

Item	Description	Quantity per Ensuite
WC	Close-coupled vitreous china WC with dual flush cistern, heavy duty soft-close seat, white finish	1 No.
Basin	Wall-mounted semi-pedestal wash hand basin, approx. 550mm wide, white finish	1 No.
Basin Tap	Lever operated monobloc mixer tap with TMV3 thermostatic blending valve	1 No.
Mirror	Safety backed mirror, approximately 600 x 900mm with polished edges	1 No.
Shower Valve	Thermostatic exposed T-bar shower valve with anti-scald protection	1 No.
Shower Rail	Adjustable shower rail complete with hand-held shower head and flexible hose	1 No.
Shower Drain	Stainless steel floor drain or linear drain suitable for resin flooring	1 No.
Grab Rail (Shower)	32mm diameter stainless steel grab rail adjacent shower area	1 No.
Grab Rail (WC)	Stainless steel horizontal grab rail beside WC	1 No.
Grab Rail (Basin)	Stainless steel support rails adjacent basin	1 No.
Toilet Roll Holder	Stainless steel anti-ligature type	1 No.
Soap Dispenser	Wall mounted liquid soap dispenser	1 No.
Towel Rail	Stainless steel towel rail, approx. 600mm long	1 No.
Coat Hook	2 no. Heavy duty stainless steel hook to back of door.	1 No.
Isolation Valves	Concealed isolation valves to all sanitary fittings	As Required
Wall Cabinet	Wall mounted double door cabinet, 800mm W x 700mm H x 125mm D	1 No.

PARTICULARS OF WORKS – BATHROOM & ENSUITE WORKS

GENERAL

The works comprise the subdivision and alteration of 2 existing ensuite's to provide 4 separate ensuite's, refurbishment and alterations of 1 ensuite, the construction of a new ensuite and bathroom facilities within an existing community dwelling.

Works include alterations to existing layouts, construction of new partitions, formation of new door openings, closure of redundant openings, plumbing and drainage installations, ventilation works, electrical works, sanitaryware installation, hygienic wall finishes, resin flooring, decoration and all associated builders works necessary to provide fully completed facilities ready for occupation.

All works shall be carried out in accordance with the drawings, Building Regulations, HIOA requirements, HSE Infection Prevention and Control Guidance, manufacturers' recommendations and good building practice.

Contractor shall verify all dimensions and existing site conditions prior to commencement.

ALTERATIONS

- Form new door openings in existing masonry walls as indicated on drawings.
- Provide suitable precast concrete or steel lintels over all new openings.
- Make good disturbed finishes around new openings.
- Existing door openings no longer required shall be infilled using lightweight partition construction comprising galvanised metal stud framing, acoustic insulation and moisture resistant plasterboard.
- Construct new internal partitions as indicated on drawings comprising galvanised metal stud framing, acoustic mineral wool insulation and moisture resistant plasterboard.
- Provide timber noggins and reinforcement within partitions for sanitary ware, grab rails, shower fittings and accessories.
- Partitions shall extend full height to underside of ceiling construction and be sealed at all perimeter junctions.

PLUMBING & DRAINAGE

- Provide complete plumbing and drainage installations throughout.
- Alter existing water services and drainage systems where required to accommodate revised layouts.
- Conceal all hot and cold water services within wall chases wherever practicable.
- Carefully chase masonry walls to accommodate plumbing and electrical services. Ensure walls are not chased back to back.
- Reinstate all wall chases following installation of services.
- Pressure test all plumbing services prior to closing up works.
- Provide isolation valves to all sanitary fittings.
- No exposed pipework shall remain visible following completion except where unavoidable at final sanitaryware connections.
- All plumbing installations shall comply with current Building Regulations and Irish Water requirements.

WALL PREPARATION

- Remove all loose materials, tile adhesive residues and defective finishes from existing walls.
- Make good damaged wall surfaces and fill defects.
- Dryline all masonry walls using proprietary drywall adhesive and 12.5mm moisture resistant plasterboard.
- Boards shall be securely fixed, taped and jointed to provide a smooth and even substrate suitable for direct application of hygienic wall cladding.
- Finished wall surfaces shall be plumb, level and free from defects.

WALL FINISHES

- Provide Altro Whitelock hygienic PVC wall cladding throughout all bathrooms and ensuite's.
- Wall cladding shall extend from finished floor level to ceiling level on all walls.
- Installation shall include thermoformed internal corners, thermoformed external corners, hygienic sealed joints, proprietary edge trims and sealed service penetrations.
- Install wall cladding strictly in accordance with Altro recommendations.
- Completed installation shall provide a durable, impact resistant, washable and hygienic finish suitable for residential care environments.

FLOOR FINISHES

- Prepare floor substrates to receive resin flooring.
- Repair defects and provide leveling compounds where necessary.
- Form falls to shower drainage points where required.
- Provide seamless heavy duty polyurethane resin flooring throughout all bathroom and ensuite facilities.
- Flooring shall be waterproof, slip resistant, chemical resistant and suitable for wet room environments.
- Provide integral resin coved skirting minimum 100mm high around perimeter of all rooms.
- Floor finish colour to Architect / Client approval.

SANITARYWARE

- Provide new sanitaryware throughout.
- Provide close coupled WC suites complete with dual flush exposed cisterns and heavy duty soft close seats.
- Provide wall mounted wash hand basins complete with lever operated mixer taps incorporating thermostatic temperature control.
- Provide level access shower areas complete with stainless steel floor drains, thermostatic shower valves, adjustable shower rails and hand-held shower heads.
- All fittings shall be securely fixed in accordance with manufacturers' recommendations.
- Provide backing supports within walls and partitions where required.

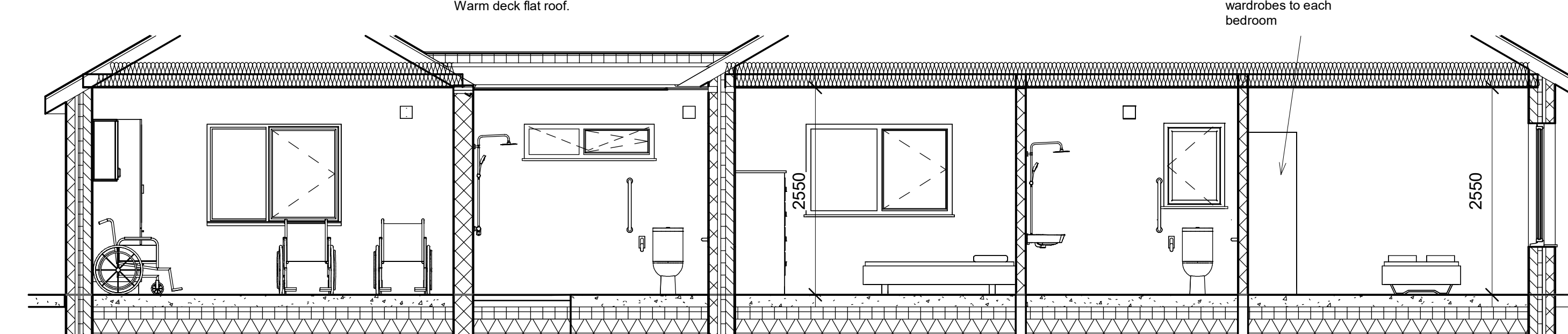
ACCESSORIES

- Provide mirrors, toilet roll holders, soap dispensers, towel hooks, grab rails, shower curtain rails and shower screens as indicated on drawings.
- Securely fix all accessories through wall finishes into suitable structural backing.

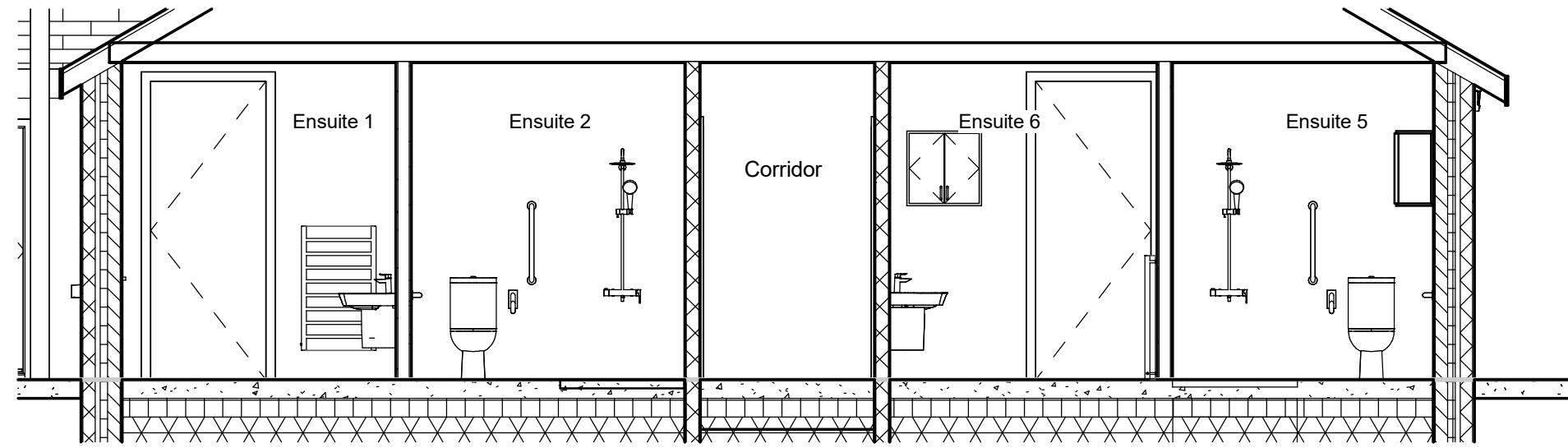
Extension outlined in blue



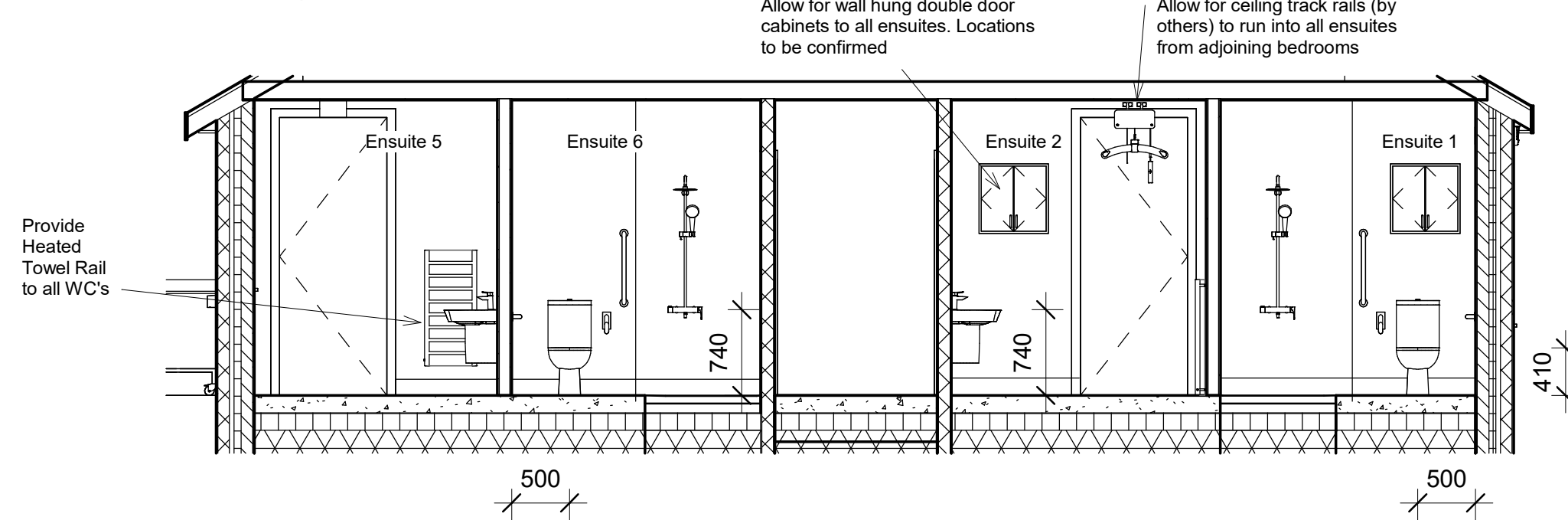
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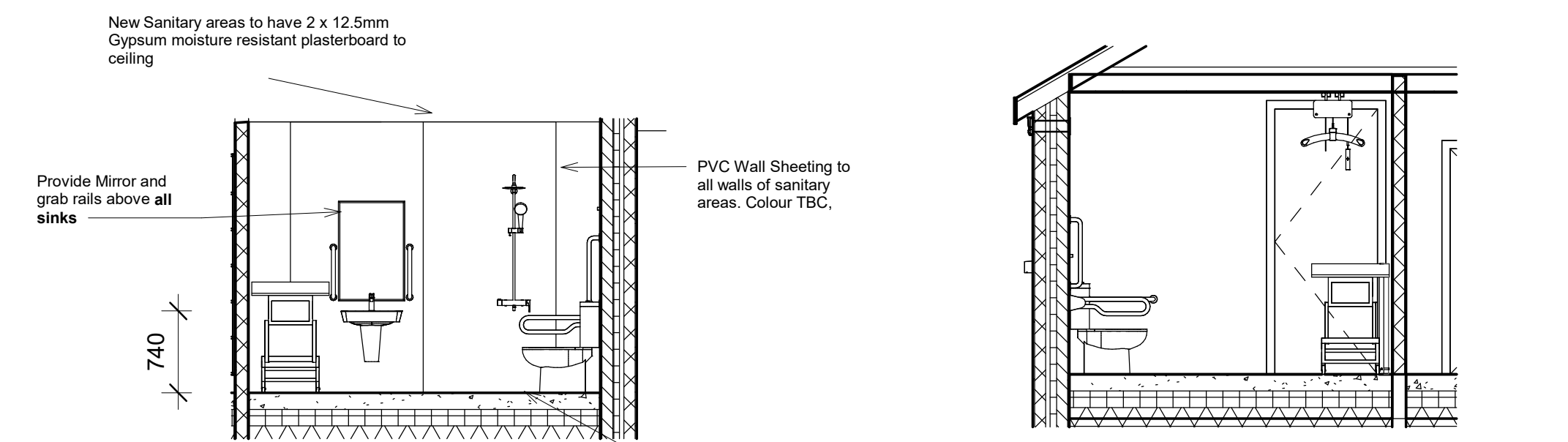
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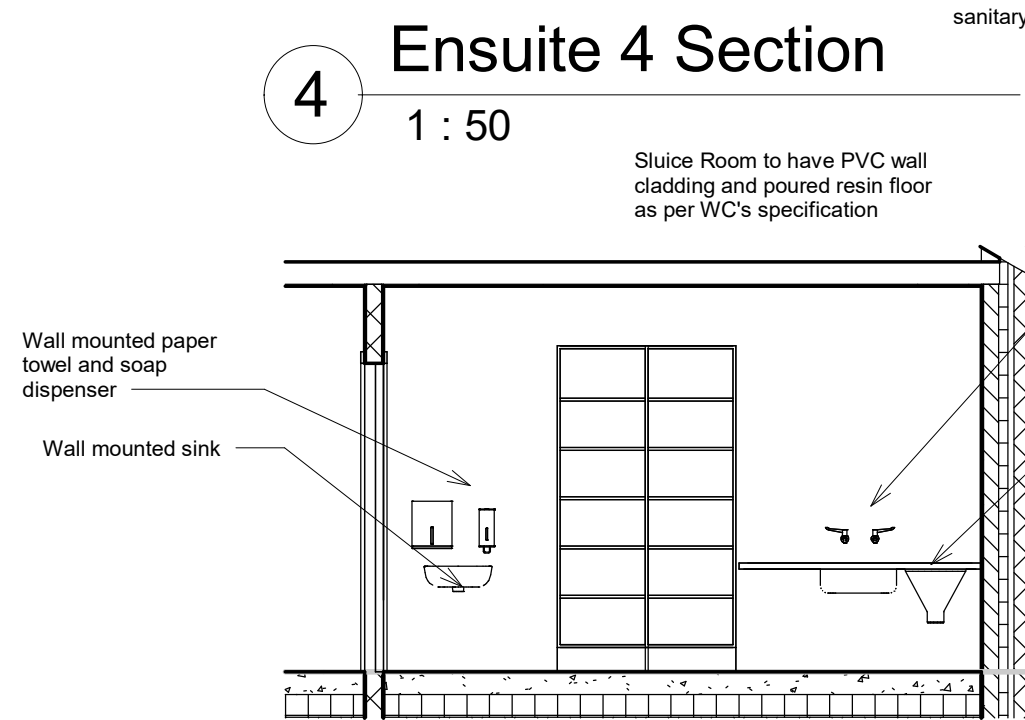
2 Section 1
1 : 50



3 Section 2
1 : 50



5 Ensuite 3 Section
1 : 50



4 Ensuite 4 Section
1 : 50

7 Sluce Room Section
1 : 50

VENTILATION

- Provide mechanical extract ventilation to all bathrooms and ensuite's.
- Ventilation rates shall comply with Technical Guidance Document F.
- Extract fans shall operate in conjunction with lighting controls and incorporate adjustable overrun timers.
- Provide all ductwork, grilles, terminals and associated accessories necessary to provide a complete installation.
- Conceal ductwork wherever practicable.

ELECTRICAL INSTALLATION

- Provide complete electrical installation including LED lighting, extract fan supplies, switching, controls and associated wiring.
- All wiring shall be concealed.
- Electrical works shall comply with I.S. 10101 National Rules for Electrical Installations.
- Provide electrical completion certification upon completion.

CEILINGS

- Retain existing ceilings unless noted otherwise on drawings.
- Repair cracks, holes and defects.
- Make good disturbed areas resulting from service installations.
- Prepare ceilings for decoration.
- Apply mould-resistant moisture-resistant paint suitable for wet areas in accordance with manufacturer's recommendations.

FIRE STOPPING

- Provide fire stopping to all service penetrations through walls and ceilings.
- Maintain existing fire compartmentation and fire resistance performance throughout the works.
- All fire stopping products shall be proprietary tested systems installed in accordance with manufacturers' recommendations.
- INTERNAL WC'S to have fire damper fitted where extract fan penetrates ceilings.

COMPLETION

- Test and commission all plumbing, drainage, ventilation and electrical installations.
- Thoroughly clean all surfaces upon completion.
- Remove all debris, labels and protective coverings.
- Leave all bathroom and ensuite facilities fully operational and ready for occupation.
- Provide all relevant certification, warranties, commissioning records and maintenance information to the Client upon completion.

ACCESSORIES

All accessories shall be:

- Satin stainless steel finish.
 - Heavy duty commercial grade.
 - Fixed through wall finishes into structural backing.
 - Installed at accessible heights in accordance with TGD M.
- WC & Basin: Armitage Shanks Concept Freedom Range or approved equivalent.
Shower Valve: Mira Select Flex Exposed TMV3 T-Bar Shower or approved equivalent.
Grab Rails: AKW Onyx or Armitage Shanks Contour 21.
Accessories: Dolphin Stainless Steel Commercial Range.
Mirror: Toughened safety-backed mirror with polished edge



PROJECT

Carra Mor, Community Dwelling
Lifford,
Ennis, Co. Clare

TITLE

Sanitary Facilities

CLIENT

Corlann - Clare Region

DRAWN BY

Author

CHECKED BY

Checker

DATE

06/16/26

SCALE (@ A1)

1 : 50

PROJECT NUMBER

24/BOC/081

DRAWING NUMBER

26/D/0606

REV