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
 Super structure
 Internal brick
 Morrocon red Face brick
 Plaster areas as per plan
 Clay Stock bricks

Building sand
 Plaster sand
 Cement
 Clay Stock be a clay sto

Lintels - Double lintels at all windows, doors and arches

Double walls
 Single walls
 9" Brickforce (every 5 rows)
 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
 Plaster of external walls
 Scratch finish (Paint to be of one color choice throughout.
 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
 Ground floor ceilings
 to be strip ceilings with normal cornices
 to be concrete, no cornices allowed for

Ground & First floor ceilings
 Cornices
 to be painted white
 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 9 – Electrical & Plumbing:

Electrical:

Lights allowed per unit

- Centre lights x 9
- Double Plugs x 3
- Single Plugs x 9
- TV Points x 1
- Geyser point x 1
- Stove point x 1

Plumber

- Plumbing to be done in bathrooms and kitchen
- Plumber to supply all material
- Sewer and waterline to be installed by plumber
- Outside Taps (1 x Garden taps) Only on ground floor Units. Unit 1, 3, 5, 7 & 9.
- Each Unit to receive own 150L solar geyser complete & installed

Plumbing points - Main Bath
 Plumbing points - 2nd Bath:
 Plumbing points - Kitchen:
 1 x toilet, 1 x bath and 1 x single basin
 1 x toilet, 1 x bath and 1 x single basin
 1 x double sink, 1 x Washing Machine

SECTION 10 – Windows:

- Windows Bronze Aluminium windows (As per architects schedule)
- Sliding doors Bronze Aluminium windows (As per architects schedule)
- Sizes Of Windows As per plan
- Glass Clear glass in all windows / Obscure glass in bathrooms

SECTION 11 - Kitchen, Build In cupboards and stove:

Kitchen

- Cupboards Melamine colours (client can choose between 4 different colours)
- Tops Black Rustenburg granite
- 1 x CAM Double Sink
- Allowed for washing machine point

Bic

Unit 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10:

- White Melamine cupboards
- 2nd bedroom (1 x 750mm double hanging space & 1 x 750mm shelves white
- Main bedroom (1 x 900mm double hanging space, 2 x 600mm shelves, 1 x 600mm single hanging space white)

Stove

- Univa 600mm Oven (Silver)
- Univa 600mm Hob (Black glass)
- Italian Design 600 Chimney Extractor (Stainless steel)

SECTION 12 - Sanitary ware:

Toilets per Unit

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

Baths per Unit

- 2nd 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 ring1 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

Vanitys: per Unit

- Main bath
 2nd bath:
 450mm x 370mm White basin & cabinet
 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.