

OUTLINE SPECIFICATION AND FINISHES

PROJECT	INGADI VILLAS - 3445 GLEN MARAIS X 118			
DOCUMENT	: Annexure C	DATE:	19 June 2019	
REVISIONS	: 0	<i>Number</i>	<i>Date</i>	<i>Description</i>
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Notes:

- *Specifications are listed as at the time of publication and may be adjusted to the discretion of the developer due to availability and / or affordability as prime cost allowances on the feasibility will only be tendered as required by the construction program.*
- *All specifications to comply with the National Building Regulations SANS 10400 as well as local authority requirements and bylaws.*

FOUNDATIONS, SHELL AND STRUCTURE

- Concrete strip footings with nominal steel reinforcing all to structural engineers design.
- 220/330 thick baked clay stock brickwork to foundation and loadbearing walls.
- Precast concrete suspended floor slabs to upper floors, 85 thick concrete surface bed to ground floor units, all as per engineers design.
- 110 thick baked clay stock brickwork to internal walls.
- Structurally rated fire wall unit separation.
- Baked clay face brick to architects specification as indicated on elevations.
- Concrete staircase to engineers design.
- Insulated chromadek finished steel sheeted roof on timber roof structure with downpipes and gutters to match roof sheeting.

WALL FINISHES

Exterior walls

- Generally smooth one coat plaster with timber float finish ready to receive paint.
- Commercial quality paint to all plastered surfaces installed as per manufacturer specifications and quality checks.
- Hard baked face brick plinth to exterior walls.
- Hard baked face brick in panels as per architects design.
- Powder coated aluminium windows and sliding doors with energy efficient glazing.
- Plastered and painted windowsills with damp proof course below all windows.

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- Front door: Painted Class E horizontally slatted timber fire door in hardwood door frame with door closer and brushed stainless steel finish ironmongery and multi-lever lockset.
- Balustrades: Generally painted mild steel balustrades and handrails to architects design to comply with SANS10400.

Interior walls

- One coat cement plaster on brick walls.
- Generally one coat Plascon plaster skim coat with commercial quality paint installed as per manufacturer specifications and quality checks.
- Painted medium duty commercial veneer doors in painted mild steel frames with brushed stainless-steel finished ironmongery and two lever locksets.
- 50% of Bathroom walls tiled Full Height with glazed ceramic tile to architects layout and specification.
- Kitchen splash back wall tiles above counter tops and full panel at hob all to architects layout and specification.
- Painted supra-wood skirting to all non-tiled walls, tiled skirtings to bathrooms.

CEILINGS

- Rubbed down and prepared concrete soffit to ground, first and second floor units and painted as per manufacturer specifications and quality checks.
- Nailed up smooth painted rhinoboard ceiling to top floor units.
- Painted cornice finishing trim to all ceiling edges.

FLOORS

- *Interior:* 600 x 600 polished porcelain tile throughout to architects layout and specification on suitable cement screed.
- *Exterior:* 600 x 600 slip resistant ceramic tile throughout to architects layout and specification on suitable cement screed.

CUPBOARDS AND JOINERY

- Kitchens layout and design by specialist.
- Cupboards: Generally white carcass with A/line Profiled panels and doors in architects specification. Colours: Vence and Summer white gloss. Floor units mounted on s/steel legs
- Worktop: 20 mm Quarts Sabia Bianco work top
- Bedroom Cupboards design and layout by specialist. Colours: Vence and Summer white gloss.
- All doors with 2mm PVC edging.
- Bathroom: Wall mounted floating vanity from Vence and Summer white gloss with 20mm Sabia Bianca quarts top. Wall mounted bright clear mirror above all wash hand basins.

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SANITARY WARE and PLUMBING INSTALLATIONS

- Build in baths: Plexicor Discovery shower bath 1700x700 with hinged 1400h bath shower screen.
- Mixer: Chrome finish recessed single lever wall mixer with shower diverter and rainwater shower head to architects specification.
- Water closet: White glazed vitreous china wall hung toilet with recessed cistern.
- Wash hand Basin: White glazed vitreous china countertop basin.
- Mixer: Chrome finish stand up single lever mixer to architects specification.
- Build in Shower: Tiled shower basin with clear shower screen.
- Mixer: Chrome finish recessed single lever wall mixer with rainwater shower head to architects specification.
- Kitchen: Stainless steel DEB sink with Chrome swivel single lever mixer.
- Provision for washing machine and dish washer connections.
- Hot water geysers: 150l (2 bedroom) and 200l (3 bedroom) electrical hot water geyser to architects specification.
- Brass tap on standpipe to all garden units.
- Bathroom Accessories per bathroom: Towel rail, toilet roll holder, hand towel ring and robe hook.

ELECTRICAL INSTALLATIONS

	<u>2 Bedroom Unit</u>	<u>3 Bedroom Unit</u>
Distribution Board with fiber division	1	1
Double plugs (3 pin / RSA combination)	8	9
Single Plugs	5	5
TV Points	2	2
Data Points	3	3
Light Fittings	8	10
Electrical oven isolator	1	1
Extractor plug point	1	1

- All fittings, fixtures and switches by developer to architects layout and design.
 - Electrical stove, hob (gas/electrical t.b.c) and cooker hood by developer
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