

# *Beyers Park*

## GENERAL SPECIFICATIONS LIST FOR UNIT 1 – 10

### SECTION 1 - Preliminary and General:

- Engineers certificates for all slabs
- N H B R C Registration per unit
- Geological engineer (Ground testing)
- Approval of plans (included)
- All risk insurance policy
- A Central Pre-paid electrical box to be installed in appropriate location near the entrance.
- Each Unit to receive their own Pre-paid meter. Connection fee at the Council will be for the clients account
- Refuse room at main entrance gate

### SECTION 2 – Foundations:

- Foundations - Pour of 25mpa Concrete
- Foundations - Install steel cages (as per Engineers details)
- Brickwork to be done - to match rest of complex
- Ground floor - Place and powerfloat of concrete (25mpa)

### SECTION 3 – Super Structure & Materials:

- Super Structure - Morrocon red Face brick
- Super structure - Plaster areas as per plan
- Internal brick - Clay Stock bricks
- Building sand - Yellow local
- Plaster sand - Washed
- Cement - Build it 32.5
- Lintels - Double lintels at all windows, doors and arches
- Double walls - 9" Brickforce (every 5 rows)
- Single walls - 4,5" Brickforce (every 5 rows)
- Filling for foundation - Sub-base

### SECTION 4 – Roofing, waterproofing and insulation:

#### **Roofing:**

- Roof to match Drawing and specifications of architect
- Type of roof – Dark Grey roof tiles
- Pitch of roof – as per architects drawing

#### **Water proofing**

- All Balcony's to have waterproofing

#### **Insulation / Aerolite**

- 135mm thick Aerolite to be installed on first floor ceilings only

## **SECTION 5 – First Floor slab:**

- Blocks and lintels to be installed
- Place of concrete on top of blocks and lintels (25mpa Pump mix)
- Design to be as per Architects and Engineers detail

## **SECTION 6 - Plaster / Paint:**

### **Plaster**

- Plaster of internal walls - Scratch finish (Paint to be of one color choice throughout.
- Plaster of external walls - Scratch finish (only certain areas, as per Architect details)
- Plaster of ground floor ceilings - Scratch finish (To be painted white)

### **Paint**

- Internal walls to be painted with Warrior paint (Client to choose one of 4 standard colour)
- External cobbling around windows to be painted with Warrior paint (As per Architects specifications)
- All ceilings to be painted with Warrior paint - white
- Wooden Front door and frame to be painted with Woodoc 35 (Varnished)
- Internal doors to be painted one coat under undercoat and 2 coats enamel - white

## **SECTION 7 - Ceilings & Cornices:**

- First floor Ceilings - to be strip ceilings with normal cornices
- Ground floor ceilings - to be concrete, no cornices allowed for
- Ground & First floor ceilings - to be painted white
- Cornices - Standard 75mm gypsum

## **SECTION 8 - Internal frames, doors, locks, handles and Curtain rails:**

### **Frames**

- Internal frames - 813 Non screed steel frames
- Front door - 813 Wooden frame
- Colour - All steel frames to be painted white Enamel. Front door to be varnished.

### **Doors**

- Internal Doors - 813 Horizontal doors (Hollow core Hardboard)
- Front door - 813 Wooden Horizontal door
- Colour - All doors to be painted white Enamel. Front door to be varnished.

### **Locks and Handles**

- Internal and Front Door - QS locks & Handles (Bodo range)

### **Curtain Rail**

- Curtain Rails - Standard double Kirsch rails to be installed at all windows



## **SECTION 12 - Sanitary ware:**

### **Toilets per Unit**

- White Hibiscus Close couple toilet (Top flush)
- No changes allowed to the standard items

### **Baths per Unit**

- 2<sup>nd</sup> bath - 1700mm x 700mm square bath
- No changes allowed to the standard items

### **Shower per Unit**

- Main Bath - 900mm x 900mm shower
- No changes allowed to the standard items

### **Taps per Unit**

- 1 x sink Mixer
- 1 x under tile stop taps (mashing machine)
- 1 x concealed bath mixers, with nikki spouts
- 1 x Concealed shower mixer
- 2 x Basin Mixers
- 1 x Shower arm and rose
- No changes allowed to the standard items

### **Toilet accessories per Unit**

- Main bath: 1 x double rail, 1 x toilet roll holder, and 1 x towel ring 1 x shower rack
- 2nd bath: 1 x double rail, 1 x toilet roll holder, and 1 x towel ring,
- No changes allowed to the standard items

### **Vanities: per Unit**

- Main bath 450mm x 370mm White basin & cabinet
- 2nd bath: 615mm x 500mm White basin & cabinet
- No changes allowed to the standard items

## **SECTION 13 - Floor finishes:**

### **Wall and floor Tiles**

- Bathroom Walls to be tiled half way up (1.2m High). Area of shower to be tiled to ceiling. Rest of walls to be painted
- Kitchen Walls to be tiled to ceiling (one color throughout)
- Kitchen, lounge, bedrooms, balcony and bathroom floors to be tiled square (one color throughout)

### **Grout**

- Wall Tiles - White, Light Gray, Dark Gray Or Beige
- Floor Tiles - Light Gray Or Dark Gray

### **Glue**

- Standard Tile adhesive

### **Skirting's**

- 80mm Tiled Skirtings

## **SECTION 14 – External:**

### **Balustrades & Gates:**

- Stainless steel at Balcony's and covered walkway. Only on first floor Units.
- Side Gate for units on ground floor (Unit 1, 3, 5, 7 & 9)

### **Paving & Leveling of stand:**

- Grey interlocking Paving - Supply and install in all areas at Carports and in front of Units
- Leveling - All areas of property to be cleaned and levelled

### **Stairs:**

- Stairs to be build and tiles, as per Architects plan

### **Carport:**

- Single steel Carport for Units 1, 2, 3, 4, 5, 6, 7 & 8
- Single Hollywood garage for Unit 9 & 10
- Additional parking allowed for visitors

### **Gutters:**

- Gutter - shall be seamless aluminum attached to nose boards with appropriate hangers.
- Downpipes - shall be installed where necessary / as per Architect details.
- Colour - to match outside paint or Dark grey roofing

### **Boundary Walls**

- Wall detail – Outside Boundary wall to be build 1.8m high
- Inside Boundary wall to be build 1.8m high
- Face Bricks
- Footings to be poured – 20mpa

### **Lawn:**

- Lawn to be supplied and installed. Only on ground floor Units. Unit 1, 3, 5, 7 & 9.