



KEYNOTE LEGEND	
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 fascia and soffit board. Refer to DWG 3001 Detail 07 Spliced Rafter Detail.
09.	Replacing valley timber.
10.	New Black uPVC Fascia, 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 opes.
20.	New ESB Box and Eircom 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.

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 - Sections & Details (No.44)	Date: 10/23/25 Dwg No: 25020-X-HT04-X-X-DR-TA-AR-3001	Drawn by: CE Project number: 25020	Checked by: DR Scale: As Indicated Rev: 00	Accept Code: S Purpose Code: P1
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