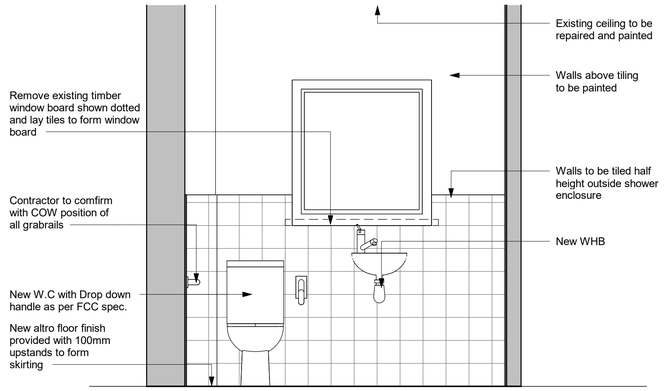
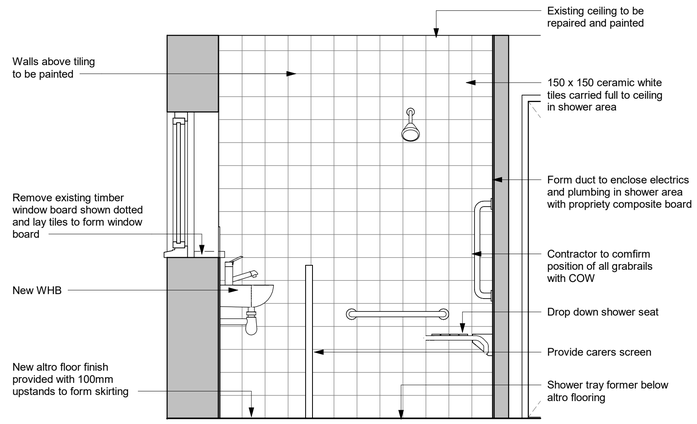
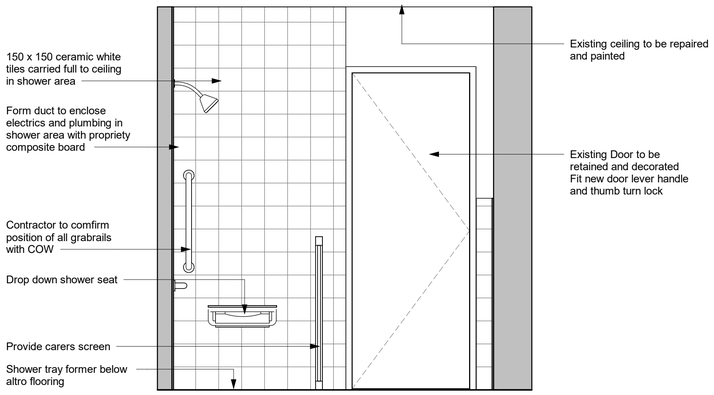


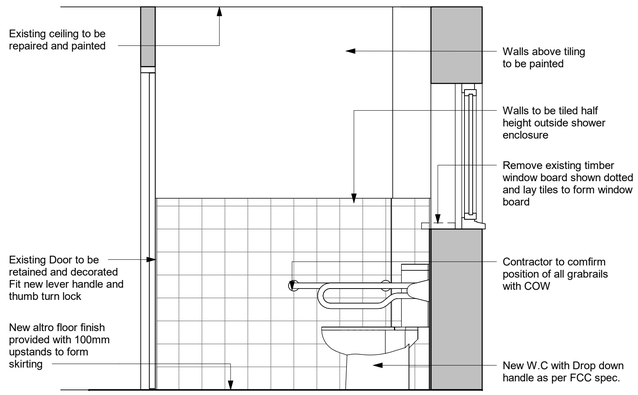
1 Elevation 1
1 : 20



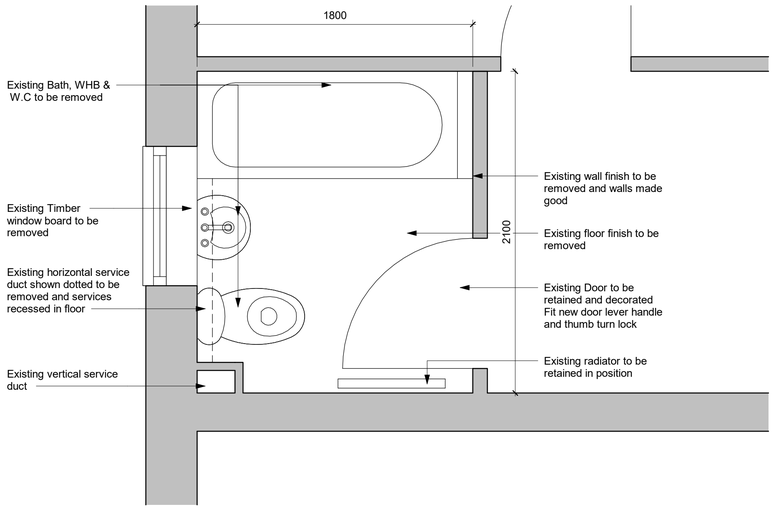
2 Elevation 2
1 : 20



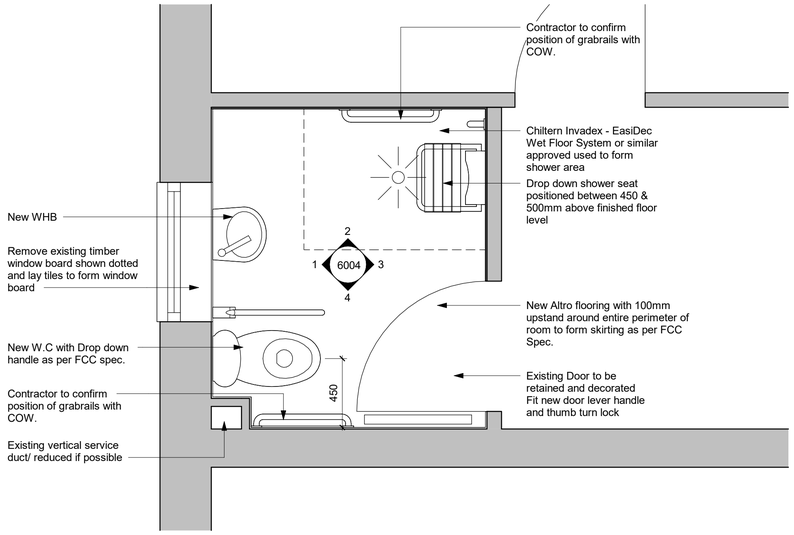
3 Elevation 3
1 : 20



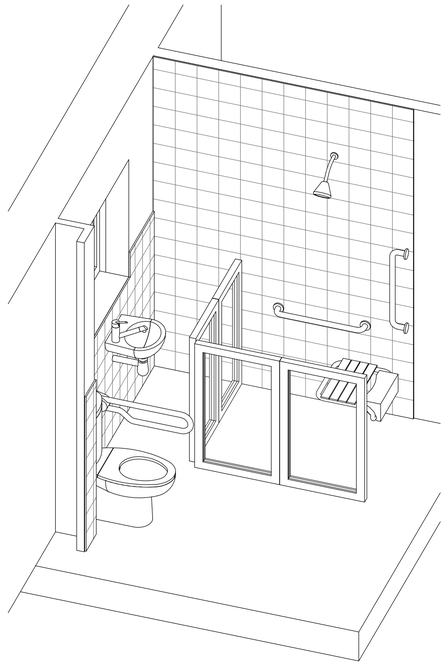
4 Elevation 4
1 : 20



6 Existing Plan
1 : 20



7 Proposed Plan
1 : 20



5 Proposed 3D View

NOTE TO CONTRACTOR:

Tenants Name :
Contact Number :

SCHEDULE OF WORKS FOR
LEVEL ACCESS SHOWER BATHROOM ADAPTATION (June 2021)

1. Remove existing sanitaryware where required and disconnect services.
2. Remove existing wall and floor finishes where required.
3. Level Access Shower area minimum size 1000x 900mm.
   *take note if drawing or OT report specifies otherwise.
   Concrete floor - Break up concrete floor in area proposed for shower tray. Care to be taken not to damage DPM when breaking up floor.
   Timber floor – lay ply on floor and ensure Altro runs below shower tray.
   Install level access shower tray (15mm threshold) (Chiltren or similar approved).
4. Provide new floor gully trap unit (Clearbore or similar approved) and connect to existing drainage system
   *Take note if shower is at first floor level or suspended timber floor, floor boards to be altered to accommodate gully trap.
5. Lay Altro Non-Slip Sheet flooring to entire bathroom area, turn up 100mm around entire perimeter of room to form sealed skirting detail.
6. Wet Room
   Chiltern Invadex – EasiDec Wet Floor System or similar approved
   Fitting to timber floors – remove existing floor boards, permanently fix EasiDec to existing floor joists, level with existing floor and marine ply.
   Ensure flexi joint between marine ply and shower former
   Existing floor finishes level with the edges of the EasiDec, entire floor is then covered with altro or similar flooring
   Waste to be accommodated as above.
   Fitting to Concrete floors – lay EasiDec former into screed of concrete floor
   Following installation of EasiDec and waste, entire floor is then covered with altro or similar flooring
   Ensure no joints in altro or similar flooring in the shower former area.
7. Supply and fit Triton Safeguard Pumped Care Shower – Gravity fed and Thermostatically controlled with anti-scald device (max setting 41 deg.)
   Telephone shower spray – min. 2 metre length
   Shower head rail positioned at 1m from floor
   Controls 900mm – 1200mm above floor and positioned on the outer side of the shower Head.
8. Water resistant composite boards to be used to form ducts to enclose services and backing for tiling within shower area.
9. New 150 x 150mm ceramic white wall tiles to FCC spec. walls to be tiled to full height within shower enclosure and past extremes of shower unless otherwise stated.
10. Supply and fit grab rails within shower area 35mm x 600mm,
    horizontal rail 700mm above floor & vertical rail 800mm- 1400mm above finished floor.
11. Fit wall mounted flip up shower seat where noted, with arms and legs to range generally between 420mm and 500m above finished floor, allow for specialist rails and fitting as necessary.
12. Fit half height carer's screen doors to perimeter of shower area and shower rail and weighted curtain where required.
13. Tile walls to half height outside shower enclosure or as indicated on drawing. Splashback to WHB t be tiled. 150 x 150mm ceramic white tiles to FCC spec.
14. All wall surfaces not tiled to be made good and painted (white) to FCC specification.
15. Ceiling surfaces to be made good where required and painted (white) to FCC specification.
16. All woodwork to be painted (white) to FCC specification.
17. Any exposed pipes and services to be boxed out, finished neatly and painted (white) to FCC specification.
18. Wash Hand Basin (WHB) to be repositioned or replaced with new wall hung where required. WHB to be retained if noted on drawing.
    WHB width to be 500mm, projection 430mm to 450mm from wall, knee space 700mm. Height from finished floor level 860mm – 960mm.
    Lever type taps and inline mixer.
19. Toilet (WC) to be repositioned or replaced with centre line of pan 450 – 500mm from side wall to permit use of rail.
    Existing WC to be retained if noted on drawing.
    Toilet Pans:
    Standard height installed at 400m above finished floor level
    Higher level installed at 450 – 460mm above finished floor level
20. Toilet grab rail height 700mm above finished floor level starting 200mm from back wall.
21. Onsite consultation may be required with COW to agree final position of grab rails.
22. Ensure mechanical ventilation is in place with filterless extract fan, "Vetac Environment, ref: EVEFTH 2S" or similar approved. Mechanical ventilation should be in accordance with Clause 7.28 of FCC specification.
23. Electrical specification to the satisfaction of FCC Electrical Inspector

NOTES:
CONTRACTOR TO BRING TO THE ATTENTION OF FCC ANY VARIATIONS OR CIRCUMSTANCES WHICH DIFFER FROM A TYPICAL SPECIFICATION OR BATHROOM LAYOUT.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND CODES OF PRACTICE.

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County Architect:
Fionnuala May Dip.Arch, B.Arch. Sc., MUBC, MRIAI.

Client

Fingal County Council Housing Department

Project Title

Typical Wet Room Bathroom Adaptation

Drawing Title

Plans - Elevations & 3d Image of Proposed Works.

Project number	26-002
Project stage	T
Date	2026
Drawn by	FCC
Project Architect	CB
Scale @A1	1 : 20
Drawing number	Revision number
26-002 - T - 6004	

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