

BUILDING SPECIFICATIONS and SCHEDULE OF FINISHES – APARTMENTS (ART 13 SALES)

These building specifications and schedule of finishes contain information about the material and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily available alternative will be selected and used by the Contractor and/or his agent(s). The material, finishes, designs and other aspects of the houses already built and/or in the process of being built in Stellendale do not form the basis or provide an indication of the building specifications, schedule of finishes, designs or any other aspects to be provided as described herein.

1 Foundations

- 1.1 1200x350 mm 25 MPa 19 mm stone reinforced concrete strip footings (45 kg/m³) founded at 1000 mm below finished/NGL to perimeter walls.
- 1.2 1000x250 mm 25 MPa 19mm stone reinforced concrete strip footings (45 kg/m³) founded at 1000 mm below finished/NGL to intermediate/party walls.
- 1.3 External foundation walls to be built with either Traditional Maxi concrete blocks (222x115x90 mm) or Super Maxi concrete blocks (290x157x90 mm), with filled cavity, one coat wood floated plaster externally to 100 mm below finished ground level.
- 1.4 Intermediate/party walls to be built with either Traditional Maxi concrete blocks (222x115x90 mm) or Super Maxi concrete blocks (290x157x90 mm) to underside of surface bed.

2 Walls

- 2.1 Cavity external walls to be built with either Traditional Maxi concrete blocks (222x115x90 mm) or Super Maxi concrete blocks (290x157x90 mm), with one coat wood floated plaster externally and one coat steel floated plaster internally, and painted.
- 2.2 Plaster moulding around windows, doors and parapets, to Architects detail, including horizontal "V" groove cut into plaster at weephole level and painted a darker shade.
- 2.3 Double skin apartment dividing walls and single skin internal walls to be built with either Traditional Maxi concrete blocks (222x115x90 mm) or Super Maxi concrete blocks (290x157x90 mm), with one coat steel floated plaster, and painted.
- 2.4 Airbricks to all bedrooms and bathroom to Architect's drawing.
- 2.5 Hot Water storage tanks and distribution pumps enclosure at ground level adjacent to later detail.

3 Surface beds, suspended floor slabs, walkways, staircases and landings

- 3.1 100 mm thick 20 MPa 19 mm stone unreinforced concrete surface bed on consolidated fill on 250 micron underslab damp proof membrane.
- 3.2 Precast floor slabs, staircases and required beams to manufacturer's Engineer's design and specification or in-situ 200 mm thick 25Mpa 19mm stone reinforced concrete slabs, stairs and beams to Engineer's details and specification.
- 3.3 Floor to ceiling minimum 2,450mm.
- 3.4 Ground floor walkways and passages to stairs to be paved with 50mm concrete pavers.

4 Roofs

- 4.1 Engineered timber roof trusses to 20 degree pitch on timber wallplate and with tiles battens to suit roof covering and tile underlay to Architect's drawing and to NHBRC requirements.
- 4.2 Double Roman concrete roof tiles; or equal approved by the Architect; colour to be determined by the Architect.
- 4.3 Gutters to be seamless powder coated aluminium; down pipes to be 80 mm round white uPVC.

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- 4.4 High Density Nutec (225x10 mm) fascia (or equal approved by the Architect), and painted.
- 4.5 Approved waterproofing to external concrete surfaces.

5 Windows and doors

- 5.1 Anodised/powder coated aluminium sliding doors and windows with top hung outward opening sashes, all glazed in accordance with SANS/SABS and NHBRC; burglar bars (to SHOA standard detail) on all opening sashes; or equal approved by the Architect; sliding doors to ground floor units only; colour to be determined by the Architect.
- 5.2 External window sills to be plastered and painted to match walls, and to be sloped to falls externally.
- 5.3 Internal window sills to be plastered and painted to match walls.
- 5.4 Painted hardwood external front door and frame with hardwood sill; and fitted with satin chromed brass hinges.
- 5.5 Internal doors to be hollow-core flush doors, fitted in steel door frames, and painted; colour(s) to be selected by the Architect.
- 5.6 Single curtain tracks on all bathroom and kitchen windows, double tracks on lounge and bedrooms.

6 Wall tiling and mirrors

- 6.1 Wall tiles as per sample boards; to be selected.
- 6.2 Mirror (600x900 mm) above basin in each bathroom.
- 6.3 PVC edging to be installed at selected corners.
- 6.4 Floor to ceiling wall tiling in bathroom.
- 6.5 600 mm high wall tiles above work top(s) in kitchen.

7 Floor finishes

- 7.1 Floor tiles as per sample boards; to be selected.
- 7.2 Floors of living/dining area, kitchen, passage, bedrooms and bathroom to be finished with tiles on cement screed.
- 7.3 External walkways and staircases tiled with non-slip tiles on waterproofing; to be selected.

8 Ceilings

- 8.1 High grade uniform and level off-shutter concrete, prepared, filled and painted.
- 8.2 Rhino board with 75 mm cove cornices, skimmed and painted to top floor.

9 Painting

- 9.1 Plascon Polvin range paint; or equal approved by the Architect.
- 9.2 Exterior walls, fascias and other applicable exterior surfaces to be painted with exterior grade super acrylic PVA including undercoat; colour(s) to be selected by the Architect.
- 9.3 Ceilings and cornices to be painted with exterior grade super acrylic white PVA including undercoat.
- 9.4 Interior walls and other applicable interior surfaces to be painted with exterior grade super acrylic PVA including undercoat; colour(s) to be selected by the Architect.

10 Ironmongery

- 10.1 3-lever mortice locksets on front and rear external doors.
- 10.2 2-lever mortice locksets on internal doors.
- 10.3 Satin chromed lever handles on all doors.
- 10.4 Satin chromed knocker on front door.
- 10.5 65 mm minimum satin chrome unit number on front door (maximum 3 letters/numerals).

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11 Joiner

- 11.1 White Melamine (or equal approved by the Architect) built-in floor cupboard(s) in kitchen as per plan, to manufacturer's design.
- 11.2 White melamine (or equal approved by the Architect) top cupboard in kitchen including space and plug for microwave.
- 11.3 White Melamine (or equal approved by the Architect) built-in cupboard(s) to bedrooms as per plan, to manufacturer's design.
- 11.4 Cupboard door handles as per sample range.
- 11.5 Formica (or equal approved by the Architect) kitchen counter top(s) as per sample range.
- 11.6 Painted 75x20 mm hardwood skirting, except where wall tiling finished to floor level.

12 Lighting and electrical

- 12.1 Two telephone points: one in living/dining area and one in main bedroom.
- 12.2 One double plug point in each bedroom.
- 12.3 Two double plug points in kitchen and two double plug points in dining/living area.
- 12.4 One 300 mm diameter ceiling mounted white alabaster glass with satin chrome clips light fitting ex Eagle Lighting DLX2775/23 (2 x 60W ES lamp) in each of the bedrooms, bathroom(s), kitchen, passage, lounge area and dining area; or equal approved by the Architect.
- 12.5 One shallow non-corrosive opal round bulkhead external light fitting ex eagle Lighting CF07 (16W 2D lamp) at front door; or equal approved by the Architect.
- 12.6 Shallow non-corrosive opal round bulkhead external light fitting ex eagle Lighting CF07 (16W 2D lamp) to external areas (average 1 per unit); or equal approved by the Architect
- 12.7 Pre-paid electrical meter and electrical distribution board.
- 12.8 The position of telephone, light, plug, meter and distribution board points to be determined by the Architect.
- 12.9 100 x 50 mm wall box and wireway in each bedroom and living room connected to secure centralised internet distribution point (one or two per block with power supply point).
- 12.10 HD PVR enabled DSTv satellite dish (one or two per block) and cabling to outlet in lounges.

13 Bathroom fittings

- 13.1 Hot water reticulation tubing from entry into apartment to fittings and taps/mixers. (Hot water reticulation system by others including roof panels, insulated riser, return and ringmains, storage, circulation pumps, back-up heating).
- 13.2 1600x700 mm Plexicor bath with no handles; Isca Mix 81 bath mixer # 8100CH; Isca Nicci bath spout and overflow # 1811CH; Isca Mix 81 diverter ath mixer; Isca Mix 81 shower arm #9300CH and Isca Mix 81 shower rose #9913CH in fixed position over the bath; 750 mm single towel rail; or equal approved by the Architect.
- 13.3 Glass shower screen on bath.
- 13.4 Libra 600 mm combo basin and vanity, with white lacquer sprayed cupboard underneath; Isca Mix 81 basin mixer # 8119 CH; or equal approved by the Architect.
- 13.5 Lesico Atlas close coupled WC pan and double flush cistern; or equal approved by the Architect.
- 13.6 Firat pex-al-pex multilayer water supply piping with Equipex nickel-plated DZR brass couplings and fittings; or equal approved by the Architect.

14 Kitchen fittings

- 14.1 Quinline 900 mm single bowl drop-in sink # QLX611; Isca Chloe sink mixer # EX 7003CH; or equal approved by the Architect.
- 14.2 Kitchen fitted with built-in Defy Slimline undercounter oven and solid plate hob; or equal approved by the Architect.
- 14.3 Wall mounted Defy Slimline extractor hood; or equal approved by the Architect.

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15 Balustrades and handrails

- 15.1 Galvanised steel balustrade with top rail at minimum 1050 mm above finished floor level (FFL), bottom rail maximum 100 mm above FFL, vertical droppers maximum 100 mm apart where open, handrail where closed; to Architect's detail.

16 External works

- 16.1 Shadecloth covered parking bay.

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