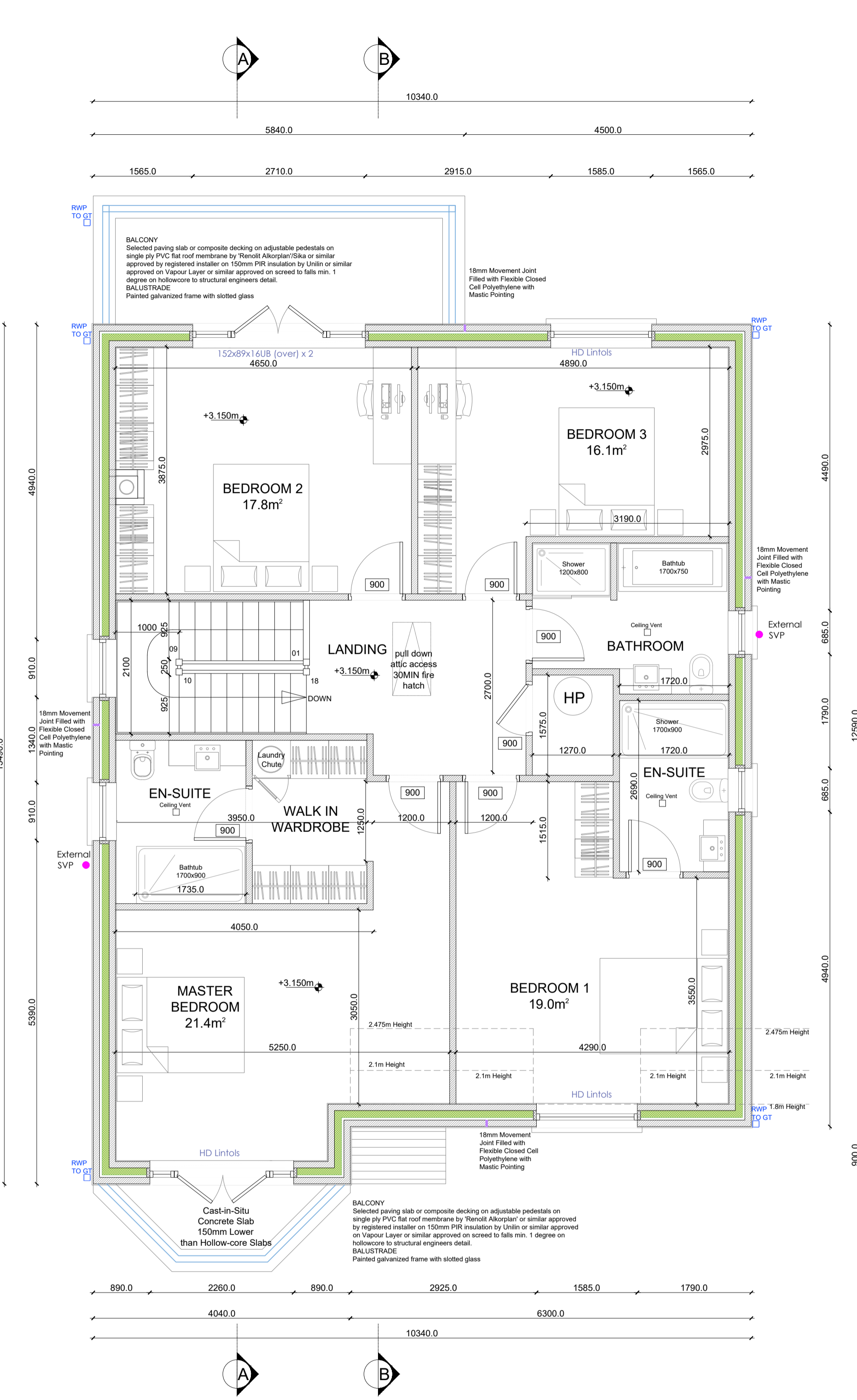
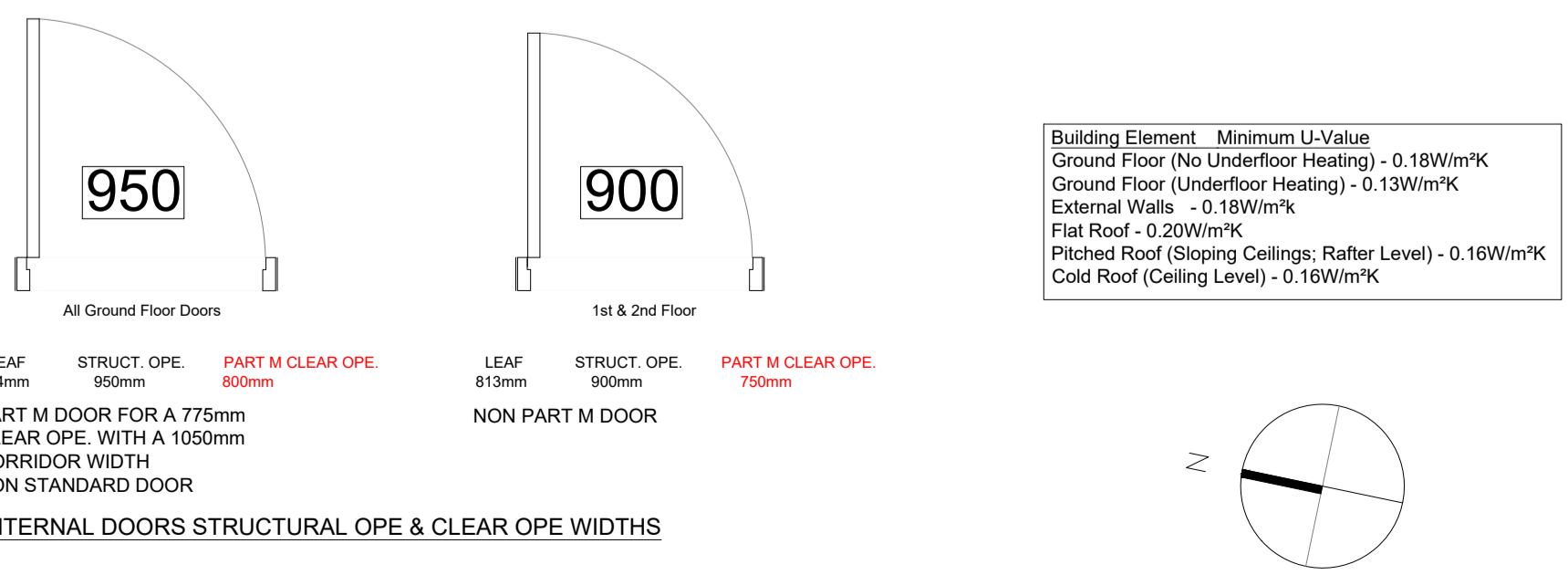


**PROPOSED GROUND FLOOR PLAN**  
 Area - 130.4 sqm  
 SCALE: 1:50



**PROPOSED FIRST FLOOR PLAN**  
 Area - 117.0 sqm  
 SCALE: 1:50



**LEGEND:**

- RADON SUMP CONNECTED TO 110mm Ø PVC PIPE LINKED TO 'EASI-SUMP' CAP/LINK
- MAINS POWERED OPTICAL SMOKE DETECTOR - INTERCONNECTABLE TYPE TO I.S.3218 IF NOT INDICATED REFER TO M&E DRAWINGS
- MAINS POWERED IONISATION SMOKE DETECTOR - INTERCONNECTABLE TYPE TO I.S.3218 IF NOT INDICATED REFER TO M&E DRAWINGS
- HEAT DETECTOR - INTERCONNECTABLE TYPE TO I.S.3218 IF NOT INDICATED REFER TO M&E DRAWINGS
- CARBON MONOXIDE DETECTOR TO I.S. EN 50291-1:2010/A1:2012. REFER TO TGD F 2019 1.5
- 30 MINUTE FIRE RESISTING CONSTRUCTION
- 60 MINUTE FIRE RESISTING CONSTRUCTION
- SELF-CLOSING FIRE DOOR WITH 30 MINUTE FIRE RESISTANCE (E30)
- ES ESCAPE WINDOW
- WALL VENT REFER TO M&E DRAWINGS
- WALL VENT ELEVATION- RENDER
- WALL VENT ELEVATION- BRICK
- DPC
- DPM RADON BARRIER
- VAPOUR CONTROL BARRIER
- PROPRIETARY CAVITY CLOSERS
- CEILING VENT REFER TO M&E DRAWINGS
- MIN. CLEAR WIDTH TO FRONT DOOR
- CEILING VENT REFER TO M&E DRAWINGS
- MECHANICAL VENTILATION (litres per second & time overrun)
- NEW RADATORS (location indicative/radiators to be sized by plumber/Location to be agreed with client)
- STORM WATER ACCESS JUNCTION
- 75MM DIA RAIN WATER PIPE WITH GULLY TRAP
- FOUL WATER ACCESS JUNCTION
- BACK INLET GULLY TRAP
- STORM WATER DRAIN
- FOUL WATER DRAIN

**PART L SPECIFICATION (TGD L 2021) (B)**

MIN. STANDARD	ADOPT ACDS, CERTIFIED DETAILS THAT ARE SUITABLY ASSESSED OR ACCEPTABLE ALTERNATIVES (TGD L 1.3.3.2)
THERMAL BRIDGING	CALCULATED HEAT LOSS OR THESE DEFAULT Y-FACTORS: Y=0.08 WITH ACDS & APPENDIX D Y=0.15 OTHERWISE (TGD L 1.3.3.3)
AIR PERMEABILITY	<5m³/(h.m²)
LOW ENERGY LIGHTING	100%
SPACE HEATING	AIR TO WATER HEAT PUMP REFER TO M & E SPEC. & DWGS.
CONTROLS	REFER TO M & E SPECIFICATION AND DRAWINGS
CYLINDER INSULATION	REFER TO M & E SPECIFICATION AND DRAWINGS

**PART L SPECIFICATION (TGD L 2021) (A)**

TYPE	DESCRIPTION	U-VALUE [W/m²K]
<b>BUILDING ELEMENTS - Floor Details</b>		
GROUND FLOOR - SOLID	CONCRETE SLAB	0.180
<b>BUILDING ELEMENTS - Roof Details</b>		
PITCHED ROOF - ATTIC INSULATION	400MM MINERAL WOOL INSULATION OR SIMILAR OR EQUAL APPROVED	0.110
FLAT ROOF	130-150MM PIR INSULATION OR EQUAL APPROVED	0.180
<b>BUILDING ELEMENTS - Wall Details</b>		
MASONRY	Walls	0.180
<b>BUILDING ELEMENTS - Door Details</b>		
MASONRY	FRONT DOOR	1.400
<b>BUILDING ELEMENTS - Window Details</b>		
uPVC	DOUBLE-GLAZED, ARGON FILLED (LOW-E, EN+IGS, SOFT COAT)	1.400

**SURFACE LININGS TGD PART B VOL: II PAR: 2.4 & TABLE A5**

(a) CLASS D - s3, d2 (EUROPEAN CLASS) or CLASS 3 (NATIONAL CLASS) IN BATHROOMS, TOILETS AND SHOWER ROOMS

(b) CLASS C - s3, d2 (EUROPEAN CLASS) or CLASS 1 (NATIONAL CLASS) IN OTHER ROOMS

(c) CLASS C - s3, d2 (EUROPEAN CLASS) or CLASS 1 (NATIONAL CLASS) IN CIRCULATION SPACES WITHIN DWELLINGS

**TGD E: TABLE 1 Sound Performance Levels (Par. 1.1.1.1)**

SEPARATING CONSTRUCTION	AIRBORNE SOUND INSULATION D <sub>nT,w</sub> dB	IMPACT SOUND INSULATION L <sub>nT,w</sub> dB
WALLS	53 (min)	-
Floors (Including Stairs with a Separating Function)	53 (min)	58 (max)

Note: For Works to Protected Structure, Refer to TDG E Paragraph 1.1.3

**TGD E: TABLE 1 Sound Performance Levels (Par. 1.1.1)**

SEPARATING CONSTRUCTION	Airborne Sound Insulation D <sub>nT,w</sub> dB	Impact Sound Insulation L <sub>nT,w</sub> dB
Walls	53 (min)	-
Floors (Including Stairs with a Separating Function)	53 (min)	58 (max)

Note: For Works to Protected Structure, Refer to TDG E Paragraph 1.1.3

**Modifications**

Modifications	Date	Rev.



**DRAWING FOR CONSTRUCTION USE ONLY**

Project Name: Lakeview Heights Development	Client: Conrath Construction Ltd	Drawing No: 25014-CD-XX-C01-1001	Project No: 25-014	Drawing Name: Ground & First Floor Plan - Level 00 & 01
Location: Cullenhag, Balina, Co. Tipperary	Survey Notes:	Level: XX	Scale: 1:50	Sheet: A1
		Drawn By: MS	Checked by: MH	Issue Date: 28.02.2025

# Proposed Ground & First Floor Plan:

## Scale 1:50