

## **BRIEF SPECIFICATION AND SCHEDULE OF FINISHES – ANKA MEWS - BLUFF**

### **COMMON AREAS**

Perimeter of site secured by means of 1.8 m high gms palisade enclosure. Sliding gates with remote control access control. Basement/undercover parking allocated as 1 Bays per unit – Premix road areas and landscaped gardens. Grano / finish to floors, paint spec as per architect.

### **INTERNAL FINISHES**

All finishes as per architect's specifications,

One coat cement plaster with combination smooth finish. Concrete superstructure with stock concrete block walls. All external windows/doors to be anodized aluminium, roof rein. Conc. flat waterproofed, derbigum torch on, and feature roof to be "klip-lok" aluminium sheeting. Walls painted exterior minimum 1 coat acid primer, 1 coat universal undercoat, 2 coats in acrylic paint (colour to architects specification) all tiles to common areas and balconies to architects specification. All gms handrails and architectural features to be minimum 6mm thick, minimum 250 micron per sqm zinc galvanizing, finished in minimum 1 coat etching primer and 2 coats acrylic paint. All external lighting as per architects specification.

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|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A. WALLS          | One coat cement plaster with Tiled splashback to basins, baths and sink areas (applies to basement only).                                                                                                                                       |
| B. PAINTING       | Timber frames to have 2 coats eggshell enamel on wood primer (colours as per sample boards). Feature walls to be determined by architect.                                                                                                       |
| C. DOORS          | Painted hollow core, doors. Painted Hardwood front door. Patios to be aluminium sliding doors with safety glass, al. gauge and glass to be splst detail and specifications.                                                                     |
| D. DOOR FRAMES    | Hardwood frames, painted as per colour choice, 25mm quadrant to be provided to both sides - to be determined on site.                                                                                                                           |
| E. DOORHANDLES    | All handles brushed stainless steel (as per sample) Front door on full base- plate. Internal doors with handle mounted on rose and separate keyhole – locksets, 3 lever to front door, 2 lever to the internal doors, all to have brass hinges. |
| F. CEILING        | Off-shutter ceilings. Painted off-white. Basement to be off-shutter un-painted                                                                                                                                                                  |
| G. SKIRTING       | 50mm sap skirting (painted with eggshell enamel to match colour choice).                                                                                                                                                                        |
| H. WINDOW SILLS   | Tiled where walls are tiled. Elsewhere plastered, all windows to be Aluminium frames                                                                                                                                                            |
| I. WINDOWS        | All windows to be anodized aluminium frames                                                                                                                                                                                                     |
| J. FLOOR FINISHES | Tiled as per sample Boards (max 50 per sqm)                                                                                                                                                                                                     |

K. WALL TILES	Tiles to 1.1 m in bathrooms. Splash backs between floor units and wall units in kitchens. All as per choice from sample boards. 50 skirting tiles in common areas. (as per floor pc)
L. BUILT IN WARDROBES	Wrap around doors, interior pressed chipboard with melamine edging. Usage approximately 1/3 shelves 2/3 hanging space. Colours as per from sample boards.
M. KITCHEN UNITS	Melawood exterior finish with white chipboard interiors with white chipboard with solid timber edging. Colours as per choice from sample boards. Counters and tops to be finished in formica to architects spec.
N. PLUMBING	Bathroom and kitchen layouts as per plan. One washing machine and one dishwasher cold water point and waste outlet per kitchen.
O. SANITARY WARE	White enamel bath 1800mm long or similar. Close coupled wc with wall mounted basins, all white enamel. Chrome plated mixers and spouts to baths and basins. Mixer with rain type shower rose to stand alone shower cubicles. Pillar type sink mixer in kitchen. Basin mixer in guest toilet. Soap dish, towel rail, towel ring and toilet roll holder are provided in each full bathroom.
P. ELECTRICAL	220V single phase supply (deposit and connection fees by owner). Distribution board to be determined by architect. All balcony and walkway lights to architects spec.
CEILING LIGHTS	As shown
DOUBLE PLUGS	As shown on electrical layouts
SINGLE PLUGS	As shown on electrical layouts
STOVE ISOLATOR	1 each per unit placed close to Hob
TV POINTS	1 per unit with draw wires and cover plate
INTERCOM POINTS	1 per unit
Electrical layouts enclosed in contract area as proposal of the preferred electrical installation. The final installation will be dependent on the building constraints and available electrical supply from Eskom. Revised layouts will be available once building work is around 50 % complete.	
APPLIANCES	U/C, HOB, EXTRACTOR