



AAN DE WIJNLANDEN SPECIFICATIONS

PROJECT SPECIFICATION

Sub-structure

- Strip footings to engineers specification.

Structural

- Slabs to double storey units to be precast per engineer's design.

External facades

- External walls - 230mm cavity walls with SABS approved bricks.
- Brick reinforcement - as required by NHBRC
- Plaster to all external walls, plastered feature on gable ends to architects detail.
- Paint per architects specification to external plastered walls
- External window cills sloped and plastered to match walls

Internal walls and wall finishes

- Internal walls – to be of SABS approved bricks.
- One coat plaster to all internal walls
- Internal window cills smooth plastered to match walls
- Water based paint to internal plastered walls to architects specification.

Wall tiles

- Wall tiles as per sample range to a maximum height of 1,2m above floor, to wall areas as indicated by architect.
- Showers where applicable, tiled to a height of 2,1m.
- Kitchens – splashback tiles to area between floor and wall cupboards only

Floor finishes

- Floor tiles as per sample range to all areas indicated on architects plan.
- Painted timber skirting to living areas, dining room, entrance areas and bedrooms
- Mosaic tiles to shower floors
- Terrace floor to be tiled with non slip tiles per architects specification

Ceilings

- Underside of slab in double storey units to be painted.
- Ceilings to be gypsum board skimmed and painted
- Painted cornices to ceilings

Windows and doors

- Powder coated aluminium windows with opening sections as indicated on elevations (glazing to SABS standards)
- Powder coated aluminium sliding doors. (glazing to SABS standards)
- Main entrance door – painted hardwood door (813 x 2032mm high) per architects specification
- Internal doors - painted hollow core door (813 x 2032mm)
- External and internal door frames – Timber, finished to match doors
- Colour selections per architects choice

Ironmongery

- Three lever mortice lockset to external doors, two lever mortice locksets to internal doors, per architects choice
- Single towel rail per bathroom.
- Toilet roll holder per toilet, soap dish where required.
- Mirror in bathrooms fixed to wall.

Handrails

- Handrail design where applicable as per architect detail.

Joinery Fittings

- Built-in cupboards where indicated, with white melamine interiors, with doors and edging as per sample range, with shelves and hanging rails to joiner's design
- Kitchen units with white melamine interiors, with doors and edging as per sample range, with shelves to joiner's design
- Kitchen worktops and vanity tops where applicable to be of Rustenberg granite or similar

- Specification Annexure A to indicate kitchen layout
- Aluminum shower doors and cubicles (where applicable)

Roof

- Roof structure - to engineers design, pitch per architects design.
- Roof covering – Metal sheeting, colour to architect's choice
- Insulation to roofs in habitable areas according to SANS 10400
- Flashings and cover flashings as required
- Fibre cement fascias where applicable.
- Aluminum gutters and down pipes where applicable – colour per architects specification

Plumbing & Sanitary ware

- Sanitary ware as per architects specification.
- Wall hung WC with heavy duty seat to bathrooms with built in Geberit concealed system dual flush actuator plate.
- Hand wash basins on vanity cupboard unit to bathrooms per samples.
- 1700 mm fibreglass bath to bathrooms where applicable.
- 150 litre solar geyser, solar panel only exposed.
- Double bowl stainless steel sink to kitchen where kitchen layout allows, alternatively single bowl sink unit

Tapware

- Tapware to be from Hansgrohe range as per samples.
- Basin mixer tap to wash hand basins
- Bath mixer tap and spout to baths
- Shower mixer set complete with shower arm and rose to showers
- Single taphole sink mixer
- Under counter washing machine & dishwasher point
- One outside tap

Electrical installation

- Ceiling mounted and external light points as per architectural design
- Single & double plug points as per architectural design
- Weather proof plug points as per architectural design
- Specification Annexure B plan to indicate electrical layout
- 2 x TV-points
- Light fittings as per architects choice.

Communication

- 1 x Fibre to the Home communication point

