

SPECIFICATIONS AND SCHEDULE OF FINISHES

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REVISION NO: 1



PRELIMINARIES

All work will be constructed in compliance with the National Building Regulations, SANS 10400, N.H.B.R.C. Regulations, the requirements of the Local Council and the Financial Institutions minimum specification.

All materials / products herein specified are subject to availability. Should any materials not be readily available, the Developer may use his own discretion to select the nearest or similar materials available.

ELEMENT	SPECIFICATION
BASEMENT	
Foundations	- Reinforced concrete bases and footings as per Engineers design.
Structure	- Reinforced concrete structure and columns with 255mm reinforced concrete slabs to Engineers design.
Internal Walls	- Isolated walls to be fair face clay stockbricks with ruled joints, no painting.
	- Perimeter walls to be a combination of fair face clay stockbricks with raked joints, no painting and off shutter reinforced concrete retaining walls as per Engineers design.
	- CRB wall to Engineers design.
External Walls	- 230mm clay stock brick walls, plastered and painted.
Ceiling	- Off shutter concrete soffit. Height of slab min 2300mm.
General	- Sub soil drain to base of wall, wick drains vertically to walls all to Engineers Specification.
	- Ventilation grilles to perimeter as per Architects drawing and design.
	- Parking bays demarcated and numbered with road marking paint.
SUPERSTRUCTURE	
Superstructure	- 230mm clay stock brick to external walls.
	- 115mm and 230mm clay stockbricks to internal walls.
Floor Slabs	- 170 and 255mm thick beam and block concrete slab as per Engineers design.
Window Frames	- Powder coated aluminium windows to Architects colour as shown on plan.
	- All glazing in accordance with the NBR.
Patio Doors	- Powder Coated aluminium sliding doors to Architects colour as shown on plan.
	- All glazing in accordance with the NBR.
Window Cills	- External cill to brick and plaster, waterproofed and painted.
External Wall Finish	- One coat wood float plaster finish with recessed joints. One coat undercoat and two coats Dulux Acrylic or similar exterior wall paint.
	- One coat bagged plaster finish. One coat undercoat and two coats Dulux Acrylic or similar exterior wall paint.
ROOF	
Roof Slabs	- 170mm thick beam and block concrete slab as per Engineers design. Insulated screed to falls to outlets.
Waterproofing	- Derbigum or similar torch on waterproofing applied by specialist to roof slab areas. 10 Year written guarantee.
Roof Trusses:	- Prefabricated timber trusses as per Engineers design.
Roof Coverings:	- Chromadek corrugated profile roof sheeting or similar with insulation underlay and chromadek ridge and verge capping. Colour "Dove Grey".
Guttering, down pipes:	- 125 x 100mm Ogee shape Chromadek gutters, hoppers and down pipes
INTERNAL FINISHES	
General Wall Finishes	- Two coats plaster (rhinolite finish). One undercoat and two coats Dulux Acrylic or similar interior wall paint.
	- Internal wall colours as per sample board.
	- Wallpaper to feature wall.
	- Window cills to be plastered and painted.
Bathroom Wall Finishes	- Two coats plaster (rhinolite finish). One undercoat and two coats Dulux bathroom / kitchen wall paint or similar.
	- 4mm frameless mirrors mounted on backing board with led strip lighting all round as shown on Architects plan.
	- 600 x 300mm porcelain wall tiles full height in shower area only as shown on Architect's plan, as per sample board.
Kitchen Wall Finishes	- Two coats plaster (rhinolite finish). One undercoat and two coats Dulux bathroom / kitchen wall paint or similar.
	- 150mm high Café Quartz splashback above counter.
	- Café Quartz splashback to hob.
Ceilings	- Concrete slabs to be finished with two coats plaster (rhinolite finish) and one undercoat and two coats Dulux Acrylic or similar paint, colour white.
	- Flush plastered gypsum board ceilings to 2nd floor units below roof trusses, one coat undercoat and two coats Dulux Acrylic or similar paint, colour white.
	- NMC M2 moulded polystyrene cornice.
Floor Finishes	- 600mm x 600mm Porcelain floor tiles laid in square pattern to all floors as standard floor finish. Colour as per sample board.
	- or 2mm timber vinyl flooring to all floors. Colours as per sample board. (ADDITIONAL COST)
	- Nouwens Attitude, colour "Favourite" carpet on heavy duty underfelt to bedrooms only as an option. (NO ADDITIONAL COST)

ELEMENT	SPECIFICATION
Skirting	- 120mm high profiled Meranti skirting to walls finished with one coat undercoat and two coats Dulux or similar Eggshell Enamel to kitchen, dining room, living rooms and bedrooms.
	- 120mm high tiled skirting to bathrooms.
Front Door	- 2032 x 813 x 40mm Meranti panelled door fitted to Meranti door frame.
	- Door and frame finished with one coat undercoat and two coats Dulux or similar Eggshell Enamel, colour to Architects choice.
Internal Doors	- 2032 x 813 x 40mm Masonite flush panel patterned doors fitted to meranti doorframe.
	- Doors and frames to be finished with one coat undercoat and two coats Dulux or similar Eggshell Enamel, colour to Architects choice.
Ironmongery	- QS stainless steel square section pull handles or similar with cylinder thumb turn lock and door closer to front door.
	- QS Pello stainless steel lever handle on backplate or similar with three lever lockset and floor mounted doorstop to internal doors.
	- Cylinder thumb turn lock and recessed pull handle to manufacturers specification to sliding doors.
SANITARY WARE & TAP FITTINGS	
W.H.B.	- Eurotrend Chic Basin 600 x 380 x 130mm, colour white, to bathrooms.
	- Isca Bordo Square, Tall Basin Mixer ISC-5925CH. Gio BW202U Basin waste pop-up unslotted
W.C.	- Macneil Solo Orion CC Suite, closed couple toilet with matching seat, colour white.
Shower	- Isca ISC-2217-CH 400mm shower arm,.Isca ISC-2780CH Veritas square shower rose, Gio A1020-700 slimline shower channel and trap.
Shower Base	- Café Quartz threshold with porcelain tiles to Architects layout and specification.
Shower Enclosure	- Frameless toughened glass panels and door.
Bath	- Libra Flow Free-standing Bath (1720 x 800 x 600mm), colour white with Gio BTW201 pop up waste and Exafill filler and overflow.
	- Isca Bordo Square Concealed mixer ISC-5900CH
Sink	- Kwikhot KWK-SD1-450-SUM 450 x 400 x 180mm
	- Isca Bordo Square Sink Mixer ISC-5937CH
Washing Machine & Dishwasher	- Isca shut off angle valves.
Bathroom Accessories	- Eurotrend Flat toilet roll holder - code 2404
	- Eurotrend Flat soap holder - code 2411
	- Eurotrend Flat single towel rail, 600mm long - code 2408
	- Eurotrend Flat single robe hook - code 2401
GAS INSTALLATION & WATER HEATING	
Gas Reticulation:	- Egoli towns gas connection to reticulate to each unit to supply gas hobs and gas water heaters.
	- Individual gas meter to each unit.
	- Paloma 27 litre/min or similar gas water heater.
Water	- Individual cold water meter to each unit.
FITTINGS	
Kitchen Cupboards & Work tops	- PG Bison Melawood Supergloss summer white doors and exposed panels. Novalam exposed kitchen shelves / accents.
	- 20mm thick Café Quartz worktops. Colours as per sample boards.
	- Layout as per detailed drawing.
Vanity	- 20mm Café Quartz worktop with 130mm high splashback and PG Bison Supergloss vanity unit with drawers.
Built in cupboards	- Melawood Super white doors and exposed panels with white melamine interiors. One third shelving and two thirds hanging.
Kitchen stove, oven & cooker hood	- Bosch 60cm gas hob stainless steel (PCP615B90E), Bosch 60cm multifunction undercounter oven stainless steel (HBA23B1502), Siemens 60cm stainless steel wall extractor (LC64BA532)
ELECTRICAL WORK	
Units	- All units to be fitted with a pre-paid electrical meter.
	- Light, plug, TV and data points as per Architects layout.
	- Spazio Saturn Slim 6w 112 diameter flush mounted LED downlighters to all rooms as shown on plan.
	- All ceiling light fittings to have a white trim.
	- LED concealed cabinet strip lighting to kitchen and bathroom mirrors.
	- Switches & Plug Points - LEGRAND Ysalis – White Standard
EXTERNAL WORK	
Access Control & Security	- Motorized entrance and exit gate.
	- Access control system to main entrance gate and pedestrian gate.
	- CCTV surveillance system.
	- ClickOn access control and intercom system.
	- Eight strand electric fence to perimeter of property.
Boundary Walls	- 2,4m high brick and plastered wall to street boundary. One undercoat and two coats Dulux or similar external PVA, colour to Architects choice.
	- 2,1m high brick and plastered wall to all other boundaries. One undercoat and two coats Dulux or similar external PVA, colour to Architects choice.
Gatehouse	- As per Architects layout and design.
Refuse Area	- As per Architects layout and design.

ELEMENT	SPECIFICATION
Open patio to ground floor units.	- 1,8m high brick and plastered walls. One coat undercoat and two coats Dulux or similar external acrylic PVA, colour to Architects choice.
	- Cement paving bricks to Architects specification.
	- 100mm high tiled skirting to perimeter walls.
	- Belgotex Duraturf or similar artificial grass as shown on Architects drawing.
	- Garden taps provided to each open patio area.
Covered Patios, Staircases & Walkways	- Covered patios, staircases and walkways to be tiled with 600 x 300mm non-slip porcelain tiles as per Architects choice.
	- 100mm high tiled skirting.
External Balustrading to Balconies	- Mild steel balustrading to Architects design. One coat undercoat, two coats Dulux eggshell enamel or similar.
Balustrading to Internal Walkways	- Combination of brick, plastered and painted walls and mild steel balustrading as shown on Architects plan.
Landscaping	- Landscaping to common areas , roadways & pavement as per the landscape plan.
	- Garden taps to common areas as shown on Architects drawing.
Internal driveways, parking & basement	- Roadways to paved with 60mm Interlocking cement paving blocks and cobbles to Architects specification.
	- Basement parking bays allocated as per Architects layout and schedule - 2 bays per unit.
Central satellite TV	- Reticulation for satellite TV prepared for HD & PVR with TV outlets to living room and bedrooms as shown on plan. (Decoders not included)
Internet Connectivity	- Fibre connection to each unit.