



Rev.	Date	Author
P1	24/10/16	CG
P2	19/01/17	DJH
P3	31/1/17	SJS
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Issue P5

PREFERRED RANGE 2013

**STANDARD GENERAL CONTENTS
SPECIFICATION FOR PRS
APARTMENTS – Blocks A, B, C, D, E & F
Zone 11, Park Central, Birmingham**

This document is to be strictly read in accordance with site specific 'External Material Schedule' and 'Group Construction Specification'

SITE ADDRESS:	Zone 11, Park Central, Attwood Green, Birmingham	PLOT NO.S:	339 Apartments Block A: 1800 – 1840 Block B: 1901 – 1941 Block C: 2001 – 2036 Block D: 2300 – 2345 Block E: 2200 – 2298 Block F: 2100 – 2175
MARKETING NAME:	Lexington Quarter	NHBC SITE REF (BLOCKS A, B & C):	0006055417/2392
DATE:	2nd February 2017	LABC SITE REF (BLOCKS D, E & F):	LABC000652921



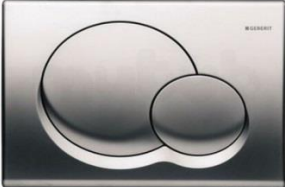
ELEMENT	DESCRIPTION	REV.
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1	EXTERNAL JOINERY – styles as shown on production drawings.		
a)	WINDOWS SOLAR	<ul style="list-style-type: none"> • 'DARK GREY PVCu. U value 1.2W/m2K. RAL 7016, WHITE INTERNALLY • POLISHED CHROME INTERNAL IRONMONGERY • G-VALUE 0.46 / 0.49 / 0.51 / 0.54 (REFER TO WINDOW SCHEDULES) • ALL OPENABLE WINDOWS TO BE STANDARD CASEMENT TYPE. • REFER TO SUPPLIER INFORMATION FOR FURTHER DETAILS. • www.solarwindows.co.uk 	P1
b)	ROOF TIMBERS	<ul style="list-style-type: none"> • N/A 	
c)	EXTERNAL COMMUNAL DOORS TOTAL GLASS OR SIMILAR (TBC)	<ul style="list-style-type: none"> • ALUMINIUM GLAZED DOOR WITH AUDIO/ VISUAL ENTRY SYSTEM TO MAIN BLOCK ENTRANCES. – RAL 7016 	P1
d)	BALCONY/JULIETTE DOORS SOLAR	<ul style="list-style-type: none"> • DARK GREY PVCu TO MATCH WINDOWS. WHITE INTERNALLY. • IRONMONGERY COLOUR TO MATCH WINDOWS WITH MULTIPOINT LOCKING AND GREY HINGES. • STANDARD SIDE HINGED DOORS. • www.solarwindows.co.uk 	P1

2	WALL FLOOR AND CEILING FINISHES		
a)	COVING	<ul style="list-style-type: none"> • NO COVING PROVIDED. 	
b)	WALL TILING (Up to £15.00/M2 supply only) PORCELANOSA	TILE AREAS BATHROOMS AND ENSUITES AS DETAILED BELOW: <ul style="list-style-type: none"> • BATHROOM/ENSUITE - FULL ROOM HEIGHT AROUND THREE SIDES OF THE BATH (REGARDLESS OF WHETHER SHOWER IS FITTED) AND HALF HEIGHT (1200MM ABOVE FFL) ON ALL OTHER APPLIANCE WALLS INCLUDING BOXINGS, CILLS AND REVEALS • FULL HEIGHT CONTRASTING 'FEATURE' TILING TO LONG WALL OF BATH. • SHOWER ENCLOSURES - FULL ROOM HEIGHT TILING TO SHOWER ENCLOSURE • FULL HEIGHT CONTRASTING 'FEATURE' TILING TO LONG WALL OF SHOWER • SQUARE EDGE POLISHED CHROME TILE TRIMS ONLY REQUIRED WHERE BODY OF TILE DIFFERS IN COLOUR FROM EXPOSED SURFACE FINISH. • FULL EXTENT OF TILING CLARIFIED ON PRODUCTION DRAWINGS. • REFER TO PORCELANOSA PDF STANDARD RANGE • www.porcelanosa.com/uk 	P1
c)	MIRRORS	<ul style="list-style-type: none"> • PROVIDED FULL WIDTH AND HEIGHT ABOVE WASH BASIN AND WC 	P1

d)	FLOOR COVERINGS LEOLINE	<ul style="list-style-type: none"> LEOLINE COMFYTEX VINYL OR TARKETT MODERN LIVING OR SIMILAR, TO OPEN PLAN LIVING/DINING/ KITCHEN, BATHROOMS, ENSUITES, HALLWAYS AND HALL STORE CUPBOARD ONLY. 	P3
e)	CARPETS	<ul style="list-style-type: none"> CREST STANDARD 'ABINGDON' 80/20 WOOL TWIST 32oz CARPET WITH UNDERLAY AND GRIPPERS TO ALL BEDROOMS. http://www.oxbridgeflooring.com/carpets/wool-twist/ 	P2
f)	CEILING & FLOOR HEIGHTS	<ul style="list-style-type: none"> TO APARTMENTS – CEILING TO FLOOR 2400mm (DOES NOT INCLUDE FLOOR FINISH) TO HALLWAYS – CEILING TO FLOOR 2300mm (DOES NOT INCLUDE FLOOR FINISH) BLOCK B GROUND FLOOR ONLY (PLOTS 1901 – 1906): TO APARTMENTS – CEILING TO FLOOR 2350mm (DOES NOT INCLUDE FLOOR FINISH) TO HALLWAYS – CEILING TO FLOOR 2250mm (DOES NOT INCLUDE FLOOR FINISH) MAIN ENTRANCE LOBBY - CEILING TO FLOOR 2300mm (DOES NOT INCLUDE FLOOR FINISH) 	

3	KITCHENS & UTILITY ROOMS		
a)	FURNITURE MANHATTAN FURNITURE OR SIMILAR APPROVED	FURNITURE DESIGNED, SUPPLIED AND INSTALLED: <ul style="list-style-type: none"> 40mm POST FORMED WORKTOPS WITH 100mm UPSTANDS, CONTINUOUS PLINTH, INTEGRATED EXTRACTOR UNIT, OVEN HOUSING, 16mm THICK CARCASS, INTERGRATED FRIDGE/FREEZER, INTERGRATED DISHWASHER AND FREESTANDING WASHER/DRYER LOCATED IN HALL CUPBOARD. SOFT CLOSE DOORS AND DRAWERS. NO CORNICE OR LIGHTING PLINTH. LOW ENERGY LIGHTING TO UNDERSIDE OF WALL UNITS. PULL OUT RECYCLING BINS TO BE FITTED IN ONE KITCHEN CUPBOARD BASE UNIT. 3 NO BINS WITH TOTAL CAPACITY NOT LESS THAN 30 L, NO INDIVIDUAL BIN LESS THAN 7 L. CATEGORY F (OR SIMILAR APPROVED) SUBJECT TO AVAILABILITY http://prmf.co.uk/intro.html 	P2
b)	SINKS AND TAPS	KITCHEN <p>RANGEMASTER GLENDALE REVERSIBLE 1/5 BOWL (GL9502) WITH DRAINER STAINLESS STEEL SINK WITH HANSGROHE TALIS S2 SINGLE LEVER KITCHEN MIXER TAP (1487000) C/W 8ltr/MIN FLOW RISTRICTOR (07002281). DRAINER TO BE ON RHS WHERE POSSIBLE</p> <p>http://www.rangemaster.co.uk/products/sinks/stainless-steel-sinks/glendale-gl9502</p> <p>http://www.hansgrohe.co.uk/articledetail-talis-s2-14877000.html</p> <p>https://pro.hansgrohe.co.uk/articledetail-oe-cascade-pca-slc-8ltr-flow-insert-07002281.html</p>	P2
c)	WHITE GOODS BOSCH	<p>FINISHED IN BRUSHED STEEL:</p> <ul style="list-style-type: none"> 60cm WIDE SINGLE FAN ASSISTED ELECTRIC OVEN – PRODUCT CODE: 'HBN331E4B' 60cm WIDE IN- LINE RECIRCULATING EXTRACTOR – PRODUCT CODE: 'DHE635BGB'. <p>OTHER ITEMS:</p> <ul style="list-style-type: none"> 60cm WIDE FOUR-RING CERAMIC HOB – PRODUCT CODE: 'PKE611C17E' 60CM WIDE GLASS SPLASH BACK BEHIND HOB FROM TOP OF WORKTOP TO UNDERSIDE OF WALL UNIT/EXTRACTOR. INTEGRATED FRIDGE FREEZER – PRODUCT CODE: 'KIV38V20GB or Similar' INTERGRATED 60CM DISHWASHER TO 2 & 3 BED FLATS - PRODUCT CODE: 'SPV40C00GB' OR SIMILAR INTERGRATED SLIMLINE 45CM DISHWASHER TO 1 BED FLATS - PRODUCT CODE: 'SPV40C00GB' OR SIMILAR FREE STANDING WASHER/DRYER LOCATED IN HALL CUPBOARD – PRODUCT CODE: BOSCH 'VVH28360GB' OR SIMILAR' <p>NO OTHER WHITE GOODS PROVIDED. PRODUCT CODES ARE INDICITIVE OF MODELS CURRENTLY BUT ARE SUBJECT TO CHANGE AS ITEMS BECOME DISCONTINUED OR UPGRADED</p>	P2

<p>4</p>	<p>BATHROOMS, ENSUITES – WHITE. NOTE PRODUCT MAY CHANGE PENDING LAYOUTS RESTRICTIONS.</p>		
<p>a) BATH</p> <p>KALDEWEI MISSION</p>	<ul style="list-style-type: none"> • EUROWA – 1700 X 700MM 0 TAP HOLE – (EUROWA170/70NTH). 162Ltr. C/W BOLT ON LEGS (5039) MATT WHITE LINEAR 1690mm X 515mm (505mm EXCL LIP) FRONT PANEL c/w button/ Velcro fixing kit. BATH POP UP WASTE CHROME PLATED. http://www.kaldewei.co.uk/ - See PDF file for specific model 	<p>P1</p>	
<p>b) BATH SCREEN</p> <p>- Where shower fitted Merlyn</p>	<ul style="list-style-type: none"> • MB3A 2 PANEL FOLDING CURVED BATH SCREEN • HINGED BATH SCREEN WITH FIXED PANEL. HIGH LUSTRE SILVER FRAMING – • PRODUCT CODE TBC – REFER TO PRODUCTION DRAWINGS FOR HANDINGS.  <p>WWW.MERLYNSHOWERING.COM</p>	<p>P2</p>	
<p>c) BATH TAPS #2</p> <p>EXPOSED THERMOSTATIC BATH/SHOWER MIXER FOR WALL MOUNTING – HIGH LEVEL FOR SHOWERING. HIGH PRESSURE SUPPLY</p>	<ul style="list-style-type: none"> • 'HANSGROHE' • 'ECOSTAT' UNIVERSAL BATH/SHOWER MIXER IN CHROME (13123000). • 'CROMA 100 VARIO/UNICA C LIFT SET' (27771000) COMPRISING OF CROMA 100 VARIO HAND SHOWER (28535000) WITH UNICA'C 958MM ADJUSTABLE SHOWER BAR (27610000) AND 1600MM ISIFLEX SHOWER HOSE (28276000) RESTRICTED TO 8 L/MIN WITH FLOW RISTRICTOR (07002283) HOSE RETAINING RING CLEAR (28072-000) <p>Bath/ Shower Mix Tap- http://www.hansgrohe.co.uk/article/detail-ecostat-ecostat-universal-bath-shower-mixer-for-exposed-installation-13123000.html?fsid=&pageid=&q=13123000</p> <p>Shower set - http://www.hansgrohe.co.uk/article/detail-croma-100-croma-100-vario-unica-c-set-0.90m-27771000.html</p> <p>Flow restrictor - https://pro.hansgrohe.co.uk/article/detail-oe-pcw-8ltr-flow-insert-07002283.html</p> <p>Hose Ring - https://pro.hansgrohe.co.uk/article/detail-hose-retaining-ring-28072000.html</p>	<p>P1</p>	
<p>d) WC SUITE</p> <p>ROCA</p> <p>GERBERIT</p>	<ul style="list-style-type: none"> • 'GAP' RANGE. • BTW PAN IN WHITE (347477000) - http://www.uk.roca.com/catalogue/products/wcs/back-wall-wcs/gap/single-floorstanding-wc-dual-outlet-347477..0 • SOFT CLOSE SEAT AND COVER IN WHITE (801472004) - http://www.uk.roca.com/catalogue/collections/bathroom-collections/gap/soft-closing-seat-cover-toilet-801472..4 • CONCEALED CISTERN 'UP320' FRONT ACCESS CISTERN (6/3 Ltr FLUSH) (109.309.00.5) http://www.geberit.co.uk/en_uk/target_groups/enduser/products_enduser/toilets_2/concealed_cisterns_2.html - See data Sheet • WITH SAMBA DUAL FLUSH PLATE CP GLOSS (115.770.21.1) – No Webpage – See Image 	<p>P1</p>	

e)	BATHROOM WHB ROCA	<ul style="list-style-type: none"> 'GAP' RANGE. 550 X 470mm WASH HAND BASIN WITH ONE TAP HOLE IN WHITE – PRODUCT CODE (327475000) MILLENNIUM CHROME BOTTLE TRAP (PEX-461/UK-1.1/4-CP) - http://www.uk.roca.com/catalogue/products/basins/wall-hung-basins/wall-hung-vitreous-china-basin-327475.0 	P1
f)	ENSUITE WHB ROCA	<ul style="list-style-type: none"> 'GAP' RANGE. 500 X 420mm WASH HAND BASIN WITH ONE TAP HOLE IN WHITE (327476000) MILLENNIUM CHROME BOTTLE TRAP (PEX-461/UK-1.1/4-CP) - http://www.uk.roca.com/catalogue/products/basins/wall-hung-basins/wall-hung-vitreous-china-basin-327476.0 	P1
h)	ALL BASIN TAPS - HIGH PRESSURE SUPPLY	<ul style="list-style-type: none"> 'HANSGROHE' 'FOCUS E2' SINGLE LEVER BASIN MIXER AND POP UP WASTE IN CHROME (31730-000) RESTRICTED TO 3.78L/MIN (07002277) - http://www.hansgrohe.co.uk/articledetail-focus-null-31730000.html?fsid=fffffd1x0000763100006CC100006DB10000776100007641&pageid=84bd94dd-61cb-44bd-8b06-a08b9c3c36fd&q= 	P1
i)	SHOWER TRAY JUST TRAYS	<ul style="list-style-type: none"> JT40 FUSION SHOWER TRAY - SIZES: 1200MM x 800MM (UNLESS SPECIFIED OTHERWISE ON PRODUCTION DRAWINGS. REFER TO PRODUCTION DRAWINGS FOR CONFIRMATION OF TRAY SIZES). - http://www.just-trays.com/products/jt40-fusion/ JT40 CHROME WASTE FULLY TILED UPSTANDS TO TRAYS RISER KIT INCLUDING ADJUSTABLE LEGS AND REMOVABLE PANELS WHERE APPLICABLE 	P1 P4
j)	SHOWER ENCLOSURE	<p>ICONIC ESSENCE HINGE INLINE - RECESS HINGED DOOR WITH FIXED PANEL. HIGH LUSTRE SILVER FRAMING. PRODUCT CODE: TBC</p>  <ul style="list-style-type: none"> NOTE: REFER TO PRODUCTION DRAWINGS FOR HANDINGS. 	P2
k)	SHOWER MIXER AND VALVE FOR WITHIN SHOWER ENCLOSURE HIGH PRESSURE SUPPLY	<ul style="list-style-type: none"> 'HANSGROHE' 'ECOSTAT' UNIVERSAL BATH/SHOWER MIXER IN CHROME (13123000). - http://www.hansgrohe.co.uk/articledetail-ecostat-ecostat-universal-bath-shower-mixer-for-exposed-installation-13122000.html?fsid=&pageid=&q=13123000 'CROMA 100 VARIO/UNICA C LIFT SET' (27771000) COMPRISING OF CROMA 100 VARIO HAND SHOWER (28535000) WITH UNICA'C 958MM ADJUSTABLE SHOWER BAR (27610000) AND 1600MM ISIFLEX SHOWER HOSE (28276000) RESTRICTED TO 8 L/MIN WITH FLOW RISTRICTOR (07002283) HOSE RETAINING RING CLEAR (28072-000) 	P1

5	PLUMBING			P1
	a)	PLUMBING CONNECTIONS	COMBINED WASHER DRYER (HALL CUPBOARD) AND DISWASHER (KITCHEN) <ul style="list-style-type: none"> PROVIDE PLUMBING PROVISION IN LOCATIONS SHOWN ON PRODUCTION DRAWINGS. 	

6	SUPPLY OF HOT WATER AND SPACE HEATING			P1
		DIMPLEX MONTEREY	<ul style="list-style-type: none"> PREFERRED SYSTEM: ELECTRICAL PANEL CONVECTOR HEATERS http://www.dimplex.co.uk/products/domestic heating/installed heating/panel heaters/metal fronted xx range/index.htm WALL MOUNTED WHOLE HOUSE ZONAL PROGRAMMER THERMOSTAT HOT WATER TO BE PROVIDED BY AN ELECTRIC PRESSURISED CYLINDER WITH ELECTRONIC TIMING ALLOWING SEPARATE TIME SETTINGS FOR HOT WATER – see mechanical spec. 'VOGUE FOCUS' - STRAIGHT TOWEL RAIL TO BATHROOMS AND ENSUITES ONLY (CHROME) - http://www.vogueuk.co.uk/search/MD001/ TOWEL RAIL SIZES TO BE 600MM WIDTH TO BATHROOMS WITH BATHS AND 400MM WIDTH TO BATHROOMS WITH SHOWER. TOWEL RAIL SIZES TO BE 600MM WIDTH TO ENSUITES WITH BATHS AND 400MM WIDTH TO ENSUITES WITH SHOWER. 	

7	ELECTRICAL	ALL ELECTRICAL PROVISIONS AS SHOWN ON PRODUCTION DRAWINGS.	
a)	MANUFACTURER AND RANGE HAGER Sollysta	<ul style="list-style-type: none"> • WHITE RANGE OF ACCESSORIES EXCEPT ABOVE KITCHEN WORKTOP WHICH ARE TO BE IN CHROME. • OUTLETS DETAILED BELOW ARE THE MINIMUM REQUIREMENT AS PER NHBC GUIDELINES. THE NUMBERS SHOWN ARE FOR SINGLE SOCKET OUTLETS AS INDICATED IN NHBC GUIDELINES, DOUBLE SOCKET OUTLETS COUNT AS 2. QUANTITY TO BE INCREASED TO SUIT LAYOUT IF REQUIRED (SUBJECT TO REVIEW OF ADDITIONAL COSTS) • KITCHEN 4 NO. (EXCLUDING APPLIANCES) • WHERE LIVING/DINING AREA PROVIDED 10 NO. OUTLETS TO BE PROVIDED. (4 NO. OUTLETS TO BE ADJACENT TO LIVING ROOM TV LOCATION INCORPORATED INTO MEDIA PLATE - Sollysta range). • BEDROOMS 6 NO. TO DOUBLE BEDROOMS AND 4 NO. TO SINGLE BEDROOMS. • HALL 2 NO. • 2 OUTLETS TO BE PROVIDED ADJACENT TO BT TO BT NETWORK TERMINATION EQUIPMENT. • OUTLETS AND SWITCHES NOT LOCATED WITHIN CUPBOARDS ARE TO BE POSITIONED AT 450MM OR 1100MM AFFL TO UNDERSIDE OF ACCESSORY. • http://www.hager.co.uk/product-catalogue/wiring-accessories/sollysta/38662.htm • 1 No USB SOCKET TO BE PROVIDED WITHIN LOUNGE AND ALL BEDROOMS 	<p>P2</p> <p>P5</p>
b)	MECHANICAL EXTRACTOR FANS VENT-AXIA	<ul style="list-style-type: none"> • REFER TO SEPARATE MANUFACTURERS SCHEDULES FOR FULL SPECIFICATIONS. • MVHR / MEV SYSTEMS TO BE PROVIDED IN LINE WITH M&E SPECIFICATION. • RIGID DUCTS TO ALL EXTRACT FANS – FINAL 300MM CONNECTION IN FLEXI. • NOTE: TO REDUCE NO OF PUNCTURES TO OUTER SKIN OF BUILDING THEN USE MULTIVENT SYSTEM WITH A RECYCLING COOKER HOOD. • BOOST SWITCH WITHIN KITCHEN AND BATHROOMS • DRAWINGS TO FOLLOW WITH SPECIFICATION 	P3
c)	INTRUDER ALARM SYSTEM	<ul style="list-style-type: none"> • GROUND FLOOR APARTMENTS TO BE PROVIDED WITH A FUSED CONNECTION UNIT FOR FUTURE WIRELESS SYSTEM 	P1
d)	SMOKE/HEAT DETECTORS Kidde Fynetics	<ul style="list-style-type: none"> • MAINS OPERATED, WITH BATTERY BACK UP, INTERCONNECTED SMOKE/HEAT DETECTORS: Kidde 2sfw (OPTICAL), 1sfw (ION), 3sfw (HEAT) • LOCATIONS AS DETAILED ON PRODUCTION DRAWINGS. • http://www.kiddesafetysystems.com/ProductInformation/Pages/Kidde-Hard-Wired-Alarms.aspx 	P1
e)	INTERNAL FIXED LIGHTING PHOTONSTAR - downlighter HAGER -pendants	<ul style="list-style-type: none"> • 100% OF ALL LIGHTING TO BE ENERGY EFFICIENT FITTINGS IN POSITIONS INDICATED ON PRODUCTION DRAWINGS. • LOW ENERGY LED DOWNLIGHTERS BY PHOTONSTAR (WHITE) (REF PSL SP001051.01 9.9W) TO BATHROOMS, KITCHENS AND ENSUITES ALL OTHER AREAS TO PENDANT SETS INCL LOW ENERGY BULB. (DOWNLIGHTERS TO BE USED IN PLACE OF PENDANTS IN CASES OF UNAVOIDABLE CLASHES WITH DOOR SWINGS). • BATTEN SETS TO HALL STORE CUPBOARDS. • http://www.photonstarlighting.co.uk/products/ceilingstar1/ 	P1
f)	TV/FM RECEPTION AND TELECOM OUTLETS Hager	<ul style="list-style-type: none"> • DTT/DAB/FM SKYPLUS TO LIVING ROOM AND ALL BEDROOMS. • FED TO COMMUNAL AERIAL/DISH.– REFER TO M&E SPECIFICATION • BT FIBRE LINK PROVIDED FROM FIBRE DP LOCATED IN SERVICE RISER TO APARTMENT STORE CUPBOARD TO FACILITATE TACTILE FIBRE SERVICE. • RJ45 MULTI-WAY PATCH PANEL IN APARTMENT STORE CUPBOARD WITH CAT5 CABLING TO RJ45 EXTENSIONS ADJACENT TO EACH TV LOCATION (2 NO. TO LIVINGROOM TV). • MASTER TELECOM SOCKET TO HALL AREA/CUPBOARD AND SLAVE SOCKETS TO LIVING ROOM. • TELEPHONE OUTLETS TO LIVING ROOM (2 NO.) AND BEDROOMS. OUTLETS IN BEDROOMS TO BE LOCATED ADJACENT TO TV (WHERE PRESENT). 	P1
g)	MISCELLANEOUS HAGER (Sollysta) APARTMENTS: FERMAX LOFT	<ul style="list-style-type: none"> • SPLIT LOAD RCD CONSUMER UNIT. (HAGER) • 'GRID' SYSTEM FOR SWITCHED FUSED SPUR OUTLETS WITHIN KITCHEN AS SHOWN ON PRODUCTION DRAWINGS. - http://www.hager.co.uk/product-catalogue/wiring-accessories/sollysta/grid/38658.htm • • INCLUDE ELECTRICS FOR WASHER DRYER, FRIDGE FREEZER AND DISHWASHER IN LOCATIONS SHOWN ON PRODUCTION DRAWINGS. • SHAVER SOCKETS TO ALL BATHROOMS/ENSUITES ON SIDE WALL AS SHOWN ON PRODUCTION DRAWINGS. • AUDIO/VISUAL ENRTY SYSTEM TO COMMUNAL ENTRANCE.- http://www.fermax.com/uk/pro.html 	P1

8	INTERNAL JOINERY			
	a)	FLAT ENTRANCE DOOR INTERNAL DOORS ‘VICAIMA’	<ul style="list-style-type: none"> • DEKADOR FULLY FINISHED FOILED WRAPPED OAK DOOR. REFER TO ARCHITECT DRAWINGS FOR FIRE RATING; C/W POSTAL NUMBER AND LETTER BOX. • DEKADOR FULLY FINISHED FOIL WRAPPED OAK DOOR. • http://www.vicaima.com 	P1
	b)	IRONMONGERY CARLISLE BRASS	<ul style="list-style-type: none"> • ZIN3121PC LEVER ON ROUND ROSE POLISHED CHROME FINISH 51MM 	P1
	c)	WARDROBES PORTICO OR GAP	<ul style="list-style-type: none"> • TO BE PROVIDED WITHIN ALL BEDROOMS, GENERALLY 1200MM to 1800MM WIDE OR SIZED TO SUIT SPACE – REFER TO PRODUCTION DRAWINGS FOR ACCUARTE SIZING. TO COMPRISE 2 DOOR STANDARD RANGE AS FOLLOWS: • DOORS: 1 OPAQUE, 1 MIRROR – UNLESS AGREED THROUGH FURTHER NEGOTIATIONS • CHROME FRAME • http://www.porticogb.com/wardrobes/index.htm • http://gapsolutions.co.uk/ 	P2
	d)	SKIRTING	<ul style="list-style-type: none"> • 15 X 94MM MDF WHITE PAINTED SQUARE EDGED. 	P1
	e)	ARCHITRAVE	<ul style="list-style-type: none"> • 18 X 57MM MDF WHITE PAINTED SQUARE EDGED. 	P1
f)	WINDOW BOARDS	<ul style="list-style-type: none"> • MDF PAINTED WHITE. 	P1	

9	PAINTING & DECORATIONS		NOTE: ALL PAINT BY ‘DULUX – TRADE’ RANGE.	
	a)	WINDOWS	<ul style="list-style-type: none"> • SELF FINISHED WHITE PVCu. 	P2
	b)	WINDOW BOARDS	<ul style="list-style-type: none"> • WHITE GLOSS (1 UNDERCOAT, 2 COATS GLOSS) 	P2
	c)	INTERNAL DOORS	<ul style="list-style-type: none"> • SELF FINISHED (Foil Wrapped) 	P2
	d)	INTERNAL DOOR FRAMES, SKIRTINGS & ARCHITRAVES	<ul style="list-style-type: none"> • WHITE GLOSS (1 UNDERCOAT, 2 COATS GLOSS) 	P2
	e)	WALLS	<ul style="list-style-type: none"> • ‘DULUX’ WHITE EMULSION THROUGHOUT - WHITE 	P2
	f)	CEILINGS & COVING	<ul style="list-style-type: none"> • ‘DULUX’ WHITE EMULSION THROUGHOUT - WHITE 	P2

COMMON AREAS – THE BELOW SPECIFICATION (SECTIONS 10 – 16) RELATE TO COMMUNAL AREAS ONLY. SEE ABOVE SECTIONS 1 – 9 FOR APARTMENT SPECIFICATION

REFER TO ARCHITECTS DRAWINGS AND SPECIFICATION FOR FINISHES, FITTINGS, FIRE RATINGS AND MECHANICAL OR ELECTRICAL ITEMS NOT SPECIFIED BELOW.

10	WALL FLOOR AND CEILING FINISHES			
	a)	FLOOR COVERINGS	<ul style="list-style-type: none"> • CERAMIC FLOOR TILING TO ENTRY LEVEL COMMON AREAS AS DETAILED ON ARCHITECTS DRAWINGS. • ‘CONTRAST TWEED MOSS’ COLOUR HEAVY DUTY CARPET (BONDED TO SUB FLOOR) IN CORRIDORS AND STAIRCASES WITH CONTRASTING GRADUS STAIR NOSING AND STRING TRIM ON STAIRCASES. • http://www.gradusworld.com/stair-edgings-trims - PVC- u Hardnose range • FULL WIDTH RECESSED MATWELL WITH STAINLESS STEEL FRAME AND NATURAL COIR MATTING ref: JHS 310 Trio entrance mat 	P1
	b)	WALLS	<ul style="list-style-type: none"> • DULUX – WHITE EMULSION NOTE: ALL PAINT BY ‘DULUX – TRADE’ RANGE.	P2
c)	CEILINGS ARMSTRONG OR SIMILAR APPROVED	<ul style="list-style-type: none"> • ‘DULUX - PURE BRILLIANT WHITE’ EMULSION THROUGHOUT. • ARMSTRONG WORLD INDUSTRIES – ULTIMA SL2 (OR SIMILAR APPROVED CONCEALED GRID SYSTEM (SUBJECT TO DESIGN LIMITATIONS WITHIN BLOCK E CURVED CORRIDOR)) AS DETAILED ON PRODUCTION DRAWINGS 	P4	

11	ELECTRICAL AND LIGHTING		
	a) SOCKETS AND SWITCHPLATES	<ul style="list-style-type: none"> KEY OPERATED SOCKETS FOR CLEANERS 	P1
	c) GENERAL LIGHTING	<ul style="list-style-type: none"> ALL TO BE LOW ENERGY. LOW ENERGY RANGE SURFACE MOUNTED LUMINAIRE WITH WHITE TRIM – CEILING MOUNTED TO CORRIDORS AND WALL MOUNTED TO STAIRS (PHOTONSTAR LUXLOOP). LIGHTING SYSTEM MUST BE DESIGNED BY M&E CONSULTANT TO ENSURE COMPLIANCE WITH EMERGENCY BACK UP LIGHTING IN THE EVENT OF FIRE OR POWER FAILURE. THE GF FEATURE LIGHTING IS AN ENTRANCE FEATURE ONLY. GROUND FLOOR ENTRANCE LOBBY TO BE OPERATED BY DUSK PHOTOCCELL SENSORS. LIGHTS TO CORRIDORS TO BE OPERATED BY PIR SENSORS (DETECTION COVERAGE TO ALL DOORS). EXTERNAL LIGHTING TO LANDSCAPED COURTYARD AREA – REFER TO M&E SPECIFICATION FOR FULL EXTERNAL LIGHTING INFORMATION. 	P1
	d) CUPBOARD/RISER	<ul style="list-style-type: none"> IMPACT RESISTANT LUMINAIRE CONTROLLED VIA SWITCH IN CUPBOARD/RISER. 	P1
	e) COMMUNAL AERIAL / SATELLITE SYSTEM	<ul style="list-style-type: none"> INTEGRATED RECEPTION SYSTEM (IRS) FOR DISTRIBUTING DTT/DAB/FM/SATELLITE SERVICES FROM COMMUNAL RECEPTION EQUIPMENT. DTT/DAB/FM SERVICES TO BE AVAILABLE WITHOUT THE NEED TO INSTALL FURTHER SATELLITE EQUIPMENT. EACH SATELLIT FEED TO ORIGINATE FROM IRS EQUIPMENT WITHIN RISER. 	P1
f) HEATING DIMPLEX MONTEREY	ELECTRICAL PANEL HEATERS – LOCATIONS AS SHOWN ON PRODUCTION DRAWINGS		P1

12	COMMUNICATIONS		
	a) TELECOM	<ul style="list-style-type: none"> INCOMING BT LINE TO EACH LIFT. 	P1
	b) SECURITY		
c) DOOR ENTRY FERMAX CITY LINE	<ul style="list-style-type: none"> DOOR ENTRY PHONE SYSTEM LINKED TO MAIN BLOCK ENTRANCE DOOR AND CONNECTED TO FLATS AUDIO/ VISUAL (refer to section 7g). 	P1	

13	JOINERY		
	a) DOORS	<ul style="list-style-type: none"> DEKADOR FULLY FINISHED FOIL WRAPPED OAK DOOR. REFER TO DOOR SCHEDULE 	P1
	b) SKIRTINGS	<ul style="list-style-type: none"> 15 X 144 (FIN) SQUARE EDGE MDF PAINTED WHITE GLOSS. 	P1
	c) ARCHITRAVES	<ul style="list-style-type: none"> 18 X 63 (FIN) SQUARE EDGE MDF PAINTED WHITE GLOSS.. 	P1
	d) DADO	<ul style="list-style-type: none"> NA 	P1
	e) IRONMONGERY	<ul style="list-style-type: none"> POLISHED CHROME DOOR FURNITURE INCLUDING PULL HANDLES, PUSH PLATES, KICK PLATES, OVERHEAD DOOR CLOSERS, AND APPROPRIATE FIRE SIGNAGE. RISER CUPBOARD DOORS TO BE FITTED WITH MORTICE CYLINDER DEADLOCK AND TURN. 	P1
f) FIXTURES/FITTINGS	<ul style="list-style-type: none"> BRUSHED STAINLESS STEEL SIGNAGE WITH ETCHED BLACK LETTERING (FLAT NO'S AND FLOOR) MILD STEEL BALUSTRADING SYSTEM WITH VERTICAL BALUSTERS AT MAX 99MM CENTRES TO BE DESIGNED, SUPPLIED AND FITTED, TO APPROVED DOCUMENT K & M. BLACK PLASTIC CAPPING TO HANDRAIL. 	P1	

14	EXTERNALS		
	a)	<ul style="list-style-type: none"> WATERPOINT REQUIRED TO INTEGRAL BINSTORES TO ENABLE WASH DOWN. EXTERNAL WATER POINTS TO BE PROVIDED TO LANDSCAPED PODIUM AREA. 	P1

15	LIFTS		
	a) KONE	<ul style="list-style-type: none"> SATIN STAINLESS STEEL TO SIDE AND BACK WALL FRONT WALL PANEL AND HEADER, CONTROL CONSOLE, LANDING DOORS AND SURROUND, CAR DOORS AND HANDRAIL. CEILING TO HAVE SUSPENDED DOWNLIGHTER EFFECT FLOOR GREY VINYL MIRROR HALF HEIGHT TO REAR WALL DISPLAY BUTTON ILLUMINATION KONE MONOSPACE 500 http://www.kone.co.uk/lifts/solutions/monospace-500/ 	P1

16	EXTERNAL DOOR		
	a) TOTAL GLASS (OR SIMILAR APPROVED)	<ul style="list-style-type: none"> ALUMINIUM GLAZED DOOR WITH AUDIO/ VISUAL ENTRY SYSTEM TO MAIN BLOCK ENTRANCE. – RAL 7016 http://www.totalglass.com/ 	P1