

Outline Specification & Schedule of Finishes

SPECIFICATION

SUBSTRUCTURE

Foundation & Floors	<p>All foundations to PR Eng's specification.</p> <p>DPC to be provided: at interface of foundation and wall - 375 micron 'Consol Plastics Brickgrip DPC' on surface beds - 250 micron 'Consol Plastics Gunplas USB Green'</p> <p>Ground floor: 20MPa x 100mm thick concrete surface bed on compacted fill - all to PR Eng's specification</p> <p>Leveling screed: 25mm sand/cement</p>
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EXTERNAL ENVELOPE

Walls	<p>All external masonry walls to be 2 x 90mm SABS approved cement maxi brick with brickforce every 2 courses below ground and every 3 courses above ground, and at all openings, or as specified by PR Eng. Outer face of inner skin to be bagged and sealed Plastic membranes at reveals</p> <p>Smooth plaster generally with 1 no. undercoat and minimum 2 no. coats 100% acrylic PVA (colour to later selection) Window cills to be plastered and painted.</p> <p>All windows to be powder coated aluminium, fitted with proprietary systems in accordance with manufacturers specification.</p> <p>Reinforced concrete structural frame as per Pr. Eng. Details and Specification.</p> <p>Front Doors - Powder coated aluminium.</p>
Finishes	
Windows	
Structural Frame	
Doors	

ROOF

Covering - Sheetting - Concrete Roof	<p>Powder coated 'Zincalume' roof sheeting on sisilation insulation on timber purlins on timber trusses to pr. Eng. Spec. Conc. Roof slab with screed to fall and waterproofed by specialist. To have protection layer with stonechip finish.</p>
Fascias	<p>Fibre cement fascias painted (Colour to late selection).</p>

ANNEXURE "C"

INTERNAL WORKS

Walls	90mm SABS approved cement maxi brick plastered and painted.	
Doors	Internal doors:	Semi Solid horizontal slatted timber doors with timber frames and architraves, with 1 no. pink primer and min 2 no. coats enamel
	Ironmongery	Generally: External door - 3 lever lockset with 'dorma' TH 124 handles or equal approved, Internal door - 3 lever lockset with 'dorma' -TH 124 handles or equal approved, 100 x 75mm stainless steel hinges.
Plumbing	All plumbing work to be carried out by a registered plumber.	
Sanitaryware	All fittings to be 'hansgrohe' range standard 'Giberit' or similar wall hung w.c. and w.h.b.	
Hot Water Cylinders	1 no. 150 litre Kwikot Econoflo 400 kPa hotwater cylinder.	
Electrical	All electrical work to be carried out by a registered electrical contractor.	
	Light Fittings	Living Areas L.E.D downlighters with transformers (As per Electrical Layout). Bedrooms L.E.D. downlighters with transformers (As per Electrical Layout). Bathrooms L.E.D downlighters with transformers (As per Electrical Layout). Passage L.E.D downlighters with transformers (As per Electrical Layout). Garage (If applicable) Florescent light fitting (As per Electrical Layout)
	Plugs and Switches	Legrand' or similar. Lounge 3 No. Dbl 15 Amp plugs 1 No. TV Point Kitchen 3 No. Dbl 15 Amp plugs 3 No. Sgl 15 Amp plugs (1-wash machine; 1-microwave; 1-fridge) 1 No. Stove Isolator Bedroom 1 3 No. Dbl 15 Amp plugs Bedroom 2 3 No. Dbl 15 Amp plugs Bedroom 3 (If applicable) 3 No. Dbl 15 Amp plugs Garage (If applicable) 2 No. Dbl 15 Amp plugs
	Installation	Single phase electrical installation

SITEWORKS

Concrete cobble pavers to driveways and roadways to engineers specification. Landscaping by specialist - as per landscaping plan. Garden taps at positions determined by Architect Drying yard areas as indicated on Architects plan

ANNEXURE "A"

ERF 322 ZIMBALI LAKES

SCHEDULE OF FINISHES

<p>LIVING AREAS Lounge, Dining and TV Lounge</p>	<p>Floors Polished Porcelain floor tiles by developer laid strictly in accordance with manufacturers specifications.</p> <p>Walls All walls to be plastered, prepared with 1 no. coat plaster primer, and finished with min. 2 no. coats 100% acrylic PVA (colour to later selection).</p> <p>Ceilings Soffit of slab to be finished with min 2 no. coats matt PVA - white .</p> <p>Skirtings Hardwood timber skirting with one coat pink wood primer and 2 coats satin gloss enamel.</p> <p>Electrical To Architect's layout.</p> <p>General All specialist installations by arrangement with developer for purchaser's account.</p>
<p>UTILITY AREAS Kitchen</p>	<p>Floors Polished Porcelain floor tiles by developer laid strictly in accordance with manufacturers specifications.</p> <p>Walls All walls to be plastered, prepared with 1 no. coat plaster primer, and finished with min. 2 no. coats 100% acrylic PVA (colour to later selection) Tiled splashback to kitchen counter (Tiled from counter top to u/s of cupboards).</p> <p>Ceilings Soffit of slab to be finished with min 2 no. coats matt PVA - white .</p> <p>Skirtings Hardwood timber skirting with one coat pink wood primer and 2 coats satin gloss enamel.</p> <p>Electrical To Architect's layout.</p> <p>General Kitchen Cupboards and quartz stone tops by developer, designs to follow: Cupboard Doors to be Duco sprayed or PG Bison High Gloss finish to client selection. Stainless Steel BOSCH oven and hob. All other kitchen appliances by client.</p>
<p>ABLUTION AREAS Bathroom</p>	<p>Floors Polished Porcelain floor tiles by developer laid strictly in accordance with manufacturers specifications.</p> <p>Walls All walls to be plastered, prepared with 1 no. coat plaster primer, and finished with coats 100% acrylic PVA (colour to later selection). Shower to be be waterproofed and tiled with porcelain tiles to walls, tiles same as floor tiles.</p> <p>Wall Tiling Shower cubicle to be tiled to 2,4m. Bath front to be tiled and one tile splashback to bath surround.</p> <p>Ceilings 6,4mm Skimmed Rhinoboard ceiling - to be skimmed and finished with min 2 no. coats matt PVA - white</p> <p>Skirtings Tiled Skirting to Match floor tile.</p> <p>Electrical To Architect's layout.</p> <p>General Selection of sanitaryware, brassware and bathroom accessories by developer.</p>

BEDROOMS

Floors	Polished Porcelain floor tiles by developer laid strictly in accordance with manufacturers specifications.
Walls	All walls to be plastered, prepared with 1 no. coat plaster primer, and finished with min. 2 no. coats 100% acrylic PVA (colour to later selection).
Ceilings	6,4mm Skimmed Rhinoboard ceiling - to be skimmed and finished with min 2 no. coats matt PVA - white
Skirtings	Hardwood timber skirting with one coat pink wood primer and 2 coats satin gloss enamel.
Electrical	To Architect's layout.
General	Selection of built in cupboards by developer to follow.

GARAGE

Floors	Epoxy painted
Walls	All walls to be plastered, prepared with 1 no. coat plaster primer, and finished with min. 2 no. coats 100% acrylic PVA (colour to later selection).
Ceilings	Soffit of slab to be finished with min 2 no. coats matt PVA - white .
Electrical	To Architect's layout.
General	All specialist installations by arrangement with developer for purchaser's account.

RETAIL

Retail outdoor areas to be completed by contractor as per Architect's plan.