



ANNEXURE 5

STANDARD SPECIFICATION

EXTERNAL GENERAL	
Bricks	Existing face brick painted, new extension on 4th floor painted face brick
Roof	Mono Pitch Trusses 7.5 Deg"; 0.5mm AZ100 Wide span C1S Sheeting
Slabs	Existing - combination of coffer - slab and Insitu concrete slab. New extension on 4th floor to be light weight insulated slab
Windows & Glazing	As per existing widow frames and glazing. New extension on 4th floor powder coated aluminum with single glazing
Sliding Doors	Existing aluminum sliding doors. New sliding doors powder coated aluminum with single glazing
Patio	As per existing paving
INTERNAL GENERAL	
Walls - Internal	Plastered and painted white.
Walls - Outside bathroom	Feature - bag washed brick and painted black
Ceiling	Existing concrete soffit, cleaned. New extension on 4th floor - ceiling plastered and painted - upper level only
Floor - Internal	600 x 600 tile - as per sample
Skirting	Wood skirting painted same colour as wall
Skirting - Bathroom	Tiled bathroom skirting
Floor - Shower	100mm x 100mm - same tile as floor
Wall Tiles - Shower walls	600mm x 600mm tile - as per sample
Wall Tiles - Basin Splash back	65mm x 200mm tile - as per sample
Kitchen Wall Tiles	65mm x 200mm tile - as per sample
Doors	Standard medium duty flush panel door
Door Frame	Steel double frame
Entrance Doors	30minute fire battened door with self door closer
Wet Point	One wet point allowed per kitchen
Balustrades	Single brick, combo of breeze blocks - as per sample
INTERNAL BEDROOM	
BIC	1,5m, 3 door cupboard - as per sample
INTERNAL KITCHEN	
Kitchen Cupboards	Melamine doors - as per sample
Kitchen Top Counters	20mm Quartz tops. Colour as per sample
Sink	Single - as per sample
Sink Mixer	Black range - as per sample
Built in Oven	60cm built-in Bosch oven - As per sample
HOB	60cm built-in ceramic glass hob - as per sample
Extractor	Built in bosch extractor - as per sample

INTERNAL BATHROOM	
Showers	Glass shower doors with black shower frame - as per sample
Shower - Arm	Black arm - as per sample
Shower Rose	Black Shower Head - as per sample
Shower Mixer	Black range - as per sample
Shower Trap	Black shower trap - as per sample
Mirror	Mirror with black edging as per sample
Basin Mixer	Black range mixer - as per sample
WC	Close couple suite - top-flush, white - as per sample
Towel Hooks	Wall mounted hook - as per sample
Toilet roll holder	Matt Black holder - as per sample
Vanity	Black wall unit with drop in basin and composite white top - as per sample
INTERNAL ELECTRICAL	
General Lighting Fitting	TRAC - Adjustable track spotlight - matt black
Downlights -Bathroom	White down light- as per sample
LED fittings	LED bulb fittings throughout - as per samples
Single Switch	As per Annexure 2 plan - White
Double Switch	As per Annexure 2 plan - White
USB point	single plug point with double socket - 1 per bedroom and 1 per kitchen
Satellite Socket	1 satellite socket as per annexure 2 plan
DSTV & Data Point	1 DSTV and data point as per annexure 2 plan
Heat Pumps	Centralised heat pump with ring main system - with individual hot and cold water meters
Electrical Meter	Prepaid electricity meter
IRONMONGERY	
Front Door Handle	Black range - as per sample
Door Stops	Half moon door stop
Internal Bathroom Door Handle	Black range - as per sample

NOTE:

While every attempt will be made to adhere to the standard specification, changes may be made by the Architect according to the availability of materials

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Date

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Purchaser

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Purchaser