

## Fire detection and Alarm Systems

As a minimum provision LD2 system is to be installed. Suitably located and interconnected detectors in all circulation areas that form part of the escape route and in all rooms or areas such as kitchens and living rooms that present a high fire risk. Heat Detectors to be provided in Kitchens.

A mixture of Optical and Ionisation type self contained smoke alarms to be installed.

Approved Finish uPVC Double Glazed Windows, Argon Filled-Low-E Soft Coat with an Overall U-Value of 1.3 W/2mK or less.NSAI / BFR Certs required prior to installation.

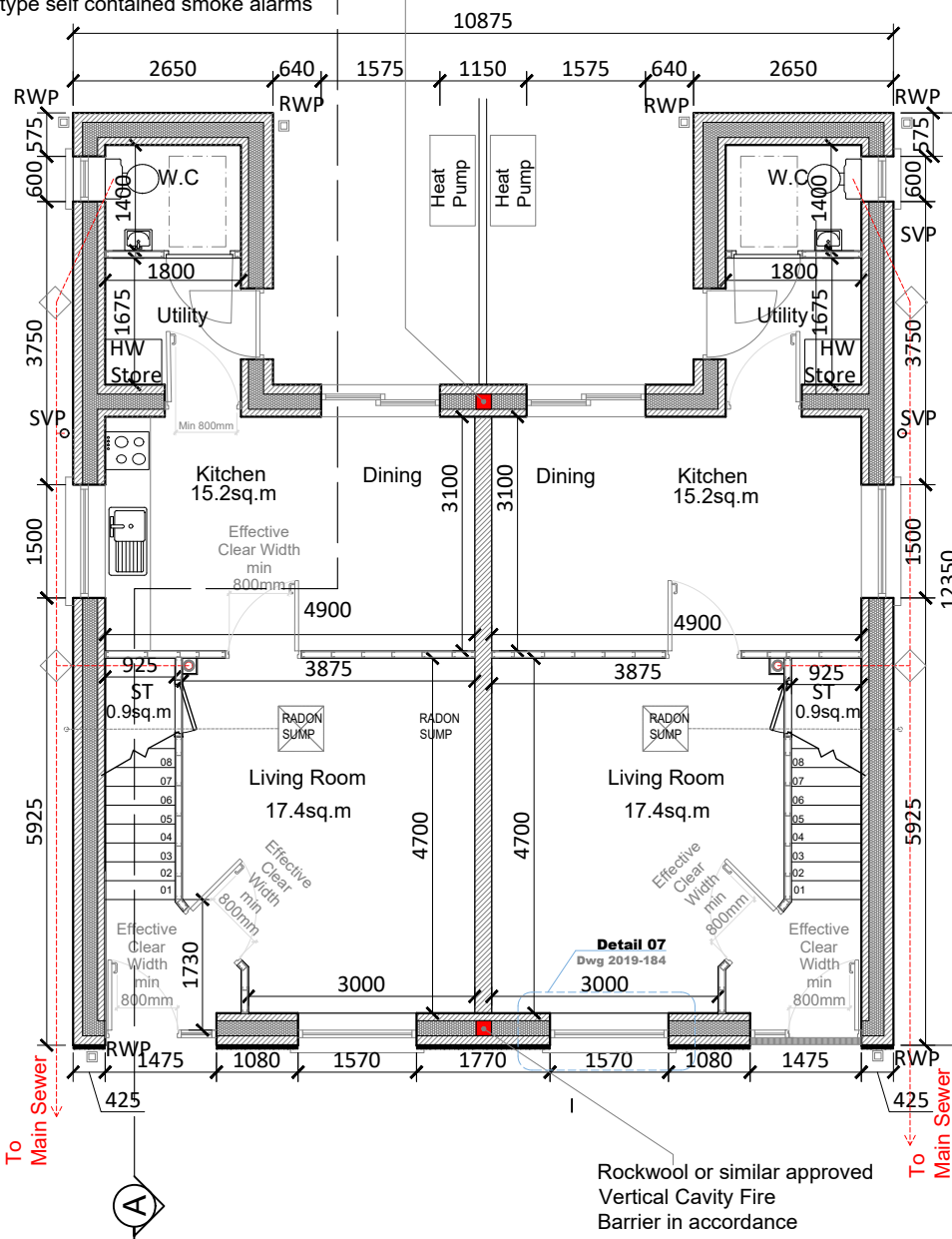
## TGD Part E Sound (2014):

Party Wall to be constructed of 215mm Solid Concrete Block on Flat using single course Stretcher Bond only (no double coursing) with Dense Sand Cement Plaster Finish on either side as per Wall Type 1, TGD Part E SOUND 2014.

Fill all joints between blocks of Party Wall with mortar and seal the joints between the wall and other constructions i.e. floors, ceilings etc. to achieve more mass and avoid air paths.

The total mass of the Party wall (including plaster) should be a min of 415 Kg/m<sup>2</sup>. The Thickness of plaster should be min 15mm. Do not place sockets back to back on opposite sides of separating walls and avoid deep chases. See Part E Specification for full details.

Rockwool or similar approved Vertical Cavity Fire Barrier in accordance with TGD Part B Fire (2017)



GROUND FLOOR PLAN  
SCALE 1:100 / GROSS AREA 45.2 sq.m

C

2 STOREY  
2 BED / 4 PERSON

Semi-Detached  
Gross FI Area: 83.9sqm  
LEFT & RIGHT HANDED ENTRY

Ground Floor Toilet (TGD Part M) :  
Effective clear width of door 775mm

A minimum clear space of 750mm by 1200mm, accessible by people using wheelchairs, should be available adjacent to the WC

Select Colour Render Finish to 100mm block outer leaf, 175mm cavity with fullfill Cavity Bead Insulation (thermal conductivity of 0.033W/<sup>2</sup>K or less) 4.5mmØ Ancon or similar approved stainless steel wall ties, staggered 750mm horizontally and 450mm vertically, 4.9 ties per sqm, 100mm Block Inner Leaf, with sand cement Render to inner face of Inner Block Leaf (Air Tight Layer) with Gypsum Skim Coat Finish. Target U-Value 0.18 W/m<sup>2</sup>K or less. Wall ties to be installed as per Diagram 9 TGD Part A 2012.

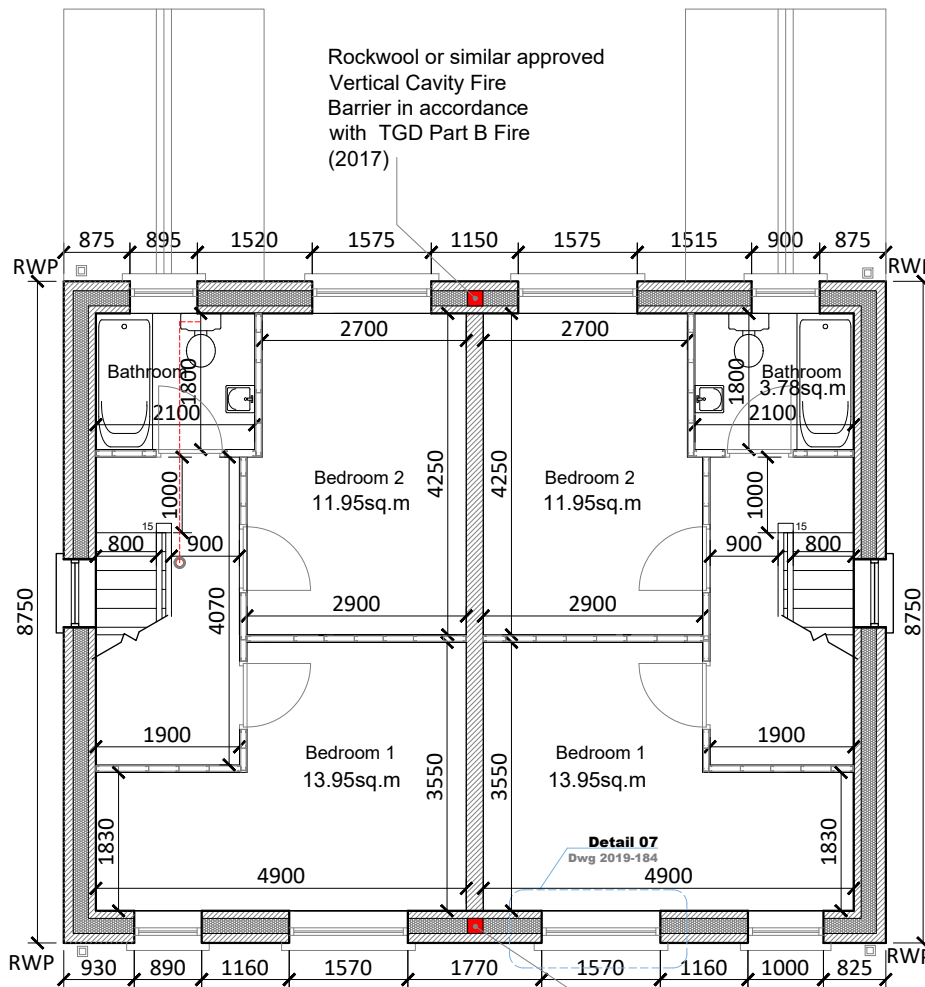
Stairs going - 250mm, No. 15 x risers - 195mm. Min 2m headroom over stairs. Min 800mm between handrails. Hand rail to one side only, Handrail to be 900-1000mm above pitch of stairs & 1100mm at landings.

Front Door: Min 800mm effective clear to ironmongery when door fully open.

Disabled (Part M) ramp and min 1200x1200mm clear flat area (slope 1:50) at main entrance.

AquaDrain or similar approved installed at Wheelchair Entrance as shown

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FIRST FLOOR PLAN  
SCALE 1:100 / GROSS AREA 38.7 sq.m

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Internal Walls as shown to be constructed of Gypframe 70 s 50 "C" Steel Stud Partitions or similar approved, 12.5mm Gypoc Plasterboard mechanically fixed either side, Gypsum Skim finish with 3 No. coats of selected colour emulsion paint finish to both sides. Moisture Resistance Plasterboard to be used in Wetrooms.

All Internal vertical Sewer pipes in all vertical service risers to be lagged with mineral wool insulation.

All bedroom windows to have openings casement/lights to provide a clear fire escape ope at least 0.33sqm with a minimum width & height of 450mm, bottom of opening not more than 1100mm and not less than 800mm above floor level. All ironmongery in escape window to be readily openable. All opening sections of windows to be fitted with safety restrictors. Restrictors should operate so that they limit the initial movement of an opening section to not more than 100mm.

F	-	-
E	-	-
D	-	-
C	-	-
B	-	-
A	-	-
Revision Suffix	Revision details	Date

Client  
LIME HILL ESKER LTD

Job title  
DUNLO SHD, BALLINASLOE,  
Co. GALWAY

Drawing title  
PROPOSED HOUSE TYPE C -  
SEMI-DETACHED - PLANS

R. G. GREENE & ASSOCIATES

Consulting Engineers  
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chkd.	date	scale	drawn
R.G.	13/12/2021	1:100 @ A3	WG

DRAWING No	2521 - 130	rev
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