

# ASHBURN

**SPECIFICATION**

**September 2013**

This specification supersedes all previous issues.

Should details herein conflict with those shown in the plans, this specification takes precedence. The specification of an item does not imply that it is included unless it is shown on the plans.

The term Prime Cost shall mean the net cost of the articles mentioned and shall include VAT and percentage on-cost to cover contractors mark-up, professional fees, sellers profit and capitalised interest.

Materials are to be of SABS standard or similar quality.

Where more than one brand is specified the developer reserves the right to make the final decision.

All construction is to be in accordance with Council Regulations and specifications.

- 1. SUPERSTRUCTURE** All in accordance with the Structural Engineer's design and in accordance with Architect's specification.
- 2. ROOF CARPENTER** Roof covering to be in accordance with Structural Engineer's design and in accordance with Architect's specification. Roof colour to Architect's choice.
- 3. PLUMBER**
  - 3.1 BATHROOMS Baths to be Libra 1700mm with Grohe bath mixer and Nicci spout. Showers to have Grohe rose and mixer. Wash hand basin to be white porcelain rectangle bowl with Grohe basin mixer. WC to have concealed cisterns with white wall hung / floor standing pans to Architect's detail.
  - 3.2 KITCHEN Franke double bowl sink and Grohe sink mixer. Stop taps for dishwasher and washing machine. 1x150L Kwikhot or equal or similar geyser with 3,5kW Kwikhot or equal or similar heat pump per apartment.
- 4. ELECTRICIAN**
  - 4.1 ELECTRICITY SUPPLY 50 amp single phase as determined by Electrical Engineer and allowed by Council.
  - 4.2 POINTS The Architect will determine the extent and placement of lighting points, plug points and service points for each property primarily in accordance with the attached electrical plan.
- 5. PLASTERER**
  - 5.1 WALLS Internal plaster: One coat projection plaster to be applied by Monarc Projection Plaster.  
External plaster: To architects specification and design with plaster mouldings where indicated.
  - 5.2 WINDOW CILLS Plastered & painted to Architect's specification.

**6. CEILING CARPENTER**

Ceiling heights finished floor to finished floor of approximately 2850mm resulting in average ceiling heights of approximately 2550mm. Ceilings & soffits to be skimmed with projection plaster and painted. All areas to receive a cornice to architects specification.

**7. INTERNAL CARPENTER**

## 7.1 EXTERNAL DOORS

Powder coated aluminium as per Architect's specification and detailed door schedule.

## 7.2 FRONT DOOR

Solid timber moulded door as per Architect's specification and detailed door schedule.

## 7.3 INTERNAL DOORS

All semi-solid doors as per architect's specification and detailed door schedule.

## 7.4 FIRE DOORS

All as per Architects specification and compliant with prevailing regulation.

## 7.5 WINDOWS

Powder coated aluminium as per Architect's specification and detailed window schedule.

## 7.6 SKIRTINGS

100mm internal skirting, where so specified, to be painted timber to Architect's detail.

## 7.7 IRONMONGERY

Front doors to be fitted with cylinder locks and thumb turns with satin chrome finish handles.

Internal doors to be fitted with light pattern two lever locks and thumb turns and matching satin chrome handles.

## 7.8 POST BOXES

Individual post boxes at concierge. All mail to be delivered to and collected from the concierge.

**8. SPECIALIST CONTRACTORS**

## 8.1 TV AERIAL

Master Antennae System providing all free to air and DStv encrypted subscription services (excluding decoders).

## 8.2 ENTRANCE GATE

Remote controlled 'ET Systems' T5 AC/DC motor or equal or similar with safety beams to be operated by remotes to street entrances for all vehicular access.

## 8.3 INTERCOM / ACCESS

Comb Communications Mk11 access control system with direct dial keypad at entrance gate. Biometric fingerprint recognition system for pedestrian access or equal or similar.

## 8.4 SHOWERS

Clear glass side hung door panel walk-in style frameless showers as per Showerline or equal and similar.

## 8.5 INTERNET

Each apartment to receive conduit for internet connectivity via ADSL supplied by Telkom.

## 8.6 ELECTRIC FENCE

5-strand electric fence to perimeter of property.

## 8.7 BURGLAR ALARM

Three passive infrared receivers and one magnetic point to front door, to be positioned and installed by specialist contractor. One alarm key pad per unit.

## 8.8 SECURITY CAMERAS

To monitor all parking areas, entrance and exit gates, walkways and external perimeter of property. To be monitored by concierge.

**9. GLAZIER**

9.1 GLASS As per National Building Regulations.

**10. JOINER**

10.1 KITCHEN UNITS All doors to be ducoed supawood on 16mm white melamine carcasses as supplied by specialist joinery contractor. Color to be selected by Architect. Choice of Granite / Ceasarstone and Surinno Solid Surfacing to be used. Kitchens to be detailed and designed in consultation with the project manager and a kitchen manufacturer to the standard of Leisure Kitchens.

Kitchen appliances; 600mm Whirlpool range or equal or similar for oven, hob and extractor / circulation unit to be provided as standard items as per the attached.

10.2 BEDROOMS 16mm white melamine carcasses with ducoed supawood doors to match kitchen doors. Supplied and fitted by joinery specialist.

**11. TILER**

11.1 WALLS Tiles to splash back in kitchen and bathrooms. Shower areas tiled to the ceiling. PC amount of R200 / m<sup>2</sup>.

11.2 FLOORS Carpet to bedrooms – PC amount of R200 / m<sup>2</sup>  
Tiles to all living areas and bathrooms – PC amount of R200 / m<sup>2</sup>.

Should the Purchaser select any other wall or floor finish it will be treated as a variation to the contract which will attract an extra over cost for material, cutting and installation. Such costs are to be approved by the Purchaser and paid for in full prior to installation.

11.3 ACCESSORIES Appropriately sized bevelled edge mirror to all bathrooms.  
Toilet roll holders and towel rails to be from the Cobra range or equal or similar.

**12. METAL WORK**

12.1 EXTERNAL GATE Steel motorised access gates to Architects detail, supplied and fitted by specialist contractor.

12.2 BALUSTRADES As per Architect's design.

**13. PAINTING**

All paint used is to be by Plascon PEM1000 or similar.  
Internal & External colours to Architects' choice.

**14. LANDSCAPER**

Design and supply of all landscaping and irrigation to be by specialist contractor.

**15. MODIFICATION OF EXISTING DRAWINGS**

It is herewith noted, agreed and accepted that the marketing layouts may be subject to minor modification for structural as well as construction purposes.