

PLANNING SECTION
LEITRIM COUNTY COUNCIL
17.08.26
ED-26-59
REF P. _____

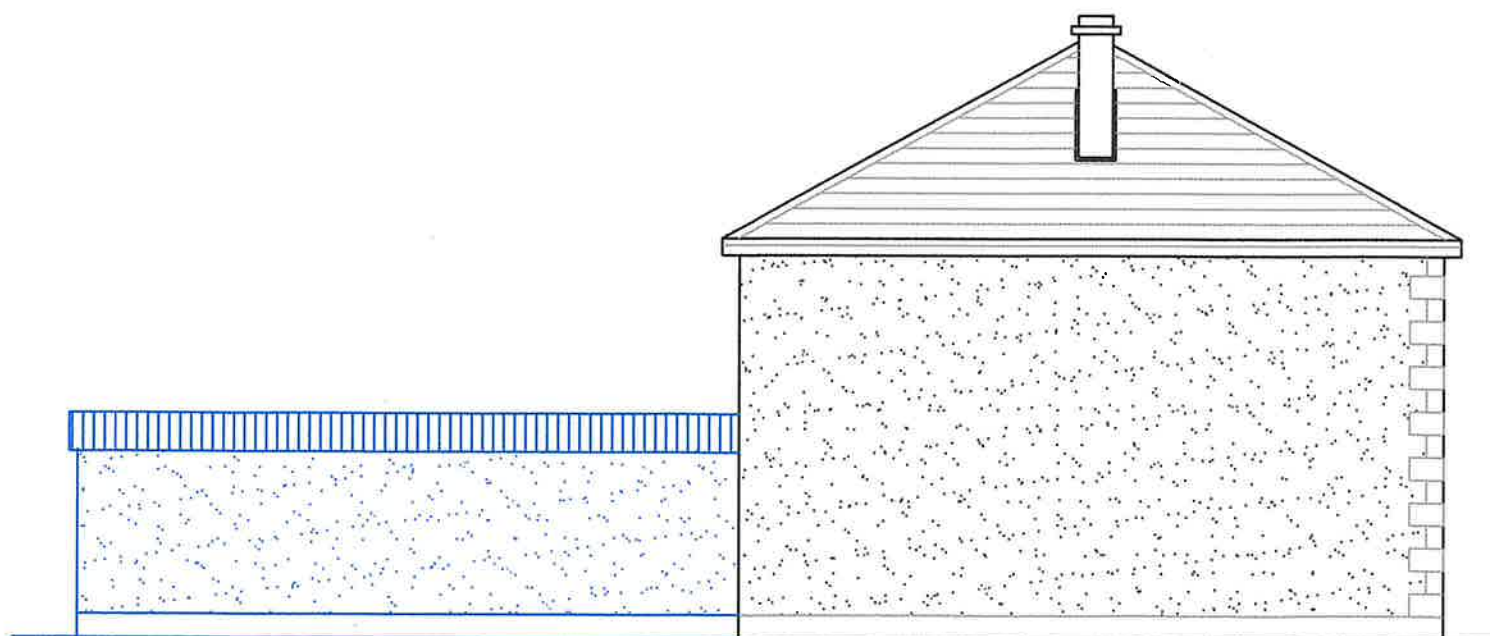


REAR ELEVATION.



SIDE ELEVATION.

Legend
Existing building shown 
Proposed Works shown 

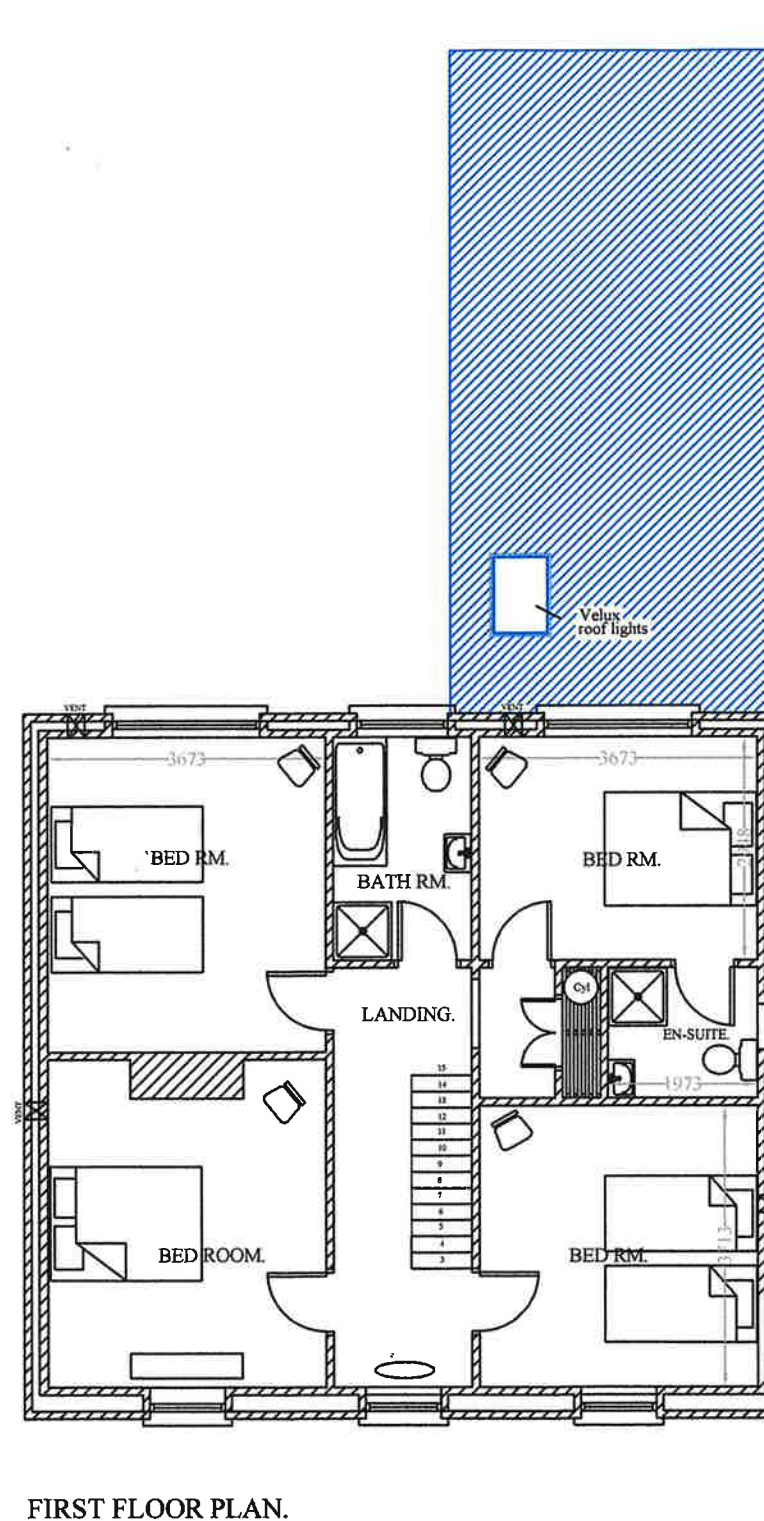


SIDE ELEVATION.

Client
CLAIRE KENOY
JAMESTOWN
Ck-on-Shannon
Co. LEITRIM

PROJECT NAME AND ADDRESS
PROPOSED EXTENSION TO DWELLING HOUSE
AT
JAMESTOWN
Ck-on-Shannon
Co. LEITRIM

Project 210./10	Sheet 05 of 05
	Date July' 2026
	Scale 1/100



Floor Area
of new Extension 29
Sq mts

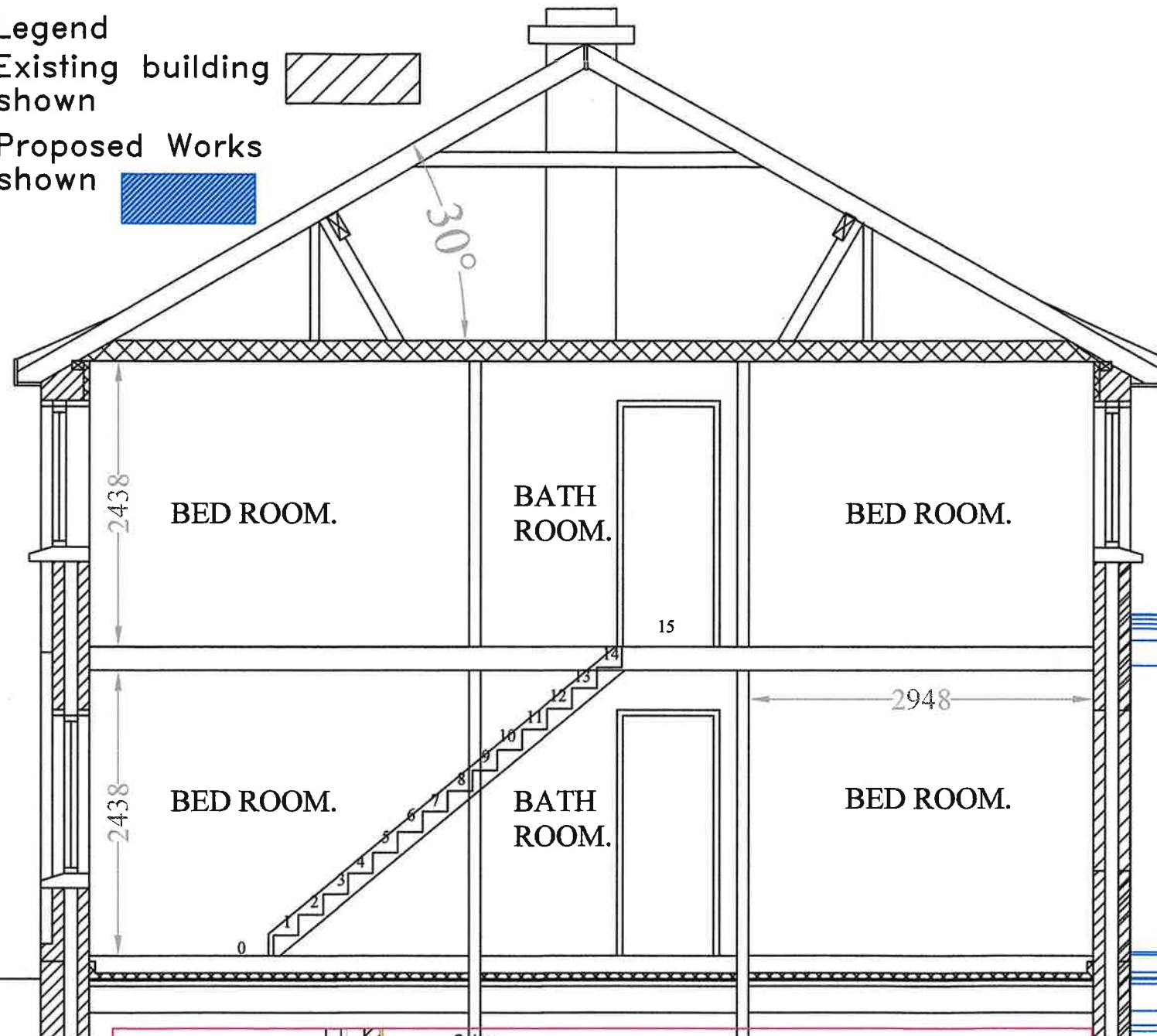
PROJECT NAME AND ADDRESS
PROPOSED EXTENSION TO DWELLING HOUSE
AT
JAMESTOWN
Ck-on-Shannon
Co. LETTRIM

Project 210./10	Sheet 05 of 05
	Date July' 2026
	Scale 1/100

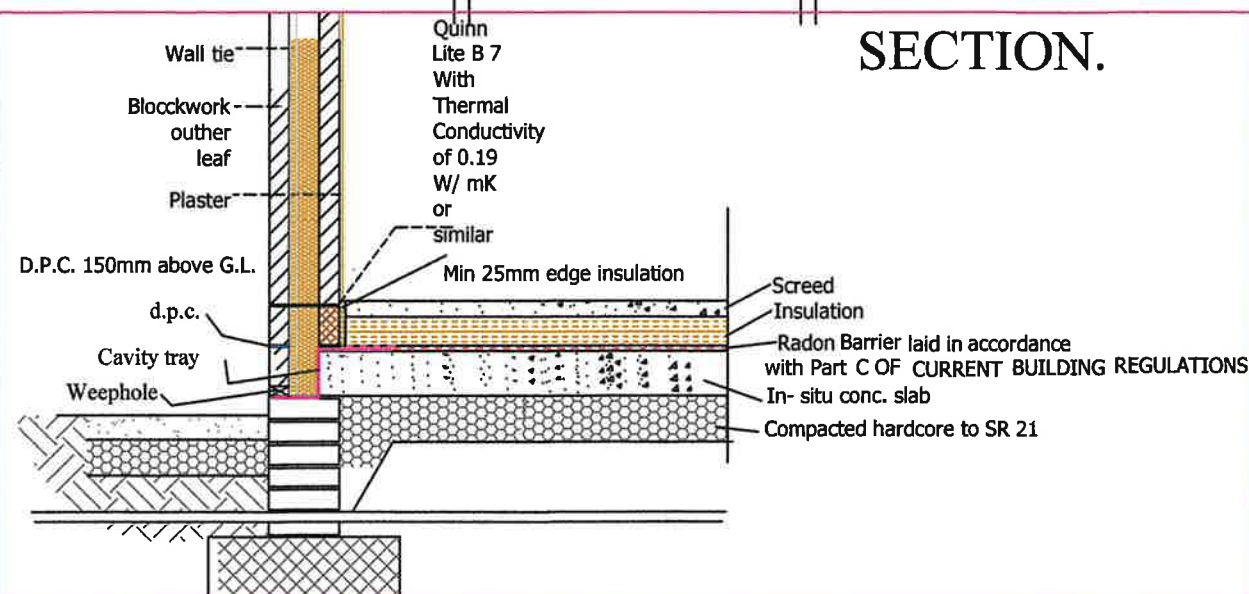
Legend

Existing building shown

Proposed Works shown



SECTION.



SPECIFICATION

All works to comply with current building regulations, subsequent amendments and good building practice

Utilise "Acceptable Construction Details" for all key junctions to Limit Thermal Bridging & Air Infiltration.

Foundations

Strip Foundation shall be as follows

Main external walls to be 1050 x 300mm 30N conc. with A.393.mesh and 4 nr 12mm high yield steel reinforcing bars

Ensure 50mm min. cover to all steel reinforcement.

Internal walls 600 x 300mm with A.393.mesh and 3 nr reinforcing bars.

All Foundations to have min 50mm thick 15N site conc.

Foundations to be excavated to a min of 900mm deep below stripped ground level.

Floors

75mm power floated floor, on 150mm thick T&G Xtratherm

XT/HYF or equivalent place 25mm thick upstand to floor perimeter internal & external walls

Radon barrier with sumps and ducting in accordance with Part C of current Building Regulations on Conc. Slab on

230mm to SR 21 min compacted hardcore

Wall Construction

100mm blocks outer leaf, plastered externally

150mm cavity with 145mm xtratherm cavity therm ct/pir insulation complete with wall ties

100mm inner leaf.

The declared mean compressive strength for

Blocks, masonry units should be 7.5N/mm²

(dry strength to I.S. EN 772-1);

ESCAPE OPENINGS TO ALL HABITABLE ROOMS TO BE MIN. 850 mm HIGH x 500 mm WIDE CLEAR OPENING. ESCAPE OPENING TO BE LOCATED A MIN. OF 800 mm & A MAX. OF 1100 mm FROM FINISHED FIRST FLOOR LEVEL.

PROVIDE WHEELCHAIR ACCESSIBLE ENTRANCE & WC IN ACCORDANCE WITH PART 'M' OF THE BUILDING REGULATIONS.

MECHANICAL VENTILATION TO KITCHEN & BATHROOM.

ALL LIGHT SWITCHES, DOORHANDLES & BELL TO BE BETWEEN 900 AND 1200 mm OFF FLOOR LEVEL.

ALL WORKS & MATERIALS TO COMPLY WITH THE LOCAL AUTHORITY REQUIREMENTS AND THE CURRENT BUILDING REGULATIONS.

Roof Construction

100 x 75mm wall plate bolted or strapped down.

200 x 50mm / rafters at 350c/c

furring pieces, timber roof decking

mineral felt waterproofing system

All timbers to be a min class16

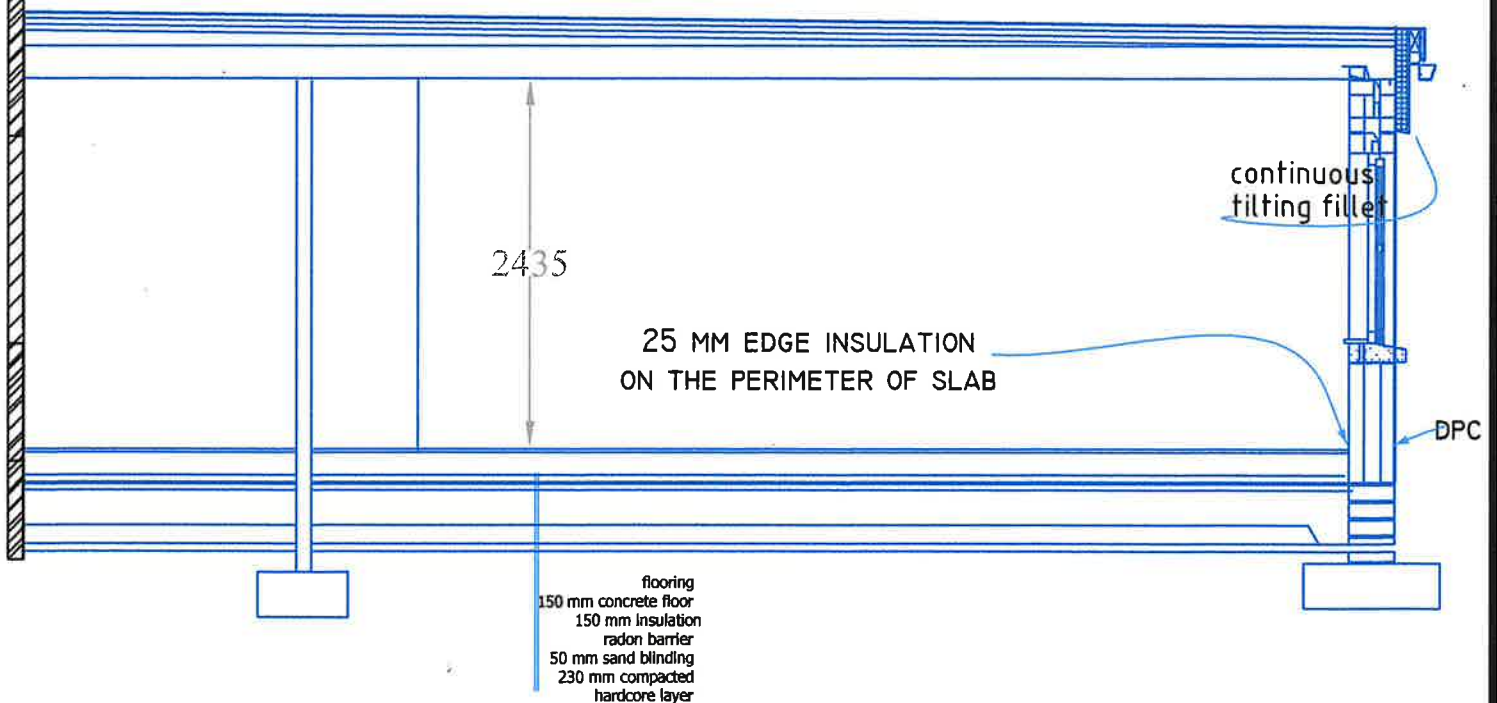
High grade felt type 5u of similar approved to ridge, valley and eaves.

Insulation 200 mm glass fibre/wool between joists

complete with

below the joists

Isocell Airstop Sealant Sprint or equivalent to provide a permanent elastic airtight seal to all gaps and joints & skimmed



25 MM EDGE INSULATION
ON THE PERIMETER OF SLAB

Cill & Lintels

Provide for spanite or similar precast concrete lintels over all windows and door openings, also include for concrete precast cills.

Windows & External doors

Triple glazed uPVC to clients approval with K-glazing Insulated glass u value of window and frame not greater than 0.80 or better & doors to meet Current Building Regulations

Internal Joinery

Selected timber doors with ironmongery to clients approval. Softwood 150mm moulded skirting with matching architrave.

Include for fitting and sealing of trap door and frame to attic space

Plastering

External walls 2 coats of plaster with nap finish