



## GENERAL SPECIFICATION AND FINISHING SCHEDULE

### General

- Materials used will be of standard quality, readily available from local suppliers.
- All building work to comply with SABS 0400 & MODEL PREAMBLES FOR TRADES.

### Brickwork

- External brickwork to be 230 mm cement brick cavity walls, plastered and painted, colour to Architect.
- Internal brickwork to be 90mm cement brick construction, plastered and painted, colour to Architect.

### Windows

- All windows to be epoxy coated aluminium as shown, with glazing to AAAMSA standards.
- Bathrooms to receive obscured glazing.

### Doors

- External timber doors and doorframes - hardwood doors and frames, stained and sealed.
- Internal doors and frames - steel door frames, primed and painted, with patterned semi-solid core doors, primed and painted, colour to Architect.
- Sliding doors (where applicable) to be epoxy coated aluminium, with glazing to AAAMSA standards.

### Ironmongery

Cylinder locks to front doors, Standard sliding door ironmongery to sliding doors and two lever locks elsewhere.  
Stainless steel door handles.

### Roof

- Light grey factory finished roof sheets with matching aluminium gutters, PVC downpipes and fascias.
- 75mm thick thermal insulation.

### External works

- Driveways and parking areas - brick paving, cobbles and asphalt

### Ceiling

- Gypsum board ceiling with taped and skimmed joints and Gypsum cornice on upper storey.
- Skimmed concrete soffit on other floors.

### Floor Covering

- All shower floors to be tiled.
- Floor tiles throughout at a prime cost allowance of R90,00 per square meter.
- Balconies and stoeps are tiled as indicated.
- All tiles from developer's standard range.

### Wall Tiling

- A prime cost allowance of R90,00 per square meter is made for wall tiling.
- Glazed ceramic wall tiles from developer's standard range.
- 1200mm high tiles in bathrooms with full height in showers.
- 450mm, or to underside of top cupboards (where applicable), high splash back tiling above worktop level in kitchen and scullery.
- Tiles behind fridge, washing machine and other appliances when not built into a cupboard.

### **Plastering**

- Wood floated plaster to brick walls externally.
- Internally one coat plaster with steel troweled finish.
- Internal sills to be plastered level and external sills to be sloped.

### **Kitchen and Cupboards**

- Melamine cupboards with granite counter tops from the developer's standard range in the kitchen.
- Melamine cupboards from the developer's standard range in bedrooms.

### **Electrical**

- Exterior lights to developer's standard range.
- Electrical points and light fitting points as indicated on electrical plan.
- Interior light fittings to be energy saving bulkheads and ceiling lamps as per developer's standard range.

### **Painting**

- White PVA to walls and ceilings internally.
- Satin enamel to internal doors and frames.
- External doors and frames sealed and varnished.
- External paint colours to architect's specification.

### **Sanitary Fittings**

- KAL or similar shower doors.
- Vaal or similar white porcelain wash hand basins or 600 mm vanity with cupboard underneath as indicated on plan.
- Vaal or similar dual flush close coupled white W.C. suits.
- All sanitary ware to be white and taps to be IscaMix 81 range or similar with low flow fittings.

### **Plumbing and Drain Laying**

- Aluminium gutters and white PVC downpipes, with stormwater piped to nearest road.
- 150l geyser in geyser cupboard in each unit.
- Connections for washing machine with drain and above counter stop tap.
- One 15mm water connection and water meter per dwelling.
- Polyethelene pipes to be used throughout for hot and cold water plumbing.

### **Glazing**

- 4 mm Obscure glass to windows in bathroom / W.C.
- 4 mm Clear glass to remaining windows and doors.
- Safety glazing at sliding doors and where applicable.

### **The following items are included:**

- Shower panels and -doors
- Toilet roll- and soap holders
- Curtain rails (double kirsch)
- Towel rails
- Postbox
- 600mm oven, hob and extractor fan

**NOTE:** *The developer retains the right to amend the specifications in the event of non-availability or difficulty in procuring specified products and to replace specified products with similar products of equal or better specifications, all to the approval of the Architect.*