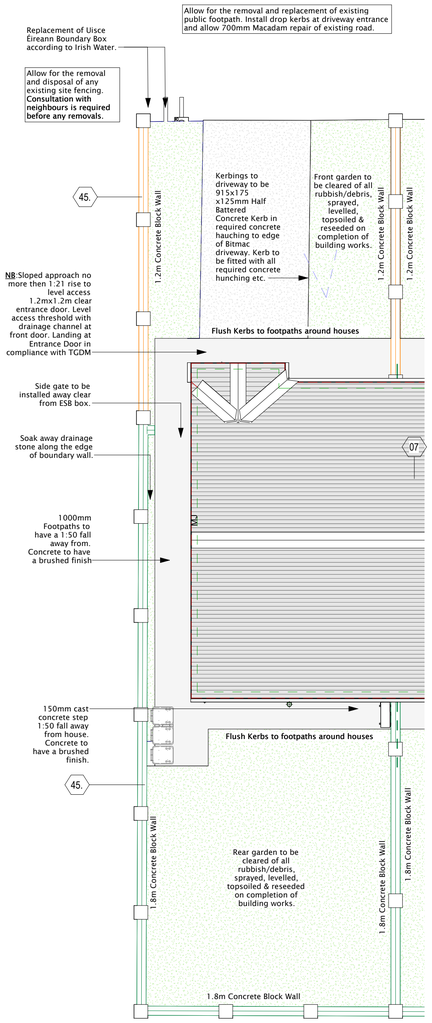
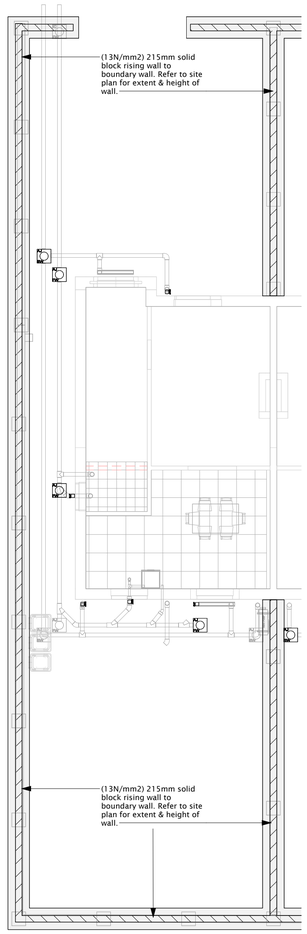


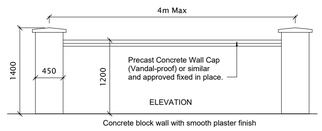
01 Site Plan
1 : 100

KEYNOTE LEGEND1	
Key Value	Keynote Text
01.	Replacing roof tiles - Selected concrete roof tile, clipped and nailed on every row, on 35 x 44mm tiling battens. (To match existing.)
02.	Install eaves ventilation tray to maintain ventilation space to attic between insulation & roof membrane.
03.	Mechanical Air Extract Exhaust Through Roof Vent Tile
04.	Two roof vent tiles to be provided and front and rear. (Total : 4 no.)
05.	Replacing felt and battens and fireproofing on party wall and soffit box.
06.	Replacement of gable ladders and four roof trusses.
07	Allow Up To 1.0m For The Making Good/Replacement Of Tiles, Timber Battens, Roof Membrane, Soffit/Fascia, Gutters, Downpipes to third party property.
08.	Splicing the end of all rafters for new black facia and soffit board. Refer to DWG 3001 Detail 07 Spliced Rafter Detail.
09.	Replacing valley timber.
10.	New Black uPVC Facia, soffit, downpipes and gutters with Dry Verge System to gable.
18.	New windows (RAL 7015) & doors (3no door colour finishes to be provided.)
19.	25mm insulated plasterboard reveal of all windows and doors. New airtightness tape and membrane to all window and door opes.
20.	New ESB Box and Eircom Box and EV Charger supply point (Shown on M&E Layouts.).
21.	Cut expansion join at front, rear and side gable walls to install Helifix bar at 450 vertical centres at each side of the expansion joint.
25.	Centralised mechanical extract ventilation. Passive wall vent - TL100DE to each room.
27.	Chimney to be blocked up and taken down to below roof level.
28.	Replace all ceiling at GF = Ground Floor - 15mm plasterboard sheets & skimmed.
29.	Replace all ceiling at FF = First Floor - 15mm plasterboard sheets & skimmed.
31.	Insulating stud wall in bathroom
32.	New 18mm OSB3 tongue and groove flooring. Use 18mm Moisture resistant board in bathrooms
33.	New internal doors and architrave and skirting.
34.	New window boards to all windows.
35.	New Sanitary Fittings
36.	New kitchen units
38.	Replace footpath
40.	Replace driveway
41.	Boundary fence walls to rear and side (1.8m) and front sides (1.2m)
42.	3 coats of paint to external walls. Include for power washing and moss treatment.
44.	Attic hatch door must be airtight with isolation. (Stira or similar approved.)
45.	All proposed new walls that are a shared boundary with a privately occupied house should note subject to agreement with neighbour.

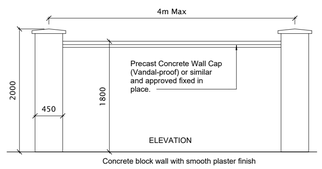


2 Foundation Plan GA
1 : 100

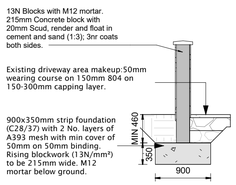
03 Overall Site Plan
1 : 1000



Boundary Type 01 - 1.2m High Concrete Block Wall with Piers



Boundary Type 02 - 1.8m High Concrete Block Wall with Piers



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Note:
Use figured dimensions only: do not scale drawings -Read in conjunction with specification and consultant's drawings -Report any discrepancies in drawings to architect and obtain instructions before putting work in hands -Check all dimensions on site. This drawing is copyright © 2024 of TA Group, Corrahoor, Kiltimagh, Mayo, and may not be reproduced, in whole or part, without TA Group prior consent.

No	Date	Description	Issued by	Issued to
00	26.03.2026	Tender Issue	CE	All

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Comhairle Contae Ros Comáin
Roscommon County Council

Project: Shannon Valley - House Type 03		Drawn by: CE	Checked by: DR	Purpose Code
Client: Roscommon County Council	Date: 10/22/25	Project number: 25020	Scale: As indicated	Rev: 00
Sheet: HT03A-Site Plan (No. 39)	Dwg No: 25020-X-HT03A-X-X-DR-TA-AR-0001			P1

Accept Code: S

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