



## Apartment Specifications

### 1. FOUNDATIONS:

- 1.1 All external and internal load-bearing walls to be founded on concrete strip footings minimum 700x230mm or otherwise designed by the structural engineer.
- 1.2 Non load-bearing walls will be founded on thickened surface beds as indicated on the working drawings.
- 1.3 DPM 250Mic SABS approved will be placed under all surface beds.

### 2. SUPER-STRUCTURE

- 2.1 Walls to be 230mm cement maxi brick to external walls. Internal walls to be 190mm & 90mm maxi's. DPC to be used in all openings as per detail. Weepholes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity. This cavity is to be kept free of mortar at all times, and care to be taken to avoid damaging the DPC around openings.
- 2.2 14mpa Maxi bricks will be used on the ground floor and 1st floor level if required.
- 2.3 The surface beds to be 100mm thick with mesh 193 unless otherwise stated.

### 3. ROOF CONSTRUCTION

- 3.1 Prefabricated Engineer designed timber roof trusses to be used. Approval of these trusses to be obtained by the Engineer.
- 3.2 Roofs to be pitched as per Architect approved drawings. The roof will be covered with 0.53 Seamlock colourbond roof sheets, on batten and trusses according to manufacturers specifications. Colour to be chosen by the developer.
- 3.3 Fascia boards 200x12mm nutech board prepared for painting, and fixed with countersunk brass screws.
- 3.4 White PVC gutters and down pipes, all fixed as per manufacturers specification.

### 4. DOOR & DOORFRAMES

- 4.1 Front door to be Meranti framed hardwood entrance door.
- 4.2 Internal doors to be hollow core hardboard suitable for painting.
- 4.3 All internal door frames to be pressed steel paint finish to suit 90 & 190mm walls.

### 5. WINDOWS & GLAZING

- 5.1 All windows to be white powder coated aluminium. Sliding door to be white powder coated aluminium (where applicable).
- 5.2 6.5mm laminated safety glass to sliding doors and windows between FFL and 300mm in accordance with NHBRC (where applicable)
- 5.3 Obscure glass to bathrooms 4mm.

### 6. WALL FINISHES

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls, one coat plaster.
- 6.3 All external window cills to be plastered to a fall.
- 6.4 Kitchen walls – 2 rows of tiles above sink unit or at the developer's discretion.
- 6.5 Bathroom walls – 1.300m from FFL. Showers – Full height

### 7. FLOOR FINISHES

- 7.1 All surface beds to be finished with 25mm screeds.
- 7.2 Carpeting to all bedrooms.
- 7.3 Ceramic tiles to Kitchens, Bathrooms and lounge floors, tiles to be chosen from Developers selection.
- 7.4 Pine skirting 19x76mm to all rooms except bathrooms and kitchens. Skirting to be prepared for painting.

## 8. PAINTING SPECIFICATION

- 8.1 As per Plascon specification or similar.
- 8.2 Internal paint finish will be, white unless a client specifies a different colour which would be a additional cost.

## 9. CEILINGS

- 9.1 Rhino board ceilings 6,4mm to be skimmed to all units.
- 9.2 Normal 75mm coved cornices to all areas.

## 10. IRONMONGERY

- 10.1 All internal doors to be fitted with standard 2 lever mortice lockset.
- 10.2 Front doors to be fitted with 3 lever lockset.

## 11. JOINERY

- 11.1 Kitchen layout as per kitchen specialist design.
- 11.2 Kitchen tops – Rustenberg granite tops will be provided.

## 12. ELECTRICAL

- 12.1 Plug and light points : One light point in each room. One single plug point in each room, excluding bathrooms, 2 D/plug points to the Kitchen and one stove connection. 1D/plug point to lounge. External light points including fittings, to be approved by Developer.
- 12.2 One TV and one telephone point will be provided.

## 13. PLUMBING

- 13.1 Bath – 1700 white acrylic bath with nicci spout and single lever mixer.
- 13.2 Courier basin with a single lever basin mixer.
- 13.3 White WC close coupled suite top flush with a superior double flap plastic seat.
- 13.4 Kitchen sink drop in 860mm sink single bowl and single lever sink mixer.
- 13.5 Geyser 100Lx400kpa complete with valves and drip trays.
- 13.6 Washing machine point with under tile stopcock and single lever mixer to showers in all units.

## 14. GENERAL

- 14.1 Walling around the complex to be as per Architect approved drawings.
- 14.2 External paint to be chosen by Developer.
- 14.3 Balustrading to balconies and staircases to be mild steel galv.
- 14.4 DSTV point to be provided.
- 14.5 Oven and hob to be provided by Developer.
- 14.6 Shower doors will be provided to all showers.