

SPECIFICATIONS SHEET



1. SITE WORK AND EXCAVATIONS

1.1. The developer reserves the right to adjust the floor levels on site as may be most suitable to obviate undue plinth heights.

2. CONCRETE

- 2.1. Concrete foundations and surface beds will all be laid with ready mix concrete (30 Mpa) or as per Engineer's design.
- 2.2. Pre-construction termite protection to all surface beds prior to casting of ground floor slab.
- 2.3. Floor slab to be in-situ cast to engineers' detail and design.

3. BRICKWORK & BLOCK-WORK

- 3.1. Final levels, depths of excavations, stairs (if applicable) will be determined by the Developer on site at his Discretion.
- 3.2. Foundation brickwork - Solid Concrete Maxi Bricks (14Mpa)
- 3.3. Superstructure brickwork load-bearing - Solid Concrete Maxi Bricks (14Mpa)
- 3.4. Superstructure brickwork non-load bearing - Concrete Maxi Bricks (7Mpa)
- 3.5. Boundary walls - Concrete 190mm Block (5Mpa)
- 3.6. Lintels - Maxi Pre-stressed precast concrete lintels
- 3.7. Damp proofing- 250 Micron DPM to surface bed & 375 Micron Brikgrip DPC at walls.
- 3.8. Slip joints - Malthoid joints to engineers detail
- 3.9. Control Joints - Jointex to be place inside joint, Polyurethane sealed with finish
- 3.10. Air Brick - Provide Air bricks to all internal spaces on inner and outer walls as per detailed. Spec TBC

4. PLASTERING

To all buildings including ancillary buildings not limited to but including drying yards, storerooms & boundary walls.

- 4.1. External - Textured plaster and paint - Texture finish to Spec.
- 4.2. Internal - Smooth plaster and paint - wood trowel.

5. SCREED

- 5.1. External - Screed to fall.
- 5.2. Internal - Power floated deck, to receive self-leveling screed for flooring. (refer to 29.1)

6. WINDOW SILLS

- 6.1. External - Plastered sills to match wall finish with external fall
- 6.2. Internal - Plastered sills to match wall finish

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7. ROOFING

- 7.1. Precast Concrete Suspended decks – Polyglass 4mm Evolite MS torch on membrane (to engineer specification)
- 7.2. Walkways and Balconies - Sika® Cemflex® waterproofing to all suspended balconies and passageways. Power floated screed for optimum bonding – as per manufacturer specified.

8. GUTTERS AND DRAINAGE

- 8.1. Gutters – Symphonic design, per engineers specifications.
- 8.2. Balconies screeded to fall, draining via gargoyles to symphonic system.

9. SECONDARY STORM WATER MANAGEMENT:

- 9.1. Storm water sumps (cast Iron gratings), trenching and piping (class uPVC pipes) as detailed per civil engineer's layout.

10. CEILINGS

- 10.1 Internal Ceilings floors 4 - 10 Painted White - Remove all edges, rub it smooth paint. Excessive joints to be sealed with Polyurethane sealant in the "lows" or "joints".
- 10.2 Floors 4 - 10, Provide – 10mm horizontal cut joint around perimeter of internal building with polysulphide seal.
- 10.3 External Ceilings – Unpainted off shutter concrete finish.

11. ALUMINIUM WINDOWS, DOORS & LOUVRES

- 11.1. Windows: Powder-coated aluminum with single glazing (6.38mm Safety glazing where indicated). Overall U value of 5.80W/m²k & SHGC of 0.81 Required. Windows as per Window Schedule & shop drawing to be signed off by architectural professional. Obscure glass to all bathroom windows.

12. DOORS AND RISER CLADDING

- 12.1. Internal Doors: Hollow Core Okoume Veneer Door, Interior, 813mm x 2032mm. 86 x 67mm rebated hardwood frames to suit door size 813 x 2032mm (H)(FB1/NS). Colour: White
- 12.2. External Front Doors: Horizontal Groove Veneered 30 Min Fire Door – Solid Core 813x2032mm Marine ply with painted GMS frame to schedule.
- 12.3. Storeroom Doors: Painted Horizontal Groove Veneered 30 Min Fire Door – Solid Core 813x2032mm Marine ply with painted GMS frame to schedule. See detailed paint specification from paint specialist.
- 12.4. External Risers: Nutec Painted Shiplap Cladding on frame to all Vertical Risers to detail. See paint specification for product specs. Colour TBC.
- 12.5. Service Shaft Doors: Painted Horizontal Groove Veneered 30 Min Fire Door – Solid Core Marine ply with painted GMS frame to schedule. See detailed paint specification from paint specialist.

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13. IRONMONGERY

13.1. Entrance Doors: Tube Pull Handle 25x330x210 (FP-T02-BB) Consider FP.D10.BB.SS, Pull Handle, Tubular, D Handle, BTB, 30mm (Ø) x 330mm (l) x 300mm (ctc), Stainless Steel, CISA (rounded corners are more user-friendly, won't hook something and thus won't get damaged as easily). Cylinder lock.

13.2. Internal Doors: Hollow Lever Handle on Round Rose Cylinder Escutcheons GR304SS Consider FT01.R..TR or FT08.R..TR (both with rounded corners for the same reason as above).

13.3. Balcony Sliding and Stacking Doors: Tube pull handle as per 15.1. Cylinder lock.

14. ENTRANCE SIGNAGE

14.1. Design and Supply to be signed off by Architectural Professional.

15. SKIRTING AND STAIRS

15.1. Meranti Skirtings (70mm), painted as per specification.

15.2. Stairs nosing trim: Straight Edge Floor Trimming – Sure strip Aluminium SEA12 – height 12mm, width 3mm, length 2.5m

16. WATER, PLUMBING, AND DRAIN LAYING

16.1. Sewerage: Polyethylene (PE) pipes for soil and waste discharge (low and high temperature) inside buildings connections to mainline sewerage per specialist detail.

16.2. Water Supply: Separate hot and cold-water meters to be provided for each unit. SENSUS-120 Dry dial single jet water meter.

16.3. Apartment reticulation: Multilayer piping systems PEX for hot and cold-water installations inside buildings.

17. SANITARY WARE AND FITTINGS

17.1. Centralized Hot Water System: Details to Specialist - UV solar lagging on all hot water pipes (22mm)

20. BASINS, VANITIES & MIRRORS

20.1. Gio Simplicity Basin & Cupboard R1200WHGio in penthouse units, R600WHGio in all others.

20.2. Picasso Frameless Wall Mirror

21. TOILET

21.1. Titan Close Couple Toilet with Slim PP Seat/Dual Flush KRTN2001/CC

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22. BATHROOM AND SHOWER

- 22.1. Grohe Shower Hose Twistfree 1500 Chrome G-28364000
- 22.2. Grohe Euphoria Hand Shower G-27222000
- 22.3. Walk-In Frameless Wall Mounted Shower Screen Including Arm
- 22.4. Round Shower Arm – 400mm Chrome
- 22.5. Grohe Tempesta Head Shower 1 Spray Chrome G-27541001
- 22.6. Grohe Bauflow Mixer G-29046000
- 22.7. Shower Channel Solid Grid A1017-500
- 22.8. Toilet Paper Holder - 16-LOS-TPH0-CHR
- 22.9. Double towel rail - 16-LOS-DTR0-CHR
- 22.10. Shower Rings - 16-LOS-TR00-CHR

23. KITCHEN & SCULLERY

- 23.1. Tops: 20mm Magnolia/Macadamia – Quartz
- 23.2. Stella Underslung Sink SVX110-40
- 23.3. Grohe Bauflow Mixer Sink Swivel Spout G-31230000

24. APPLIANCES

- 24.1. Bosch/SAMSUNG Built-in Oven 60X60CM
- 24.2. Bosch/SAMSUNG Gas hob 60CM Black

25. ELECTRICAL

- Electrical connection from Main distribution board to each unit. Position inside each unit to be indicated on Electrical Engineer's layout.
- Testing and commissioning the complete electrical installation and COC's to be issued.
- Meters to be provided by council to Elec. Eng detail.

26. LIGHT FITTINGS

- 26.1. Kitchen: Tracked Spot Lights (White)
- 26.2. Living Area: Tracked Spot Lights (White)
- 26.3. Other areas: White LLC SA Polluf LF Surface 18W CTC Round

27. SWITCHES, TELEPHONE, DATA, AND PLUGS:

See Electrical Engineers specification.

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28. PAINTING

- All painting as per Plascon/Prominent Paints, Paint Specification. To be approved by the Architect.
- Internal Wall Finish Standard: Dulux White on White
- Internal Wall Finish Accent Colour: Dulux Bushveld / Sand White

29. FLOOR COVERING

29.1. Vinyl Plank: General Desire Glue Down: Caramel Latte

30. WALL COVERINGS AND SPLASHBACKS

30.1. Bathroom Backsplash: 750 x 150mm Flat white Matt subway tile Shower Floor: 600x300 Evolve Mid Grey Tile @ Italtile

30.2. Shower Wall: – Glossy 600x300 Evolve Mid Grey Tile @ Italtile

30.3. Kitchen: 600 x 600 Desire Glue Down Vinyl

31. BUILT-IN CUPBOARDS & KITCHEN UNITS

31.1. Kitchen Cabinetry:

- Shelving: Melamine Supatexture
- Handle: Brushed Aluminium Lip (Black/White)
- Color: Treviso
- Wall Units: Chip PG Bison Supermatte Melawood with matched 2mm Edging High Impact Edging. Colour: Iceberg White/Dunblane Grey
- Floor & Wall Units: Chip PG Bison Supermatte Melawood with matched 2mm Edging. Colour: Iceberg White.
- Countertops: 20mm Eezi Quartz Gloss. Colour: Magnolia

31.2. BIC's:

- Chip PG Bison Supermatte Melawood. Colour: White

32. GATES

32.1. Refuse Room: Painted GMS Gates to detail. Colour Charcoal.

32.2. Vehicular Motorized Slider Gate: Betafence/Cochrane design & supply – Charcoal powder-coated

32.3. Ground floor Service enclosure/s: Betafence/Cochrane design & supply fencing and gate Charcoal powder-coated

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33. PAVING

33.1. 80mm Grey Interlocking Pavers

34. BALUSTRADING AND HANDRAILS:

34.1. Painted GMS - 25 x 50 mm for post and 38 x 50 for top and mid rail, then 19mm round tube for droppers

34.2. Shop drawings to be provided and signed off by Architect before manufacture.

Accepted and agreed to at _____ On this DAY _____

Of _____

The Developer

The Purchaser

Witness

Witness

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