

**Outline Specification :**

**Foundation Construction:**  
 Min. depth of foundation below G.L. is 750mm. Min. width of foundation to be 3 times the thickness of wall thickness.  
 Min. Concrete thickness to be 300mm. 1050 x 300mm & 950 x 300mm ext. conc. foundations re-inforced with 4 no. T12 bars or A393 mesh. 50mm cover to steel. Course of lightweight (Quinnlite) block to inner leaf below D.P.C. 100mm concrete footpath on 150mm well compacted hardcore.

**External Walls To Rear:**  
 External wall to rear (including the extension) to be built with solid 300mm block work.  
 Reinforced silicone plaster finish on 150mm external rockwool insulation fixed to external leaf of walls to rear.

Internal face of all external & party walls to be applied with Diansen Diathonite Thermactive & when cured skim with lime-based finishing plaster called Argatherm in two coats before painting with a breathable plastic free paint called Auro. Stainless steel wall ties & 450mm cts. vertically. Recirculating hood system to cooker using atmospheric and carbon filters.

**Ground Floor Extension Construction:**  
 75mm sand / cement screed on 150mm rigid insulation on 100mm concrete slab on radon barrier on 50mm sand blinding on 150mm well compacted hardcore. 25mm rigid perimeter insulation. Provide Radon Sump with 100mm Ø Pipe.

**1st & 2nd Floor Construction - Compartment Floors:**  
 5 plywood on 18mm plywood with staggered joints screw fixed down to 225mm x 50mm joists. 225mm x 50mm joists @ 400mm cts. to be wall hung from existing walls on front and rear of building and joists to be built into proposed steel beam with end bridging and strapping. Bridging of joists @ 1.5mm cts. 50mm x 50mm battens to be screw fixed perpendicular to the under side of joists to create void for services. 100mm Rockwool to be fixed between floor joists. Acoustic Isolation Strip to be fixed on top of joists to reduce impact sound transmission on plywood floor. Under side of ceilings to be brought up to 60 minute fire protection. Second layer 12.5mm or 15mm fireline slab with noggings - depending on existing slab thickness.

**Internal Walls:**  
 Slimline metal stud partitions to be built in and fixed to floor and ceilings using floor and ceiling tracks. Slot and fix c-shaped metal studs, creating a frame for plasterboard. Studs spaced @ 600mm centres for screw fixing 12.5mm plasterboard to the metal studs using self-tapping screws. Stagger the plasterboard joints for improved fire resistance and acoustics.

**Second Floor Ceilings:**  
 300mm fibreglass insulation between & over ceiling joists. Vapour Control Layer (VCL) to be fixed to under side of ceiling joists. 50mm x 50mm battens to be screw fixed perpendicular to the under side of joists to create void for services. Ceilings to be brought up to 60 minute fire protection. Second layer of 12.5mm fireline slab with noggings to support slab to perimeters of rooms. VCL to be sealed with wall plaster at wallplate with approved multi-tape. Wallplate strapped down to 2 No. courses of blockwork with steel ties.

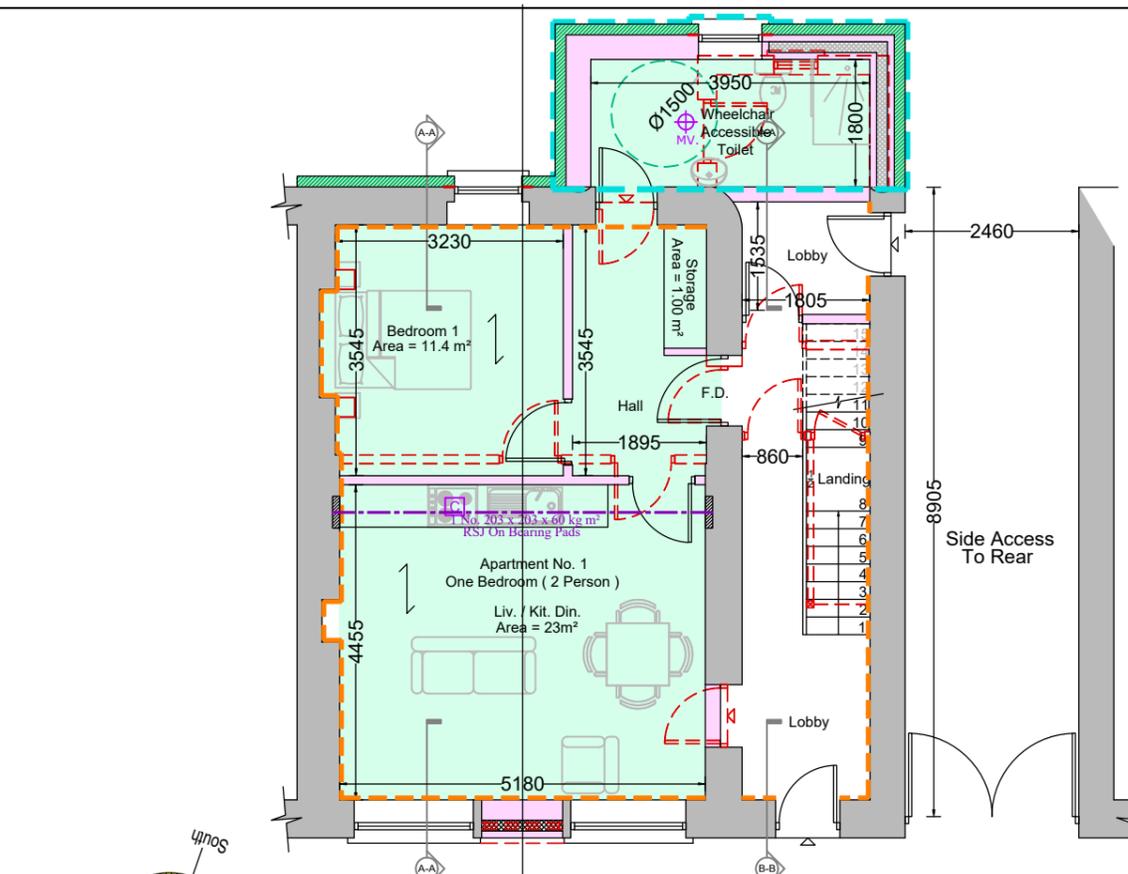
Apartment 1 - Floor Areas	m <sup>2</sup>
Overall Apartment Floor Area	50.51
Aggregate Floor Area Liv. Kit. Din.	23.00
Double Bedroom 1	11.4
Storage Space	1.00

Apartment 2 - Floor Areas	m <sup>2</sup>
Overall Apartment Floor Area	81.59
Aggregate Floor Area Liv. Kit. Din.	30.2
Double Bedroom 1	11.55
Double Bedroom 2	13.1
Aggregate Bedroom Floor Areas	24.65
Storage Space	3.00

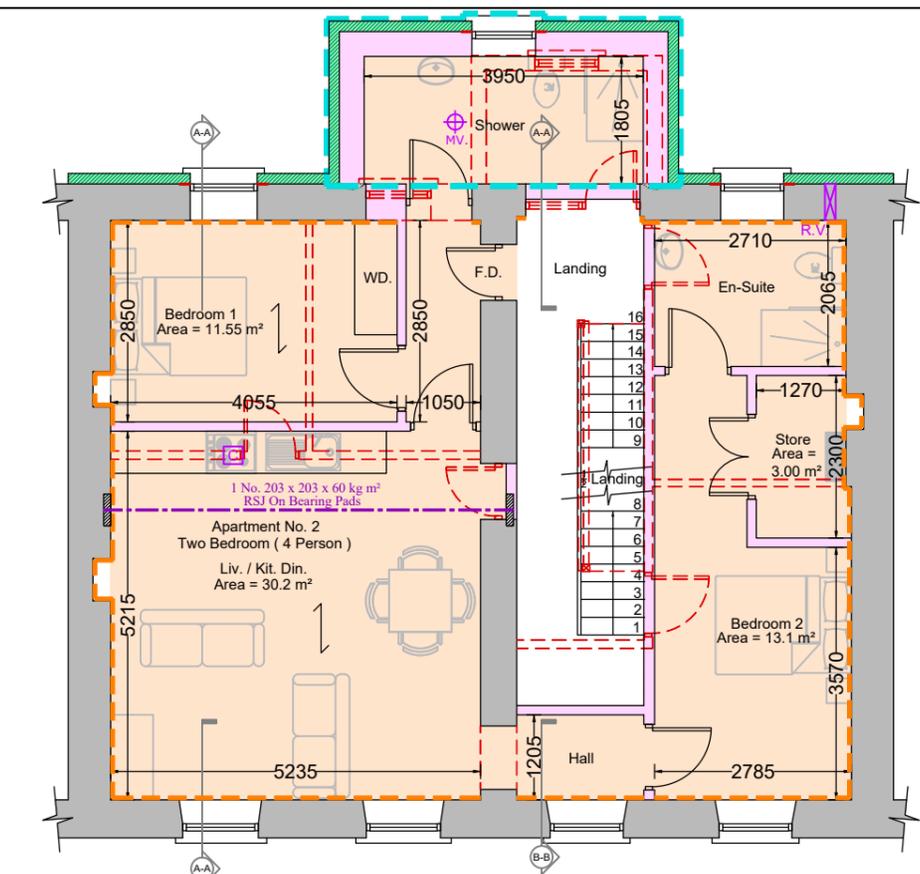
Apartment 3 - Floor Areas	m <sup>2</sup>
Overall Apartment Floor Area	83.49
Aggregate Floor Area Liv. Kit. Din.	30.57
Double Bedroom 1	11.54
Double Bedroom 2	13.00
Aggregate Bedroom Floor Areas	24.54
Storage Space	5.35

**Legend:**

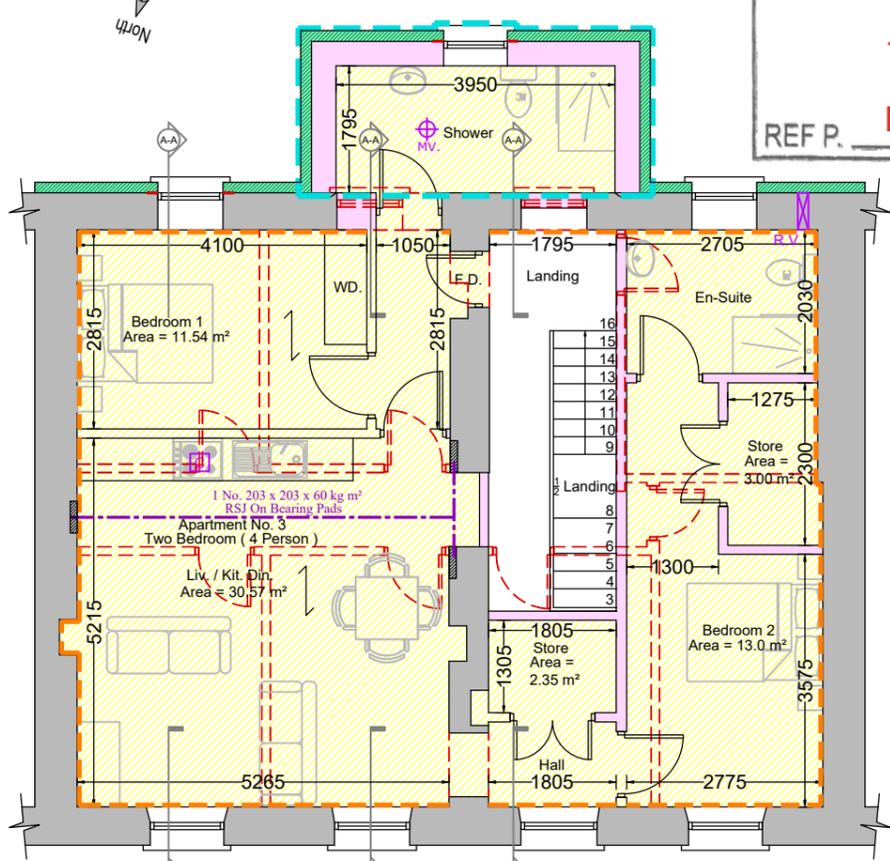
- Proposed Extension
- Existing Walls
- Proposed Walls
- Remove / Demolition



**Ground Floor Plan**  
Scale 1:100



**First Floor Plan**  
Scale 1:100



**Second Floor Plan**  
Scale 1:100

**PLANNING SECTION**  
LEITRIM COUNTY COUNCIL

16.01.26

REF P. ED-26-03

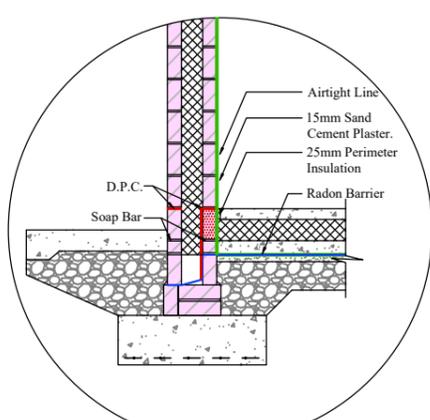
**Windows/Doors:**  
 New windows & Doors to be triple glazed. Alu-Clad timber colour grey. Seal to reveals with recommended tape. Threshold to be insulated with DPC.

**Heating:**  
 Provide adequate sized air to water system with underfloor heating.

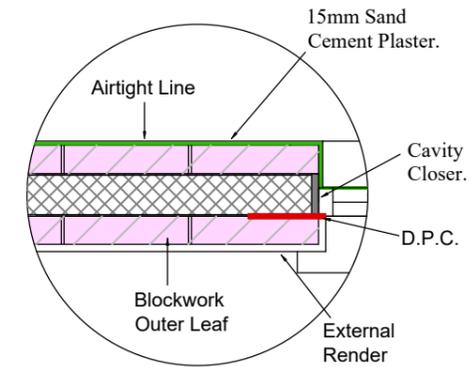
**Alternative Ventilation:**  
 Provide adequate sized heat recovery system with associated ductwork, fan vents to hall & habitable rooms. Provide over fascia vents.

**Airtight Lines:** All external openings to be sealed with tape. Siga or similar prior to plastering. Vapour control layer to ceiling to be taped to wall to achieve good airtightness.

**Gutters & Downpipes:**  
 Aluminium gutters & downpipes to match existing.



**Foundation Detail**  
Scale 1:50



**Jamb Detail**  
Scale 1:25

**AIRTIGHT LINE** —  
 General Arrangement Drawing.

Project: Renovation & Conversion Of 3 Storey Vacant Commercial Building To 3 No. Self Contained Apartments. For: Ciaran McCabe. At: High Street, Ballinamore, Co. Leitrim.		
Drawing Title: Ground Floor Plan, First Floor Plan, Second Floor Plan, Section A-A & Details.		
Scale: 1:100, 1:50 & 1:25	Drawing No.: 45-24-3	Rev:
Prepared By: Pádraig Mc Manus.	Date: June 2025	Fairview House, Deanery Street, Belturbet, Co. Cavan Tel: (049) 95 22444 (4 lines), Mobile: (087) 2534145, E-Mail: info@nsaa.ie 28, Park Lane, Carrick-on-Shannon, Co. Leitrim



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