



## **AAN DE WIJNLANDEN SPECIFICATIONS**

### **PROJECT SPECIFICATION**

#### **Sub-structure**

- Strip footings to engineers specification.

#### **Structural**

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

#### **External facades**

- External walls - 230mm cavity walls with SABS approved cement bricks.
- Brick reinforcement - as required by NHBRC
- Plaster to all external walls, plastered feature on gable ends to architects detail.
- Dulux Weatherguard or similar approved paint 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 cement 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**

- Glazed ceramic 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**

- Glazed ceramic floor tiles (or timber vinyl) as per sample range to all areas indicated on architects plan.
- Bedrooms to be carpeted per sample range.
- Painted timber skirting to living areas, dining rooms entrance areas and bedrooms
- Mosaic tiles to shower floors
- Covered terrace to be non-slip tiles or pavers

## **Ceilings**

- Gypsumboard ceiling to be fitted to underside of slab in double storey units.
- Ceilings to be gypsumboard 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 – horizontally slatted painted hardwood door (813 x 2032mm high)
- Internal doors - painted pressed hollow core door (813 x 2032mm)
- External and internal door frames – Timber, finished to match doors
- Colour selections per architects choice

## **Ironmongery**

- Cylinder lockset to main entrance door.
- Two lever mortice lockset to internal doors.
- Single towel rail per bathroom.
- Toilet roll holder per toilet.
- Mirrors in bathrooms fixed to wall.

## **Handrails**

- Handrail design where applicable as per architect detail.

## **Joinery Fittings**

- Built-in cupboards where indicated to ceiling height, with white melamine interiors, with 18mm Melchip doors with 2mm impact edging as per sample range, with shelves and hanging rails to specialist design
- Kitchen units 18mm Melchip doors with 2mm impact edging as per sample range.
- Kitchen worktops and vanity tops where applicable to be of reconstituted stone as per sample

- Aluminum shower doors and cubicles (where applicable)

## **Roof**

- Roof structure - to engineers design 35 degree pitch.
- 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
- 9mm Thick natural fibre cement fascias where applicable.
- 100 x 100mm aluminum gutters where applicable – same colour as the roof
- 75mm Diameter aluminum downpipes – same colour as the walls

## **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.
- 1700 mm fibreglass Plexicor type bath to bathrooms.
- 200 litre split symphonic solar geyser complete, solar panel only exposed.
- Double bowl stainless steel sink to kitchen where kitchen layout allows.

## **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 adjustable shower rose to showers
- Single taphole sink mixer
- Under counter washing machine & dishwasher point
- One outside tap

## **Electrical installation**

- Ceiling mounted light points as per architectural design
- External light points as per architectural design
- Single & double plug points as per architectural design
- Weather proof plug points as per architectural design
- 2 x TV-points
- 1 x Telephone point per Fibre to the Home supplier
- Light fittings as per architects choice.

## **Appliances**

- Electric under-counter oven per developer's choice
- Gas hob complete with gas installation (gas bottle not included)
- Extractor canopy

## **Garage**

- Remote controlled alu-zinc , overhead sectional doors, colour to architect choice.
- Ceiling to be fitted, painted
- Floor to be grano.

## **Sundries**

- Fibre to the Home to be installed to each dwelling inclusive of access electronic terminal, as per Broadband infrastructure supplier specifications, to allow

Internet data access

Telephone line

TV access to DSTV or other network

Link to security gate

Intercom to gatehouse

- Landscaping – total erf to be grassed with kikuyu roll on lawn.
- Boundary walling:
  - Street fronts to be of cement block plastered and painted generally 1.2 m high as per site plan
  - Side and back walling to be of brick plastered and painted generally 1.8m high as per site plan
  - Black diamond mesh fence 1.5m high to selected areas as per site plan