



Amoskuil Lifestyle Estate

GENERAL BUILDING SPECIFICATION

1. **FOUNDATIONS**

All concrete footings to be according to engineer's specification and design.

2. **FOUNDATION WALLS**

All walls to be constructed in clay maxis as per architect's design.

3. **GROUND FLOOR CONSTRUCTION**

Floor finish, on screed, on concrete, on damp proof membrane on well compacted fill material.

4. **EXTERNAL WALLS**

All walls to be of cavity construction in clay maxis brickwork. Visible areas of the external skin will be finished off in plaster with a wood float finish and painted with plaster primer and two coats acrylic PVA colours to Estates guidelines.

5. **INTERNAL WALLS**

All walls to be constructed of cement brick with visible areas, one coat steel float plastered, and painted with plaster primer and acrylic PVA in colours to be light pastel. Shower walls and floors will be waterproofed. Internal walls of garages will be bagged and painted with plaster primer and acrylic PVA in colours to be light pastel.

6. **ROOF TIMBER CONSTRUCTION**

Constructed in accordance with A19 specification.

7. **ROOF CLADDING**

Charcoal Chromadeck sheeting on Main roof and Klip-Lok sheeting on flat roofs.

8. **CEILINGS**

Ceilings below roof trusses and concrete slabs to be 9 mm skimmed rhino board ceilings with 100mm Polystyrene Decorative cornices and painted in white PVA. Ceilings at exposed gang nailed trusses to 9 mm skimmed ceilings between trusses and finished off with pine half round. Insulation will consist of 135mm Isotherm on ceilings in roof area. No ceiling in garage.

9. **WINDOWS**

Windows to be powder coated charcoal aluminium as per plan. Glass as per national building regulations. Plastered sills internally and externally.

10. **EXTERNAL DOORS**

Doors and frames to be charcoal powder coated aluminium as per plans. An automated aluminium charcoal sectional overhead door will be installed in the garage.

11. **INTERNAL DOORS**

All doors to be Semi-Solid MDF grooved 813 x 2032 mm doors with 90 x 70 mm timber frames painted with undercoat and two coats of enamel paint colour white.

12. **DOOR FURNITURE AND IRONMONGERY**

Internally: 3-Lever mortise locks with Oslo QS range handles.
Externally: Standard locks and handles for aluminium doors.

13. **BOUNDARY/YARD WALLS**

No Boundary/yard fencing included.

14. **STORMWATER**

Aluminium gutters and downpipes will be installed. Drainage to conform to municipal requirements.

15. PLUMBING AND SANITARY FITTINGS

SANITARY WARE

HOT WATER CYLINDER:

- 2 x 200 Liter Geyser and Solar Panels.

SHOWER:

- Slique Vici stainless steel shower rose 250 mm round
- Vici round shower arm 400 mm stainless.
- Hansgrohe concealed shower mixer.
- Gio 100 x 100 mm square shower trap.
- Frameless shower doors and panels.

BASIN:

- Gio Simplicity 600 Slimline Cupboard & Basin White.
- Hansgrohe basin mixer.
- Vici bath clicker waste 40 mm.

SINK:

- Franke Nouveau double sink bowl.
- Hansgrohe single lever sink mixer.

PREPBOWL:

- Franke Rondo prepbowl 4500 large.
- Hansgrohe Logis swivel spout chrome.
- PVC 40 mm trap.

BATH:

- White Bergamo built-in bath 1700 mx 800mm.
- Hansgrohe concealed shower mixer.
- Gio stainless steel round spout.

W.C:

- Duravit D-Code white Alpine wall hung pan.
- Duravit D-Code white Alpine toilet seat and cover.
- Kombi fix element for wall-hung concealed cistern.
- Actuator plate Alpha dual flush bright chrome.
- Kombi fix element for wall-hung concealed cistern.

WASHING MACHINE POINT:

- 15 x ¾ CTA CWMTA washing machine tap angle.

ACCESSORIES

- 500 x 700 mirror per bathroom.
- Saturn toilet holder brushed stainless per bathroom.
- Saturn toilet brush stainless per bathroom.
- Saturn double towel rail 600 mm brushed stainless per bathroom.

16. ELECTRICAL INSTALLATION

Electrical points as per plan.

All house has 3 Phase electricity supply.

Light switch covers and plug covers will be Onesto Matrix-range.

LIGHT FITTINGS:

- Downlighters : LED ceiling light; 220V LED.
- Garage lights : Fluorescent light + tubes (cool white)
- Chandelier lights at expose trusses – Chandelier 6 LT E14 French(White)
- External wall mounted lights: Trio Rectangular Bulkhead(Black)

17. FLOOR & WALL FINISHES

- Porcelain 600 mm x 600 mm floor tiles as per builders selection – Bathroom, Braai Patios.
- Porcelain 600 x 600 mm wall tiles as per builders selection – Kitchen splash back above counters and ceilings height in Bathrooms.
- Garage floor screed only.
- 22 x 120 mm Pine skirting to all areas, except bathroom and garage.
- Design 200 LVT vinyl to all internal areas except bathrooms.

18. PAINTWORK

External walls – Plascon Wall and All

Internal walls – Plascon Wall and All

Internal doors – Enamel

Fascias – Pure acrylic finish

19. PAVING AND LANDSCAPING

- 60 mm Cement Charcoal Interlock paving to driveways & patio as per plan.
- Roll-on lawn to green area as shown on plans.

20. CUPBOARDS

KITCHEN:

- Melamine with impact edging on exposed doors and sides with engineered stone tops as per builders layout and plans.

BEDROOMS:

- Melamine with impact edging on exposed doors and sides as per builders layout and plans.
- Doors full height to ceiling as per builders layout and plans.

21. EXTERNAL BRAAI

Braai lined with fire bricks.

22. **INTERNAL FIREPLACE**

600 Heeta Insert NB Fireplace with Log Box for 600 Heeta.

23. **UNDER COUNTER OVEN AND HOB**

Defy Slimline oven with gas hob and extractor.

24. **ACCESS CONTROL AND SECURITY**

A mircom (cellphone operated) and biometric system will provide access at the entrance gate to the estate. Electric fencing will secure the estate's perimeter boundaries.

Note: In the event of possible discrepancies between this specification and building drawings then this specification will take precedence.