm x 175mm SCA floor joists at 400mm centres with 1 no. row of bridging at centre span. Double row under stud partitions in same direction.
75mm x 175mm SCA trimmers to firebreast and opes.
Joists at all party walls to be hung on metal shoes. Galvanised metal straps 5mm x 30mm over 3 joists at 2000mm centres pack and nog off walls.

Floor:
150mm thick power floated concrete slab on 50mm thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

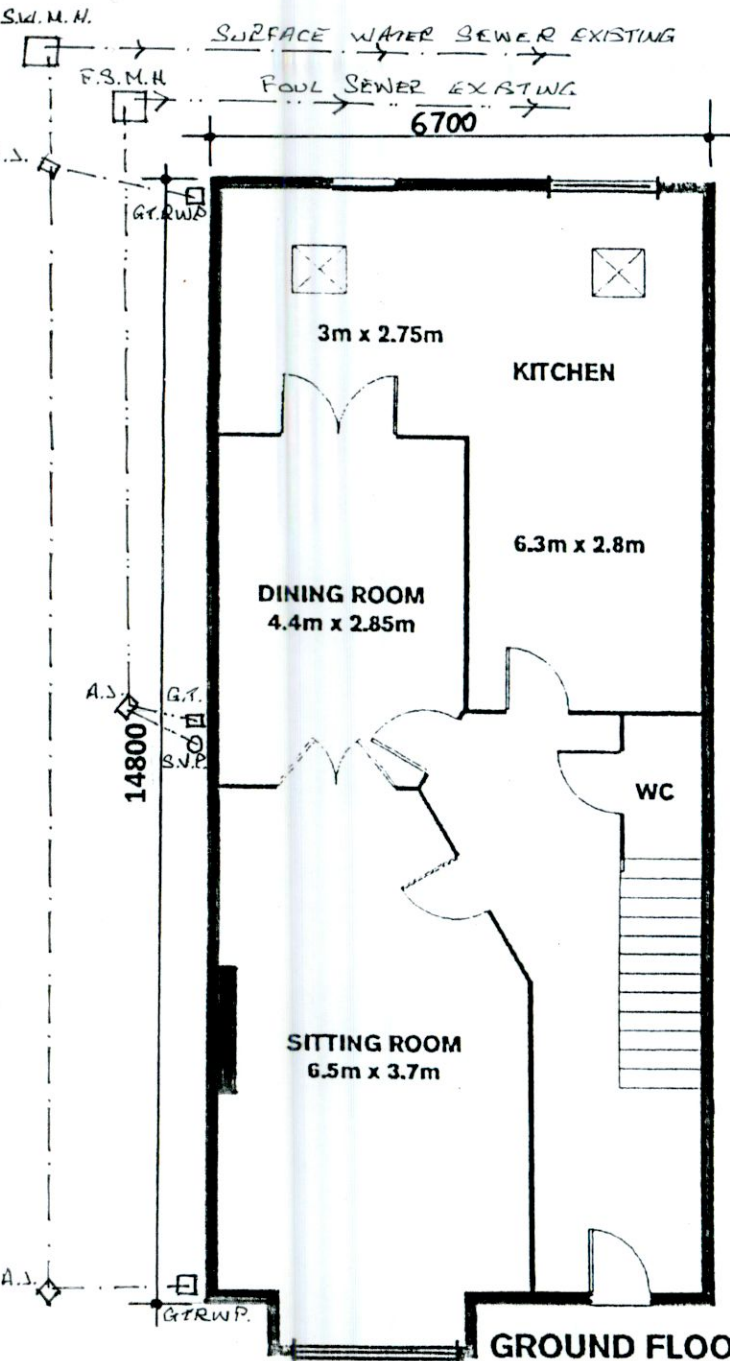
Stairs:
2R+G to be between 550mm and 700mm, minimum clear width 800mm.
Balusters - 840mm vertically over pitch line and 900mm over landing, not greater than 100mm between Balusters.
Headroom 2000mm vertically.



FOUNDATION DETAIL
1:20

Drains:
100mm. and 150mm. diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.

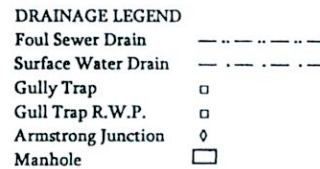
Note:
All structural timbers to comply with SR11, structural timber for domestic construction. Timber to be kiln dried and supplied at a moisture content not exceeding 22%.



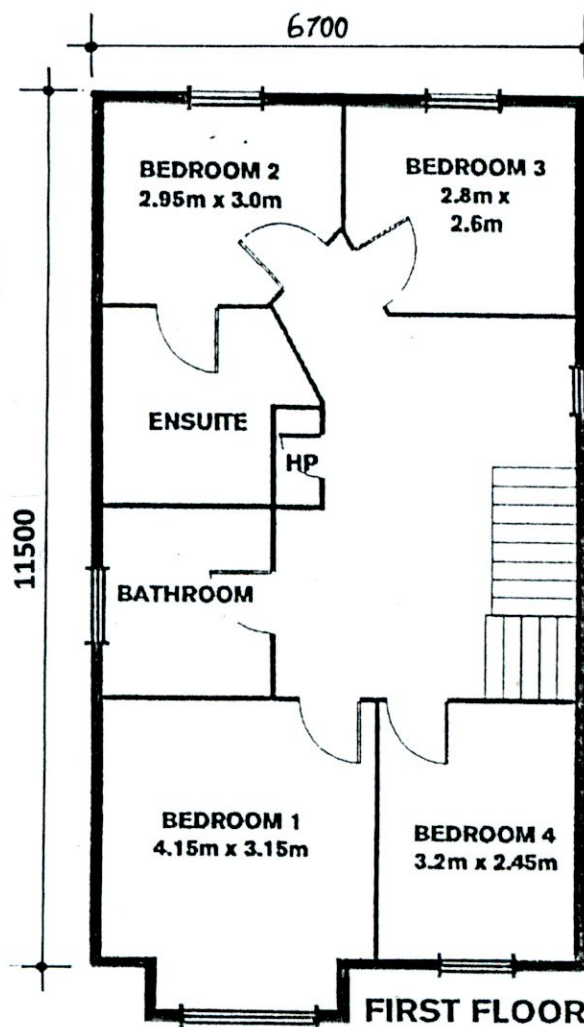
GROUND FLOOR

Plumbing:
Wash basin - Trap 32mm. Seal 75mm.
Sink / Bath - Trap 40mm. Seal 75mm.
W.C. - Trap 75mm. Seal 50mm.

Drains:
100mm. and 150mm. diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.



Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990.



FIRST FLOOR

Concrete Mixes:
Lean Mix 7.5 N/mm².
Pipe Bedding 10.0 N/mm².
Blinding 10.0 N/mm².
Strip Foundation 15.0 N/mm².
Ground Floor 20.0 N/mm².
Paths 25.0 N/mm².

Lintols:
Precast concrete composite lintol and pressed metal lintols incorporating insulation, 225mm. bearing each end.

Ventilation:
Room vents - 6500sq.mm.
Roof - 25mm continuous strip or equal.
Window opes Kitchen 1/10 of floor area, other rooms 1/20 of floor area.

Insulation:
Maximum Elemental !U! Values.
Exposed Roofs - 0.25 W/M² K.
Exposed Walls - 0.45 W/M² K.
Exposed Floors - 0.45 W/M² K.

PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH.

Drawing Number : 586/PD/03
Scale : 1 : 100

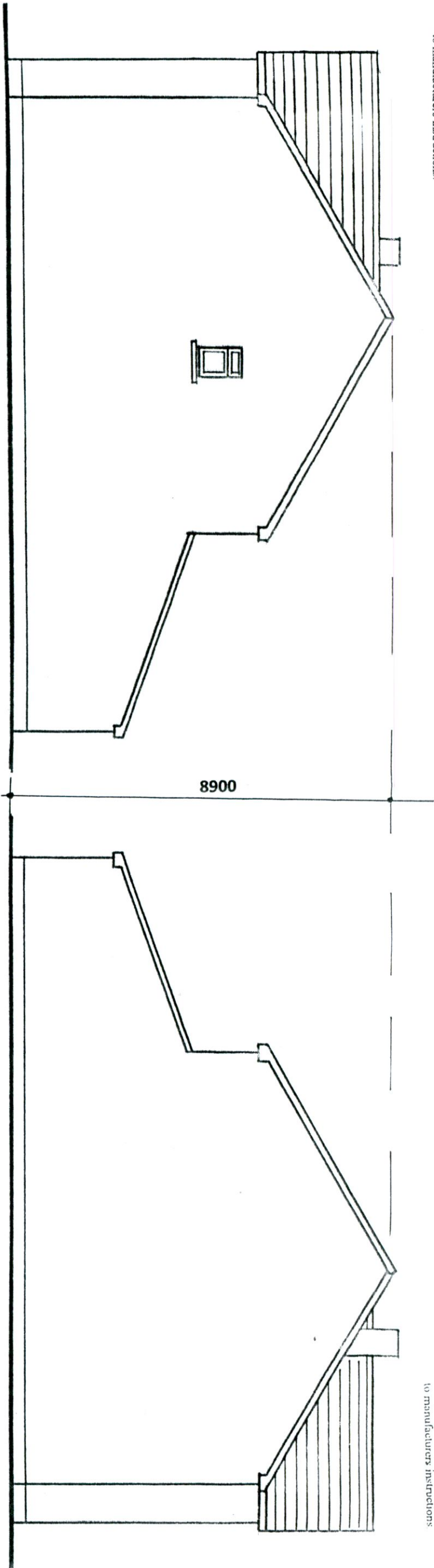
WATSON FITZPATRICK & ASSOCIATES
Planning & Design Consultants
98 Woodlawn Park Grove
Firhouse, Dublin 24.

Walls:
100mm selected brick outer leaf, 50mm cavity and 100mm concrete block inner leaf.
Wall ties to I.S. 268:1986 galvanised or stainless steel at 750mm c.c. horizontally and 450mm c.c. vertically

Roof:
Coloured concrete roof tiles laid to manufacturers instructions on 35mm x 50mm battens on sarking felt on prefabricated roof trusses at 600mm centres to I.S. 193: 1986, complete with bracing, water storage tank supports and holding down clips, all to manufacturers instructions.

Note:
All structural timbers to comply with SRI1, structural timber for domestic construction. Timber to be kiln dried and supplied at a moisture content not exceeding 22%.

Roof:
Coloured concrete roof tiles laid to manufacturers instructions on 35mm x 50mm battens on sarking felt on prefabricated roof trusses at 600mm centres to I.S. 193: 1986, complete with bracing, water storage tank supports and holding down clips, all to manufacturers instructions.



SIDE ELEVATION

Floor Joists:
44mm x 175mm SCA floor joists at 400mm centres with 1 no. row of bridging at centre span. Double row under stud partitions in same direction.
75mm x 175mm SCA trimmers to firebreast and open joists at all party walls to be hung on metal shoes. Galvanneal metal straps 5mm x 30mm over 3 joists at 2000mm centres pack and hog off walls.

Stairs:
2R+G to be between 550mm and 700mm, minimum clear width 800mm.
Balusters - 840mm vertically over pitch line and 900mm over landing, not greater than 100mm between balusters
Headroom 2000mm vertically.

Concrete Mixes:
Lean Mix 7.5 N/mm²
Pipe Bedding 10.0 N/mm²
Blinding 10.0 N/mm²
Strip Foundation 15.0 N/mm²
Ground Floor 20.0 N/mm²
Paths 25.0 N/mm²

Lintols:
Prestressed concrete composite lintol and pressed metal lintols incorporating insulation, 225mm bearing each end.

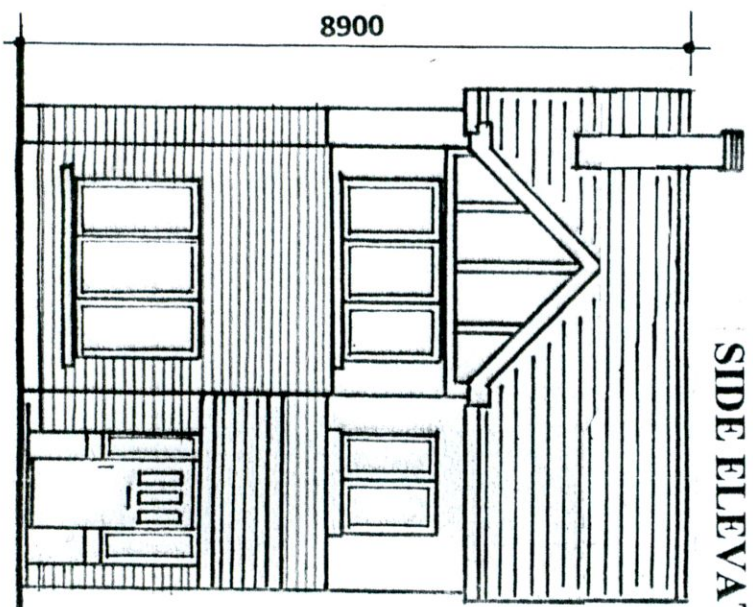
Floor:
150mm thick power floated concrete slab on 50mm thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

Roof:
Coloured concrete roof tiles laid to manufacturers instructions on 35mm x 50mm battens on sarking felt on prefabricated roof trusses at 600mm centres to I.S. 193: 1986, complete with bracing, water storage tank supports and holding down clips, all to manufacturers instructions.

External Walls
To consist of 215mm solid block inner leaf with 100mm cavity 50mm insulation and 100mm block outer leaf with 19mm external render and 13mm lightweight internal plaster

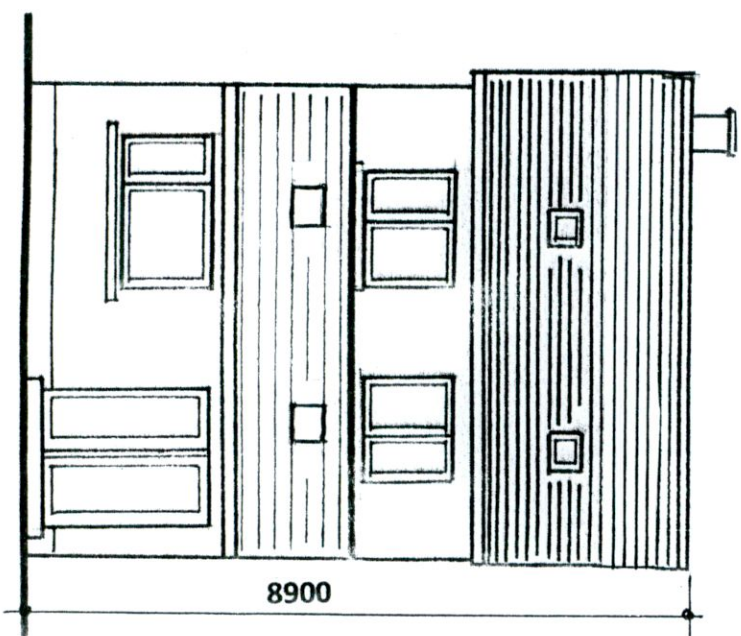
Ventilation:
Room vents - 6500sq mm.
Roof - 25mm continuous strip or equal.
Window opens kitchen 1/10 of floor area, other rooms 1/20 of floor area.

Insulation:
Maximum Elemental (U) Values:
Exposed Roofs - 0.25 W/M² K.
Exposed Walls - 0.45 W/M² K.
Exposed Floors - 0.45 W/M² K.



SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

Floor:
150mm thick power floated concrete slab on 50mm thick polystyrene insulation, 25mm at external edges on 1000 gauge Visqueen damp proof membrane on sand blinding on 150mm minimum well consolidated hard-core filling.

Drawing Number : 586/PD/06
Scale : 1 : 100

PROPOSED TWO STOREY FOUR BEDROOM DETACHED HOUSE TO SIDE OF 29 BALLYROAN HEIGHTS, RATHFARNHAM, DUBLIN 16 FOR J. McDONAGH.

WATSON FITZPATRICK & ASSOCIATES
Planning & Design Consultants
98 Woodlawn Park Grove
Firhouse, Dublin 24.