

95 ON BIRD

SPECIFICATIONS AND SCHEDULE OF FINISHES

DATE: NOVEMBER 2018

1. General

- 1.1 All Building work shall comply with the requirements of the local Authority and the NHBC and be carried out strictly in accordance with the latest additions of the National Building Regulations (SANS 10400), The Building Standards Act. No. 103 of 1977, Model Preambles of Trades (1995 Edition) and the approved building plans and specifications
- 1.2 All building materials to be SABS (South African Bureau of Standards) approved and be installed strictly in accordance with the manufacturers specifications.
- 1.3 All materials and finishes as specified below or similar approved as selected by Developer
- 1.4 In the event of any item/finish not being available or being in short supply the Developer reserves the right to amend and/or substitute materials/finishes, at their sole discretion. These materials/finishes shall be of similar or better quality.
- 1.5 **NOTE: All drawings and specifications subject to final adjustments by Architect and/or Developer.**

2. Foundations and structure

Foundations	As per structural engineer's design and specification.
Structure	Reinforced concrete floor slabs as per structural engineer's design and specification.

3. Walls Construction

Exterior	230 or 280 mm Maxi clay brick cavity walls.
Interior	90 mm Maxi clay brick solid walls.

4. Walls Finishes

External	Plastered and painted as per Architects specifications. Plascon Professional range colour by Architect.
Internal	Plastered smooth skimmed and painted as per Architects specifications. Plascon Professional range colour white.

5. Doors

Balcony Door	Powder coated Aluminium sliding doors as per architect's door schedule. Colour: Matt charcoal grey.
Front door	Solid timber door with horizontal slats as per architect's door schedule. Painted as per architect's specifications.
Internal	Hardboard solid door with hollow core. Painted as per architect's specifications.
Ironmongery	Dorma, Union, Assa Abloy or similar approved by architect & developer.

6. Windows

Windows	Powder coated aluminium frame. Colour: Matt charcoal grey. As per Architect's window schedule.
Window Sill Internal	Plastered and painted as per architect's specifications.
Window Sill External	Plastered and painted as per architect's specifications.

7. Roof

Trusses	Treated SA Pine engineered girder trusses with mono pitch @ 5° pitch.
Roof covering	Pre-painted galvanised metal interlocking roof sheeting. Colour Colorplus Rain Cloud.
Insulation	125mm thick Aerolite thermal insulation on top of ceiling boards at mono-pitched roofs.

8. Taps and Other

Hot Water	Communal heat pump.
Washing /Dishwasher	One cold water connection and drainage point provided per unit inside kitchen cupboard below sink.

9. Ceiling

Internal	Smooth skimmed Gypsum Rhinoboard plasterboard or smooth skimmed cement plaster to concrete soffits. Plascon paint finish as per architect's specifications. Colour White.
Cornice	37x45mm shadow line plaster trim to all nailed up & suspended ceilings. Polystyrene cornice to all concrete ceiling soffits except passages and balconies. Painted white.

10. Floor and Wall Coverings

Floor Tiles	300x1000mm Wood look matt glazed porcelain tile to entire unit 100x100mm Matt porcelain tile to shower floor 600x600mm Porcelain tile to all exterior areas. Non-slip.
Wall Tiles	Kitchen: 2 rows of 300x600mm Gloss porcelain tiles to splashback. Bathroom: 300x600mm Gloss porcelain tiles. All walls tiled from floor to ceiling.
Skirtings	100 x 22mm thick solid Meranti floor skirting painted as per architect's specifications.

11. Sanitary ware - Taps bathroom/En-suite

Basin Mixer	Plumline Corvus single lever basin mixer.
Shower Mixer	Plumline Corvus U/Wall shower mixer.
Shower/Bath Mixer	Plumline Corvus U/Wall Bath mixer.



11. **Sanitaryware - Taps Kitchen**

Sink mixer

Plumline Corvus sink mixer



11. **Sanitaryware - Toilet, Bath & Vanity**

Toilet

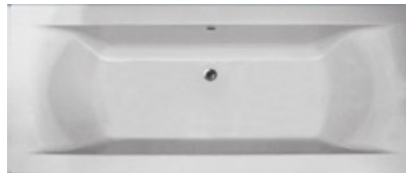
Betta Shortland close couple toilet with dual flush. Colour white.

Bath

Leximo Begano build in bath size 1700x700mm. Colour white.

Basin

Lecico step basin wall hung with half pedestal. Colour white.



11. **Sanitaryware - Shower**

Shower Rose

Plumline shower rose 100mm.

Shower Arm

Hansgrohe thin shower arm.

Shower Trap

Hydrotec Sarah-Lee horizontal floor drain.



11. **Sanitaryware - Accessories**

General

Mandara toilet roll holder stainless steel finish.

Mandara double towel rail stainless steel finish.

Mandara single towel rail stainless steel finish.

Mandara robe hook stainless steel finish.



11. Sanitaryware - Accessories shower

Stunning deluxe corner shower caddy.



11. Sanitaryware - Sink

Kitchen

Franke Cascade sink, one and a half bowl stainless steel finish.
PVC waste and basket strainer.



12. Appliances

Oven

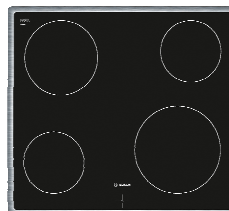
Bosch Series 2 600mm build-in oven. Code: HEN201E2, stainless steel finish.

Hob

Bosch Series 4 600mm ceramic hob. Code: NKE645GA1E, stainless steel finish.

Extractor

Bosch slim line extractor hood 60cm. Code: DHU635GZA, stainless steel finish.



13. Joinery

Kitchen

Granite colour Rustenburg work tops.
16mm Interior white Melawood carcase.
16mm Two tone exterior Melawood colour Congo & Super White.
Roco Neptune handles or similar approved by architect.
Size as per Joiners specification.

Bedrooms

Interior 16mm Melawood carcase. Colour White.
Exterior 16mm Melawood. Colour Super White.
Roco Neptune handles or similar approved by architect.
Size as per Joiners specification.



14. Electrical - Switches and Sockets

Switches and Sockets Legrand Ysalis. Colour white.



14. Electrical - Lighting Fittings

Kitchen, Lounge & Bedrooms Province Lighting, LED recessed downlighters.

Bathrooms Province Lighting, LED recess downlights with cool white lamp.

Balconies Province Lighting, Surface mounted LED light fitting with cool white lamp.



14. Electrical - Other

Extractor Fan All bathrooms without windows to be fitted with mechanical ventilation extractor fan.

Telecom VOIP system, requires IP telephone and internet subscription. Telephone will plug into router.

TV Connection Point Fibre, require subscription with multichoice for GTU and Multi switch installation.

Internet Fibre point at TV.

Intercom Connected to cell phone (video call available on app).

15. Build in Braai - Refer to unit layout

800 mm Braai 800 De Lux Built-in Braai from Homefires. Product Code 800-DLB-SPEC. Unit include: Ash disposal trap and ash drawer, ember maker, braai grid ash pan, potjie hook, door, light fitting, grid lifters, poker,

1200mm Braai 1200 De Lux Built-in Braai from Homefires. Product Code: 1200-IBB-HF/MS. Unit include: Ash disposal trap and ash drawer, ember maker, braai grid ash pan, potjie hook, door, light fitting, grid lifters, poker,

