

**Building Specifications and Schedule of Finishes**

**1. FOUNDATIONS**

Reinforced concrete foundations as per the engineers design. In general foundations will be 750 x 300 with 4 x Y12 reinforcing bottom and 3 x Y12 reinforcing top. Stirrups every 400mm  
Concrete will be 20 mpa

**2. SURFACE BED**

Backfill and compaction in layers of 200mm.  
Ref 100 mesh  
USB Green plastic underlay.  
85 mm 25 mpa concrete.

**3. SUPERSTRUCTURE**

Units will be built in clay stock bricks as per the architects drawings.  
375 micron damp proofing under all superstructure walls and sills.  
Concrete lintels to be used above all door and window openings as per NHBC.  
Brickforce will be placed on every 5 courses up to lintel height thereafter every course between lintel and slab heights.

**4. FIRST FLOOR and ROOF SLAB**

Pre-stressed rib and hollow block slab as per engineers design.  
25mpa Ready-mix concrete.

**5. DOORS and DOOR FRAMES**

Door frames	Meranti 76 x 38 wood door frames spray painted white
Front door	2.1m High slatted solid fire door Spray painted with a clear satin varnish.
Internal doors	Vertically slatted hollow core doors Spray painted with a clear satin varnish.
Garage door	Cromadek automated garage door

**6 WINDOWS**

All windows and sliding doors will be in aluminium. AAAMSA approved.

**7. GLAZING**

Clear glazing of a thickness as per SABS and architects specifications as to e-glass  
Bathroom windows will be in white translucent glass

<b>Three Bedroom</b>	<b>Two Bedroom</b>
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Mirrors - Second bathroom 600 x 1000	1	1
Mirrors - Master bathroom 600 x 1000	2	2

**8. WINDOW SILLS**

Internal sills in 20 mm meranti  
Spray painted with a clear satin varnish.

External sills in ceramic tiles

**9. Wall Finishes**

Internal wall finishes	Two coats plaster
External wall finishes	One coat plaster
Master bathroom on suite	Wall tiling to a height of 1.5m
Second bathroom	Wall tiling to a height of 1.5m
Kitchen wall tiles	Splash back to be tiled

**10. CEILINGS**

Ceilings finished with two coats plaster

**11. FLOOR FINISHES**

Lounge, dining room, kitchen passage and bathrooms. Tiled  
Garage. Ceramic floor tiles  
Bedrooms. Tiled  
Refer to guard house for type and methodology of tiling.

**12. EXTERNAL STAIRCASE**

External staircase. I-beam with cast concrete treads

**13. EXTERNAL BALUSTRADING**

External balustrading. Stainless steel or similar

**14. IRONMONGERY**

Windows	Satin chrome window handles
Front door	600 mm Satin chrome pull handles Four lever lock with escution Satin chrome half moon door stop
Internal doors	Satin chrome door handles. Cylinder locks with escution. Satin chrome half moon door stop.

**15. ELECTRICAL**

Master bedroom	One TV Point Two double plugs One single plug 4 downlighters
Second and third bedrooms	One double plug One single plug 4 Downlighters
Lounge/dining room	One double plug One single plug One TV point One telephone point 6 downlighters for a three bedroom 4 downlighters for a two bedroom
Kitchen	One double plug One single plug for fridge One double plug for appliances for 3 Bedroom

	One single plug for appliances for 3 Bedroom One single plug for microwave if design allows Stove point with isolator Point for extractor with isolator if applicable.
Passage	2 or 3 downlighters
Garage	1 Fluorescent One single plug One single plug for garage door automation
Bathroom on Suite	Three downlighters
Second bathroom	Three downlighters
External lights	Two external lights for ground floor units in the garden and two for upstairs units on th
Covered patio	3 Downlighters , 1 single plug
Balcony	1 double plug for large balconies
Appliances	Glass top Ceran 600 hob Under counter 600 Oven Extractor if applicable

Satin chrome downlighters with energy saving globes.

## 16 PLUMBING

Bath	Dado Dubai quartz bath	View at <a href="https://www.dado.co.za/production/dubai-b">https://www.dado.co.za/production/dubai-b</a>
Flavio CT 99187 Xtacy counter top basin for bathroom on Suite		<a href="https://eurobath.co.za/product/xtacy-counter-top/">https://eurobath.co.za/product/xtacy-counter-top/</a>
Flavio CT 1927 valerie counter top basin for second bathroom		<a href="https://eurobath.co.za/product/valeri-plus-basin/">https://eurobath.co.za/product/valeri-plus-basin/</a>

Edinburgh / Nuremburg Closed Couple W/C with Slim soft closer toilet seat

Daniel Imported Italian Tapware (10yr Warranty)

Complete hot and cold water reticulation with insulated piping.

150lt Solar geyser with electrical backup (SABS Approved) complete with 400 kpa pressure valve.

One outside tap over the gully for downstairs' unis. One tap on balcony for upstairs units with large balcony

## 17 CABINETRY & CARPENTRY

Kitchen cupboards As per drawings

Built in cupboards

Master bedroom	3,m	BIC
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Bedrooms 1 & 2	1,5 to 1,8m	BIC
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Skirting and architraves. 65 mm skirting and architraves with 150 x 200 corner blocks spray painted in white satin

## 18. WATERPROOFING

4mm torch on waterproofing with bitumen primer and silver coat on balconies and and roofing.

This carries a 5 year warranty.

Membrane and acrylic on parapet walls

## 19. SHOWER ENCLOSURES

Glass framed shower enclosures.

## **20 PAINTING**

External                    One coat plaster primer  
                                  Two coats "Husk of Wheat" (Devflex) by Varcol

Internal                    One coat plaster primer  
                                  Two coats sheen acrylic by Varcol. Colour "Afternoon Shower"  
                                  Ceilings. Ceiling paint by varcol

## **21 BATHROOM ACCESSORIES**

Toilet roll holder	2
Toilet brush	2
Towel rail	2
Towel ring	2
Soap dish holder	2

## **22. GRANITE AND MARBLE**

Bathrooms: Marble vanities in Crema Marfill

Granite counter tops in Rustenburg black or similar.

## **23. LANDSCAPING AND GARDENS**

Removal of all building rubble.

Instant lawn will be provided in the garden areas. Basic shrubs and trees