

- 1. Refer to floor plans for location of smoke detectors.
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- 3. Studio flat 3 have been amended to have an FD30 door. Refer to floor plan for proposed floor plan.
- 4. Refer to floor plans for location of smoke detectors.
- 5. The velux smoke vent with clear openable area of 1m2 opens automatically when the fire alarms are activated. The window can be opened manually and has battery backup system.
- 6. Proposed basement ceiling and walls to have two layers of 12.5mm fire rated plasterboards, basement doors to be FD60 with smoke seal and fire rated door closers. Refer to basement floor plans.
- 7. To be provided at completion of works.
- 8. All WC are to have low and high flow (dual-flush toilet) push buttons for flushing, Aerator or spray ends will be fitted to washbasin taps to reduce water consumption by up to 50 per cent an aerator mixes air with water. All washing machines have an energy label which signifies their efficiency. All shower heads are fitted with water efficient heads to reduce the amount of water used.
- 9. Wholesome has been provided where drinking water is drawn off and to any sink provided in any area where food is prepared. Wholesome water or softened wholesome water has been supplied to any washbasin, bidet, and shower in a bathroom.
- 10. A hot water system, including any cistern or other vessel that supplies water to or receives expansion water from a hot water system, shall be designed, constructed and installed so as to resist the effects of temperature and pressure that may occur with blender valves and pressure control valves. Bathroom area provided hot and cold running water with hot tap on the left hand side.
- 11. TMV valves will are installed to control temperature from exceeding 100 degrees Celsius.
- 12. Energy efficient light fittings:
 - Bathrooms to be fitted with low energy fire and acoustic Rated down lights. 100 Minute Rated Fixed Fire & Acoustic recessed down light with High Quality White Finished Die Cast Aluminum Bezel. Intumescent seals to give 100 min protection rating in an appropriate rated ceiling. Complies with BS476 Part 20,21 and 23. 240V
 - Bedrooms / Kitchen / Corridor to be fitted with Energy saving flush fitting with matt white glass diffuser & silver trim, includes 1 x 28w low energy

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 - For external lighting maximum wattage is 150W with automatic switching off - by photocell control, PIR and time switch.
- 13. Thermal insulation between ground floor and basement will be achieved with Kingspan *Kool*therm *K18 Insulated Dry-lining Board*; mechanically affixed to existing concrete floor or dot and dubbed with plasterboard adhesive. With u-value of 0.31w/m2k
- 14. Basement ceilings and walls will be constructed to achieve 60minutes fire resistance.





Third Floor

Second Floor

