

75mm x 100mm treated wallplate on d.p.c. strapped to walls at 2 metre centres 5mm x 30mm x length of two full blocks.

Rafters to be notched over 35mm x 50mm bearer fixed to 50mm x 150mm wallplate

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.

**PROPOSED TWO STOREY THREE BEDROOM HOUSE TO SIDE OF 75 WOODLAWN PARK AVENUE, FIRHOUSE, DUBLIN 24 FOR MR. W. FAY,**

**Drawing Number : 606/PD/03**



Concrete Mixes  
Lean Mix 7.5 N/mm<sup>2</sup>  
Pipe Bedding 10.0 N/mm<sup>2</sup>  
Blinding 10.0 N/mm<sup>2</sup>  
Strip Foundation 15.0 N/mm<sup>2</sup>  
Ground Floor 20.0 N/mm<sup>2</sup>  
Paths 25.0 N/mm<sup>2</sup>

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.

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.

**DRAINAGE LEGEND**  
Foul Sewer Drain - - - - -  
Surface Water Drain - - - - -  
Gully Trap □  
Gull Trap R.W.P. □  
Armstrong Junction □  
Manhole □

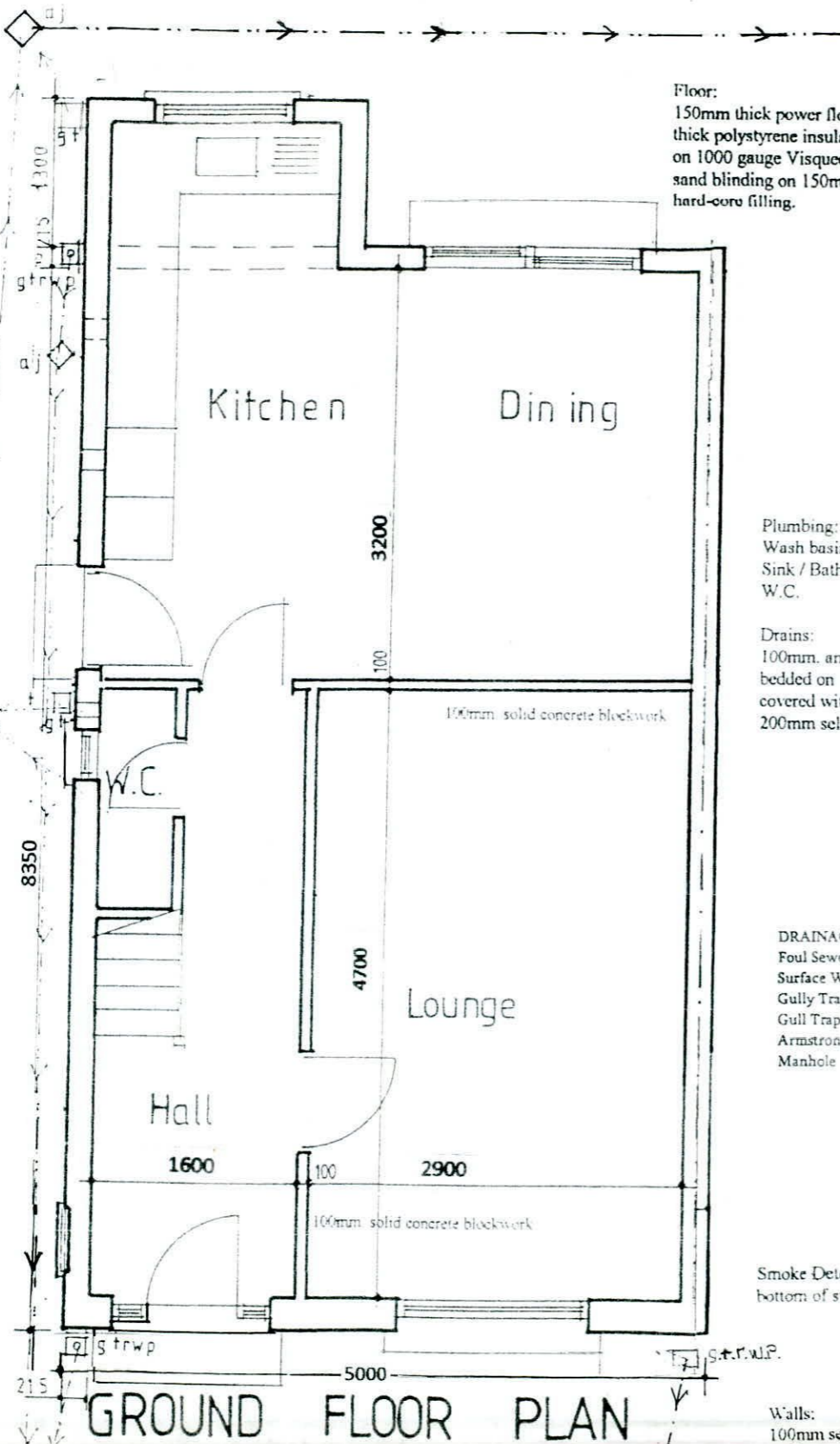
Smoke Detector to be fixed to ceiling at bottom of stairs to B.S. 5588 Part 1 1990

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

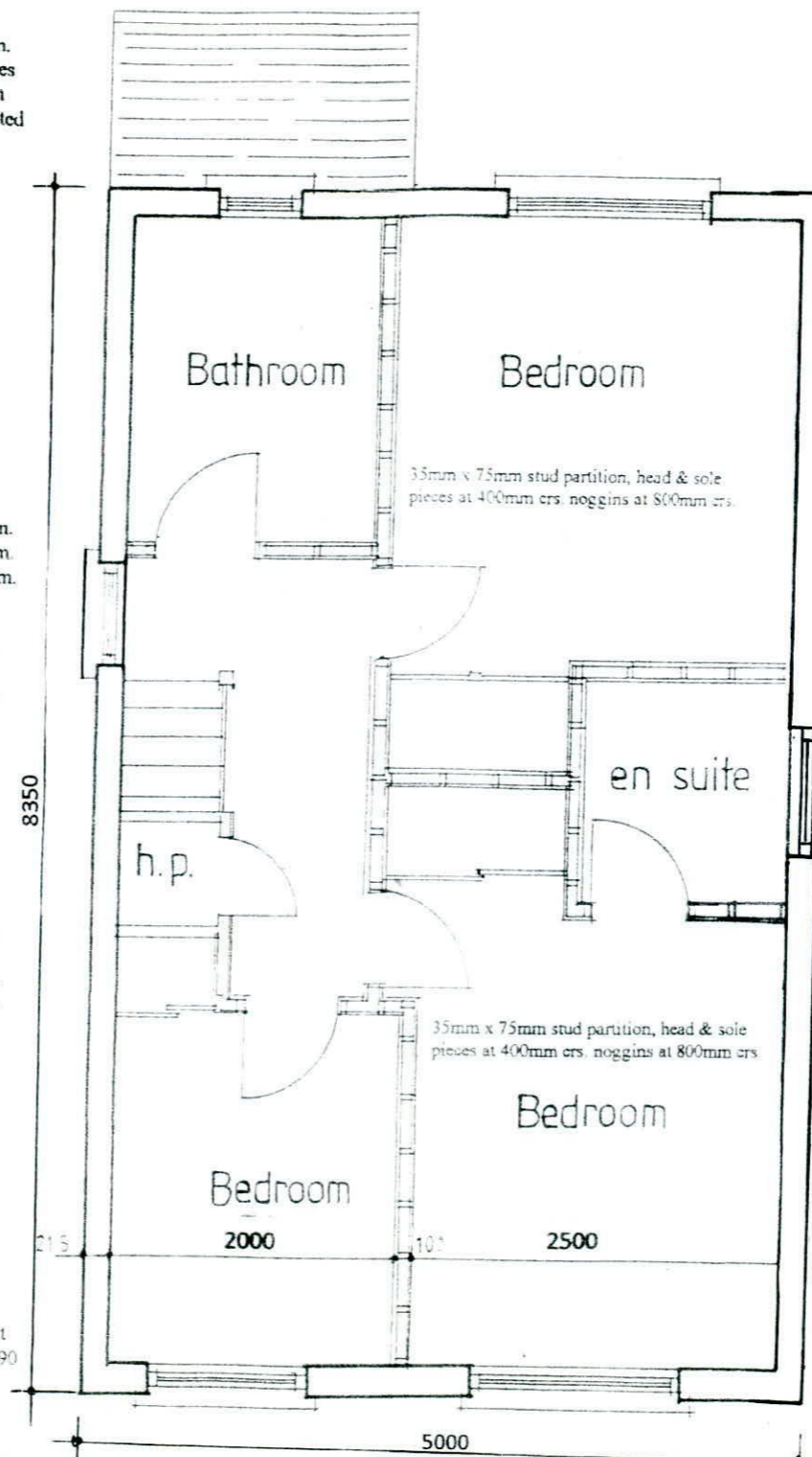
Drains  
100mm and 150mm diameter drains bedded on 100mm granular material, covered with 100mm granular fill and 200mm selected fill.

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

Scale : 1 : 50



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

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.

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. Galvanised metal straps 5mm x 30mm over 3 joists at 2000mm centres pack and nog off walls.

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/M<sup>2</sup> K.  
Exposed Walls - 0.45 W/M<sup>2</sup> K.  
Exposed Floors - 0.45 W/M<sup>2</sup> K.

Glazing - Double glazing throughout.

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

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%.

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