

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 / BFRC 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.

See Detail 03 Dwg 2019-181 (Section Through Exposed Floor)

Coloured Render to Front Elevation (Ground Floor Only)

Vertical Cavity Fire Barrier in accordance with TGD Part B Fire (2017)

Stairs going - 250mm, No. 16 risers - 185mm. 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.

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

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.

External Soil Stack to extend 900mm above window head and fitted with cage over

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

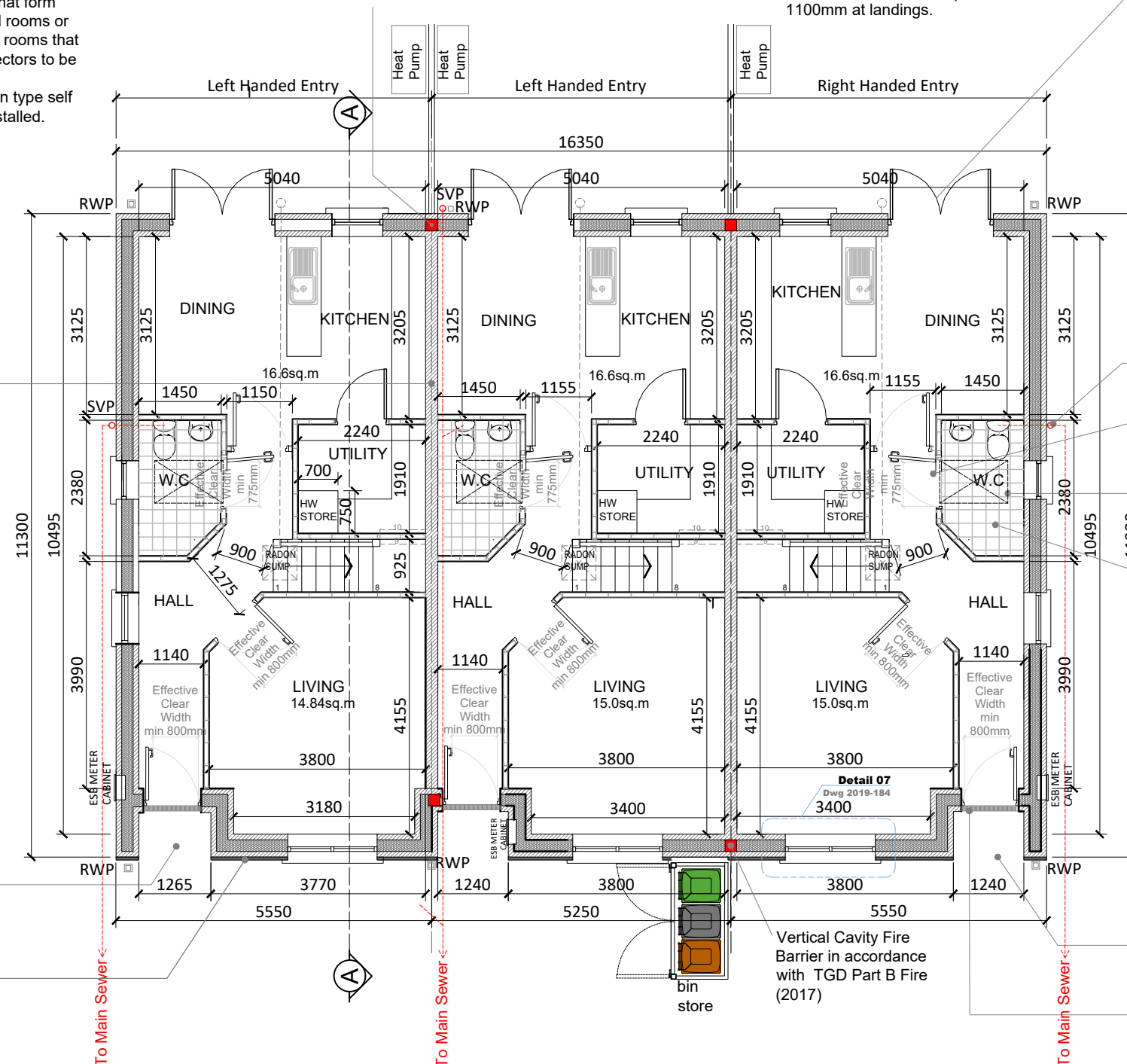
WC Floor Finish: Provide non-slip vinyl (R11) flooring with welded joints on screed laid to falls to facilitate use as shower, fitted with trapped shower gully non return valve (McAlpine VSG1T6SS or equal). Vinyl Flooring to be turned up 100mm along all walls.

Internal Walls as shown to be constructed of Gyproframe 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.

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



**GROUND FLOOR PLAN**  
51.6m<sup>2</sup>

**HOUSE TYPE E / 3 No. TERRACED UNITS**  
SCALE 1:100

DRAWING STATUS:

**SHD - STAGE 3**

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 E - TERRACED -  
GROUND FLOOR PLAN

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chkd. R.G.	date 13/12/2021	scale 1:100 @ A3	drawn WG	rev -
DRAWING No		2521 - 150		

**E**

2 STOREY  
3 BED / 4 PERSON

Terraced  
1125SQFT / 104.50 SQM