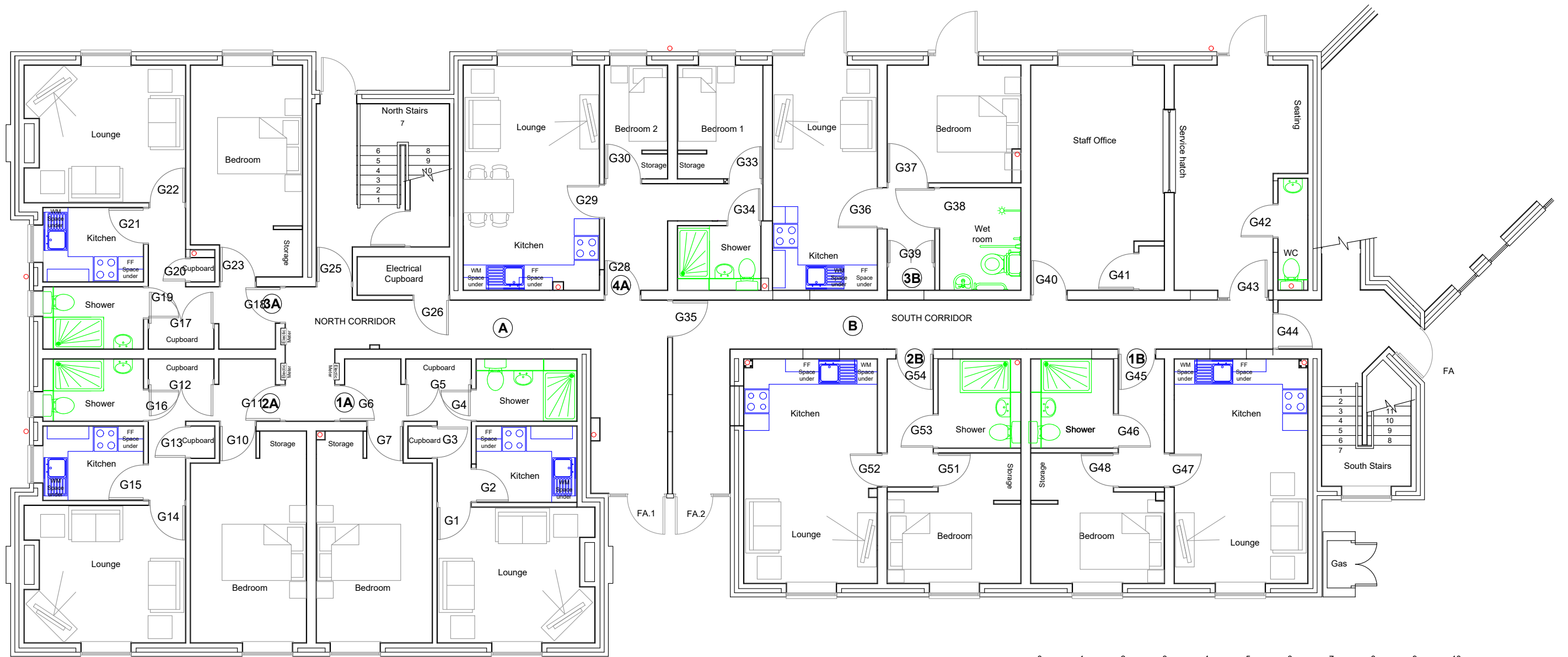




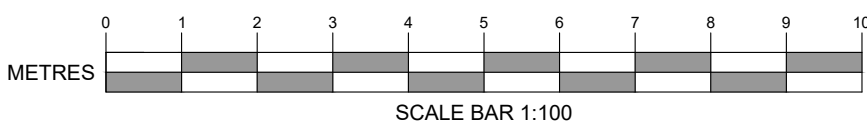
Second Floor Plan (1:100)



First Floor Plan (1:100)



Ground Floor Plan (1:100)



KITCHENS

All kitchens in residential units to comprise the following:-

Howdens Greenwich Gloss base units, wall units, plinths, end panels etc. Granite effect worktop
Stainless steel T Bar handles
Lamona Ashworth 1.0 stainless steel sink, plumbing kit and traps
Lamona Arno chrome single lever tap
Lamona stainless steel single conventional oven (electric)
Lamona black side ceramic hob (electric)
Lamona stainless steel chimney extractor and carbon filter

All communal kitchens to comprise the following:-

Howdens Greenwich Gloss base units, wall units, plinths, end panels etc. Granite effect worktop
Stainless steel T Bar handles
Lamona Hayeswater 2.0 stainless steel sink, McAlpine plumbing kit and traps
Lamona Arno chrome single lever tap
Lamona stainless steel single conventional oven (electric)
Lamona black side ceramic hob (electric)
Lamona stainless steel chimney extractor and carbon filter

Greenwich Gloss colours to all kitchens to be confirmed by client prior to ordering

Refer to Howdens spec and quote appended to main spec document.

FITTINGS & SANITARYWARE

EN-SUITES

WCs
Armitage Shanks S0439(HY) Contour 21+ back-to-wall rimless toilet bowl with raised horizontal outlet and anti-microbial glaze; S3643(67) Conceala 2 4 5/3 litre cistern, dual flush valve, side supply, internal overflow, alternative height plastic flushbends; S4065(01) Contour 21 toilet seat and cover, top fixing hinges; E4463(AA) Karisma flush plate, dual flush.

Basins
Counter tops - Armitage Shanks E1344(01) Concept Space 50cm Arc short projection semi countertop washbasin, 1 left hand taphole with overflow; S8910(67) Trap 1 1/4" plastic bottle, 75mm seal, multi-purpose outlet; Bristan DUL BAS C Design Utility Lever chrome mixer tap with clicker waste.

Wall fixed - Armitage Shanks E1345(01) Concept Space 55cm Arc short projection pedestal washbasin, 1 taphole; E7837(01) Concept full pedestal; E0157(67) Wall fixing set; S8910(67) Trap 1 1/4" plastic bottle, 75mm seal, multi-purpose outlet; Bristan DUL BAS C Design Utility Lever chrome mixer tap with clicker waste.

Showers
Rada V12 Shower Mixer with concealed connections to Mira VRI05 anti-vandal shower heads; MX Classic Upstand XML 1200x800mm shower tray and waste or MX Classic Upstand SQQ 1220x760mm shower tray and waste; MX Panel Riser Pack (WDH); Arezzo Grey Tinted Glass 8mm Wetroom Screen and support arm (700x1900mm / 900x1900mm / 1200x1900mm as shown on Sanitaryware drawing).

Flat 3B Toilet and Washing
Armitage Shanks Doc M Contour 21+ Close Coupled Right Hand Pack, comprising S0683(AC) Doc M Contour 21+ close coupled left hand corner pack, WC pan, water saving delay fill cistern with spatula lever, basin, grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails on TMV3 mixer tap; A6697(AA) Contour 21+ 1 hole thermostatic basin mixer, single sequential lever with copper tails; S8734(AA) Waste 1 1/4" brass swivel plug waste, 80mm unslotted tail; S8910(67) Trap 1 1/4" plastic bottle, 75mm seal, multi-purpose outlet; S8454(AC) Contour 21 grab rail straight 60cm long x 35mm diameter; E0157(67) Wall fixing set.

Flat 3B Shower
Armitage Shanks S6960 Shower room pack with folding shower seat and back support in grey, 3 x 60cm grab rails, 2 x hinged rails and 2 x 45cm grab rails, lever operated thermostatic mixer for concealed supplies, shower handset holder, handset & hose, fixed short projection shower head, lever operated diverter, shower curtain and shower rail

Accessories

Armitage Shanks A9157(AA) Concept soap basket corner.

Armitage Shanks N1381(AA) Concept toilet roll holder.

Armitage Shanks T3366(BH) 600x700mm Mirror

SERVICE HATCH

New 2.0m wide x 1.2m high service hatch to be lined with 32mm timber linind with architraves to match other areas, decorated with primer, undercoat and one full gloss coat of Dulux Trade Gloss, in Brilliant White.

Hatch to be fitted with Polyester Powder Coated Aluminium internal shutter by Arrow Security Shutters (0800 633 5736) or similar approved internal shutter, fire rated to minimum 30 minutes, installed in accordance with the manufacturer's instructions.

CURTAIN POLES

All window heads to be fitted with 32mm hardwood curtain poles, screw fixed to new curtain battens.

EXTERNAL FIRE ESCAPE DOOR

New, outward-opening [from inside] Fire Escape door fitted to bedroom of Flat 3B in place of existing full height window. (Refer to window schedule).

NOTES:
All dimensions to be checked on site and any discrepancy notified to The Martin Ralph Group. Written dimensions are to be used in preference to scaled dimensions.

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It is essential that prior to commencement and during construction works, the contractor reviews the drawings and specification and discusses with the practice any inconsistencies, anomalies, non-industry standard features or other concerns.

For both pricing and construction purposes Structural, Mechanical and Electrical Engineers designs, calculations and sizes etc are to take preference over the layout drawings. Any discrepancies are to be brought to the immediate attention of The Martin Ralph Group.

PURPOSE		
TENDER ISSUE		
AMENDMENTS	DATE	
T3	FIRE ESCAPE DOOR AMENDMENT TO FLAT 3B	04.06.2021
T2	STUDIO FURNITURE LAYOUT AMENDED	26.05.2021
T1	ISSUED FOR TENDER	17.05.2021
CLIENT TWO SAINTS HOUSING ASSOCIATION 35 WATERSIDE GARDENS FAREHAM HAMPSHIRE PO16 8SD		
PROJECT BRENT HOUSE 12 MIDDLE PARK WAY LEIGH PARK HAVANT PO9 4BP		
DRAWING TITLE PROPOSED PLANS		
DATE 09.05.2021		
SCALE 1:100 @ A1		
DRAWING No. 18/221/023		REVISION T3
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