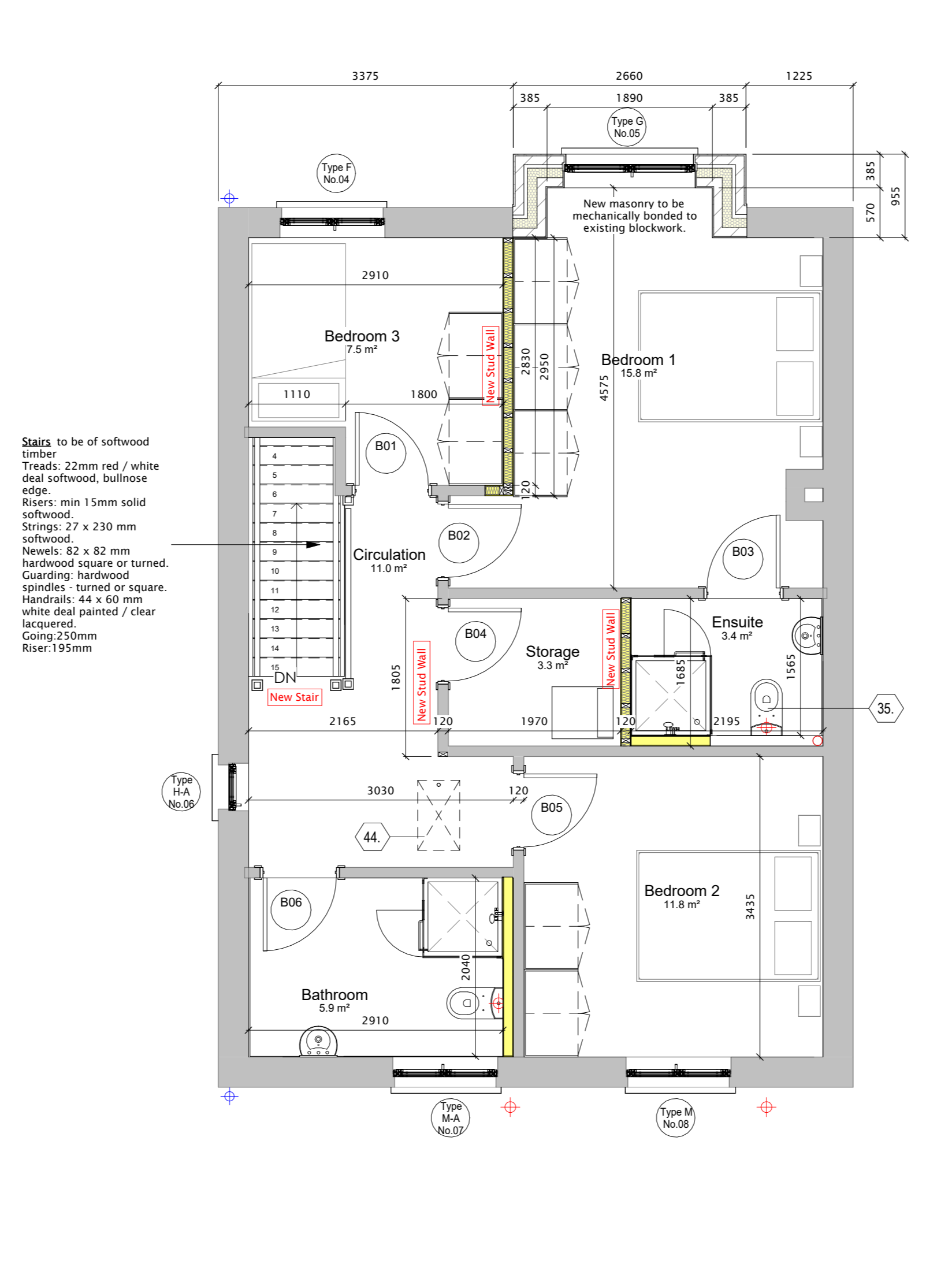


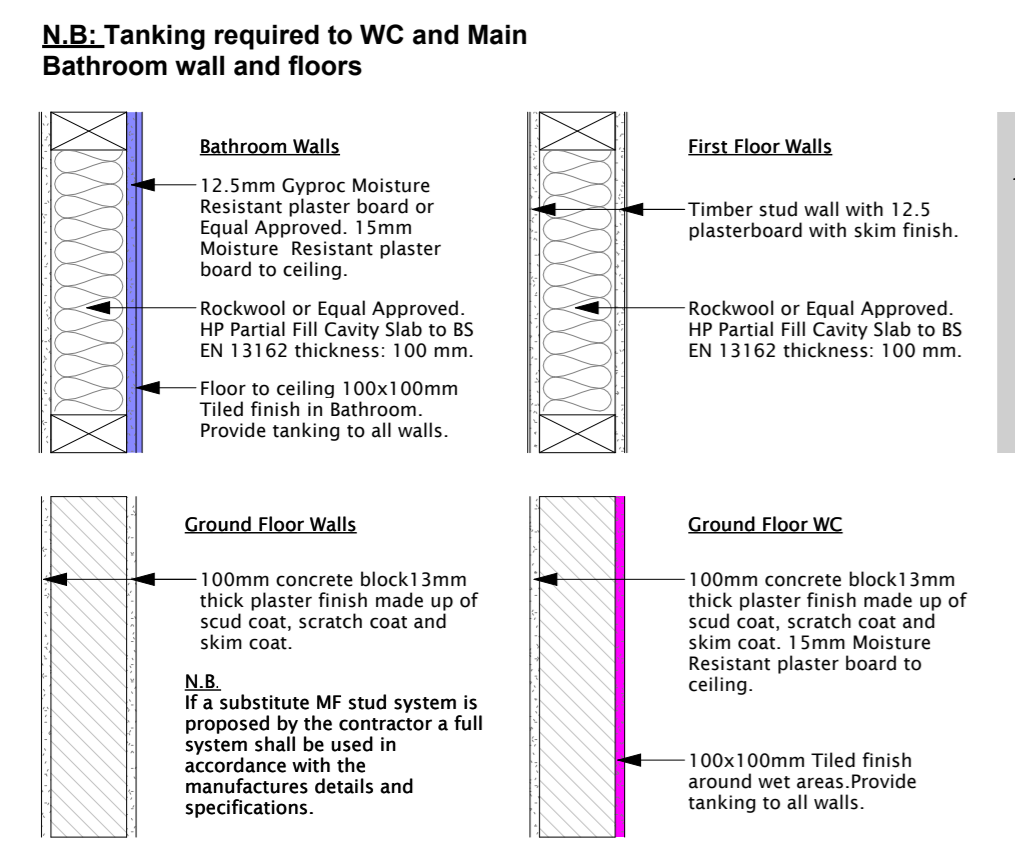
1 Ground Floor Layout
1 : 50



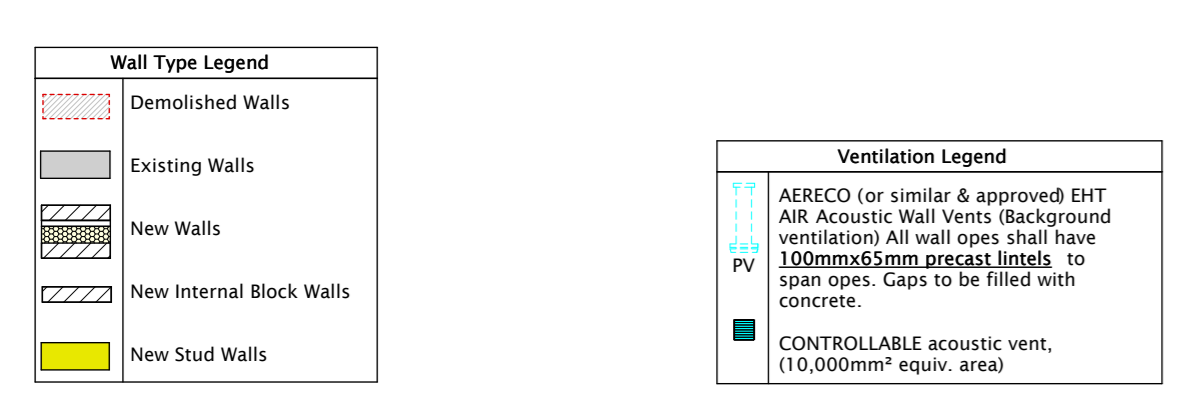
5 First Floor Layout
1 : 50

| 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. |
| 04. | Two roof vent tiles to be provided and front and rear. (Total : 4 no.) |
| 06. | Replacement of gable ladders and four roof trusses. |
| 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. |
| 13. | Re-render all external elevation facades. |
| 14. | Re-render between bay windows (Type 01 & 04) |
| 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 opens. |
| 20. | New ESB Box and Eircorn Box and EV Charger supply point (Shown on M&E Layouts.) |
| 24. | New first fix and second fix mechanical installation, including new air to water heat pump including protection cage. |
| 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. |
| 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 |
| 37. | Replace all Foul water drainage and stormwater drainage including SVPs and Rain water goods. Include for inspection chamber according to Irish Water details. |
| 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. |

INTERNAL WALL TYPES LEGEND



6 Wall Types
1 : 10



| 3 BEDROOM / 5 PERSON HOUSE | | | | | |
|---------------------------------|---------------|------------------|------------------|---------------------------|----------------------------|
| RELEVANT AREA | PROPOSED UNIT | ACTUAL AREA (M²) | DEPT. MIN. WIDTH | DEPT. MIN. FLOOR AREA(M²) | COMPARISON OF FLOOR AREA % |
| Bedroom 1 | 3.5 | 15.6 | 2.8 | 13.0 | 120 |
| Bedroom 2 | 3.4 | 11.4 | 2.8 | 11.4 | 100 |
| Bedroom 3 | 2.8 | 7.4 | 2.1 | 7.1 | 104.2 |
| Living Room | 4.2 | 26 | 3.6 | 13.0 | 200 |
| TOTAL STORAGE AREA | 5.3 | | 5 | | 106 |
| TOTAL LIVING / KITCHEN / DINING | 45.9 | | 34 | | 135 |
| GROSS INTERNAL AREA | 116.4 | | 92 | | 126.5 |

| ROOM SCHEDULE | |
|----------------|----------|
| Name | Area |
| GFL | |
| Circulation | 7.8 m² |
| Dining/Kitchen | 20.3 m² |
| Living Room | 26.0 m² |
| Storage | 2.0 m² |
| WC | 3.4 m² |
| FF Lvl | |
| Bathroom | 5.9 m² |
| Bedroom 1 | 15.8 m² |
| Bedroom 2 | 11.8 m² |
| Bedroom 3 | 7.5 m² |
| Circulation | 11.0 m² |
| Ensuite | 3.4 m² |
| Storage | 3.3 m² |
| | 118.2 m² |

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 | 20.03.2026 | Tender Submission | CE | All |

Project: Shannon Valley - House Type 04
Client: Roscommon County Council
Sheet: HT04 - Ground & First Layouts (No.44)

Date: 10/23/25
Dwg No: 25020-X-HT04-X-X-DR-TA-AR-1001

Scale: As Indicated
Rev: 00

Accept Code: S
Purpose Code: P1