

Notes

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3. The contractor is responsible for checking all levels and dimensions on site
4. for details of r.c. structure, or mech/electrical details, see Engineers drawings
5. Proprietary items shall be fixed in strict accordance with manufacturers instructions.
6. Sizes of proprietary items shall be checked with manufacturer.
7. The contractor shall be responsible for coordination of structure, finishes and services.

Project

CLONLEA LODGE NEW HOUSE & EXTENSIONS

Drawing Title

PROPOSED GROUND FLOOR PLAN - NEW HOUSE

Drawing No

14-12/T006

Scale

1:50@A3

Rev

-

Drawn

jpm/vm

Date

JAN 2017

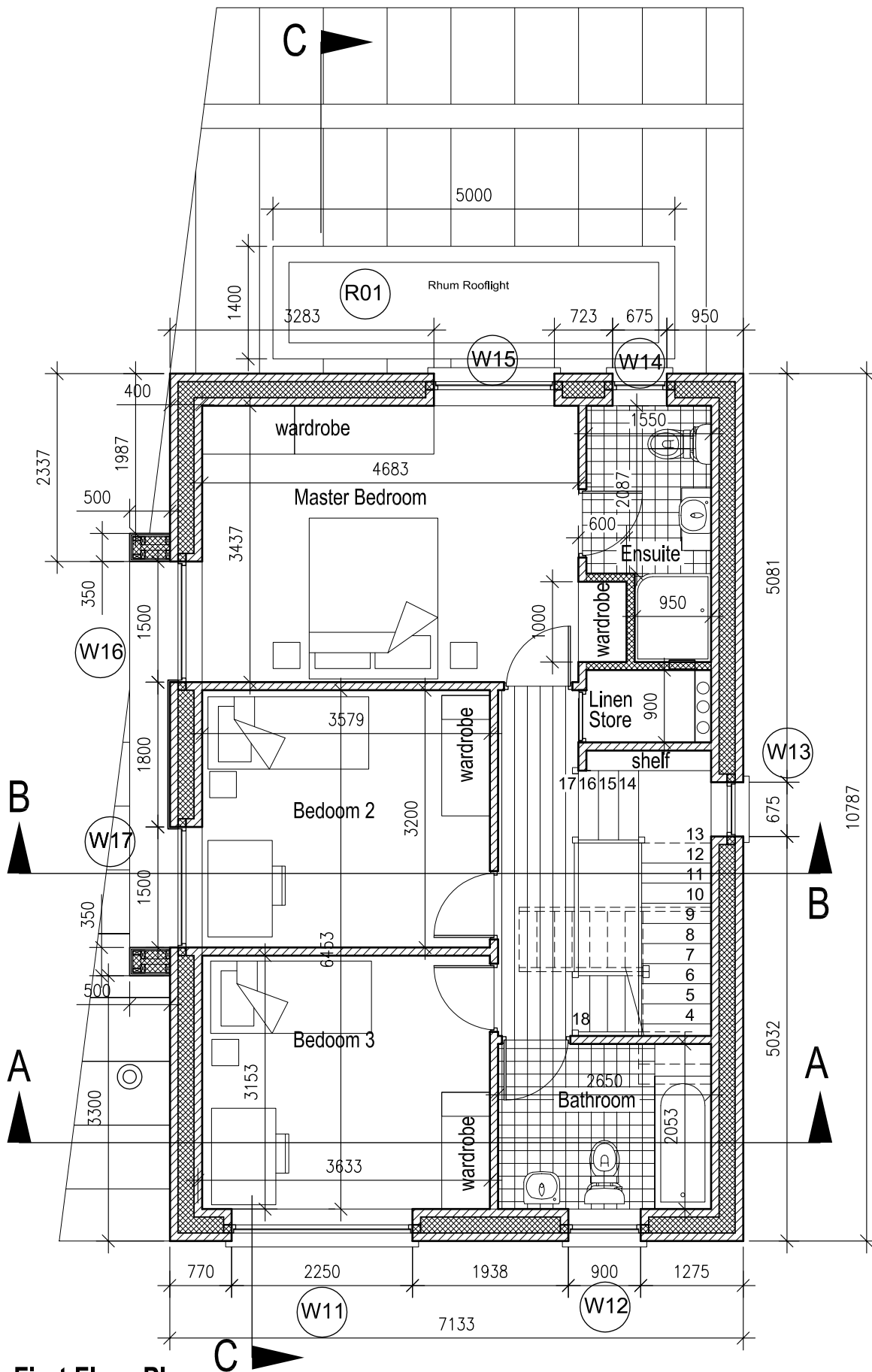
The House Architects

Architecture & Project Management



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Father Mathew Hall, 131 Church Street,
Smithfield, Dublin 7 tel. 01 507 9990



**First Floor Plan
Proposed New House**

TENDER March 2017

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Project

**CLONLEA LODGE
NEW HOUSE & EXTENSIONS**

Drawing Title

PROPOSED FIRST FLOOR PLAN - NEW HOUSE

Drawing No

14-12/T007

Scale

1:50@A3

Rev

-

Drawn

jpm/vm

Date

JAN 2017

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Father Mathew Hall, 131 Church Street,
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SELECTED CONCRETE ROOF
TILES WITH PPC ALUMINUM TRIM

SELECTED PPC ALUMINIUM GUTTERS
& RAINWATER DOWNPIPES

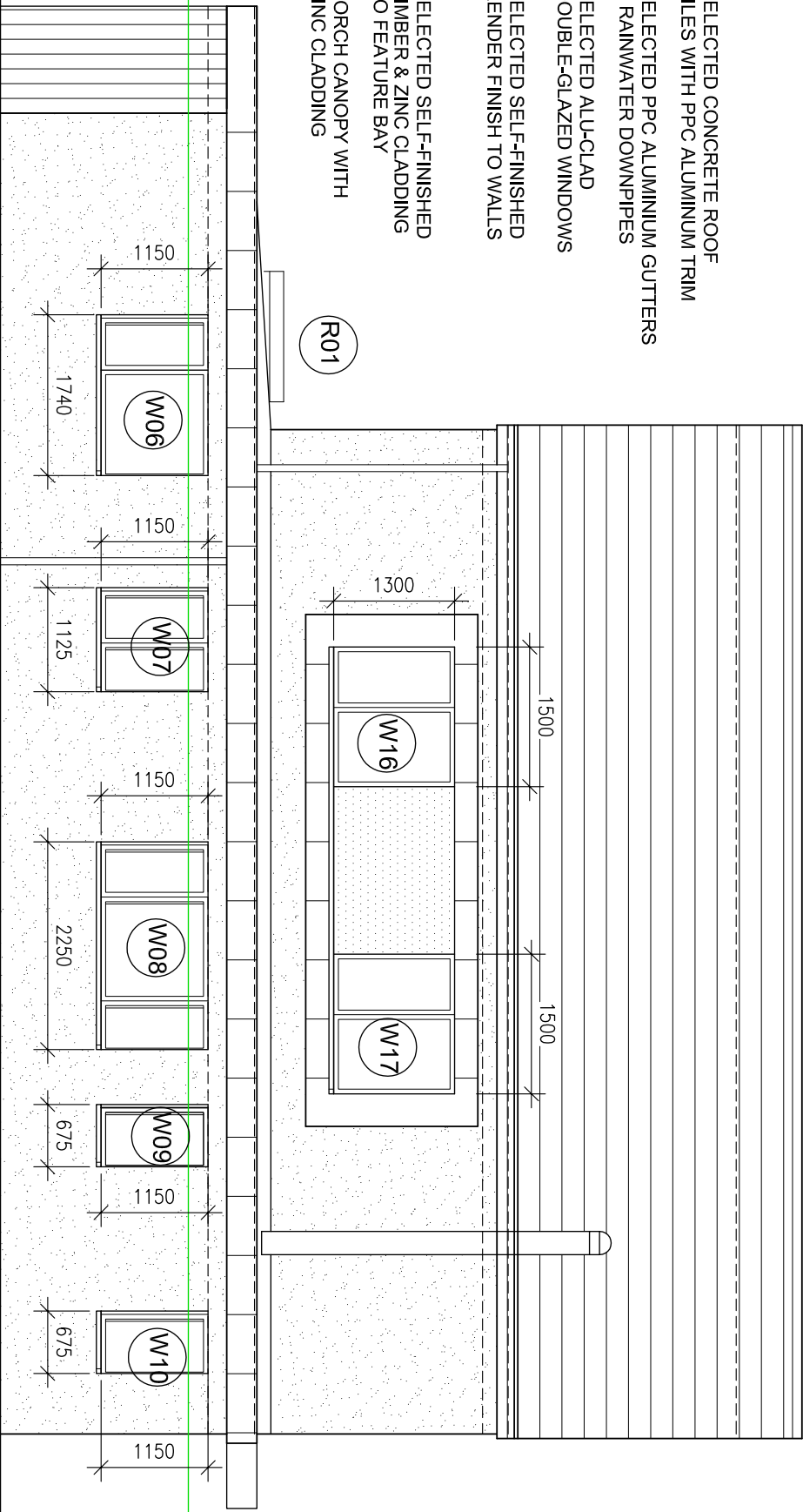
SELECTED ALU-CLAD
DOUBLE-GLAZED WINDOWS

SELECTED SELF-FINISHED
RENDER FINISH TO WALLS

SELECTED SELF-FINISHED
TIMBER & ZINC CLADDING
TO FEATURE BAY

PORCH CANOPY WITH
ZINC CLADDING

R01



PROPOSED SIDE ELEVATION - NEW HOUSE (SOUTH)

TENDER March 2017

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CLONLEA LODGE NEW HOUSE & EXTENSIONS

PROPOSED SOUTH ELEVATION

Drawing Title

Drawing No

14-12T012

Scale

1:50@A3

Rev

-

Drawn

jpm/m

Date

JAN 2017

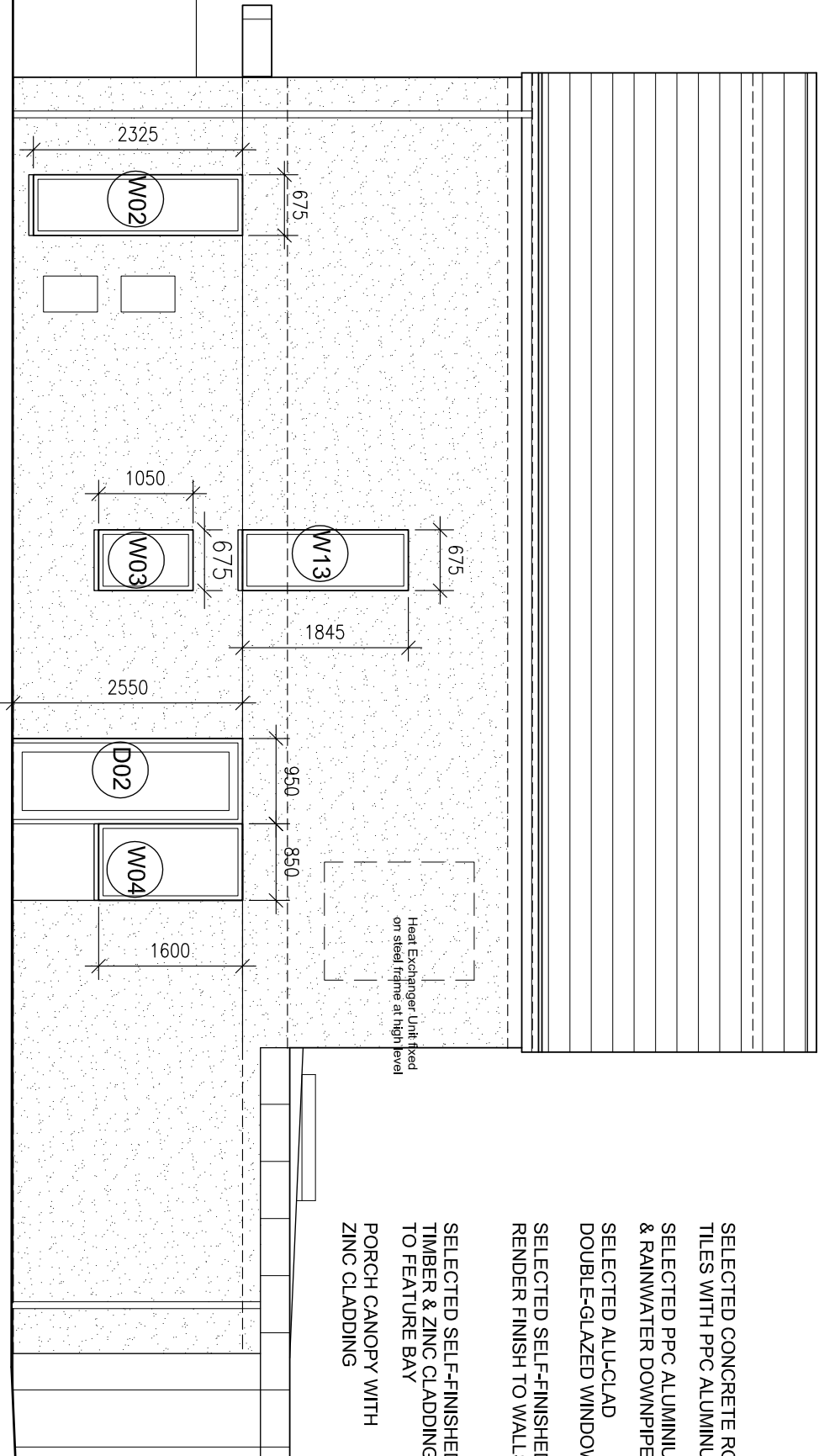
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SELECTED CONCRETE ROOF
TILES WITH PPC ALUMINIUM TRIM
SELECTED PPC ALUMINIUM GUTTERS
& RAINWATER DOWNPIPES
SELECTED ALU-CLAD
DOUBLE-GLAZED WINDOWS
SELECTED SELF-FINISHED
RENDER FINISH TO WALLS
SELECTED SELF-FINISHED
TIMBER & ZINC CLADDING
TO FEATURE BAY
PORCH CANOPY WITH
ZINC CLADDING

PROPOSED SIDE ELEVATION - NEW HOUSE (NORTH)

TENDER March 2017

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	CLONLEA LODGE NEW HOUSE & EXTENSIONS			
	Drawing Title PROPOSED NORTH ELEVATION			
	Drawing No 14-12/T013			
	Scale 1:50@A3	Rev -	Drawn jpm/mm	Date JAN 2017
	The House Architects			
	Architecture & Project Management			



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Lagen 'snowdon' slate-effect tiles on
impregnated battens on approved underlay
laid to manufacturer's detail, with vents & **flashes**
on 80mm KINGSPAN Kooltherm K7 roof insulation
on 225x50 rafters with 150mm FOAMLLOK Spray
insulation between (40mm counterbatten)
with SOLITEX vapor barrier under
and Lagen ellipse ridge capping

New fascias and soffits to be formed
with impregnated timbers & WBP
over-clad with PPC aluminium cladding
New PPC seamless aluminium gutters
& downpipes (Aluminium or equiv.)

22mm Painted nap finished sand/cement render finish
on 400mm 7.5N concrete block/brick cavity wall with
200mm Ecobead Platinum blown insulation
and 150mm cavity closers & TEPLLO basalt wall ties
with sand/cement and skim internal finish

Selected floor tiles or hardwood 1&g flooring
on 75mm brushed Sikla Visocrete sand/cement screed
with Agrement certified underfloor heating system
on 50mm Quinn Therm Floor QF insulation
with 25mm Quinn Therm QF slab edging
on 150mm Precast concrete slabs to Engineer's details
with 175mm ceiling void formed below to take
HVAC ductwork, finished with fib plasterboard & skim

New thermally broken altu-clad double-glazed
windows/doors with polymer-coated PASSIVE clis
or PPC extruded aluminium thresholds, to suit

Selected floor tiles or hardwood 1&g flooring
on 75mm brushed Sikla Visocrete sand/cement screed
with Agrement certified underfloor heating system
on 150mm Quinn Therm Floor QF insulation
with 25mm Quinn Therm QF slab edging
on 150mm GGB concrete slab to Engineer's details
on approved Radon membrane on
50mm sand blinding on 225mm hardcore
Bituthene System 400 tanking system
with Hydroproduct 220 protection board
to rising walls where external ground level
is higher than internal floor levels

NedZinc or equivalent standing seam
zinc roofing & cladding to perimeter roof with
fleece underlay on 25mm WBP plywood
to falls on 90mm Thin-R XT/FR-Alu insulation
over 225x50mm roof joists with
150mm FOAMLLOK spray between
with SOLITEX vapor barrier sealed at edges

Top of wall cavity to be sealed
with 6mm fibre-cement board

Existing garden levels to be made up with
approved topsoil to meet finished patio levels
and seeded with grass seed to finish
Perimeter hedge/grow to be re-instated
on completion

Bituthene System 400 tanking system
with Hydroproduct 220 protection board
to rising walls where external ground level
is higher than internal floor levels

NEW HOUSE - PROPOSED CROSS SECTION A-A

TENDER March 2017

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Project			
CLONLEA LODGE NEW HOUSE & EXTENSIONS			
Drawing Title PROPOSED SECTION A-A			
Drawing No 14-12/T009			
Scale	1:50@A3	Rev	-
		Drawn	jpm/mm
		Date	JAN 2017



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Lagan 'snowdon' slate-effect tiles on
on impregnated battens on approved underlay
laid to manufacturer's detail, with vents & fillers
on 80mm KINGSPAN Kooltherm K7 roof insulation
on 225x50 rafters with 150mm FOAMLOK Spray
insulation between (40mm counterbatten)
with SOLITEX vapor barrier under
and Lagan 'Elite' ridge capping

Top of wall cavity to be sealed
with 6mm fibre-cement board

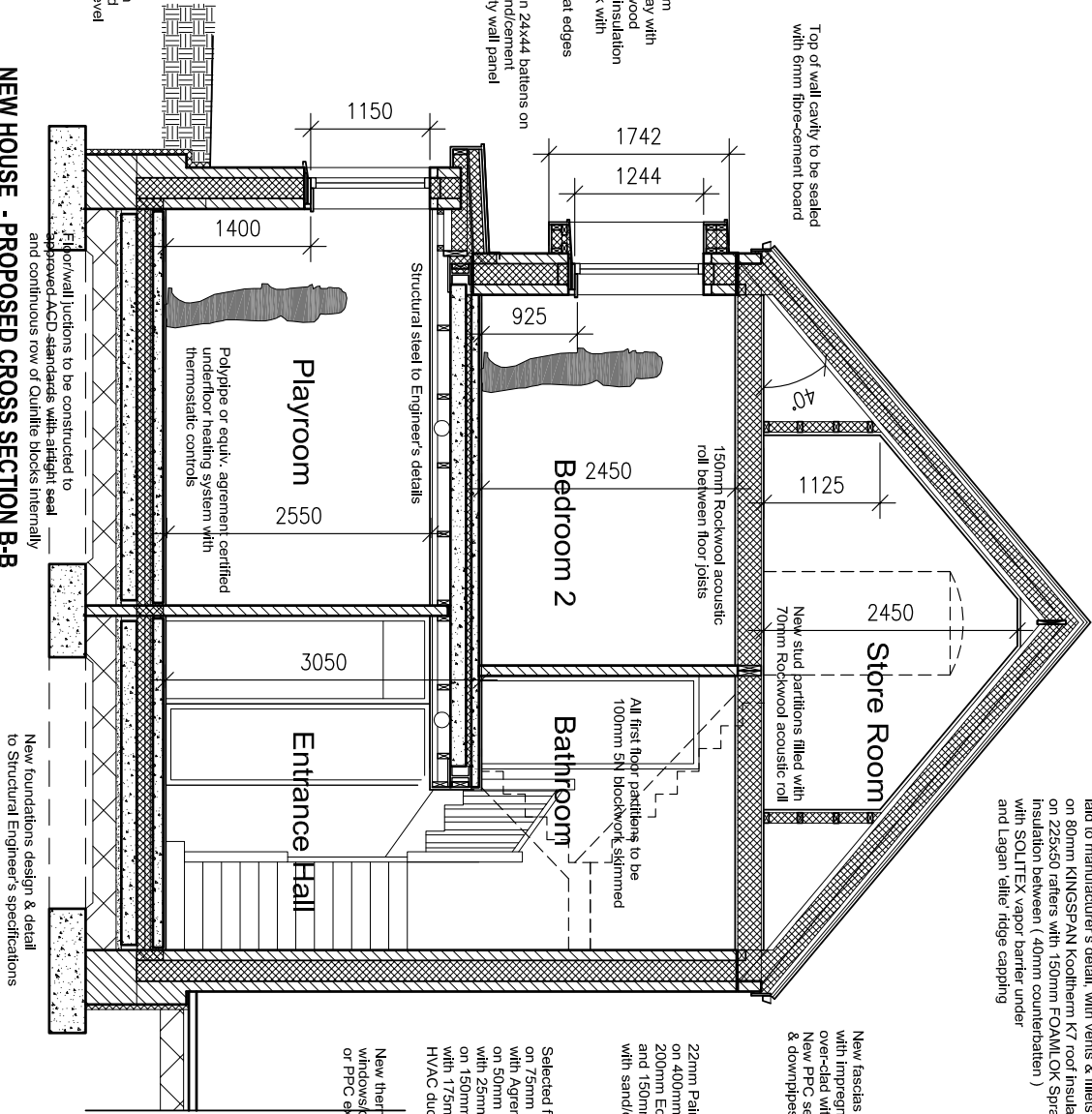
NextZinc or equivalent standing seam
zinc roofing & cladding to feature bay with
fleece underlay on 25mm WBP plywood
to falls on 90mm Trih-R XT/FR-Alu insulation
over 225x50mm roof joists/studwork with
150mm FOAMLOK spray between
with SOLITEX vapor barrier sealed at edges

Oiled Cedar T&G feature cladding on 24x44 battens on
Tyvek underlay on 25mm floated sand/cement
on 400mm concrete block/brick cavity wall panel

Existing garden levels to be made up with
approved topsoil to meet finished patio levels
and seeded with grass seed to finish
Perimeter hedge/crow to be re-instated
on completion

Bituthene System 400 tanking system
with Hydroproduct 220 protection board
to rising walls where external ground level
is higher than internal floor levels

NEW HOUSE - PROPOSED CROSS SECTION B-B



New fascias and soffits to be formed
with impregnated timbers & WBP
over-clad with PPC aluminium cladding
New PPC seamless aluminium gutters
& downpipes (Alumasc or equiv.)

22mm Painted nap finished sand/cement render finish
on 400mm 7.5N concrete block/brick cavity wall with
200mm Ecobead Platinum blown insulation
and 150mm cavity closers & TEPELO basalt wall ties
with sand/cement and skim internal finish

Selected floor tiles or hardwood t&g flooring
on 75mm brushed Sikla Viscrete sand/cement screed
with Agrement certified underfloor heating system
on 50mm Quim Therm Floor QF insulation
with 25mm Quim Therm QF slab edging
on 150mm Precast concrete slabs to Engineer's details
with 175mm ceiling void formed below to take
HVAC ductwork, finished with fib plasterboard & skim

New thermally broken alu-clad double-glazed
windows/doors with polymer-coated PASSIVE clips
or PPC extruded aluminium thresholds, to suit

Selected floor tiles or hardwood t&g flooring
on 75mm brushed Sikla Viscrete sand/cement screed
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on 150mm Quim Therm Floor QF insulation
with 25mm Quim Therm QF slab edging
on 150mm GGB concrete slab to Engineer's details
on approved Radon membrane on
50mm sand blinding on 225mm hardcore
Bituthene System 400 tanking system
with Hydroproduct 220 protection board
to rising walls where external ground level
is higher than internal floor levels

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CLONLEA LODGE
NEW HOUSE & EXTENSIONS

PROPOSED SECTION B-B

Drawing No 14-12/T010

Scale 1:50@A3

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