



GENERAL SPECIFICATION AND FINISHING SCHEDULE

General

- Materials used will be of standard quality, readily available from local suppliers.
- All building work to comply with SABS 0400 & MODEL PREAMBLES FOR TRADES.

Brickwork

- External brickwork to be 230 mm cement brick cavity walls, plastered and painted, colour to Architect.
- Internal brickwork to be 90mm cement brick construction, plastered and painted, colour to Architect.

Windows

- All windows to be epoxy coated aluminium as shown, with glazing to AAAMSA standards.
- Bathrooms to receive obscured glazing.

Doors

- External timber doors and doorframes - hardwood doors and frames, stained and sealed.
- Internal doors and frames - steel door frames, primed and painted, with patterned semi-solid core doors, primed and painted, colour to Architect.
- Sliding doors (where applicable) to be epoxy coated aluminium, with glazing to AAAMSA standards.

Ironmongery

Cylinder locks to front doors, Standard sliding door ironmongery to sliding doors and two lever locks elsewhere.
Stainless steel door handles.

Roof

- Light grey factory finished roof sheets with matching aluminium gutters, PVC downpipes and fascias.
- 75mm thick thermal insulation.

External works

- Driveways and parking areas - brick paving, cobbles and asphalt

Ceiling

- Gypsum board ceiling with taped and skimmed joints and Gypsum cornice on upper storey.
- Skimmed concrete soffit on other floors.

Floor Covering

- All shower floors to be tiled.
- Floor tiles throughout at a prime cost allowance of R90,00 per square meter.
- Balconies and stoeps are tiled as indicated.
- All tiles from developer's standard range.

Wall Tiling

- A prime cost allowance of R90,00 per square meter is made for wall tiling.
- Glazed ceramic wall tiles from developer's standard range.
- 1200mm high tiles in bathrooms with full height in showers.
- 450mm, or to underside of top cupboards (where applicable), high splash back tiling above worktop level in kitchen and scullery.
- Tiles behind fridge, washing machine and other appliances when not built into a cupboard.

Plastering

- Wood floated plaster to brick walls externally.
- Internally one coat plaster with steel troweled finish.
- Internal sills to be plastered level and external sills to be sloped.

Kitchen and Cupboards

- Melamine cupboards with granite counter tops from the developer's standard range in the kitchen.
- Melamine cupboards from the developer's standard range in bedrooms.

Electrical

- Exterior lights to developer's standard range.
- Electrical points and light fitting points as indicated on electrical plan.
- Interior light fittings to be energy saving bulkheads and ceiling lamps as per developer's standard range.

Painting

- White PVA to walls and ceilings internally.
- Satin enamel to internal doors and frames.
- External doors and frames sealed and varnished.
- External paint colours to architect's specification.

Sanitary Fittings

- KAL or similar shower doors.
- Vaal or similar white porcelain wash hand basins or 600 mm vanity with cupboard underneath as indicated on plan.
- Vaal or similar dual flush close coupled white W.C. suits.
- All sanitary ware to be white and taps to be IscaMix 81 range or similar with low flow fittings.

Plumbing and Drain Laying

- Aluminium gutters and white PVC downpipes, with stormwater piped to nearest road.
- 150l geyser in geyser cupboard in each unit.
- Connections for washing machine with drain and above counter stop tap.
- One 15mm water connection and water meter per dwelling.
- Polyethelene pipes to be used throughout for hot and cold water plumbing.

Glazing

- 4 mm Obscure glass to windows in bathroom / W.C.
- 4 mm Clear glass to remaining windows and doors.
- Safety glazing at sliding doors and where applicable.

The following items are included:

- Shower panels and -doors
- Toilet roll- and soap holders
- Curtain rails (double kirsch)
- Towel rails
- Postbox
- 600mm oven, hob and extractor fan

NOTE: *The developer retains the right to amend the specifications in the event of non-availability or difficulty in procuring specified products and to replace specified products with similar products of equal or better specifications, all to the approval of the Architect.*