

**BOVIS HOMES COLLECTION
GROUP FINISHING
SPECIFICATION – NEW VISTRY
COLLECTION
JULY 2025**

FOR PRIVATE SALE



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User Guide

This document is the **Bovis Homes Collection Group Finishing Specification** and provides information in respect of the fixtures and fittings, sales and marketing default choices and basic regulatory compliance.

THIS SPECIFICATION, WHICH VISTRY GROUP LTD RESERVES THE RIGHT TO VARY, SHALL NOT FORM PART OF ANY CONTRACT.

This specification has been prepared with regard to current availability of fittings, materials, and present design proposals. Since these may be required to be altered for reasons of availability beyond the Company's control, the Company reserves the right to alter and/or substitute without notice, alternatives which the Company considers equally suitable.

The document is not intended to be highly technical and must be read in conjunction with the Group Technical specification, Group Technical working drawings, standard details, and trade specifications.

This document should be used in conjunction with the Group Trading Agreement Schedule, outlining all group wide recognised suppliers. This specification document also refers to apartment build where applicable.

1.0 EXTERNAL JOINERY

1.1 Window Type

PVCu white windows with energy efficient sealed units. Obscure glazing, where indicated on working drawings will be **Cotswold** design. For style of windows please refer to the external materials schedule and working drawings.



Roof Windows



All roof windows to be in timber, please refer to technical construction spec for details of required U-Value/G-Value. Colour as per external material schedule.

Altaterra code KAV B900 (pine), KAVB910 (White finish)

Roof windows to wet rooms to be white PVC finish (Code: KPV B900)

Glazing is not to be obscured. Flashing kit required to suit profile of specified roof tile.

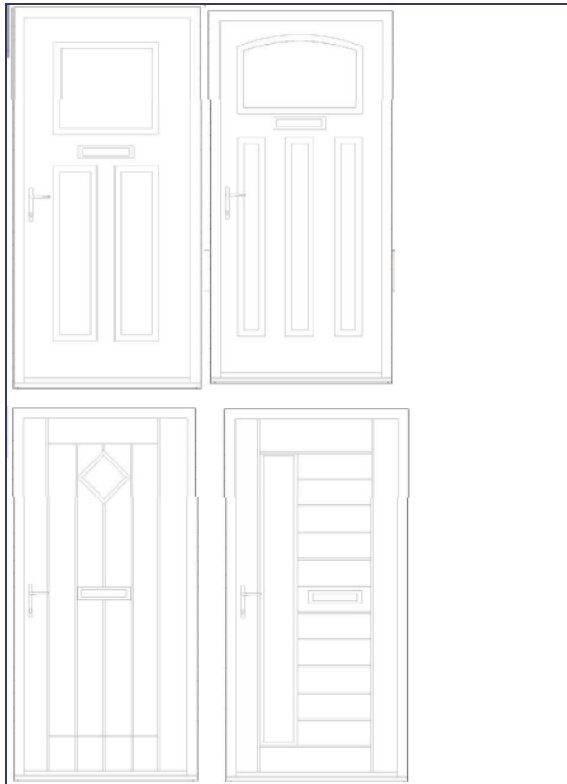
1.2 Window Ironmongery

Casement 2-point locking system. Ground floor lockable. Escape windows on upper floors, please refer to working drawings. Finish to be white. A minimum of 1No. key is to be provided for each window.


1.3 Main Door Entrance

Door styles in accordance with Group drawings. Refer to branding guidelines for placement options.

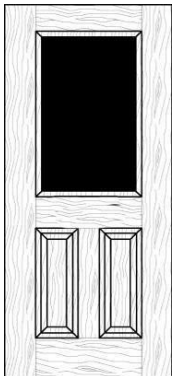
Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.

	<p>Frames – White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.</p> <p>Ironmongery - Door to be fitted with 3-point locking system and satin chrome finish lever handle. 2no keys to be provided for each door. Satin Chrome letterplate, door viewer and door chain mobility threshold. Glazing (where applicable) to be Cotswold obscure. Letterplate between 700mm and 1700mm from bottom edge of door.</p> <p>Internal lock snib to be provided to facilitate door locking/unlocking without the need for key operation to <u>front door only</u>.</p> <p>Pre-finished either Black or White as standard but subject to planning requirements. Refer to External Materials Schedule.</p>
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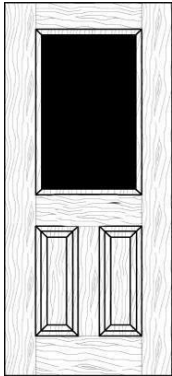
1.4 Front Door Numerals (Houses & Apartments)

	<p>Slate numeral plaque (with black fixings) available via current group approved ironmongery suppliers.</p>
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1.5 Rear Entrance Door

<p>Door Style shown below</p> 	<p>Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.</p> <p>Frames - White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.</p> <p>Lock - Door to be fitted with 3-point locking system and satin chrome finish lever handle. 2no keys to be provided for each door.</p> <p>Glazing to be Cotswold obscure.</p> <p>White external finish only.</p>
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1.6 Garage Personnel Door

	<p>Doors - GRP external door insulated with polyurethane foam CFC free insulation. All doors pre-finished in white internally.</p> <p>Frames - White UPVC frame with mobility threshold. Cill to be two part if manufacturer system allows.</p> <p>Lock - Door to be fitted with 3-point locking system and satin chrome finish lever handle. 2no keys to be provided for each door.</p> <p>Pre-finished white only.</p> <p>Note: Garage Personnel doors are only applicable where noted on the site layout / external works layout and are not included as standard.</p>
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1.7 PVCu French and Patio Doors

<p>House types (where detailed)</p>	
	<p>PVC-u door set construction to consist of a pre-finished PVC-u frame.</p> <p>Ironmongery to be white finish (Refer to external materials schedule). Espagnolette 3-point locking system installed as standard.</p> <p>Glazing Specification and performance to align with Group Technical Specification.</p> <p>2no keys to be provided for each</p>

1.8 Bi-Fold Doors



Aluminium bi-fold doors to be manufactured to BS 4873 with powder coat white finish (Refer to external materials schedule).

Ironmongery to be white finish unless specified differently on External Materials Schedule (Refer to external materials schedule).

Multi point locking mechanism installed as standard.

Glazing Specification and performance to align with Group Technical Specification.

3no keys to be provided for each.

N.B: Bi-fold doors not included as part of standard specification but can be used at regional discretion where noted as part of site plotting schedule and agreed as part of site viability,

1.9 Garage Up & Over Doors




Pre-finished steel retractable or framed door fixed to steel frame or canopy operation.

Black or White external finish only subject to planning. Refer to working drawing /Plot schedule.

3-point solid bar locking system across width of door.

SBD door type only required to be installed in integral garage with internal door. Standard door to be installed to isolated internal garage and separate garage (To be supplied with 2.no Keys as standard).

1.10 Fascia & Soffit

	<p>Freefoam PVCu square edged profile roof trims white.</p> <p>Boxed or open un-vented eaves and verge, subject to regional variation. Refer to standard details.</p> <p>Default colour white – please refer to plot schedule for confirmation of colour.</p>
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2.0 INTERNAL JOINERY

All timber elements used to be full chain of custody certified.

2.1 Staircase Construction – Houses

Refer to stair graphs for configurations.

FITTING	MATERIAL/SIZE	Finish
Wall Strings	MDF Medite / Whitewood / Redwood	Primed and de-nibbed
Outer Strings	MDF Medite / Whitewood / Redwood	Primed and de-nibbed
Tread	22mm MDF Medite	
Bullnoses	22mm MDF Medite	
Risers	9mm MDF Medite	
Newels	82mm Hemlock S/C / Bras pine	Primed and de-nibbed
Newel Caps	Oak Cap	Solid Oak Finish
Baluster	38mm MDF Medite or 32mm Radiata Pine S/C (preassembled)	Primed and de-nibbed
Handrail	44 x 63 Lacquered Oak Handrail	Light Oak Finish
Nosing	MDF Medite	Primed and de-nibbed

NOTE: Slip resistant flight protection to be included

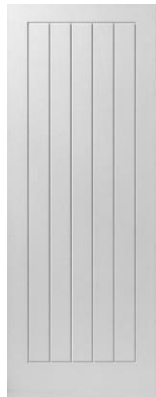


2.2 Windowboard



Window Boards to be 25mm moisture resistant MDF with 'Bullnose' leading edge, primed for painting in all rooms. Refer to section 8 for paint finish.

2.4 Door Kits – House & Apartments



Internal doors only to be purchased as a door kit pre-routed door & lining with pre-fitted hinges, latch & keeps.


Internal doors to be **Cottage** style either pre-finished or pre-primed, refer to section 8 for paint finish.

Double doors to have flush meeting stiles supplied with hinges only.

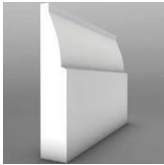
All fire doors to include hardwood threshold.

Door construction semi-solid or FD30 if shown on working drawings.

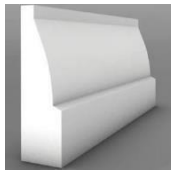
2.5 Built-In Wardrobes

2.5 Built-In Wardrobes	
<p>Apartments, 2 & 3 Bed Houses</p> <p>No wardrobes as standard included.</p>	<p>4 & 5 Bed House</p> <p>Wardrobes built in as standard to bedroom 1 – Sliding solution with single hanging rail & blanket shelf via Home Décor or Gooding Group as per Group Agreement.</p> <div style="text-align: center;">  <p>Classic Range "Standard"</p> </div> <p>*Example image</p>

2.6 Skirting

	<p>2 & 3 bed houses - 14.5mm x 94mm primed MDF Ovolo, Refer to section 8 for paint finish.</p> <p>4 & 5 bed houses - 14.5mm x 144mm primed MDF Ovolo refer to section 8 for paint finish.</p>
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2.7 Architrave





	<p>2 & 3 bed houses - 18mm x 58mm primed MDF Ovolo architrave, refer to section 8 for paint finish.</p> <p>4 & 5 bed houses - 18mm x 69mm primed MDF Ovolo architrave, refer to section 8 for paint finish.</p>
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2.8 Internal Door Furniture



Note: When using door-kits, hinges & latches are included.

	<p>CARLISLE BRASS SZA410SNCP Spectrum lever handle on rose. Chrome plate, satin nickel.</p>
 	<p>Floor Mounted Door Stop satin finish AA20CP to suit</p> <p>Or</p> <p>Projecting Wall Mounted Door Stop satin finish to suit</p>

Double Doors Non-Fire:

	<p>CARLISLE BRASS SZA410SNCP Spectrum lever handle on rose. Chrome plate, satin nickel.</p>
	<p>2 no British pattern door rack – bolt and oval turn Polished Chrome</p>
 	<p>Floor Mounted Door Stop satin finish AA20CP to suit</p> <p>Or</p> <p>Projecting Wall Mounted Door Stop satin finish to suit</p>


Bathrooms, En-suites & Cloakrooms:

	<p>CARLISLE BRASS SZA410SNCP Spectrum lever handle on rose. Chrome plate, satin nickel.</p> <p>Handle fixed to outside only, one per leaf.</p>
	<p>1 no SZM004CP Bathroom Turn & Release Polished Chrome finish.</p>
	<p>Floor Mounted Door Stop satin finish AA20CP to suit</p> <p>Or</p> <p>Projecting Wall Mounted Door Stop satin finish to suit</p>

2.9 Airing Cupboard Requirement

Softwood slatted shelving for airing cupboard constructed from 25 x 50mm PSE softwood, unpainted. Please refer to standard detail.

2.10 Loft Access Hatch

	<p>Timloc Proprietary white insulated loft access hatch refer to working drawing for location and fire rating.</p> <p>Standard non fire rated.</p> <p>Or</p> <p>Timloc 1 hr fire rated part L hinge down loft access hatch.</p>
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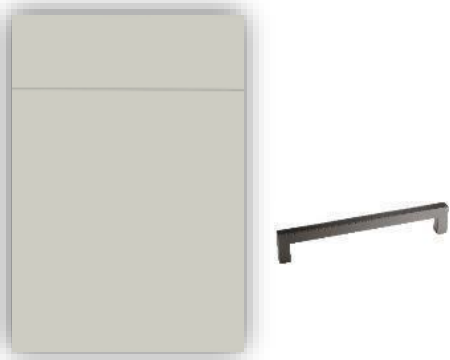
3.0 KITCHENS

All hob cut outs to include heat shield (except where oven is below).

Kitchens - Symphony

Apartments, 2 & 3 Bed Houses

Example: Turin Pebble, HPK797



Symphony Kitchens Revo soft plus range. Excel 18mm soft plus carcass.

Choice of **Standard** frontals and handles from:

Range: Urban	Handle options:
Fern Green	HPK630, HPK796

Range: Turin	Handle options:
Pebble	HPK640, HPK797
Charcoal	
Dark Stone	

Range: Plaza	Handle options:
Cobble Grey	HPK671, HPK796
Porcelain	

Frontal matching end & filler panels, plinths & corner posts.

Wall units 330mm deep

Example: Urban Fern Green, HPK630



Sink base unit to include sink liner.

600mm deep worktops on all wet runs (with the exception of House Types 451/122 /343/452).

2 & 3 Bed Houses: Space allowed for fridge/freezer, washing machine and Dishwasher (Appliances not included).

4 & 5 Bed Houses & Utility Areas

Example: Harvard Hunter Green, HPK957



Symphony Kitchens Revo soft plus range. Excel 18mm soft plus carcass.

Choice of **Premium** frontals from:

Range: Harvard	Handle options:
Alby Blue	HPK794, HPK796,
Hunter Green	HPK957
Platinum	

Range: Woodbury	Handle options:
Gloss Cashmere	HPK671, HPK640
Gloss Platinum	
Gloss White	

Example: Woodbury Cashmere, HPK640



Where integrated appliances are specified, associated housings are supplied as standard.

Wall units 330mm deep.

Sink base unit to include sink liner.

Single cutlery tray.

600mm deep worktops on all wet runs (with the exception of House Types 451/122 /343/452).

LED strip lighting to be installed as standard.

Kitchens - Moores

Apartments, 2 & 3 Bed Houses

Example: Vita Indigo Blue, F2S



Moores Kitchens options.

Choice of **Standard** frontals from:

Range: Vita	Handle options:
Indigo Blue	F2S
Dust	
Light Teal	
Cool White	
Taupe Grey	

Frontal matching end & filler panels, plinths & corner posts.

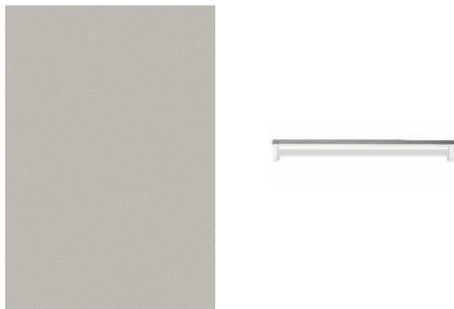
Wall units 330mm deep.

Sink base unit to include sink liner.

600mm deep worktops on all wet runs (with the exception of House Types 451/122 /343/452).

4 & 5 Bed Houses & Utility Areas

Example: Minoco Gloss Haze, F1F



Example: Oxford Dust, F5A



Moores Kitchens options.

Range: Minoco	Handle options:
Haze	F1F
Warm Grey	
White	

Range: Oxford	Handle options:
Dust	F5B, F4Z, F4Y, F5A
Haze	
Indigo Blue	

Frontal matching end & filler panels, plinths & corner posts.




Wall units 330mm deep.

Sink base unit to include sink liner.

Single cutlery tray




LED Strip lighting to be installed as standard.

3.1 Worktops & Splashbacks



Worktops – Symphony	
<p>Apartments, 2 & 3 Bed Houses</p> <p><i>Example: Marble Siroco</i></p> 	<p>Symphony Kitchens Revo soft plus range. All house type 40mm standard laminate worktop with 100mm upstand and mason mitred joints.</p> <p>Choice of Standard worktops from:</p> <ul style="list-style-type: none"> - Alaska - Oak Block - Brazilian Walnut - Marble Siroco - Tectonica - Dark Ash - Carbon Steel
<p>4 & 5 Bed Houses & Utility Areas</p> <p><i>Example: Volcanic Ash</i></p> 	<p>Symphony Kitchens Revo soft plus range. All house type 40mm premium laminate worktop with 100mm upstand and mason mitred joints.</p> <p>Choice of Premium worktops from:</p> <ul style="list-style-type: none"> - Arctic Marble - Chalet Oak - Coastal Shale - Iceberg Marble - Venice Marble - Grey Terrazzo - Silver Oak - Volcanic Ash
Worktops - Moores	
<p>All House Types & Utility Areas</p> <p><i>Example: White Concrete</i></p> 	<p>Moores Kitchens range. All house type 40mm laminate worktop with 100mm upstand and mason mitred joints. All Moores worktops are 3mm tight edge as standard.</p> <p>Choice of worktops from:</p> <ul style="list-style-type: none"> - Caldera - Grey Pine - White Concrete - Grey Quartz - Limed Wenge - Natural Terrazzo - Oak Block - Planked Oak - Terrazzo White - Limestone - White Marble

Splashbacks	
<p>Apartments, 2 & 3 Bed Houses</p> <p>Unbranded 60cm wide Stainless-Steel splashback from Symphony or Moores.</p> <p>600mm wide x 750mm high.</p>	<p>4 & 5 Bed Houses</p> <p>Unbranded glass splashback from Symphony or Moores.</p> <p>700mm x 750 wide (to suit 700mm extractor hood),</p> <p>750mm x 750 wide (to suit 750mm extractor hood)</p> <p>Available in four colours as standard –</p> <p>Symphony – Pewter, White, Bride & Ebony</p> <p>Moores – Ebony, Light Grey</p>

3.2 Appliances

Ovens	
<p>2 & 3 Bed Houses/Apartments</p> <p>IO 258HU X Indesit stainless steel single under worktop. Energy Rating: A</p> 	<p>4 & 5 Bed Houses</p> <p>MHA133BR0B Bosch stainless steel double built-in high-level oven Energy Rating: A</p>  <p>NB: Where 2x single ovens are denoted on kitchen drawings, the following option will apply</p> <p>HHF133BSOB 2 x Bosch stainless steel single built high level ovens Energy Rating: A</p> 


Hobs


2&3 Bed Houses/Apartments	4& 5 Bed Houses
<p>IS 83Q60 NE Indesit 60cm Induction Hob</p> 	<p>PIV831HB1E Bosch Induction Hob 80cm</p> 

Hoods

2 & 3 Bed Houses/Apartments	4 & 5 Bed Houses
<p>IHGC 6.5 LM X Indesit 600mm Curved glass Hood</p>  <p>Filter to suit – CO0891841</p>	<p>DWP74BC50B Bosch 750mm Pyramid Hood</p>  <p>Filter to suit – DHZ5275</p>





Fridge Freezers

2&3 Bed Houses/Apartments	4 & 5 Bed Houses
<p>None supplied as standard.</p>	<p>KINS 1261B4 UK Indesit Integrated fridge-freezer 50/50 Energy Rating A+</p> 

Dishwashers	
<p>2&3 Bed Houses/Apartments</p> <p>Not supplied as standard.</p>	<p>4 & 5 Bed Houses</p> <p>D21 HL326 UK Indesit integrated dishwasher Energy Rating A+</p> 

NB: 2 & 3 Beds, space for FF, Dishwasher & washing machine with plumbing & electrics
 4 & 5 Beds, space for washing machine either in kitchen or utility with plumbing & electrics
Note: In some instances, should the manufacturer revise their model numbers, an equivalent model different to the above may be provided

3.3 Kitchen Sink/Taps

Sink/Taps (AGA Rangemaster)	
<p>2 Bed Houses</p> <p>Eaton – EA9501 Single bowl Sink WAST09 Waste kit</p> 	<p>6ltr Aqua TAQPACE35CM/6LAN</p> 
<p>3, 4, 5 Bed Houses</p> <p>Aria – ARA9502 Bowl & ½ Sink WAST04 Waste kit</p> 	<p>6ltr Aqua TAQTECHSLCM/6LAN</p> 
<p>Utility (where applicable)</p>	<p>Plumbing to remain, sink & tap removed, optional upgrade</p>

4.0 ELECTRICAL FITTINGS.

4.1 Electrical Fittings- General

To comply with latest IEE regulations including high sensitivity residual current circuit breakers to all power circuits. Wiring to run vertically to all sockets, switches etc.

32-amp cooker supply provided to properties with double ovens.

Products to be in accordance with the Vistry Group Supply Chain Agreements, as summarised below

Product	Supplier
Heating Controls	Honeywell T3
System 3 Ventilation	Vent Axia
Electrical Accessories (Switches, Sockets & Pendants, Battens)	DETA White Slimline Pendant DETA V1278 Batten Holder DETA V1289
	(To include the decorator safety cover as standard to pendant and batten holders)
Consumer Units	BG Electrical CFUD100008ALBSPD-H1 (8 way), CFUD100011ALBSPD-H1 (11 way) or CFUD100014ALBSPD-H1 (14 way).
Lamp	Green Lighting PL1 8.5-watt bayonet cap lamp PL1LED3K-BC
Smoke Alarms	Deta Electrical Smoke Alarm 1164
Heat Alarms	Deta Electrical Heat Alarm 1166
Bulkhead	Green Lighting Chrome Epsom bulkhead GL-EPSOMCH
External Light	BG Electrical up and down wall light LEXDSS5UD30P

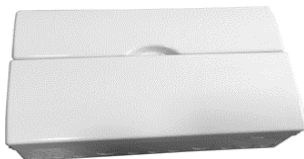
Switches/Sockets



As shown on working drawings and in accordance with NHBC Standards.
Combined USBC / Double sockets in kitchen, bedroom 1, bedroom 2, lounge & study

Single/double switched socket outlets to be provided to all other rooms (except cloakrooms, bathrooms, and en-suites).

Consumer Units



18th edition SPD consumer units - mandatory cu option

CFUD100008ALBSPD-H1- surf cu 16 mod 8 way UPW lid dual RCD high int 100a switch & 2x100a type a RCD, 1 x SPD & 1 x CUMB32 isolating MCB c/w locking facility blank


CFUD100011ALBSPD-H1- surf cu 19 mod 11 way UPW lid dual RCD high int 100a switch & 2x100a type a RCD, 1 x SPD & 1 x cumb32 isolating MCB c/w locking facility blank

CFUD100014ALBSPD-H1- surf cu 22 mod 14 way UPW lid dual RCD high int 100a switch & 2x100a type a RCD, 1 x SPD & 1 x cumb32 isolating MCB c/w locking facility blank

4.2 Aerial/Data/Communications/TV/Satellite

As detailed on electrical layouts.

- Incoming voice and data to be located in service cupboard. Service cupboard to include all necessary electrics to install and operate service provider equipment.
- CAT 6 cable to be run from cupboard to lounge.

Multimedia Plate	
	<p>Media plate to be located in lounge (Deta S1424) location as per working drawing, in addition the following modules should be used:</p> <ul style="list-style-type: none"> 1 x S1431WH BT Slave Module 1 x S1442 TV Module 1 x 1429 Blank 1 x S1434 WH Cat 6 Module

Telecom points

Apartments, 2 & 3 Bed Houses- Telecoms point service cupboard (main), lounge adjacent to main TV position. ONT details refer to electric layouts.

4 & 5 Bed Houses- Telecoms point service cupboard (main), lounge adjacent to main TV position and study, no BT point in Bed 1.

Houses	Apartments
<p>Star wire to each TV point from the loft space using CT100 co- axial cable with two additional cables to main TV position.</p> <p>Terrestrial Cables to be left coiled in loft space.</p> <p>No terrestrial aerials installed as standard.</p> <p>Cables to be wired to position within fascia on south / southeast elevation to allow SkyQ to locate and connect satellite dish. Under no circumstances should this be wired on prominent elevations including the front elevation. 2m of cable left outside in a neat coil at the intended mini dish location fastened securely by way of clip and cable tie.</p> <p>Ends of cable taped with self-amalgamating tape.</p>	<p>Star wire to each TV point from the cupboard space using CT100 co- axial cable with two additional cables to main TV position.</p> <p>Shared terrestrial aerial.</p> <p>Cables to be wired to riser cupboard and linked to communal dish. 1 communal dish per block.</p>

4.3 Lighting Internally

See below specified room by room. All lights to include low energy lamps.

Ground Floor & 1 st Floor	
	<p>White pendant lamps throughout, excluding bathrooms, ensuites, cloakrooms and Kitchen.</p> <p>To include the decorator safety cover as standard.</p> <p>Location and position as detailed on working drawings.</p>
Bathroom/Ensuites/Cloakrooms	
	<p>Chrome bezel LED bulkhead.</p> <p>Location and position as detailed on working drawings.</p>
Kitchen (Main) 2 & 3 Bed Houses & Apartments	
	<p>White pendant</p> <p>To include the decorator safety cover as standard.</p> <p>Location and position as detailed on working drawings.</p>
Kitchen (Main) 4 & 5 Beds	
	<p>Dimmable downlighters</p>
Kitchen (Undercabinet) 4 & 5 Bed	
	<p>LED under-cabinet strip-lighting provided by kitchen supplier.</p>

Garages

Note: Electricity to garages only when Garage is on curtilage of the plot.


Single garage - 1 no. light fitting & switch (1 by main garage door). Lighting Fitting to be a batten holder. 1 no double socket.

Double garage - 1 no. light fitting & switch (1 by main garage door). Lighting Fitting to be a batten holder. 2 no double socket.

FOG Units - 1 no. light fitting & switch (1 by main garage door). Lighting Fitting to be a batten holder. 1 no double socket. Note - only to dedicated & attached garage below flat.

4.4 Lighting Externally

Electrician to supply low energy lamps.


	<p>Front - External light fitting supplied as standard to front of house. PIR and Dawn/dusk sensor</p> <p>Greenlighting Reference: GL-203LU</p>
	<p>Rear - Wire only to rear of house. Location as detailed on the working drawing. Cable to be terminated in wall junction box.</p>

4.5 Doorbell

	No Doorbell supplied as standard


4.6 Mechanical Extraction to Kitchen/Utility/Bathrooms/Ensuites/Cloakrooms

As a standard all houses types are to be designed for system 1 ventilation. All installations to be strictly used in accordance with the house type designs and manufacturers details.


	<p>Vent Axia System 3 Intermittent Fan</p> <p>NBR DMEV C 100 - Reference Number: 498095</p> <p>*Refer to drawings for exact models.</p>

4.7 Smoke/Heat Alarms & Heat Detectors

Equipment type, location and position as detailed on the working drawings.

	<p>Mains powered smoke or heat detector (ceiling mounted) with battery back up to be provided for each floor. Refer to working drawings for locations and type. Refer to point 14.13 in Group Technical Construction Specification.</p>
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4.8 Electric Vehicle Car Charging Points (EVCP)

	<p>Where stipulated, EVCP' are to be installed as per location agreed on a site specific basis. Where EVCP's are stipulated, these should be the Deta eDock 2 or the Ohme Epod 7 (Both 7.4kwh).</p>
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4.9 Photovoltaic Panels (PV)

	<p>Where indicated on group working drawings, integrated PV panels are to be designed and installed by a specialist contractor or one of the group approved contractors in this framework. Please refer to note 13.19 in the Group Technical Construction specification for further details regarding performance specification.</p>
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5.0 Plumbing & Heating

5.1 ASHP's


Apartments, 2, 3 & 4 beds	5 beds
<p>Heating to be provided using an Air Source Heat Pump (ASHP) in conjunction with nominated Group Approved manufacturers and in line with Energy performance Requirements.</p> <p>Further details will follow once FHS review has been carried out.</p>	<p>Heating to be provided using an Air Source Heat Pump (ASHP) in conjunction with nominated Group Approved manufacturers and in line with Energy performance Requirements</p> <p>Further details will follow once FHS review has been carried out.</p>

5.2 Waste Water Heat Recovery (WWHR)


Note: Refer to heating designs for specific details and information.

	<p>Where indicated on group working drawings, WWHR is to be installed in accordance with the SAP Schedule available on Viewpoint. WWHR systems should be procured via BPD Showersave as part of the current group specification.</p>
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5.3 Heating Control

	<p>Honeywell T3 Thermostat.</p>
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5.4 Radiator Style, Towel Warmers & Manufacturer

	<p>Radiators - Myson Imperial Premier HE round top radiators. (Manthorpe radiator pipe guide & seal to be used.)</p> <p>Valves - Myson Petite thermostatic radiator valves.</p> <p>*refer to heating design for pipe sizes.</p>
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Towel Warmers

Apartments, 2 & 3 beds	4 and 5 beds (bathrooms and ensuites)
None supplied as standard.	Myson Avonmore Straight Chrome Towel Rail (Refer to heating layouts – where design restricted a radiator may be required in lieu of a towel rail)
	

5.5 Outside Tap

	<p>All House Types - Outside tap with double check valve 15mm x 1/2". Location as per working drawing.</p>
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6.0 Sanitaryware

Cloakroom 2 & 3 Bed Houses	
Product	Description
Basin Taps 	BD054AA Cerabase BSN H80 CHR Click PUW BST 5L UK
Cloakroom Basin 	E336901 IS I.Life B HWB 45 White BW UKP E337201 IS I.Life S Pedestal BW UKP Default 45cm basin, refer to working drawing pack for size.
WC - Cistern / Pan 	E255901 IS I.Life S close coupled BTW HO EL+ISOV BW UKP E337401 IS I.Life S CIST BI 4/2.6 close coupled white BW UKP T473701 IS I.Life S seat and cover compact WO SCL white
Bathroom 2 & 3 Bed Houses	
Bath – Standard 	E258001 Tempo Cube Bath 170 x 70 white NTH
Bath Panel 	E320201 Unilux 170 reinforced front panel (3.4mm).

<p>Bath Waste</p> 	<p>S8840AA Waste trap chrome & overflow 1 1/2" 50mm seal.</p>
<p>Bath Taps:</p> 	<p>BD055AA CERABASE Mixer Tap</p> <p>A5901AA – Under Bath Blending Valve</p>
<p>Shower: (Where there is no Ensuite)</p> 	<p>A7255AA Ecotherm thermostatic shower – UK wall fixings, 600mm kit. Complete with hose retainer B1363AAAA</p> <p>Complete with hose retainer B1363AA</p> <p>L6959AA Flow rate restricted to 6 ltrs/min to achieve 100ltrs PPPD</p>
<p>Shower Screen: (Where there is no Ensuite)</p> 	<p>MB2 – Merlyn Bath Screen Size: 1500 X 800mm</p>
<p>Basin Taps</p> 	<p>BD054AA Cerabase BSN H80 CHR Click PUW BST 5L UK</p>



<p>Basin / Pedestal</p> 	<p>E336801 IS I.Life B 55 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p> <p>Option if Required</p> <p>E336901 IS I.Life B HWB 45 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p>
<p>WC - Cistern / Pan</p> 	<p>E255901 IS I.Life S close coupled BTW HO EL+ISOV BW UKP</p> <p>E337401 IS I.Life S CIST BI 4/2.6 close coupled white BW UKP</p>
<p>WC - Seat</p> 	<p>T473701 IS I.Life S seat and cover compact WO SCL white</p>



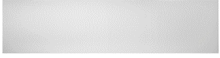

Ensuite 2 & 3 Bed Houses




Product	Description
<p>En-suite shower enclosure</p> 	<p>MBB800 – Merlyn Mbox bifold 800mm infold door, clear glass, bright silver finish</p> <p>(Refer to bathroom layout for size).</p>
<p>En-suite shower tray</p> 	<p><i>Just Trays Fusion</i> 1200mm x 800mm low profile shower tray including waste with 4 upstands. Refer to plan for waste.</p> <p>(Refer to bathroom layout for size).</p>
<p>En-suite shower</p> 	<p>A7255AA Ecotherm Thermostatic Shower Pack – UK wall fixings, 600mm kit. Flow rate to 6l/m to shower head. Complete with hose retainer B1363AA</p> <p>L6959AA Flow rate restricted to 6 ltrs/min to achieve 100ltrs PPPD</p>

<p>Basin Taps</p> 	<p>BD054AA Cerabase BSN H80 CHR Click PUW BST 5L UK</p>
<p>Basin / Pedestal</p> 	<p>E336801 IS I.Life B 55 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p> <p>Option if Required</p> <p>E336901 IS I.Life B HWB 45 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p>
<p>WC - Cistern / Pan</p> 	<p>E255901 IS I.Life S close coupled BTW HO EL+ISOV BW UKP</p> <p>E337401 IS I.Life S CIST BI 4/2.6 close coupled white BW UKP</p>
<p>WC – Seat</p> 	<p>T473701 IS I.Life S seat and cover compact WO SCL white</p>




Cloakroom 4 & 5 Bed Houses

Product	Description
<p>Basin Taps</p> 	<p>BD246AA Ceraplan basin mixer H75 RMTD PU/click 5L UK</p>
<p>Cloakroom Basin</p> 	<p>E336901 IS I.Life B HWB 45 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p> <p>Default 45cm basin, refer to working drawing pack for size.</p>

<p>WC - Cistern / Pan</p> 	<p>E255901 IS I.Life S close coupled BTW HO EL+ISOV BW UKP</p> <p>E337401 IS I.Life S CIST BI 4/2.6 close coupled white BW UKP</p>
<p>WC – Seat</p> 	<p>T473701 IS I.Life S seat and cover compact WO SCL white</p>
<p>Bathroom 4, 5 Bed Houses</p>	
<p>Product Description</p>	
<p>Bath – Standard</p> 	<p>E258001 Tempo Cube Bath 170 x 70 white NTH</p>
<p>Bath Panel</p> 	<p>E320201 Unilux 170 reinforced front panel (3.4mm).</p>
<p>Bath Waste</p> 	<p>S8840AA Waste trap chrome & overflow 1 1/2" 50mm seal.</p>
<p>Bath Taps</p> 	<p>BD055AA CERABASE Mixer Tap</p> <p>A5901AA – Under Bath Blending Valve</p>
<p>Basin Taps</p> 	<p>BD246AA Ceraplan basin mixer H75 RMTD PU/click 5L UK</p>

<p>Basin / Pedestal</p> 	<p>E336801 IS I.Life B 55 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p> <p>Option if Required E336901 IS I.Life B HWB 45 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p> <p><i>Hazel/Rowan/Aspen/Alder</i> T517801 IS I.LIFE S BASIN 55 WHITE BXD UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p>
<p>WC - Cistern / Pan</p> 	<p>E255901 IS I.Life S close coupled BTW HO EL+ISOV BW UKP</p> <p>E337401 IS I.Life S CIST BI 4/2.6 close coupled white BW UKP</p>
<p>WC - Seat</p> 	<p>T473701 IS I.Life S seat and cover compact WO SCL white</p>
<p>Shower</p>	<p><i>Just Trays Fusion</i> 900mm x 760mm low profile shower tray including waste with 4 upstands.</p>
	<p>MBB900 Mbox bifold – Merlyn 900mm infold door, clear glass, bright silver finish</p> <p>A7255AA Ecotherm thermostatic shower – UK wall fixings, 600mm kit. Complete with hose retainer B1363AA</p> <p>L6959AA Flow rate restricted to 6 ltrs/min to achieve 100ltrs PPPD</p>

Ensuite 4, 5 Bed Houses	
Product	Description
<p>En-suite shower enclosure</p> 	<p>MBS1200 Merlyn MBOX SLIDING DOOR 1200mm</p> <p>(Refer to bathroom layout for size).</p>
	<p>Alternative enclosure - Refer to bathroom layout for size).</p> <p>MBP760 – Mbox pivot – Merlyn 760mm pivot door, clear glass, bright silver finish</p>
<p>En-suite shower tray</p> 	<p><i>Just Trays Fusion</i> 1200mm x 760mm low profile walk in shower tray. Refer to plan for waste.</p> <p>(Refer to bathroom layout for size).</p>
<p>En-suite shower</p> 	<p>A7302AA Ceratherm Navifo SH/TH 2 CTR SQ Kit2</p> <p>A1000NU Built in Bath Shower Mixer Kit1 / East-box IS</p> <p>B0024AA <i>Idealrain Cube M1</i> 200mm rain shower.</p> <p>B9444AA <i>Idealrain L1</i> warm arm 300mm chrome</p> <p>BC544AA Irain wall bracket cylinder ½ con stick IF/160</p> <p>L6959AA Flow rate restricted to 6 ltrs/min</p>
<p>Basin Taps</p> 	<p>BD246AA <i>Ceraplan</i> single lever basin mixer with clicker waste and 5lpm eco flow regulator</p>

<p>Basin / Pedestal</p> 	<p>E336801 IS I.Life B 55 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p> <p>Option if Required E336901 IS I.Life B HWB 45 White BW UKP</p> <p>E337201 IS I.Life S Pedestal BW UKP</p>
<p>WC - Cistern / Pan</p> 	<p>E255901 IS I.Life S close coupled BTW HO EL+ISOV BW UKP</p> <p>E337401 IS I.Life S CIST BI 4/2.6 close coupled white BW UKP</p>
<p>WC - Seat</p> 	<p>T473701 IS I.Life S seat and cover compact WO SCL white</p>

7.0 WALL TILING & FLOOR COVERINGS

7.1 Walls

7.1 Walls	
Ceramic Tiles	<p>All tiles supplied by Porcelanosa - See section 7.3 for choices</p> <p>Mastic pointing to internal corners of tiling.</p> <p>Square edge plastic trims to external corners and square capping to top of half height tiled areas. Colour to co-ordinate with tiles.</p> <p>Grout to co-ordinate with wall tiles.</p> <p>Tiles laid landscape.</p> <p>Apartments & 2 & 3 Beds to select from Porcelanosa Standard offering.</p> <p>4& 5 Beds to select from Porcelanosa Premium offering.</p>
Kitchen Walls	<p>No tiling.</p> <p>All window cills to be MDF</p>

<p>Bathroom</p>	<p>Bathrooms 2, 3 and 4 Bed - Tiling to bath to be approximately 450mm in height from top of bath (actual dimension subject to tile coursing).</p> <p>Full height tiling to length and sides of bath required when high level shower is fitted above the bath. Splash back to basin only, to be one course of tiles to width of basin.</p> <p>All window cills to be MDF</p> <p>Bathrooms 5 Bed – Tiling to bath to be approximately 450mm in height from top of bath (actual dimension subject to tile coursing).</p> <p>Full height tiling to length and sides of bath required when high level shower is fitted above the bath. Full height tiling to all shower walls within shower cubicle (if applicable).</p> <p>Half height tiling to walls with sanitaryware.</p> <p>Feature tiles are to be installed, only to the bath side wall only. For shower enclosures, feature tiles are to be installed to back wall only</p> <p>Window cills to walls with sanitary ware to be tiled in all other instances, cills to be MDF.</p>
<p>En-suite Walls</p>	<p>Ensuites 2, 3 & 4 Bed - Full height tiling to all shower walls within shower cubicle. Splash back to basin only, to be one course of tiles to width of basin.</p> <p>All window cills to be MDF.</p> <p>Ensuites 5 Bed - Half height tiling to walls with sanitaryware. Full height tiling to all shower walls within shower cubicle.</p> <p>Feature tiles to be installed to one wall only as standard (Control Wall).</p> <p>Window cills to walls with sanitary ware to be tiled in all other instances, cills to be MDF.</p>
<p>Cloakroom Walls</p>	<p>Splash back to basin only, to be two course of tiles to width of basin. Window cills to be MDF.</p>

Note – Where both bath and shower are present in the same room, only the bath wall is to have feature tiles.

7.2 Floor Tiles

No floor tiling is fitted/supplied as standard.

7.3 Tile Choices

Porcelanosa - Standard

Tile	Size	Grout Colour
IMAGE WHITE	25x44.3	Colourstuk Blanco
SHINE NIQUEL	25x44.3	Colourstuk Gris
FONTANA BLANCO (GLOSS)	25x44.3	Colourstuk Blanco
RIVOLI	25x44.3	Colourstuk Blanco
BUTAN BONE	25x44.3	Colourstuk Gris

Porcelanosa – Premium

Tile	Size	Feature Tile
BUTAN BONE	33.3 x 59.2	FEATURE TILE – BLOCK BUTAN BONE
CORAL CALIZA	33.3 x 59.2	DECO CORAL CALIZA
CORAL TOPO	33.3 x 59.2	DECO CORAL TOPO
INDIC	33.3 x 59.2	CUBIK INDIC
IMAGE SILVER	33.3 x 59.2	N/A

8.0 DECORATIONS

8.1 Internal Walls – General

House - Crown Trade Covermatt Emulsion White. One mist and two full coats.

Apartments - Crown Trade Covermatt Emulsion White. One mist and two full coats.

8.2 Internal Walls – Bathrooms

Houses - Crown Trade Covermatt Emulsion White. One mist and two full coats.

Apartments - Crown Trade Covermatt Emulsion White. One mist and two full coats.

8.3 Ceilings – General

Houses & Apartments - Crown Trade Covermatt Emulsion White. One mist and two full coats.

8.4 Ceilings – Bathrooms

Houses & Apartments - Crown Trade Covermatt Emulsion White. One mist and two full coats.

8.5 Woodwork & Joinery – Pre-Primed

Houses & Apartments – Window boards, linings, architrave, skirting and internal doors
- *Solvent Based Option* - Crown Trade Full Undercoat White, two coats followed by Crown Trade Satin Finish White.

Water Based Option – Crown Trade Fastflow Quick Dry Undercoat, one coat followed by Crown Trade Satin, 2 coats.

Colour White, including window boards, linings, architrave, and skirting.

8.6 Meter boxes

Two coats Crown Trade Undercoat, one coat Crown Trade Full Gloss White, colour to match front doors.

8.7 Stairs - General

Houses – Generally white with oak handrail.

Newels and balusters	Factory Primed - requiring site-application of 1 coat White Satin.
Strings	Factory Primed - site-application of 1 undercoat and 1 coat white Satin.
Pigs ear wall-handrail	Factory-primed, requiring 1 undercoat and 1 coat white Satin (where applicable).
Oak newel caps and Handrail	Site-application of 2 coats clear polyurethane

8.8 Garages & External

Underpass soffit: 2 coats Crown Trade Stronghold Smooth Masonry Paint in White.

8.9 Internal Mastic

White to sanitary ware and coloured where necessary to co-ordinate with tile choice in bathrooms, white to skirting and other timber finishes and colour co-ordinated or clear to kitchens.

Intumescent mastic where detailed on working drawings to be white.

9.0 EXTERNAL FEATURES

9.1 Path to Entrance Doors

Brett Landscaping and/or Marshalls. 900mm wide use 450 x 450 x 50mm paving slab paths to entrance doors and, where applicable, to rear door from rear garden gate. Refer to hard landscaping layout for provision and location.

For communal paths, refer to engineer's specification for sub-base/bedding.

9.2 Patio Area

Brett Landscaping and/or Marshalls. Refer to hard landscaping layout for provision and location (Area 1.8m x 1.8m using 450 x 450 x 50mm slabs). Where bifold doors are specified, refer to site specific external works drawings for full extent.

9.3 Front & Rear Gardens

Rotavated front and rear garden. Refer to soft landscaping layout for planting details.

Fully turfed front garden with selected trees and shrubs.

Note - Landscaping to be site specific based on budget at viability stage.

9.4 Courtyards & Drives

Bitumen Macadam with concrete edgings. Brett Omega standard concrete block paviours.

9.5 Fencing

Boundary and intermediate boundary fencing to be either 1.8m high larchlap on timber posts (to plots) or 1.8m high close board on timber posts, unless otherwise noted on engineering layout. Timber palisade.

1.8m high brick screen wall (refer to standard details). Brick/railing detail by Regional MD authorisation only.

9.6 External Lighting

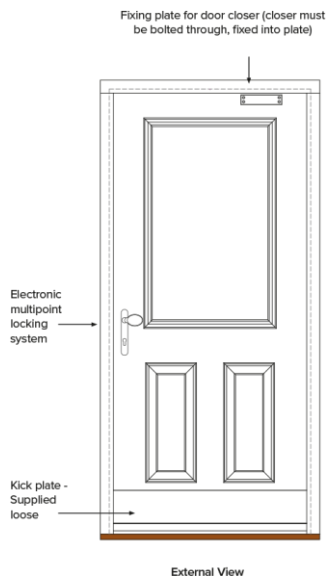
Lighting to footpaths and parking courts to be controlled by dusk to dawn sensors. Refer to external works drawing for lighting design.

10.0 COMMUNAL AREAS TO APARTMENTS (APARTMENT BLOCKS - UP TO 11M IN HEIGHT)

The following are specification items which only apply to apartments with communal entrances and staircases:

10.1 Main Block Entrance Door- Apartments

Door Style as below



Composite GRP door set with White UPVC frame and composite cill.

Ironmongery to be Satin Chrome effect to match internal doors.

Door to be fitted with closer, pull handles and push plates and audio only door entry system.

Black or White external finish only subject to planning. Refer to working drawing /Plot schedule.

10.2 Access Control

Audio door entry system with telephone handset located within flat hallway.

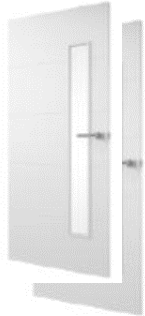
Audio Door Entry



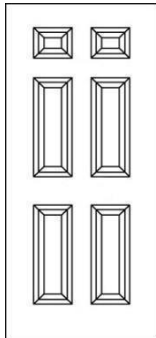
NOTE – Entry panel located at main entrance

10.3 Internal Communal Doors- Apartments







Colour White.












<p>Internal communal corridor door & service doors.</p> 	<p>All internal communal doors shall be fitted with appropriate glazed panels, service doors unglazed with FB2 Lock.</p> <p>Door set to be certified fire door set.</p> <p>Refer to working drawings and standard details for fire resistance requirements. Fire Certification to be provided by supplier.</p> <p>To comply with latest fire regulations.</p>
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10.4 Individual Apartment Entrance Doors

	<p>Flat entrance fire door.</p> <p>GRP insulated core FD30S self-closing Certified Fire door sets to match internal communal doors, complete with rebated frame. Painted white.</p> <p>Ironmongery to be Satin Chrome effect to match internal doors and to be provided as part of door set. Door to include door viewer and Multipoint locking system</p> <p>Each apartment to be provided with 2 No. keys to the communal entrance door, with an additional 1 No. key for the Management Company.</p> <p>Fire Certification to be provided by supplier.</p>
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10.5 Ironmongery (communal area ironmongery)
Ironmongery to comply with requirements of approved document Q.

Glazed Lobby Door	
	1 No. ARROW-ARCHITECTURAL <i>300RP</i> overhead door closer.
	1 No. kicking plate to push side of door.
	1 No. CARLISLE BRASS ref. <i>AA21CP</i> cylinder-pattern, chrome, skirting-mounted doorstop where applicable.
	2 No. CARLISLE BRASS ref. <i>SEX1016BSS</i> 'Fire Door Keep Shut' signs.
	CARLISLE BRASS <i>PAD1225SSS Eurospec</i> 225mm s/steel D pull handle
Apartment Entrance	
	ARROW-ARCHITECTURAL <i>325VP</i> overhead closer with reverse pack.
	Chrome plated door chain.
	1 No. CARLISLE BRASS ref. <i>AA21CP</i> cylinder-pattern, chrome, skirting-mounted doorstop where applicable.
	1 No. CARLISLE BRASS ref. <i>AZ21CP</i> cylinder-pattern, zinc, skirting-mounted doorstop where applicable.


Service Cupboards	
	2 No. CARLISLE BRASS ref. <i>SZM003CP</i> escutcheons.
	1 No Carlisle Brass ref. <i>AZ21CP</i> Cylinder-pattern chrome, skirting mounted door stop where applicable
	CARLISLE BRASS <i>PAD1150BSS Eurospec</i> 150mm s/steel D pull handle
	1 No. CARLISLE BRASS ref. <i>SEX1015BSS</i> 'Fire Door Keep Locked' sign.
Cycle Store	
	1 No. key for the communal cycle store with an additional 1 no. key for the management company.
	1 No. CARLISLE BRASS ref. <i>LSB5525SSS Eurospec Easi T 5 lever BS 3621 Sashlock</i> with nickel plated forend to be supplied with sufficient keys for all flat owners
	Set of CARLISLE BRASS ref. <i>SW123SSS</i> levers.
	2 No. Carlisle Brass ref. <i>SW103SSS</i> escutcheons to suit.
	1.5 pairs of 100mm, ball bearing, satin stainless-steel grade 13 butt hinges (per leaf).
	If a pair of doors is required, then 2 No. 200mm satin stainless steel flush bolts ref. <i>FBT1008SSS</i> required with lock rebate kit ref. <i>ARB5105SSS</i> or dust excluding socket ref. <i>AQ47SC</i> to suit.
	Cycle stands/racks (refer to working drawings for number and type).

Bin Store	
	1 No. key (per apartment) for the communal bin store with an additional 1 No. key for the Management Company.
	1 No. 150mm galvanised ring gate latch.
	1 No. chain bolt (per leaf).
	1 No. garage heavy duty door holder (per leaf).
	Euro Bins (if required). Number and specification to LA specification.
	CARLISLE BRASS <i>PAD1150BSS Eurospec</i> 150mm s/steel D pull handle
	1 pair galvanised T-hinges.

10.6 Heating

None provided to communal areas.

10.7 Flooring


<p>Carpets</p> 	<p>Contract needle punch carpeting to entrance, stairs & landings. Must be fire rated</p> <p>GRADUS <i>Hardnose range</i> PVCu stair nosing, comprising PVCu channel with matching slip-resistant insert, to comply with Building Regulations.</p> <p>Coco matting to external entrance mat-well.</p> <ul style="list-style-type: none"> a) Minimum size 1800 x 900mm. b) To be formed within depth of carpeting.
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10.8 Mailboxes


The Safety Letter Box Company model ST1, fitted flush to sacrificial wall.

Final design to be agreed for each respective development.

Option 1)-

<p>Standard post boxes (wall fitted).</p> 	<p>Standard finish (available in most RAL colours at no extra cost). Colour to be confirmed at point of order to co-ordinate with main entrance door colour.</p>
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Option 2)-

	<p>Standard boxes (built in/boxed for a flush effect).</p>
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10.9 Decorative Finishes

Apartment communal area main walls and ceilings to receive one mist coat and two full coats of White matt emulsion.

10.10 Staircase Railings and Balustrades

	<p>Option 1 - Metal balustrade with hardwood handrail.</p> <p>Balustrade to be two-coat factory-primed with vertical spindles, requiring one undercoat and one coat gloss to be applied after fixing. Handrail delivered unfinished with two coats clear polyurethane finish to be site applied.</p> <p>Option 2 - Hardwood wall-handrail on brackets</p> <p>Brackets to be CARLISLE BRASS ref. AA84CP <i>Heavyweight Handrail Bracket</i> in polished chrome. Handrail delivered unfinished with two coats clear polyurethane finish to be site applied.</p> <p>25mm thick MDF apron/string, site-finished with one coat primer, two undercoats and one coat gloss. 32 x 63mm softwood capping to apron.</p> <p>Standard finish (available in most RAL colours at no extra cost).</p>
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10.11 Television Aerial

Refer to Section 4.2 Electrical.


10.12 External Light Facilities

General	Terminate porch and rear door light supply in external quality wall mounted back box.
External	Green Lighting Sligo microwave bulkhead GL-Sligo approach lighting to be provided to underpass situations/main entrances etc. Refer to site-specific working drawings for courtyard lighting.
Internal	GREEN LIGHTING <i>GL-MLUX15</i> LED PIR approach lighting to be provided to underpass situations/main entrances etc. Refer to site-specific working drawings for courtyard lighting

Common Areas	Provide landlords type single socket at each landing.
Emergency Escape Light	Provide escape lighting to BS5266 Part 1 (2005) and current wiring regulations, to illuminate escape route should mains power fail.

10.13 Lighting

Refer to site specific drawings and specifications for services to bin stores, bicycle stores, courtyard/communal lighting.


Communal corridor lighting.	GREEN LIGHTING <i>GL-MLUX15</i> LED bulkhead light fitting to all landings and corridors, linked to manually activated timer switches.
	For locations, refer to working drawings.



10.14 Lift Finish

Car interior walls	Vinyl coated steel- colour grey.
Car door finish	Stainless steel- brushed finish.
Landing door	Stainless steel- brushed finish.
Car operating panel	Stainless steel- brushed finish.
Flooring	Communal area carpet.
Handrail	Anodised aluminium.
Mirror	Half height to rear car wall.
Ceiling	Vinyl coated steel with spotlights- colour grey.

10.15 Signage


Internal and external signage to be on clear acrylic with black text in Foundry Form Sans font.

A4 wayfinder clear acrylic plaque with reversed printed graphics and 4x 19/25mm brushed chrome stand off's for fixing - 297mm (w) x 210mm (h) 10mm.	A4 wayfinder clear acrylic plaque with reversed printed graphics and 4x 19/25mm brushed chrome stand off's for fixing - 297mm (w) x 210mm (h) 10mm.
	

	<p>A3 wayfinder clear acrylic plaque with reversed printed graphics and 4x 19/25mm - 297mm (w) x 420mm (h) 10mm.</p>
	<p>Bespoke wayfinder clear acrylic plaque complete with reverse printed graphics and 4x 19/25mm, brushed chrome stand off's for fixing - 600mm x 600mm 10mm.</p>

10.16 Smoke Alarms & Heat Detectors

To lobbies and common stairs. Required as shown on drawings where connected to AOV. To be in accordance with BS5446 Part 2:2003.

	<p>Mains powered smoke/heat detector (ceiling mounted) with battery back up to be provided for each floor. Refer to working drawings</p>
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10.17 Guardrails

	<p>Keylite Window Guard (to comply to Part O Building Regs – Protection From Falling)</p>
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10.18 Management Company

Upon completion an independent fire safety inspection is to be carried out, approved and certified. This certificate is to be issued to the management company.