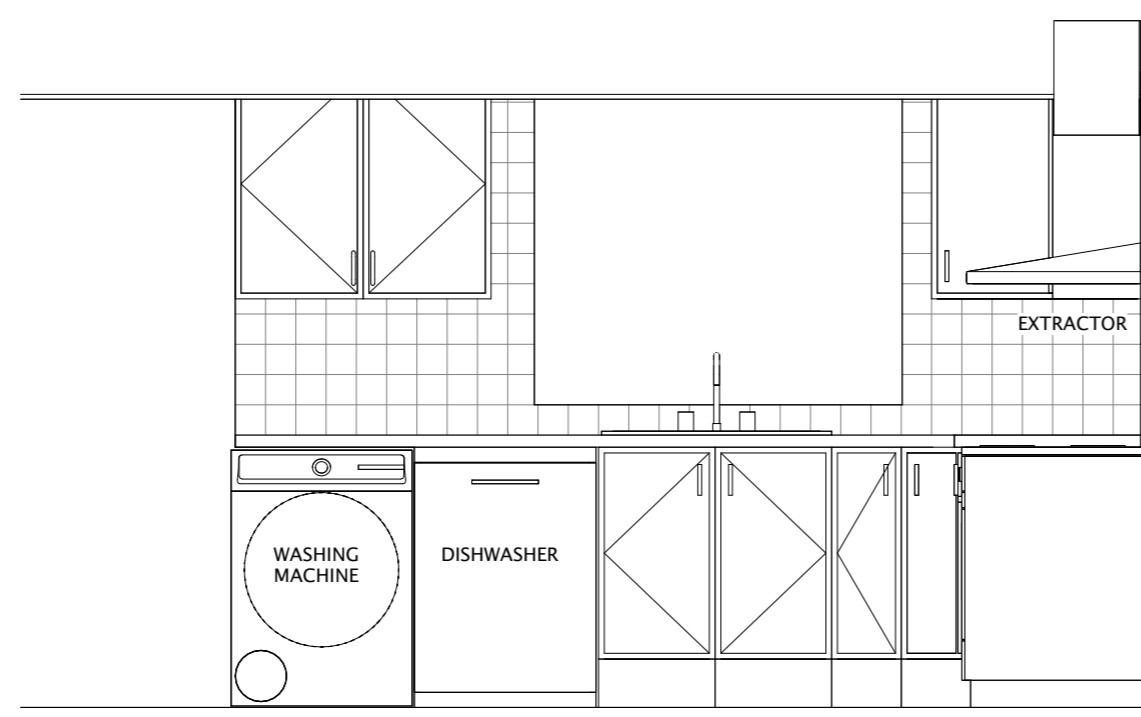


**NOTE**  
All free standing, white goods to be supplied by tenant - provision left for freestanding cooker (integrated fridge/freezer, as well as services for connection of dishwasher/washing machine under counter.

**TLING**  
150 x 150 x 5.5mm white, flat gloss, glazed ceramic wall tiles generally between the worktop and overhead cupboards, or cooker hood, for the full length of the kitchen fittings. Tiles to extend 2 rows below the level of countertop freestanding cooker openings. All tiles to extend flush to the underside of the wall mounted cabinets.

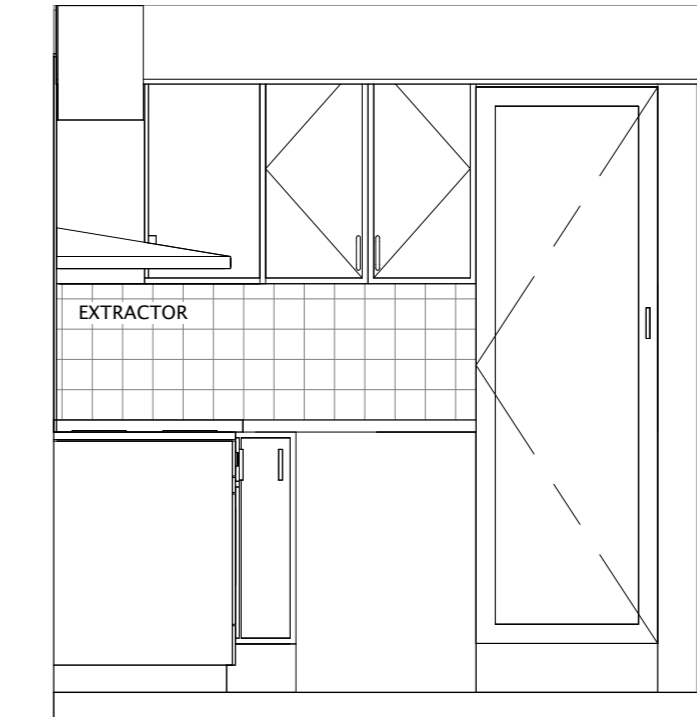
**KITCHEN DINING FLOORING**  
Tiles: Ceramic Porcelain. Manufacturer/ Supplier: Pilkington's Tiles Limited, H. R. Johnson Limited or equivalent and approved. Slip-resistance R 11 Size: 600 x 600mm Thickness: 8mm. Refer to Specification. Include for 120 x 20mm paint finished softwood timber skirting.



K01 Kitchen - Elevation 01  
1 : 25



K02 Kitchen - Elevation 02  
1 : 25



K03 Kitchen - Elevation 03  
1 : 25

**5.3.2 Kitchen Furniture, Fittings and Fixings**

**Unit Carcasses and panel sheet material**  
High density, fine surface 18mm MFC core board to EN 312 - Type P3 moisture resisting to comply with EN 14749 European Safety Standard for kitchen storage units worktops have a hard wearing 80g/m<sup>2</sup> melamine finish as standard, with all exposed edges 0.6mm ABS tipped and include an intermediate adjustable shelf

**Doors**  
High pressure laminate facing bonded onto MR MDF core with a balancing bonded melamine veneer to the inside door face finished thickness 11 - 20mm, with 2mm ABS tipping, securely fixed, factory finished.  
Structural and surface performance to EN 16122.

**Drawers**  
Drawer unit to have three metal box drawers, epoxy coated  
P3 15mm moisture resistant bottoms  
Metal box drawers to have metal to three sides  
450mm deep drawers to be incorporated at base  
Top drawer to be fitted out with cutlery tray  
Adjustable mounting brackets with metal runners and double nylon rollers with integrated stop to be incorporated

**Worktop**  
Laminated worktop - 38mm Particle Board  
Structural and surface performance to EN 16122  
Surface finishes to EN 438 (decorative high-pressure laminates)  
Worktop to be post formed/ full nose moulded front edge with Faberid drip barrier to be in place to bottom front underside edge  
Joints to be machine bonded, facused and to be sealed with EN 204 grade D3 or D4 moisture resistant gap filling adhesive  
Milled or half joints to be used  
Worktops shall be continuous without visible jointing strips  
Ends capped with 38mm chrome end piece

**Plinth**  
150 x 19mm, high pressure laminate facing bonded MDF both sides, plinth  
Plinths to be fully removable using clips system  
clipped onto cabinet legs to EN 312 Type P3

**White Goods**  
White goods such as washing machines, dishwasher, fridge/freezer and free standing cooker are tenant supply items.  
Water supply and waste to be supplied to under counter space left for dishwasher and washing machine.  
Water supply and waste to be supplied in Plant Room left for dishwasher and washing machine.

**Supports**  
Individual carcass units to be fitted with min. 4 plastic supports to raise the bottom of the unit 150mm from the floor to accept the kicker board

**Hinges**  
Self-closing, quality with three-way adjustable crumform plates  
Hinges to be 170° concealed with metal spring hinge system so they may fold back against adjoining units.  
Two hinges minimum on 715mm high doors, three hinges minimum on 900mm doors.

**Handles**  
Handles to be brushed stainless steel.

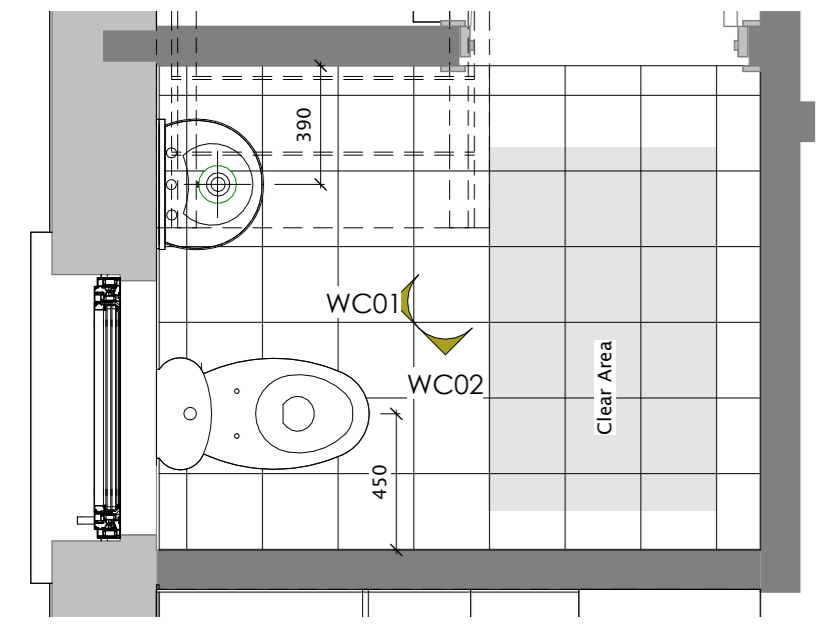
**Cooker Extract Requirements**  
An integrated wall mounted cooker hood extractor unit to be supplied with integral light and installed above cooker space, ducted to the exterior, via 100mm (or otherwise sized for compliance), proprietary rigid ducting all to meet regulations.  
Short lengths such as forming connections may be in flexible ducting.

**Sinks**  
Overall 600mm wide X 500mm deep with a minimum depth of 160mm and base unit 500mm, cut out 600mm wide x 480mm deep.  
Sinks to comply with EN 13310 kitchen sinks- functional requirements and test methods.  
0.7mm stainless steel satin finish with reversible 2 punched tap holes (one with tap hole stopper) 90mm waste outlet for a basket strainer waste suitable for a waste disposer. Waste and overflow included.  
Sink base units to be 450mm deep allowing for 120mm space back for services and have one intermediate shelf @170mm to be placed to bottom edge of whole unit. Drip tray to base of sink base unit with up-stand at rear; any leaks from sink U trap to be directed towards cabinet door.

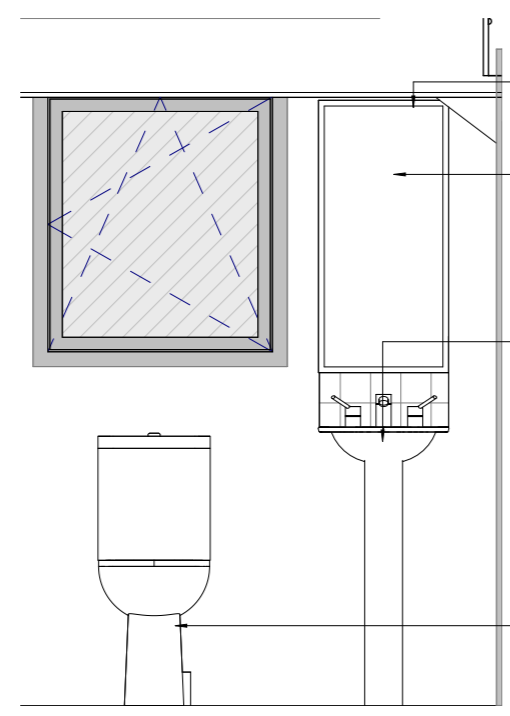
**Tap**  
Single lever design, polished chrome, minimum 0.3 bar pressure required lever action single flow  
Height 145mm, reach 205mm.

**Fire Safety**  
Kitchens should be provided with proprietary fire blankets and alarms to meet regulations.

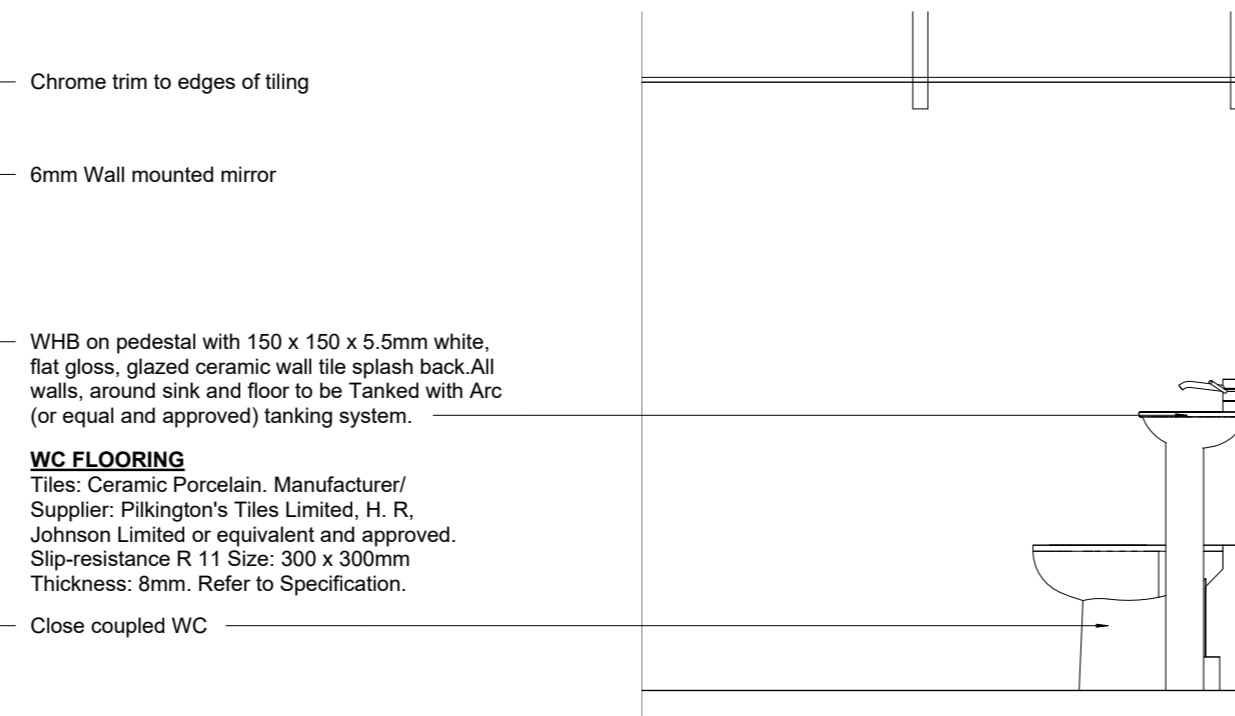
Ground Floor Plan - Kitchen Layout  
1 : 25



Ground Floor - WC  
1 : 25



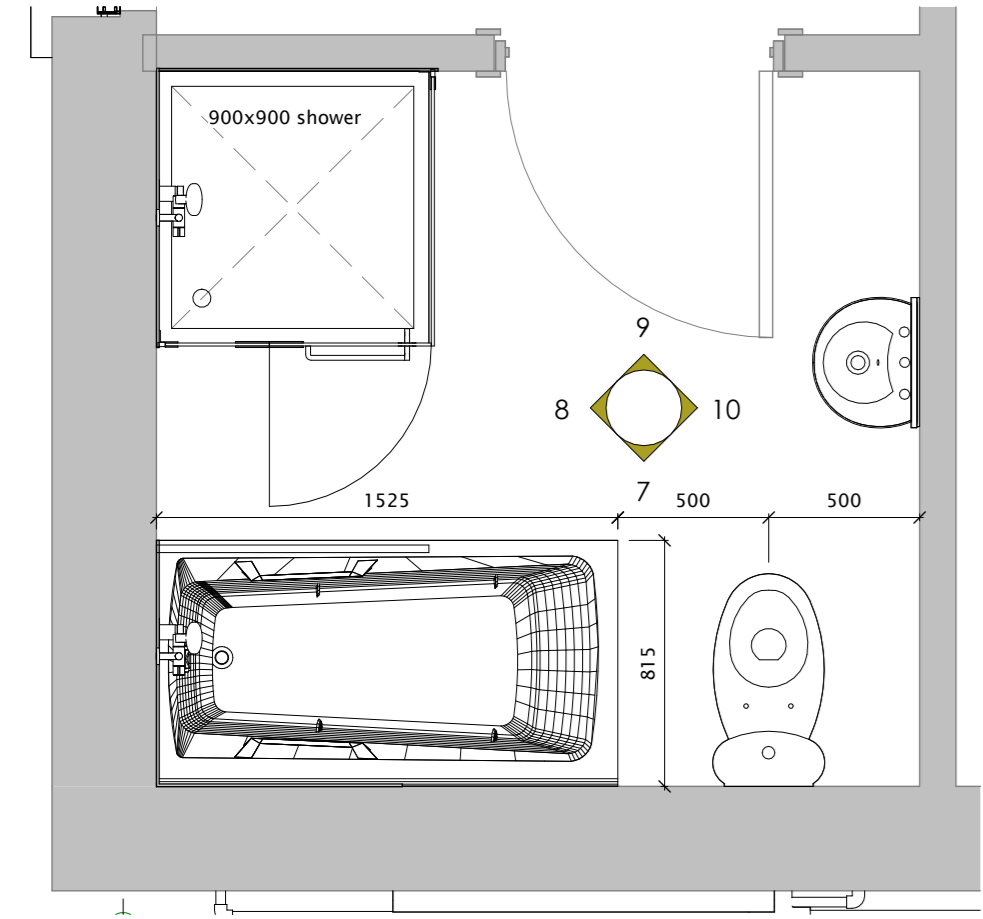
WC01 - Elevation 01  
1 : 25



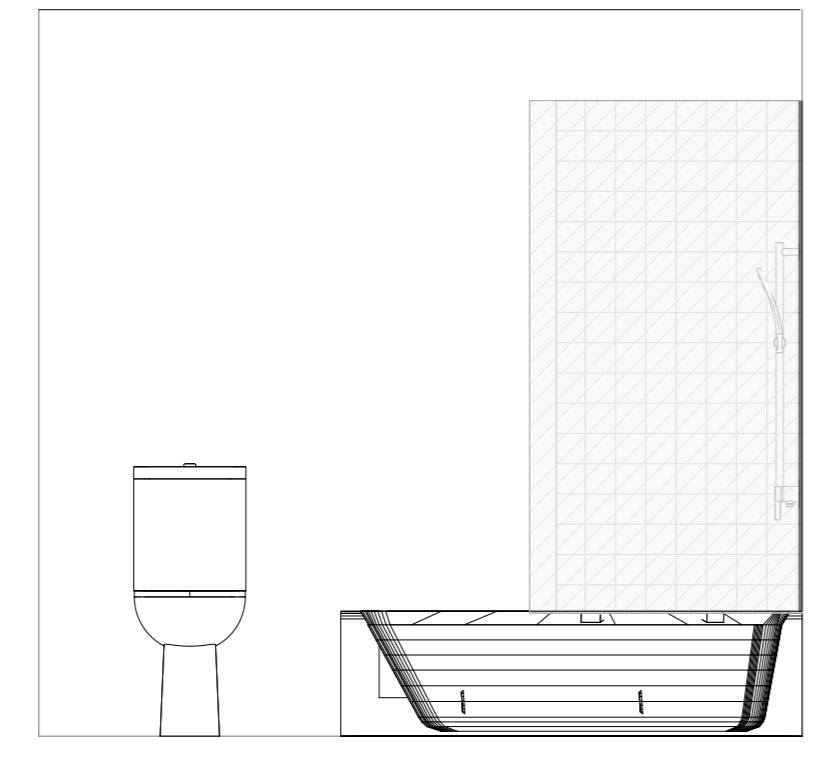
WC01 - Elevation 02  
1 : 25

Chrome trim to edges of tiling  
6mm Wall mounted mirror  
WHB on pedestal with 150 x 150 x 5.5mm white, flat gloss, glazed ceramic wall tile splash back. All walls, around sink and floor to be Tanked with Arc (or equal and approved) tanking system.

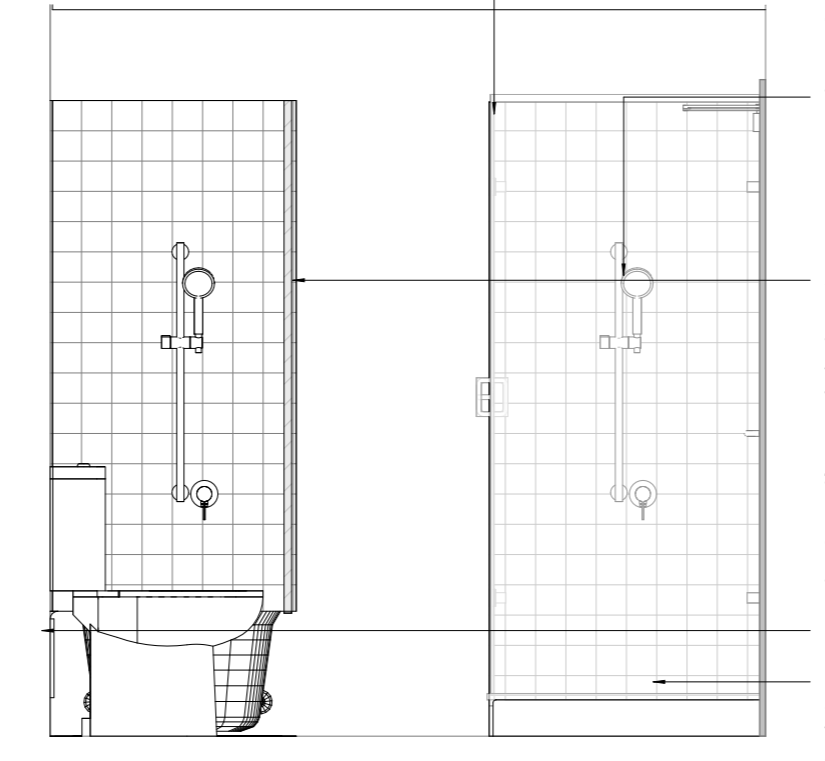
**WC FLOORING**  
Tiles: Ceramic Porcelain. Manufacturer/ Supplier: Pilkington's Tiles Limited, H. R. Johnson Limited or equivalent and approved. Slip-resistance R 11 Size: 300 x 300mm Thickness: 8mm. Refer to Specification.  
Close coupled WC



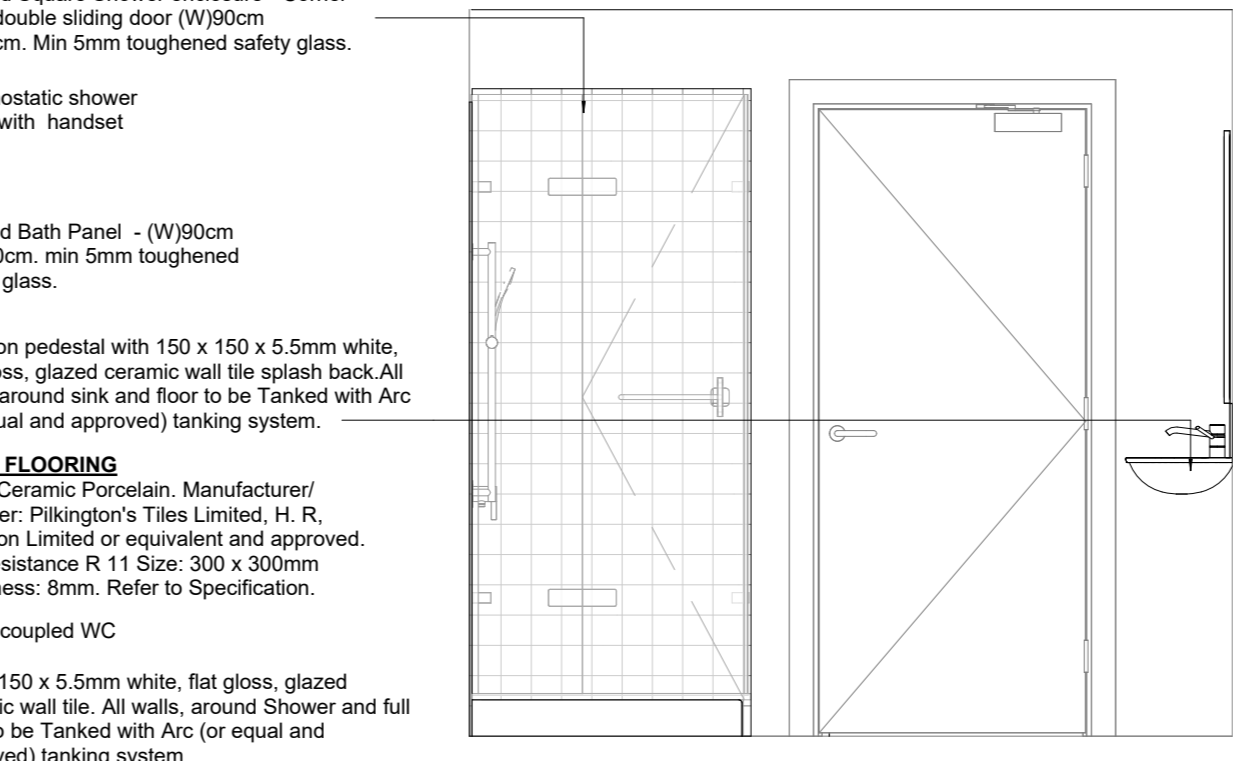
First Floor - Bathroom  
1 : 25



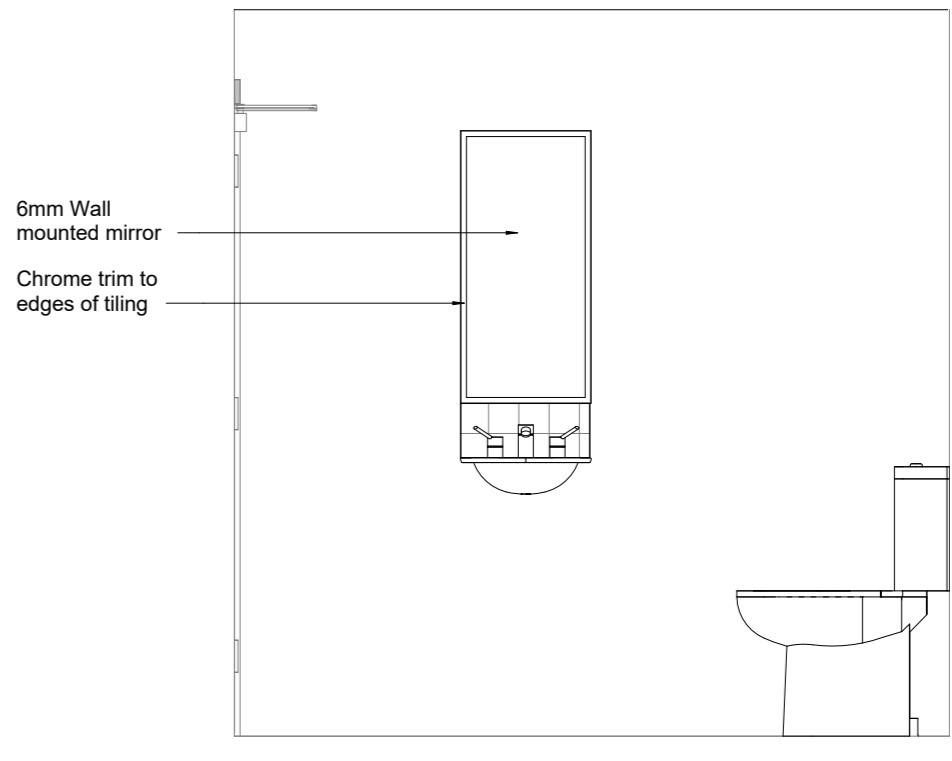
BA01 - Bathroom 01  
1 : 25



BA02 - Bathroom 02  
1 : 25



BA03 - Bathroom 03  
1 : 25



BA04 - Bathroom 04  
1 : 25

Frosted Square Shower enclosure - Corner entry double sliding door (W)90cm (D)90cm. Min 5mm toughened safety glass.  
Thermostatic shower mixer with handset  
Frosted Bath Panel - (W)90cm (D)170cm. min 5mm toughened safety glass.  
WHB on pedestal with 150 x 150 x 5.5mm white, flat gloss, glazed ceramic wall tile splash back. All walls, around sink and floor to be Tanked with Arc (or equal and approved) tanking system.

**BATH FLOORING**  
Tiles: Ceramic Porcelain. Manufacturer/ Supplier: Pilkington's Tiles Limited, H. R. Johnson Limited or equivalent and approved. Slip-resistance R 11 Size: 300 x 300mm Thickness: 8mm. Refer to Specification.  
Close coupled WC  
150 x 150 x 5.5mm white, flat gloss, glazed ceramic wall tile. All walls, around Shower and full floor to be Tanked with Arc (or equal and approved) tanking system.

6mm Wall mounted mirror  
Chrome trim to edges of tiling

**All materials to meet the requirements of the General Quality of Materials, Fittings and Fixtures for Social & Affordable Housing & Apartment Developments - Issue September 2019**

**SANITARY FITTINGS**  
Visible WC: A quality ceramic low level close couple suite (colour white) with integral cistern, dual flush. Wash hand basin to be by same manufacturer but sized appropriately for ease of use by wheelchair users. Tap to be Sequential (or equal and approved) Lever Mono Basin Mixer.  
Bathroom: White - A matching suite of ceramic Wash Hand basin, quality ceramic low level close couple suite with integral cistern, dual flush, a (900mm wide by 900mm) Shower, with appropriate slip-resistance performance.  
Bathroom to be provided with polished chrome toilet roll holder and with 500mm 19mm diameter towel rail, and 6mm mirror, 900 x 600mm. Provide appropriately sized rubber plugs on stainless steel chairs to wash hand basin.  
Taps: Generally to be mixer type, polished chrome to relevant standards. 6 Litre/Min flow restrictors are recommended.  
Bathroom sink taps to be single handle mixer type, reach 100mm.  
Wall mounted Thermostatic shower mixer with handset shower attachment and selector and with 1.5 meter long hose, 6 Litre/Min flow restrictors are recommended.

**BATHROOM NOTES:**  
Supply & fit all sanitary ware & associated fittings.  
Wall tiles to areas indicated, supply & fit. Include for all adhesives, grouts, chrome trims etc.  
Supply & fit R11 Tiling, run under all units. As for Architects approval.  
Walls & ceiling to have a skim finish, painted. Colour to be agreed with Client. Exclude tiled areas.  
Walls to be finished with 1 prime coat & 3 finish coats of paint (though washable matt, stain & grease resistant) Colours to be approved by client.  
Ceilings to be finished with 1 prime coat & 2 finish coats paint, white ceiling paint with matt finish. Include for sealing around wet areas with clear 100% Silicone sealant, anti-mould.  
Include for supply & fit of one amber Shower screen as per elevations.  
All fixtures & fittings to be installed as per manufacturers recommendations.  
All drainage to Engineers specification/details. Outlets to be agreed with Engineer on site.  
Location of fixtures & fittings to be agreed with Architect on site.  
Include for fitting of bevelled mirror over each washbasin, supply/fit.  
Ventilation as per Engineers specification/details. Location of vents/fan to be agreed with Architect on site.  
Include for all associated fitting required for the supply and install of all fixtures.  
Include for chrome round edge trim where required.  
Include for supply & install of side bath panels to be fitted.  
Include for all mixer taps required, chrome-plated brass with contemporary lever design. Ceramic disk technology.  
All walls and floors to be Tanked with Arc (or equal and approved) tanking system.

**EXTRACTS & FITTINGS:**  
Supply & fit:  
1. Close coupled WC pan & cistern with dual flush valve, water saving 6litre push button dual flush cistern. Include for soft close seat and cover and all required fittings.  
2. Chrome plated toilet roll holder, wall mounted with concealed fixings. Include for all required fittings.  
3. Selected (900x900mm) porcelain enamelled heavy gauge shower tray with slip resistant finish. Include for supply and installation of shower screen panels. Include for Fix-a-Seal shower seal between tiling. Supply and install shower mixer with shower tray rail, shower handset with chrome finish & approx. 1.5m hose.  
4. 500mm washbasin, single tap hole with overflow. Include for sealing to tiled splashback. Washbasin to be mounted on pedestals. Install mixer tap. Include for all required fittings.  
5. Supply and install single lever type mixer tap with chrome finish.  
6. 300mm splashback tiling to be provided over WHB in WC.  
7. Tiling around Shower to extend full height to ceiling level. Allow for ceramic subway style wall tiles. 150x150mm with bevelled edge, colour to be agreed.  
8. Install shower screen. Frame to be chrome finish glazed with 6mm safety glass. Install as per manufacturers guidelines. Include for all required fixings.  
9. Install mirror over WHB, 600x900mm with bevelled edge. Supply and install shaver light over WHB with integrated shaver socket. Include for all required fixings, electrical connections etc.  
10. Supply and install wall mounted towel ring with chrome plated brass beside WHB & bath towel rail beside shower. Include for all required fixings.

**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

**TA GROUP** **ROSCOMMON**

Project: Shannon Valley - House Type 03  
Client: Roscommon County Council  
Sheet: HT03B-Room Data(No. 49)

Date: 01/29/26  
Dwg No: 25020-X-HT03B-X-X-DR-TA-AR-5000

Project number: 25020  
Scale: 1 : 25  
Rev: 00

Accept Code: S  
Purpose Code: P1