

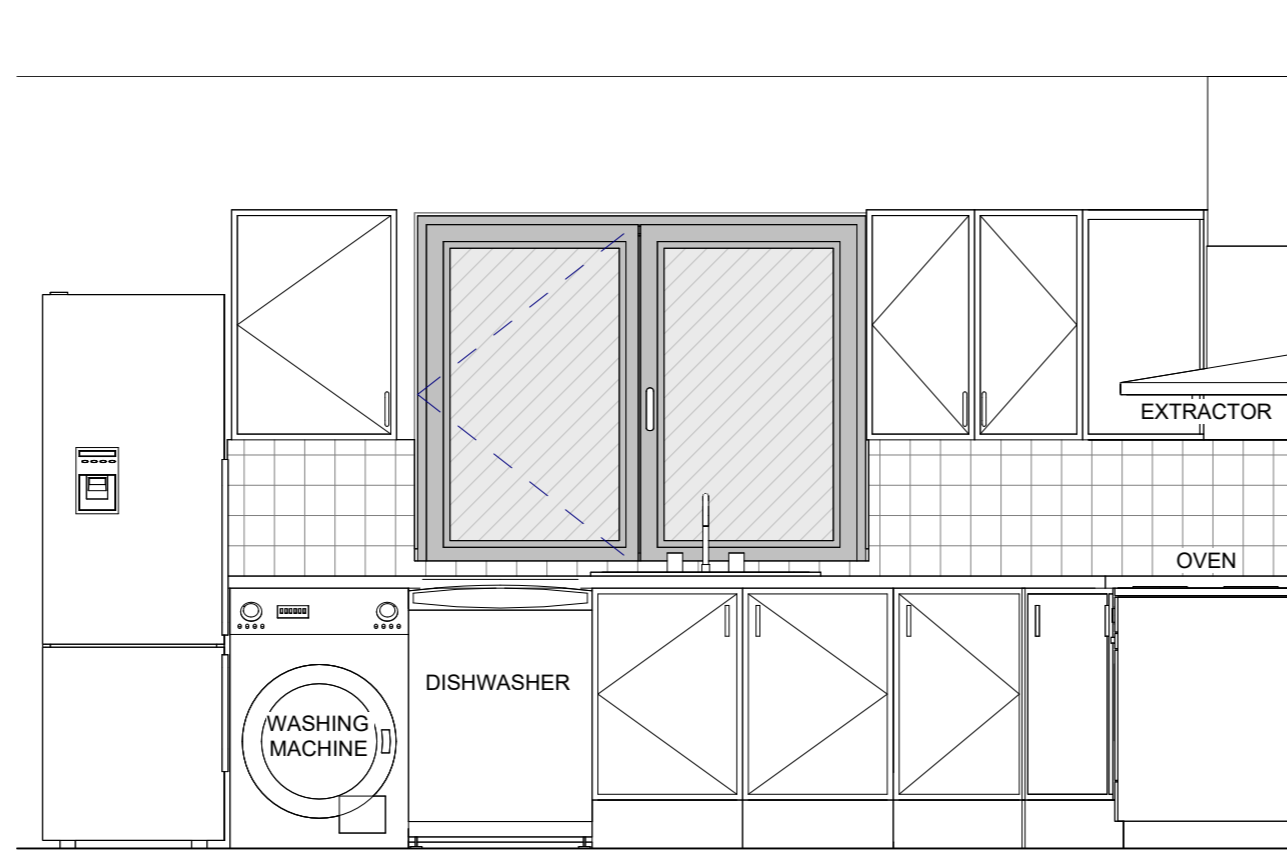
Ground Floor - Kitchen

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

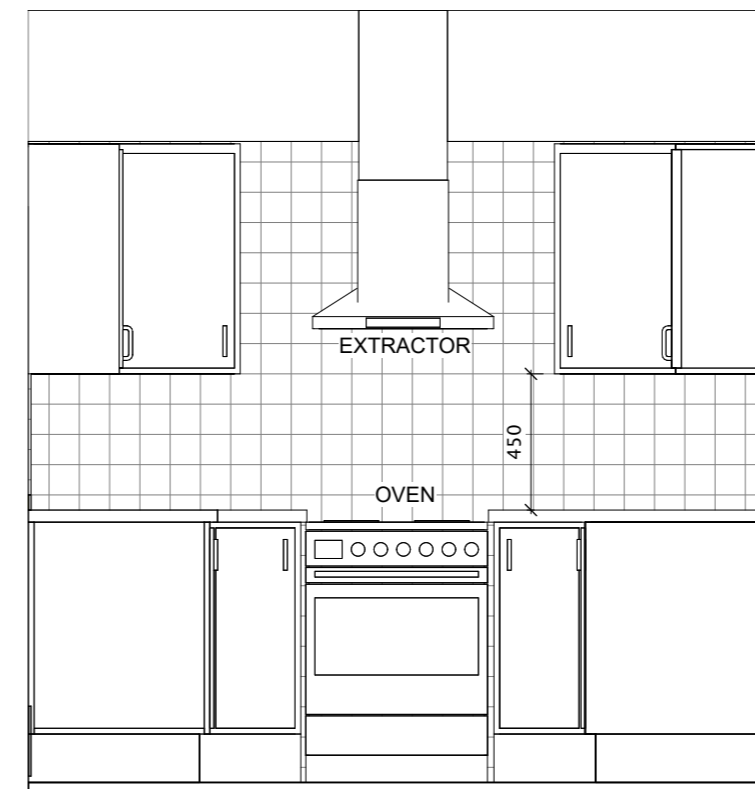
WALL TILING
150 x 150 x 5.5mm white, flat gloss, glazed ceramic wall tiles generally between the worktop and overhead cupboards, or cooler hood, for the full length of the kitchen fittings. Tiles to extend 2 rows below the level of countertop/ freestanding cooler openings. All tiles to extend flush to 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: 400 x 800mm Thickness: 8mm. Refer to Specification. Include for 120 x 20mm paint finished softwood timber skirting



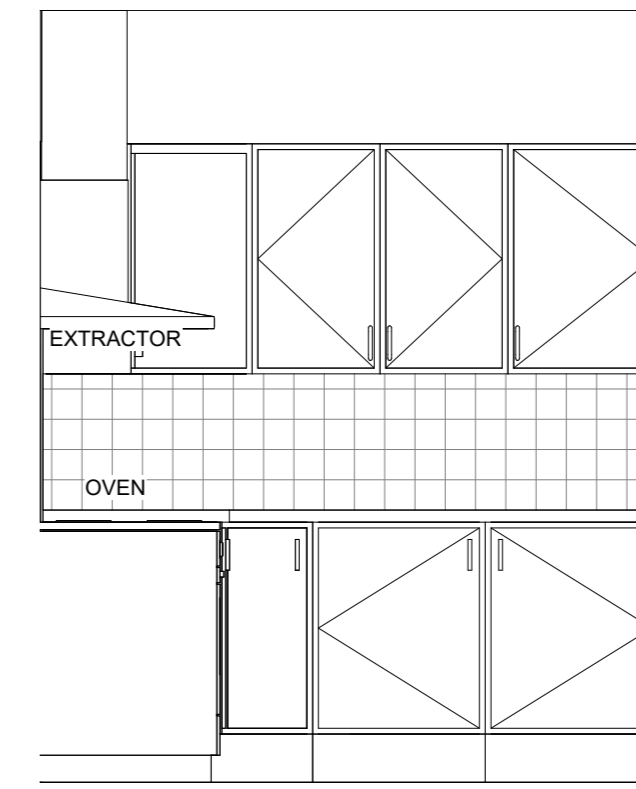
K01 Kitchen - Elevation 01

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K02 Kitchen - Elevation 02

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K03 Kitchen - Elevation 03

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5.3.2 Kitchen Furniture, Fittings and Fixings

Unit Carcasses and panel sheet material
High density, fine surface 16mm 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 50g/m² 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 19 - 20 mm, with 20mm ABS lipping, security bead, 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 450 mm deep drawer 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 Patent drip barrier to be in place to bottom front underside edge
Joints to be machine bonded, bisulphated and to be sealed with EN 204 grade D3 or D4 moisture resistant gap filling adhesive
Mixed or full joints to be used
Worktops shall be continuous without visible jointing strips
Ends capped with 38mm chrome end piece

Plinths
150 x 19mm, high pressure laminate facing bonded MDF both sides, plinths
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 cooler 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 kickboard.

Hinges
Self-closing, quality with three-way adjustable cushioning plates.
Hinges to be 170° concealed with metal spring hinge system they may fold back against adjoining units.
Two hinges minimum on 115mm high doors, three hinges minimum on 900mm doors.

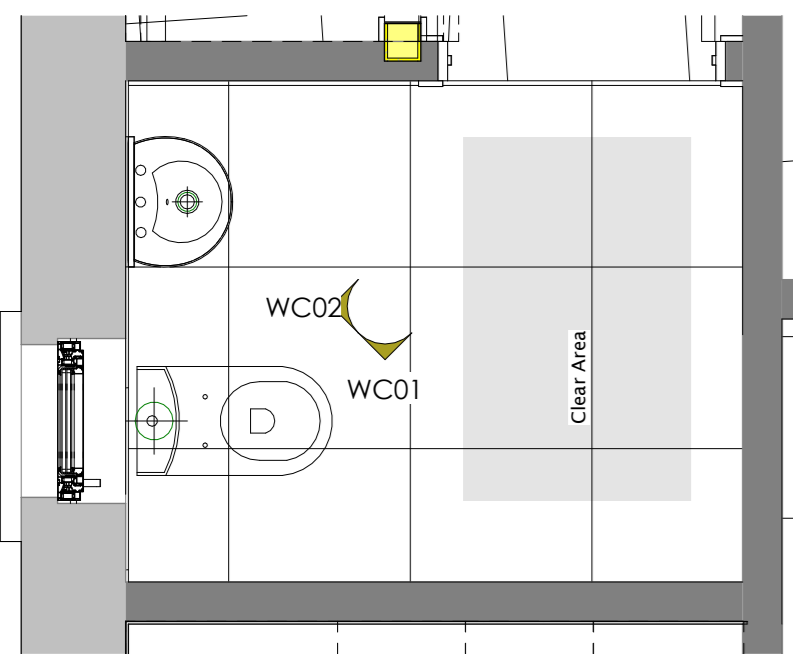
Handles
Handles to be brushed stainless steel.

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 800mm wide X 500mm deep with a minimum depth of 180mm and base unit 500mm; cut out 800mm wide x 480mm deep.
Sinks to comply with EN 13310 kitchen sinks - functional requirements and test methods.
10.7mm stainless steel satin finish with reversible 2 punched tap holes (one with tap hole stop) 100mm 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 inflexible shelf.
SPVC sleeve to be placed to bottom edge of whole unit. Chip tray to base of sink base unit with up-stand at rear, any leaks from sink U trap to be directed towards cabinet door.

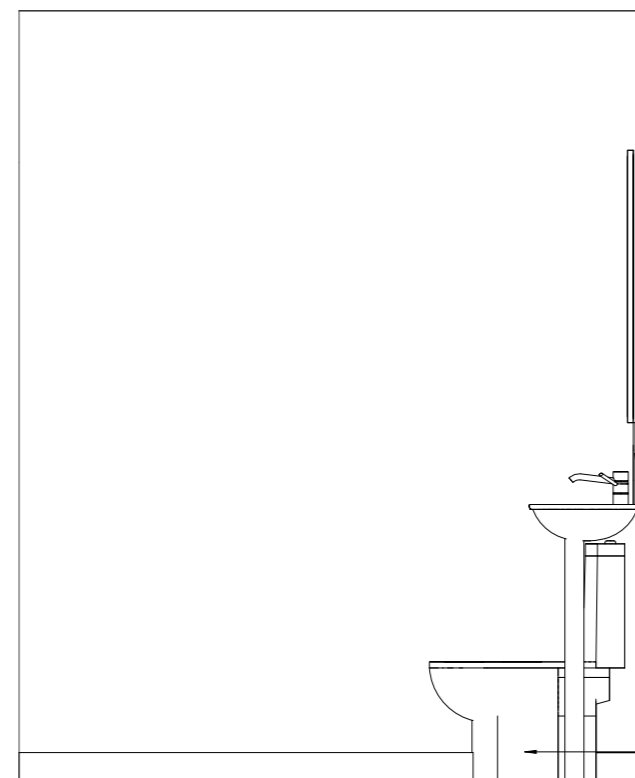
Taps
Single lever design, polished chrome, minimum 0.3 bar pressure required lever action single flow.
Height: 140mm, reach 205mm.

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



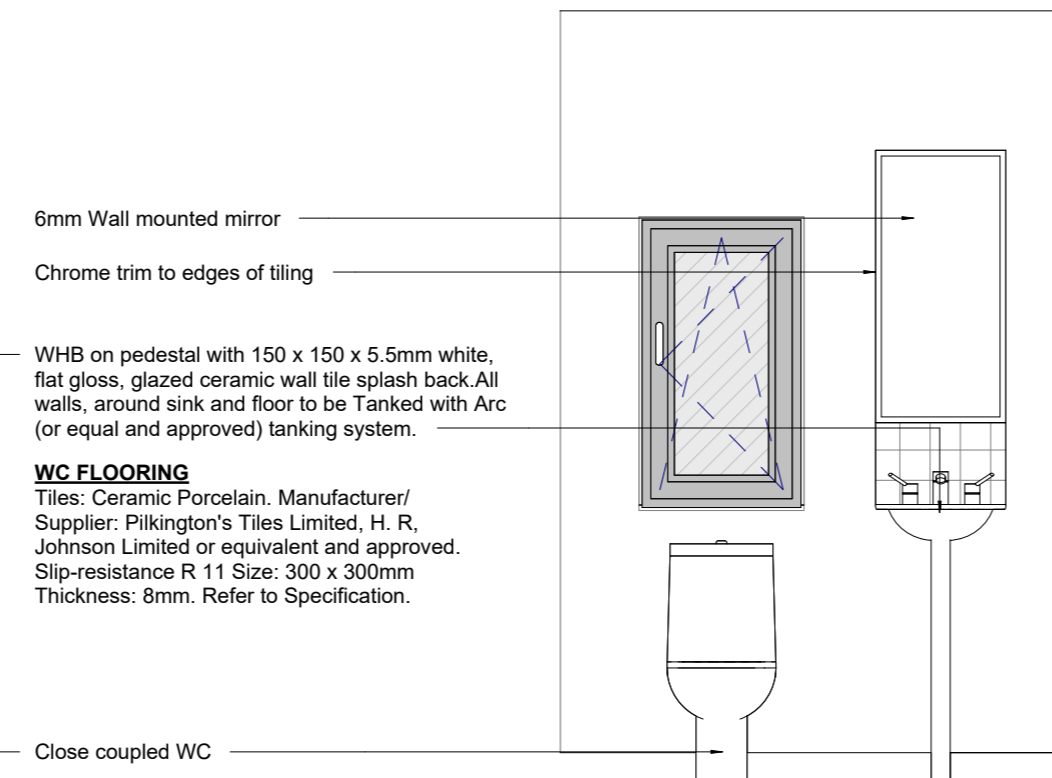
Ground Floor - WC

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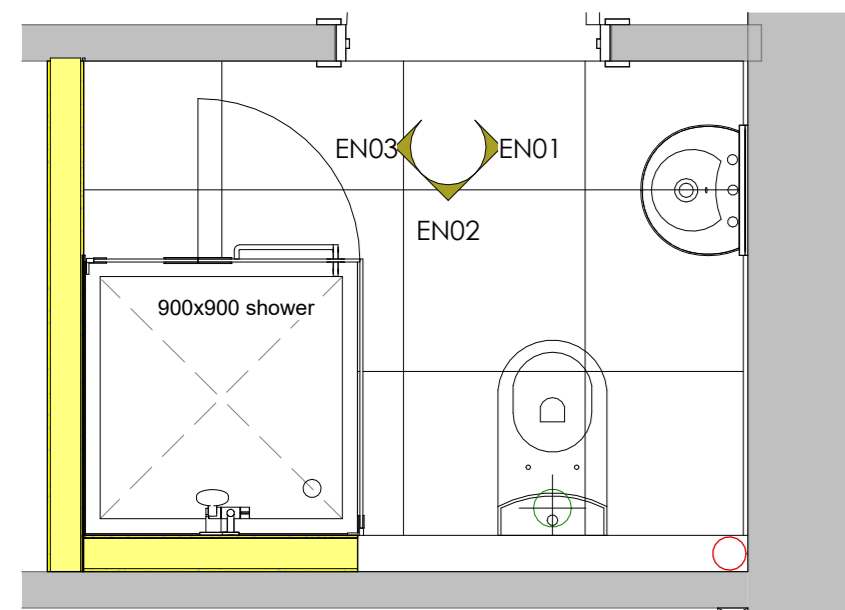
WC01 - Elevation 01

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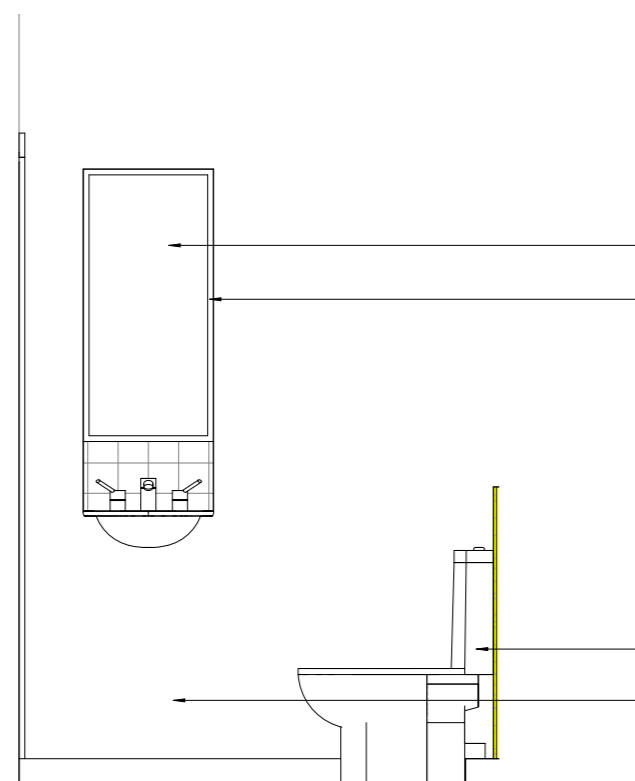
WC01 - Elevation 02

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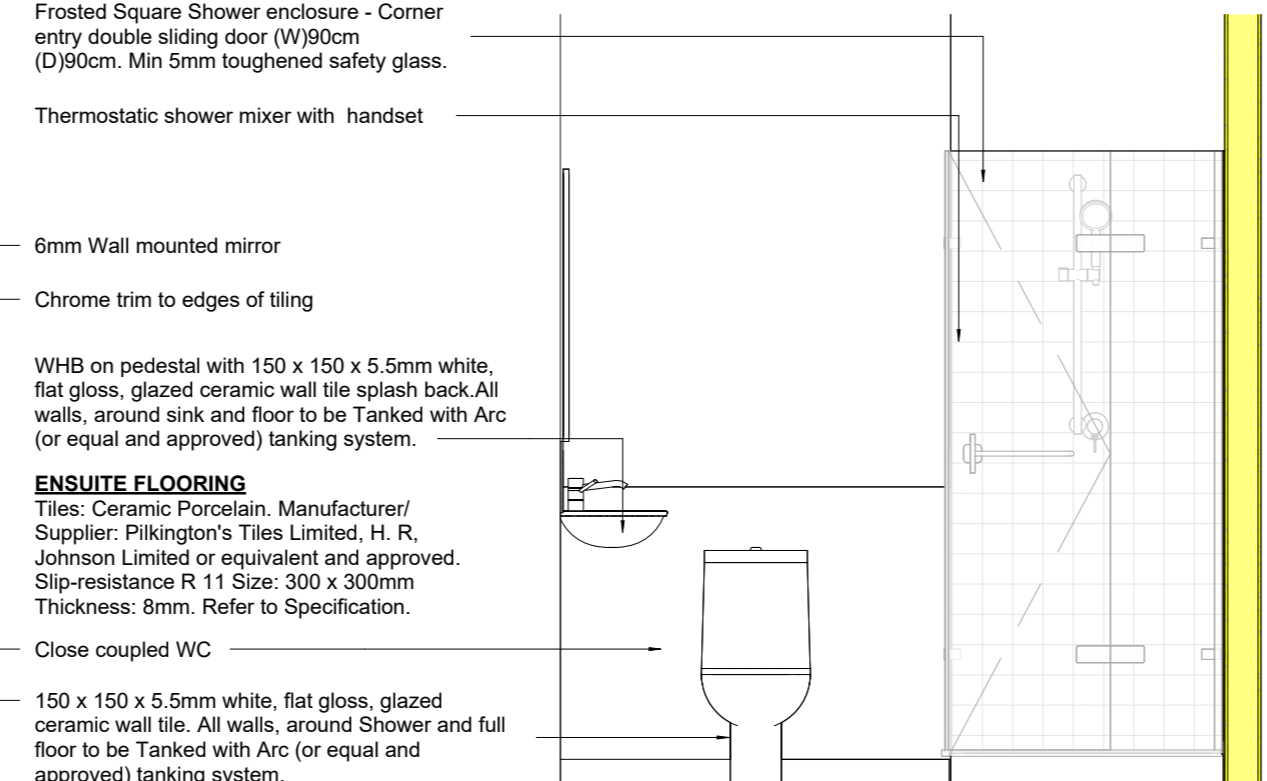
First Floor - Ensuite

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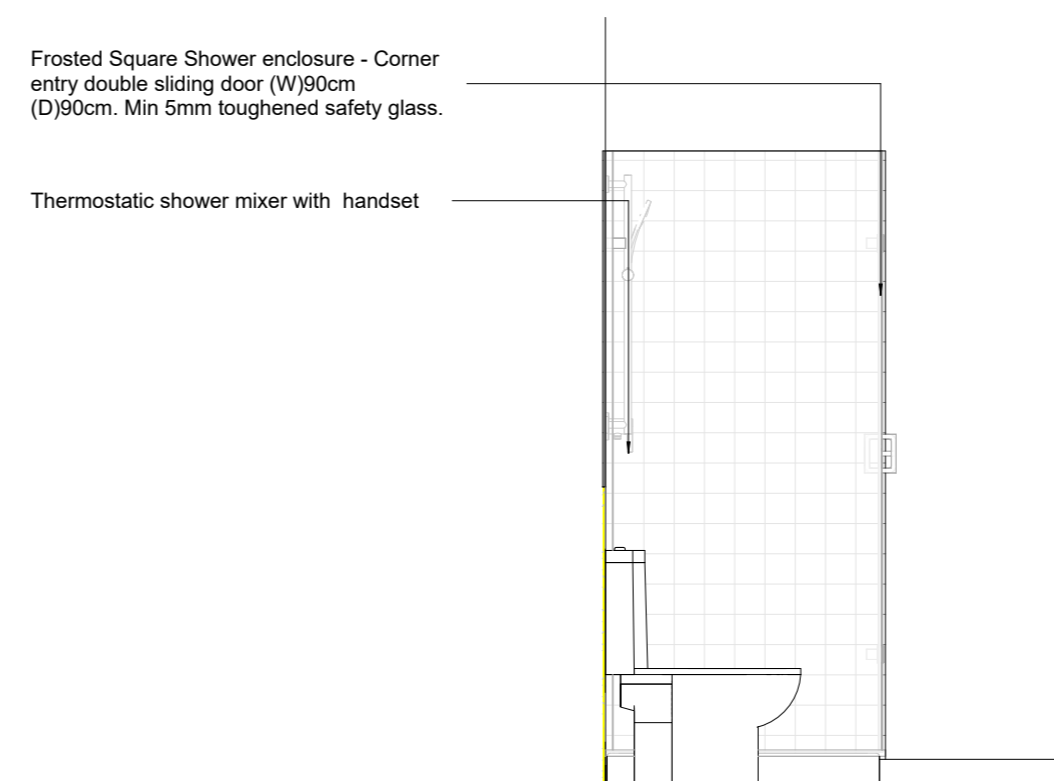
EN01 - Elevation 01

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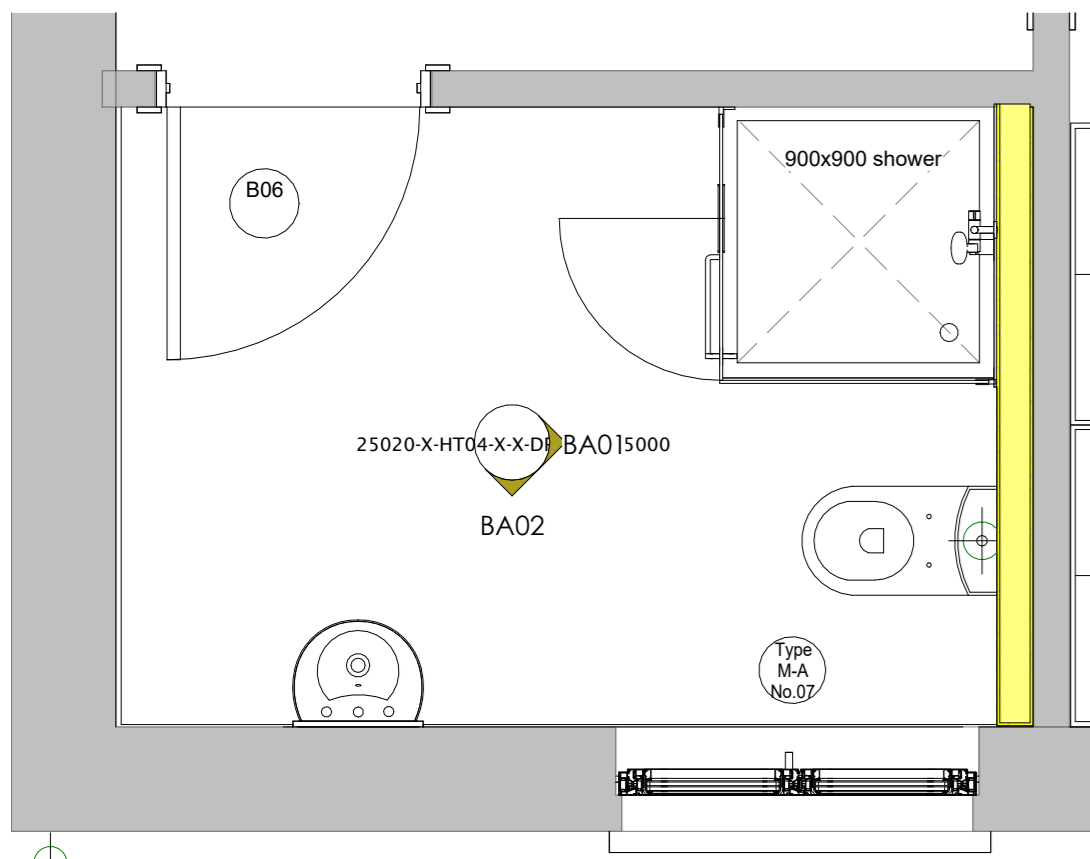
EN02 - Elevation 02

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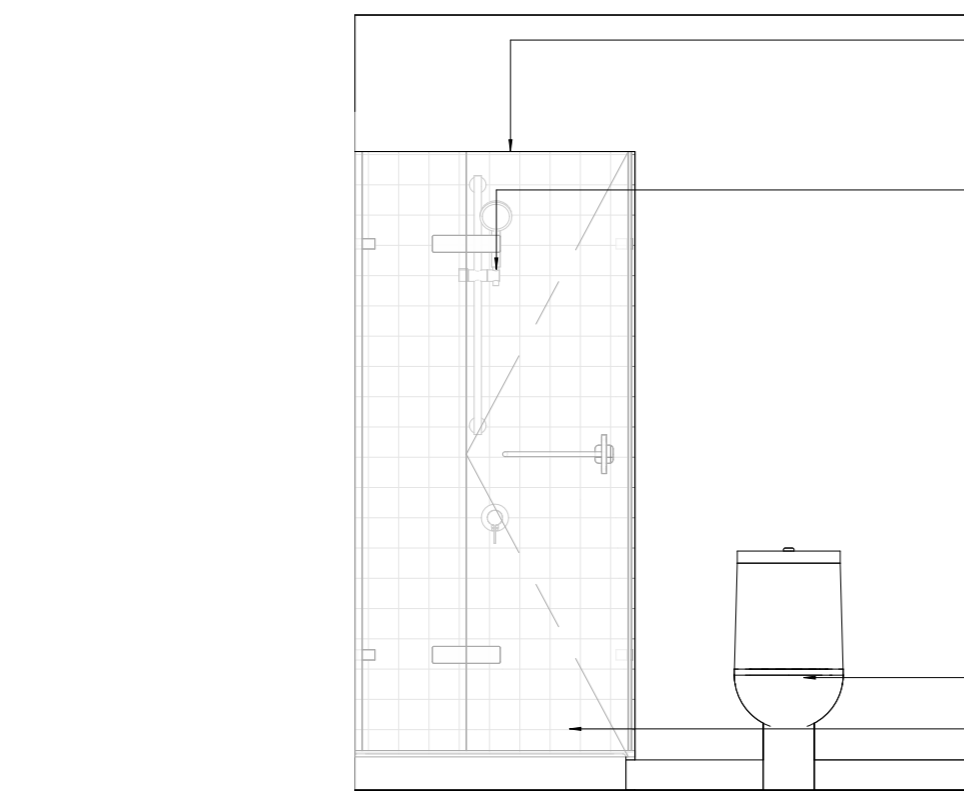
EN03 - Elevation 03

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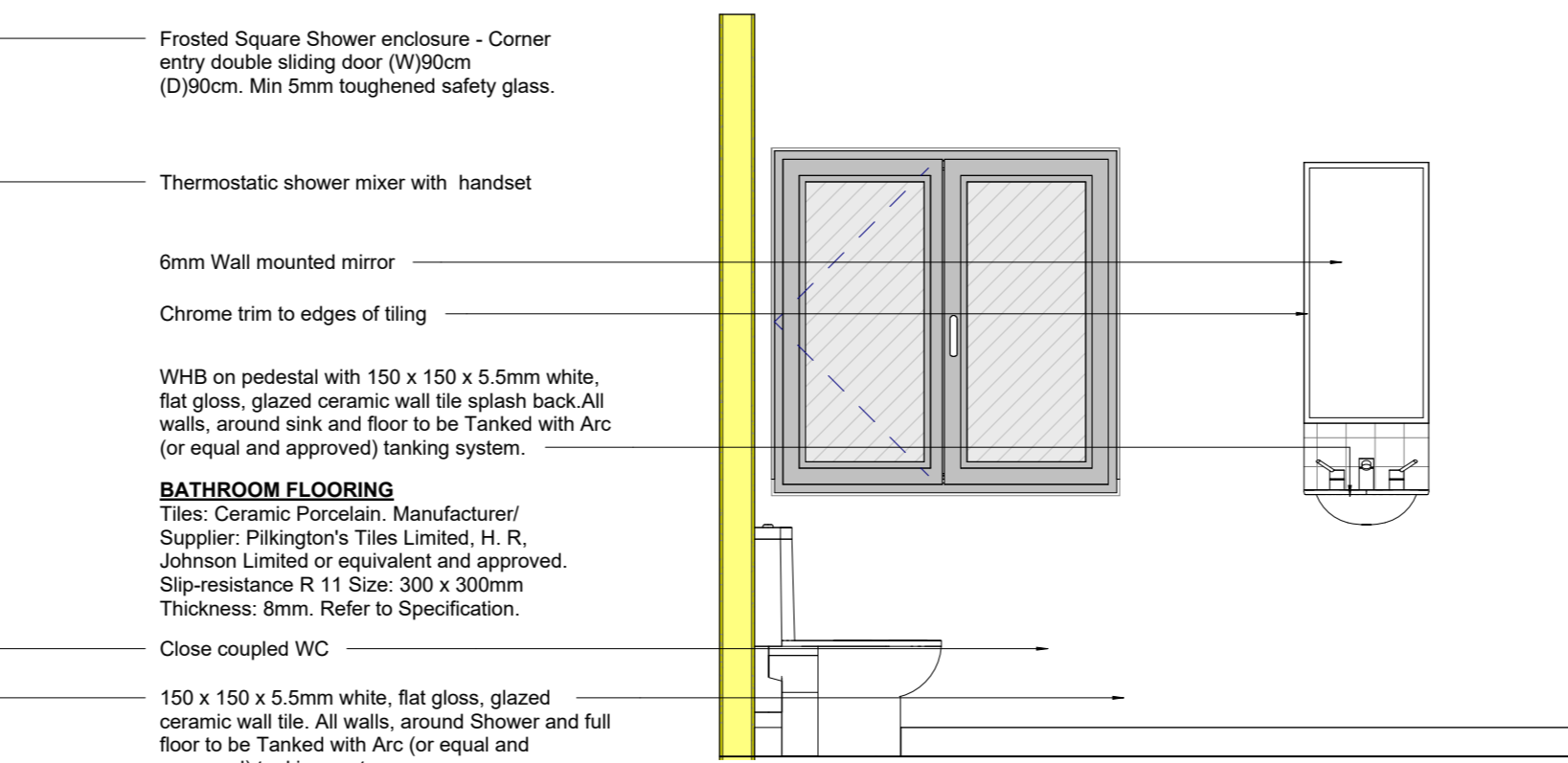
First Floor - Bathroom

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BA01 - Elevation 01

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BA02 - Elevation 02

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All materials to meet the requirements of the General Quality of Materials, Fittings and Finishes 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 600mm 450 x 900mm. Provide appropriately sized rubber plugs on stainless steel chains 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 100 mm.
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.

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 (rough 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 wall areas with clear 100% Silicone sealant, anti-mould.

Include for supply & fit of one number 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 ventilation 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 tiled.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.

FIXTURES & FITTINGS:
Supply & fit:
1. Close coupled WC pan & cistern with dual flush valve, water saving 64 litre 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 fittings. 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 Flex-seal shower seal between tray. Supply and install shower mixer with shower tray rail, shower handsets 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 pedestal. Install mixer tap. Include for all required fittings.
5. Supply and install single lever type mixer tap with chrome finish.
6. 300mm splashback tiles 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, 300x100mm with bevelled edge, colour to be agreed.
8. Install folding shower screen. Frame to be chrome finish glazed with 6mm safety glass. Install as per manufacturers guidelines. Include for all required fittings.
9. Install mirror over WHB, 450x900mm with bevelled edge. Supply and install shaver light over WHB with integrated shower socket. Include all required fittings, electrical connections etc.
10. Supply and install wall mounted towel ring with chrome plated finish beside WHB & bath towel rail beside shower, include for all required fittings.

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 **ROS MON**

Project: Shannon Valley - House Type 04
Client: Roscommon County Council
Sheet: HT04 - Room Data (No.44)

Date: 01/29/26
Dwg No: 25020-X-HT04-X-X-DR-TA-AR-5000

Drawn by: Author
Checked by: Check
Purpose Code: P1

Accept Code: S

Scale: 1:25
Rev: 00