



## OUTLINE SPECIFICATIONS

### STRUCTURE

- Reinforced concrete core, supporting composite structural steel and concrete frame/floors or reinforced concrete frame/floors.

### FOUNDATIONS

- Micro-pile foundations with a suspended ground slab (cast on grade) and reinforced concrete retaining walls.

### FLOORS

- Structural composite steel and concrete or reinforced concrete floors.
- An acoustic layer to reduce impact sound within residential areas is to be installed under a screed.
- Bathroom floors to be finished with slip-resistant floor tiling.
- Exterior grade tiling to residential balconies.
- Hard-wearing ceramic tiling to common areas, including lobbies and stairs.
- External paving slabs to podium and roof terrace areas.

### EXTERNAL WALLS

- For apartment blocks; mix of insulated coloured render system and exterior ceramic rainscreen cladding panels. All to be within approved standards.

### INTERNAL WALLS

- Internal partitions in metal stud wall system faced with plasterboard lining, finished with emulsion paint.
- Bathroom areas in apartment blocks will have internal partitions in metal stud wall system, faced with waterproofed lining boards.
- In bathrooms, walls to be tiled full-height around the bath area, with splash-back tiling above the wash basin.
- Separating walls between dwellings to be cavity wall formed with two layers of blockwork with acoustic infill insulation, finished with plaster and emulsion paint.
- Communal areas to have plastered walls with emulsion paint finish.

### CEILINGS

- Kitchens and bathrooms to be lined with moisture resistant plasterboards finished with emulsion paint.
- Other areas generally to be smooth plaster finished in emulsion paint.
- Common area ceilings to be lined in plasterboard, finished in emulsion paint.
- Underside of stairways to be finished in plaster with emulsion paint.

### DOORS

- Internal doors to be solid core, fire resistant where required, flush faced with factory finish.
- Apartment entrance doors to be solid core heavy duty with hard wearing factory coated finish.
- Fire resisting doors to be fitted with self-closing devices.
- Balcony doors in thermally protected double-glazed aluminium frames.
- Communal Doors in aluminium frames/heavy duty solid core with glazed or solid panels.

### WINDOWS

- Double glazed, thermally protected aluminium frames with powder coated finish.

### **SANITARY FITTINGS**

- Floor mounted white porcelain sink basin and floor mounted white porcelain W.C. pan.
- White acrylic bath with bath panels to open sides, including mixer tap and shower attachment fittings.

### **KITCHEN FITTINGS**

- Kitchens are not included in the sale price; purchasers are to fit their own kitchens.
- Hot and cold water supply, together with waste will be installed for purchaser connection.

### **BALCONIES**

- Balconies are designed to have an area for clothes hanging.
- The balconies will also have dedicated areas for the post installation by the purchaser of AC condensing units.

### **SERVICES**

- Electrical installations will comply with I.E.T Regulations.
- Data points are to be provided to living/dining room areas and all bedrooms wired via copper, back to the home hub box located at the apartment entrance.
- A select number of USB socket outlets will be located throughout.
- All plumbing to British Standards.
- Boiler with 5-year manufacturer's guarantee will be provided.
- Lifts are to have direct access to parking levels.

### **CAR PARKING AREAS**

- Car park flooring to be finished in high wear resistant, waterproof driving surface floor paint.
- Car parking ceiling areas in self-finished concrete.
- Installations to be surface mounted.
- CCTV System to cover car park areas.
- Pedestrian access doors and fire exit doors at car parking level.
- Vehicular entrances and exits will have secure access doors.

### **PODIUM & COMMUNAL AREAS**

- Landscaped zones and recreational areas for communal use.
- CCTV system to cover podium areas.
- All landlord common areas (e.g., walkways, lobbies and car parking areas) to be fitted with energy saving LED light fittings with motion sensor switching.

