

SPECIFICATION

1. FOUNDATIONS:

- 1.1 All external and internal load-bearing walls to be founded on concrete strip footings minimum 230x700mm or otherwise designed by the structural engineer.
- 1.2 Non load-bearing walls will be founded on thickened surface beds as indicated on the working drawings.
- 1.3 DPM 250Mic SABS approved will be placed under all surface beds.

2. SUPER-STRUCTURE

- 2.1 Walls to be 230mm cement maxi brick to external walls. Internal walls to be 190mm & 90mm maxi's. DPC to be used in all openings as per detail. Weepholes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity. This cavity is to be kept free of mortar at all times, and care to be taken to avoid damaging the DPC around openings.
- 2.2 The surface beds to be 100mm thick with mesh 193.

3. ROOF CONSTRUCTION

- 3.1 Prefabricated Engineer designed timber roof trusses to be used. Approval of these trusses must be obtained by the Engineer.
- 3.2 Roofs to be pitched as per Architect drawings. The roof will be covered with double roman cement roof tiles, on battern and trusses according to manufacturers specifications. Roof sheeting to be 0.47mm colourbond or similar where applicable.
- 3.3 Fascia boards 225x12mm Nu-tech board prepared for painting, and fixed with countersunk brass screws.
- 3.4 Aluminium gutters and PVC down pipes, all fixed as per manufacturers specification.

4. DOOR & DOORFRAMES

- 4.1 Front door to be meranti framed timber door ex - Swartland or similar.
- 4.2 Internal doors to be hollow core hardboard doors, suitable for painting.
- 4.3 All internal door frames to be pressed steel paint finish to suit 90 & 190mm walls.

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5. WINDOWS & GLAZING

- 5.1 All windows / sliding doors to be white epoxy coated aluminium.
- 5.2 All glazing to be clear sheet glass in accordance with Standard National Building Registration Council.
- 5.3 Obscure glass to bathrooms 4mm.

6. WALL FINISHES

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls, one coat plaster.
- 6.3 All external window cills to be plastered to a fall of 20 degrees.
- 6.4 Plaster bands as per Architects drawings.

7. FLOOR FINISHES

- 7.1 All surface beds to be finished with 25mm screeds.
- 7.2 Laminate Flooring "Eco-Tex" range or similar to all bedrooms.
- 7.3 Ceramic tiles to Kitchens, Bathrooms walls and floors and lounge floors, tiles to be chosen from Developers selection.
 - Kitchen walls - 3 rows above counter to underside of top Kitchen units.
 - Family bathroom - Half height and full height around bath/shower.
- 7.4 Pine skirting 69x19mm to all rooms except bathrooms and kitchens. Skirting to be prepared for painting.
- 7.5 All walkways to be tiled with a non-slip tile, tiles to be chosen by Developer.

8. PAINTING SPECIFICATION

- 8.1 As per Mandelay Coatings specification or similar.
- 8.2 Internal paint will be White unless a client specifies a different colour which would be an additional cost.

9. CEILINGS

- 9.1 Off-shutter painted finish to all Ground and 1st floor units. Second floor units will receive a 6,4mm rhino board sanded ceiling.
- 9.2 Normal 75mm coved cornices or similar to all areas.

10. IRONMONGERY

- 10.1 All internal doors to be fitted with standard 3 lever mortice lockset.
- 10.2 Front doors to be fitted with 3 lever lockset.

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11. JOINERY

- 11.1 Kitchen layout as per specialist joiner.
- 11.2 White engineered stone tops to kitchen cupboards.

12. ELECTRICAL

- 12.1 Plug and light points : One light point in each room. One double plug point in each room, excluding bathrooms, 3 plug points to the Kitchen, extractor point and one oven connection.
- 12.2 One DSTV point to be provided in each lounge.
- 12.3 Energy Dispensers to be installed in each unit.

13. PLUMBING

- 13.1 Bath - 1700 white acrylic bath with undertile diverter bath mixer and spout, fixed shower arm and rose will be provided.
- 13.2 Courier betta basin with a single lever basin mixer.
- 13.3 WC white close coupled suite top flush with a superior double flap plastic seat.
- 13.4 Kitchen sink 860mm S/Steel sink with sink mixer.
- 13.5 Geyser 150Lx400kpa complete with valves and drip trays.
- 13.6 Washing machine point with 15mm logic valve to all units.

14. GENERAL

- 14.1 Walling around the complex to be as per Architect drawings.
- 14.2 Balustrade to balconies and staircases to be mild steel galvanized.
- 14.3 All ground floor units to be lawned.
- 14.4 Oven, hob and extractor to be provided by Developer.
- 14.5 External paint to be chosen by Developer.
- 14.6 All units to receive a Solar Panel with controller panel.