

Specifications

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 DPC 250Mc SABS will be placed under all surface beds

2 SUPER-STRUCTURE:

- 2.1 Walls to be 230mm cement brick external walls. Internal walls to be 180mm and 90mm cement bricks. DPC to be used in all openings as per detail. Weep holes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity. (7Mpa, 10Mpa and 14Mpa maxis to be used as per Engineer Details)
- 2.2 The surface beds to be 100mm thick unless otherwise stated.

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 fixed to battens or perlines and trusses according to manufacturers specifications.
Colour of roof tiles to be chosen by Developer.
- 3.3 White PVC gutters and downpipes, all fixed as per manufacturers specifications.
- 3.4 Fascia boards 225 x 12mm Nu-tech board prepared for painting, and fixed with countersunk brass screws.

4 DOORS & DOORFRAMES:

- 4.1 Front doors to be Meranti framed hardwood entrance door or similar.
- 4.2 Internal doors to be hardboard hollowcore doors, suitable for painting.
- 4.2 Internal doors frames to be pressed steel frames.

5 WINDOWS AND GLAZING:

- 5.1 All windows / sliding doors to be powder coated aluminum or similar.
- 5.2 All glazing to be clear sheet glass as per national building regulations throughout.
- 5.3 Obscure glass to bathrooms.

6 WALL FINISHES:

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls as detailed on Architects Drawings, one coat plaster with plaster v joints and decorative panels.
- 6.3 Wall tiles to be installed as follows:
 - Kitchen : 600mm above worktops only
 - Bathrooms : 1.3m high from FFL and bath area full height
- 6.4 All external window cills to be plastered to a fall of 20 degrees.
- 6.5 All internal cills to be plastered except for the Kitchen and Bathroom, which will be ceramic tiled.

7 FLOOR FINISHES

- 7.1 All floor slabs to be finished with 25mm screed
- 7.2 All bedroom floors to receive laminated floors or tiled as per developers selection.
- 7.3 Ceramic tiles to all Kitchens, Bathrooms, Lounge/Dining areas
- 7.4 Pine skirting 19x69mm to all rooms except bathroom and kitchen
 - Skirting to be prepared for painting.

8 PAINTING:

As per "Mandaley Coatings" specification or similar.

- As per developers colour selection.

External walls

Internal walls

Ceilings, Intl. doors & skirting

Balustrades

9 CEILINGS:

- 9.1 Rhino board ceilings 6,4mm to be skimmed with 75mm coved cornice to all 2nd Floors units.
- Ground and first floors would be off shutters finish with cornices to all areas.

10 IRONMONGERY:

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

11 JOINERY:

- 11.1 Kitchen layouts are to be as per joinery option provided by developer.
- 11.2 Standard Granite Tops will be provided.
- 11.3 No BIC's have been allowed in the bedrooms.

12 ELECTRICAL:

- 12.1 Pre-Payment meters, Econometers or similar in each unit.
- 12.2 Plug and Light Points: One light point in each room. One double plug point in each room, excluding bathrooms, 2 single plugs and 1 double plugs points to the kitchen, one stove connection with extractor point. External light points to be provided over front doors.
- 12.3 One DSTV point to be provided.

13 PLUMBING:

- 13.1 Baths to be 1700mm standard white acrylic with bath mixer, nicci spout, fixed shower arm and rose.
- 13.2 White close couple pan & universal cistern with superior double flap plastic seat.
- 13.3 WHB to be courier type or similar with fixations with single lever mixer.
- 13.4 Hot Water Cylinder (WHC) 150 Ltr, with flat solar panel, pump and geyserwise controller complete with all necessary fittings.
- 13.5 All plumbing to comply with Local Authority requirements.
- 13.6 Stainless steel sink 860mm single bowl sink or similar fitted with a single lever sink mixer.
- 13.7 Washing machine point to kitchen.

14 GENERAL:

- 14.1 All ground floor units to be lawned.
- 14.2 External paint colour to be chosen by Developer.
- 14.3 Balustrading to walkways and staircases to be galvanized mild steel, and brickwork.
- 14.4 Remote access control will be provided by Developer.
- 14.5 Walling around complex to be as per the Architects approved drawings.
- 14.6 Oven hob and extractor to be provided by the developer.
- 14.7 Play park facilities will be provided by the developer.
- 14.8 Refuse room, entrance gates and gatehouse to be provided by the developer.

Disclaimer:

Please note that should any of the above items be discontinued, the developer at their own discretion may replace these with similar items of equal quality.