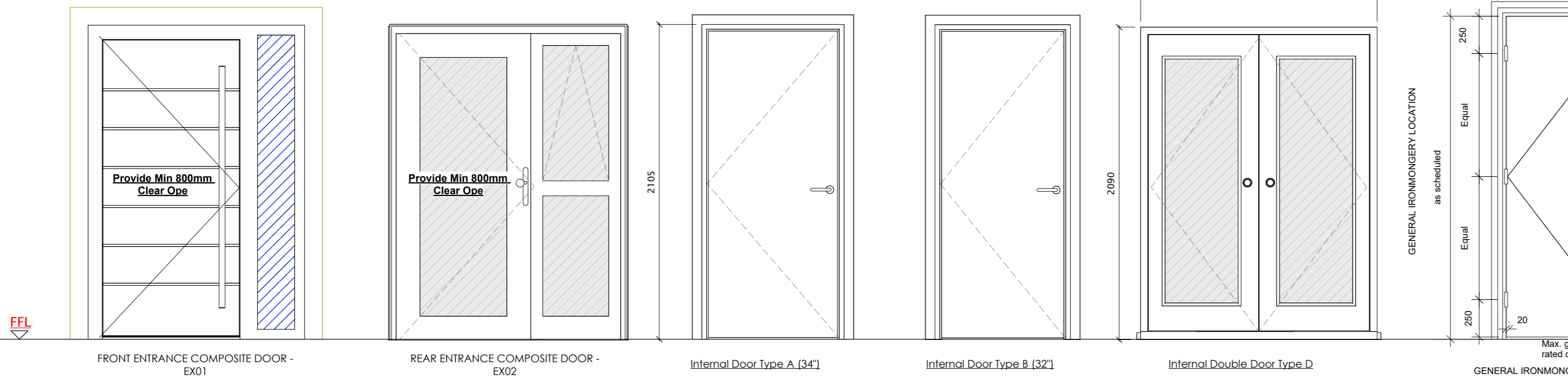


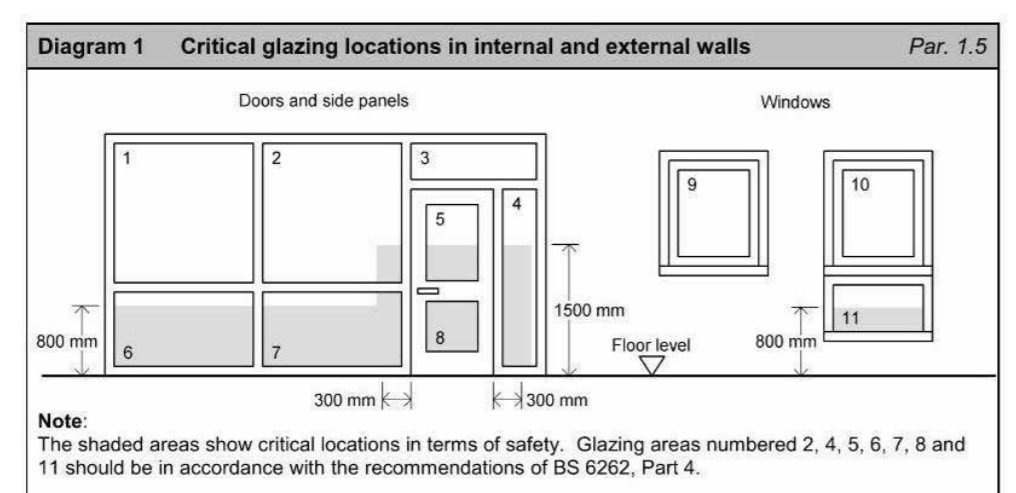
Window Schedule									
Type	Mark	# of this type	Structural opening - Width	Structural opening - Height	Outer frame height	Outer frame width	U-Value min (W/m ² K)	Comments	
GF Lvl									
Type C	01	1	1,500 mm	1,200 mm	1180	1480			
Type I-A	02	1	900 mm	1,000 mm	980	880			
Type M	03	1	1,200 mm	1,200 mm	1180	1180			
FF Lvl									
Type F	04	1	1,200 mm	1,100 mm	1080	1180		Escape Window	
Type F	05	1	1,200 mm	1,100 mm	1080	1180		Escape Window	
Type F	06	1	1,200 mm	1,100 mm	1080	1180		Escape Window	
Type F-A	07	1	1,200 mm	1,100 mm	1080	1180		Escape Window	
Type I	08	1	900 mm	1,000 mm	980	880			



SIDE HUNG ESCAPE WINDOW
 NOTE:
 Ensure selected windows allow sufficient clear open area of at least 0.33m². Width not less than 450 mm. The opening section should be capable of remaining in the position to provide minimum clear ope.



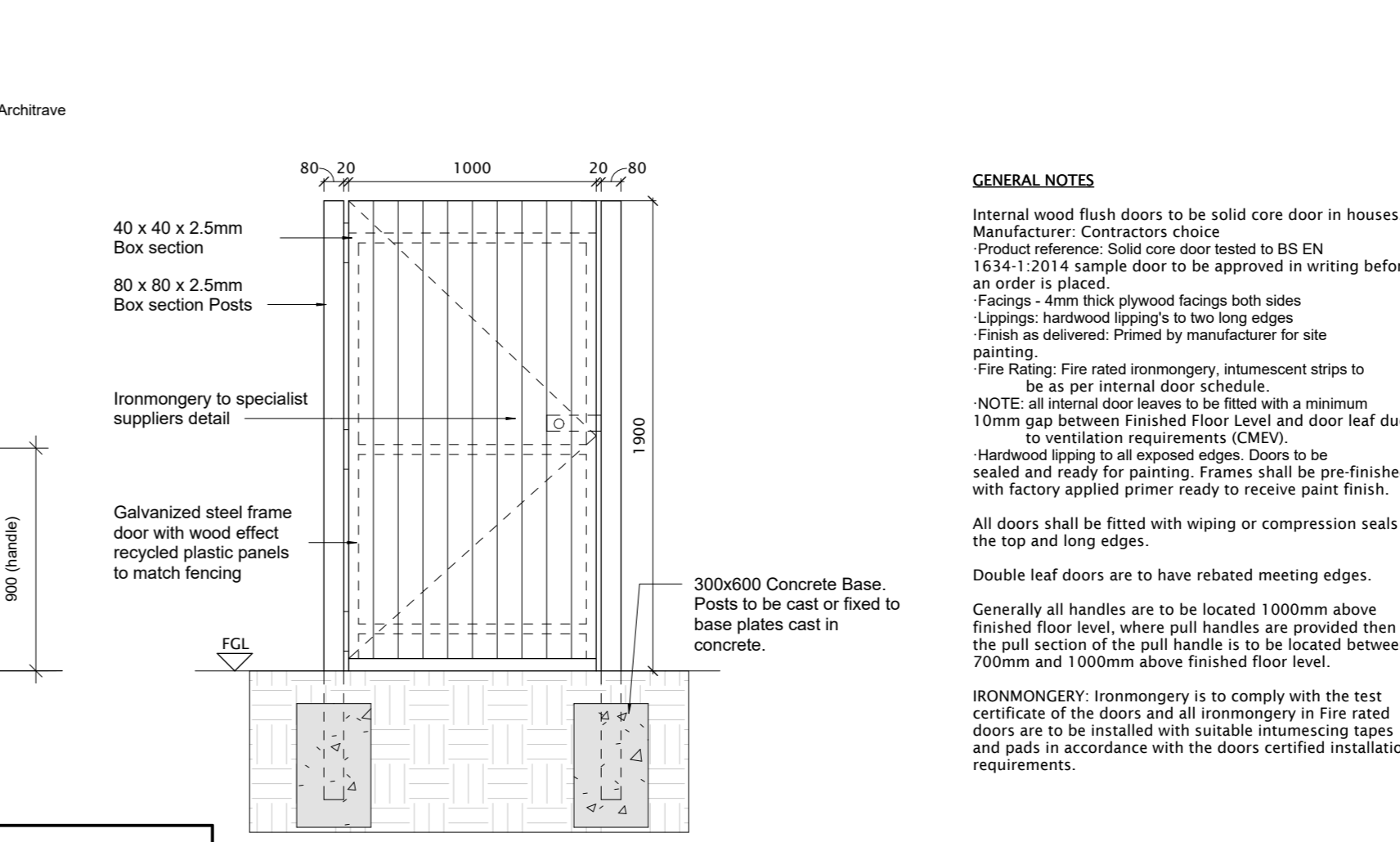
Windows:
BUILDING IN
 This will not be permitted except where specifically stated on the drawings.
WINDOW INSTALLATION
 Install windows into prepared openings, maintaining a maximum gap of 8mm between the frame edge and the surrounding construction. Install windows without twist or diagonal racking.
FIXING OF TIMBER FRAMES (Where Provided)
 Fix using 25x3x150mm galvanised mild steel frame cramps. When not predrilled of specified otherwise, position fixings not less than 150mm from each end of jamb, adjacent to each hanging point of opening lights and at maximum 450 cts.
SEALANT JOINTS SEALANT JOINTS
 Silicone to be an approved polysulphide with colour to be approved. Prepare joints and apply sealant. Finish triangular fillets with a flat or slightly convex profile.
IRONMONGERY / ACCESSORIES
 Sample to be provided for approval. Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Prevent damage to ironmongery and adjacent surfaces. At completion check, adjust and lubricate as necessary to ensure correct functioning.
GLAZING GASKETS
 To minimise gaps in joints and shrinkage internal gaskets are to be serrated to allow for the gasket to be continuous and not requiring mitre jointing at corners.
WINDOWS & DOORS NOTES:
 - UPVC double glazed argon filled soft low-E windows.
 - Contractor to supply windows with appropriate certification to meet building regulations and to provide manufacturer's certificate for window & door with u-values (min. 1.2 W/m²/K) with a Solar Transmittance of 0.6
 - Fit thumb-turn lock to all external doors.
 - Sample of door & window to be provided prior to ordering.
 - All bedroom windows to have min. clear ope of 850x500mm, (in compliance with current Building Regs) to allow adequate means of escape.
 - Child safety restrictors to be fitted to bedroom windows.
 - Non lockable handles to be fitted.
 - Glazing to bathroom to be obscured.
 - All safety glass should be LAMINATED safety glass.
 - Concrete sills throughout.
 - 19mm bullnose deal window boards, painted.
 - Doors & windows to include all necessary ironmongery.
 - Receiver type on external doors to be of the hooked type.
 - 5 point locking system.
 - Front door to have threshold height of 15mm, with exposed edges chamfered.
 - All doors to comply with Technical Guidance Documents Part 'M' for disabled access & Part 'B' for Fire Regulations.
 NOTE 1: Window & door dimensions are for costing purposes only. It is the suppliers responsibility to check all ope dimensions on site before to finalising order for manufacture.
 NOTE 2: Windows elevations are as viewed from outside



Internal Door Schedule											
Door number	Comments	To room:	From room	Door finish	StructuralOpening Height	StructuralOpening Width	Door frame material	Frame finish	Fire Rating (mins)	Hardware Set	Self-Closer
GF Lvl											
A01	34"	Living Room	Circulation		2110	960	Softwood, Lumber				No
A02	34"	Circulation	Storage		2110	960	Softwood, Lumber				No
A03	34"	Circulation	WC		2110	960	Softwood, Lumber				No
D01		Kitchen/Dining	Living Room				Softwood, Lumber				No
FF Lvl											
B01	32"	Bedroom 3	Circulation		2110	915	Softwood, Lumber				No
B02	32"	Bedroom 1	Circulation		2110	915	Softwood, Lumber				No
B03	32"	Circulation	Storage		2110	915	Softwood, Lumber				No
B04	32"	Bedroom 2	Circulation		2110	915	Softwood, Lumber				No
B05	32"	Bathroom	Circulation		2110	915	Softwood, Lumber				No
Total internal doors: 9											

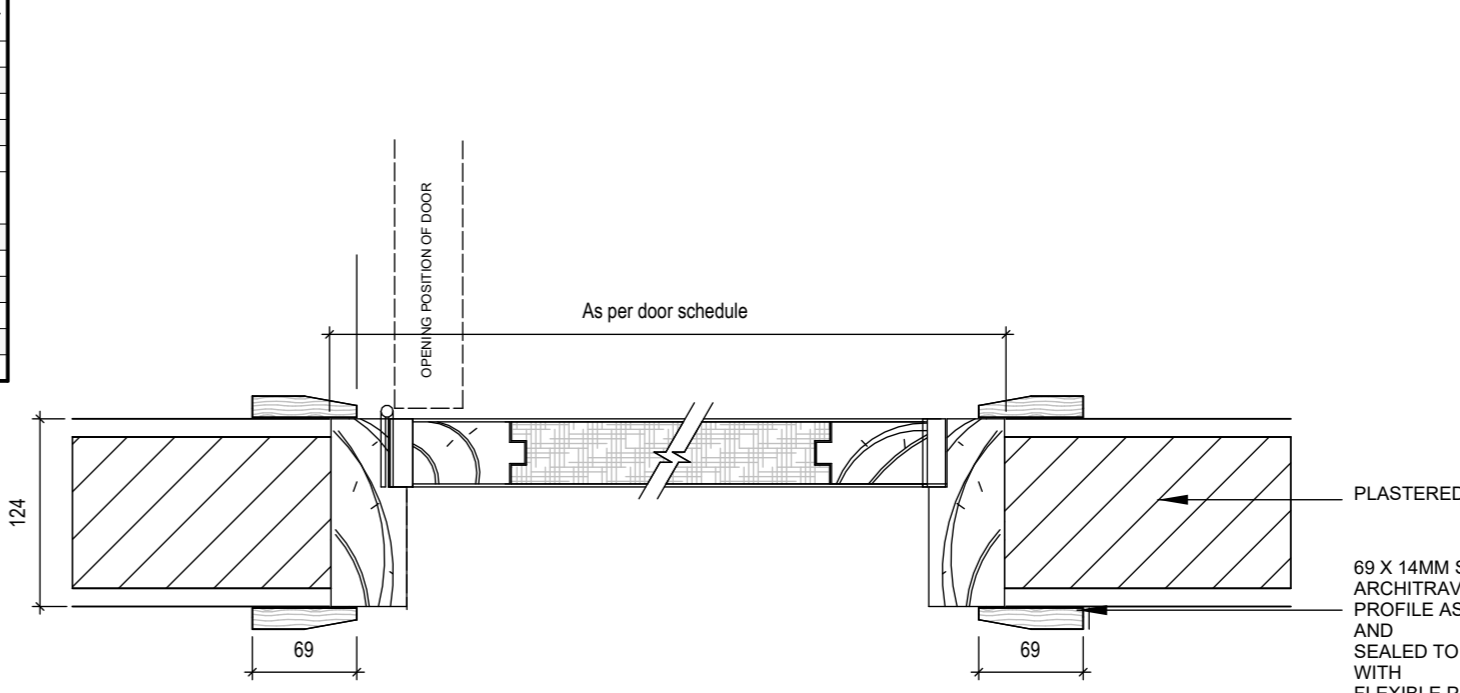
External door schedule									
Type	Door number	S.O. - Width	S.O. - Height	Door panel material	Door finish	Vision Panel	Hardware Set	U-Value	
GF Lvl									
Type 01	EX01	1,446 mm	2,100 mm	COMPOSITE DOORS RED					
Type 02	EX02	1,560 mm	2,100 mm						
Total external doors: 2									

3 Heat Pump Cage
1:20

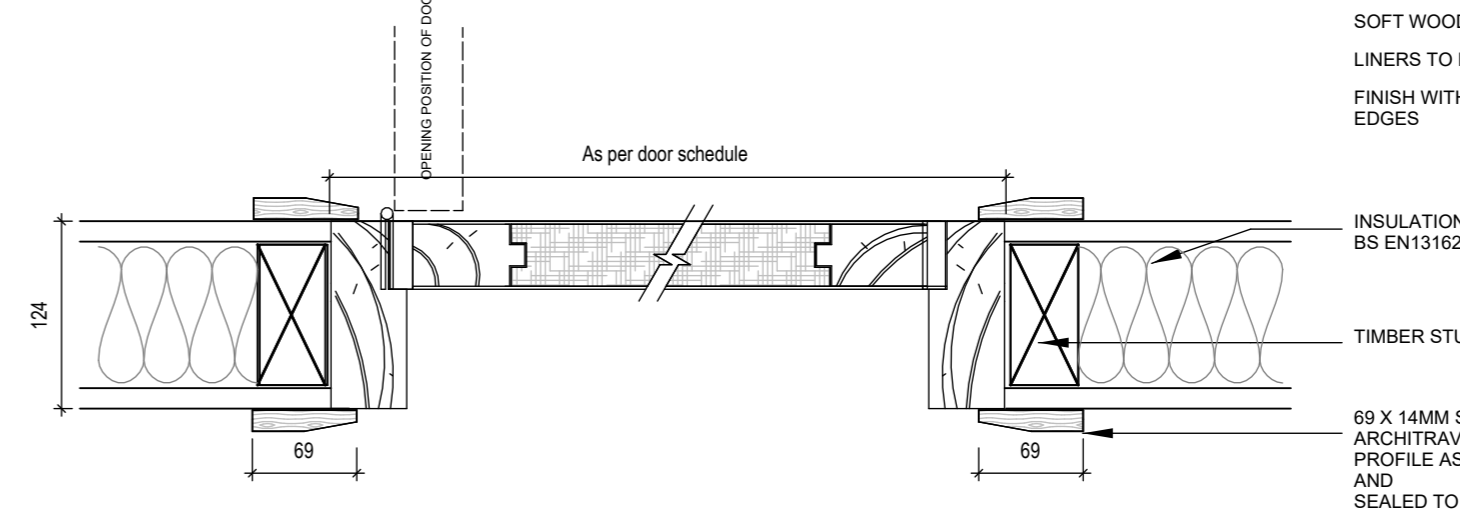


GENERAL NOTES
 Internal wood flush doors to be solid core door in houses. Manufacturer: Contractors choice
 Product reference: Solid core door tested to BS EN 1634-1:2014 sample door to be approved in writing before an order is placed.
 Facings- 4mm thick plywood facings both sides
 Lippings- hardwood lippings to two long edges
 Finish as delivered: Primed by manufacturer for site painting.
 Fire Rating: Fire rated ironmongery, intumescent strips to be as per internal door schedule.
 NOTE: all internal door leaves to be fitted with a minimum 10mm gap between Finished Floor Level and door leaf due to ventilation requirements (CMEV).
 Hardwood lipping to all exposed edges. Doors to be sealed and ready for painting. Frames shall be pre-finished with factory applied primer ready to receive paint finish.
 All doors shall be fitted with wiping or compression seals to the top and long edges.
 Double leaf doors are to have rebated meeting edges.
 Generally all handles are to be located 1000mm above finished floor level, where pull handles are provided then the pull section of the pull handle is to be located between 700mm and 1400mm above finished floor level.
 IRONMONGERY: Ironmongery is to comply with the test certificate of the doors and all ironmongery in Fire rated doors are to be installed with suitable intumescent tapes, and pads in accordance with the doors certified installation requirements.

Typical Garden Gate: GG01



TYPICAL DOOR JAMB DETAIL FOR BLOCK WORK WALL

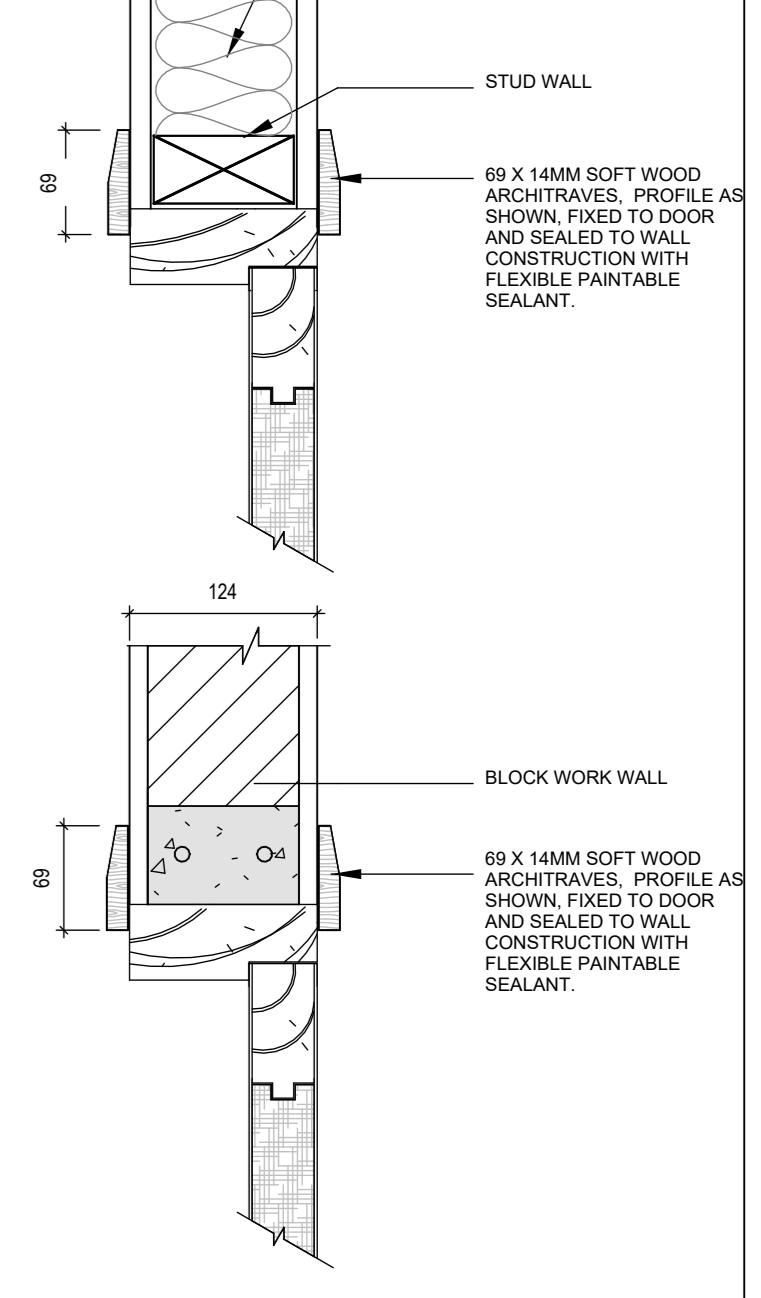


TYPICAL DOOR JAMB DETAIL FOR TIMBER STUD WALL FF HOUSE TYPES



KEYNOTE LEGEND2

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 fascia 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 Eircorn Box and EV Charger supply point (Shown on M&E Layouts.).
21.	Cut expansion joint 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.
46.	Contractor to allow for Smith & Locke Post Box Black Powder-Coated.



2 Door Details
1:5

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

TAGROUP **ROSCOMMON COUNTY COUNCIL**

Project: Shannon Valley - House Type 03
 Client: Roscommon County Council
 Sheet: HT03A - W & D Schedules (No. 39)

Date: 01/11/2024
 Dwg No: 25020-X-HT03A-X-X-DR-TA-AR-4001

Project number: 25020
 Scale: As indicated
 Rev: 00

Accept Code: S
 Purpose Code: P8