



Specifications list

MAY 2023

FINISHES, MATERIALS AND FITTINGS
ON APPROVED HOUSE TYPES

SILVERSTONE SPEC LIST

1.0 ARCHITECTURE *

- Articulated contemporary design by estate architect
- Multi leveled load bearing masonry brick structure
- Precast Hollowcore 1st floor slab with topping, level screed and finished
- Charcoal IBR profile Roof sheeting
- Security entrance gate, booms with access control
- lockable garage
- Building façade to be plastered and painted with cosmetic features to developers discretion
- Paving as per developers choice (indicated on plan)
- Masonry paved streets and driveways
- Built braai external
- Lean-to (covered patio)
- Private garden

*item no.6 of this list, points above are subject to house type and chosen optional extras

Preliminaries:

The buildings will be erected in compliance with the National Building Regulations, SABS 0400, the guidelines of the NHBRC, and the requirements of the Local Authority, but this specification will override these requirements should any conflicts arise.

In the event of any discrepancy arising between the provisions of the plan and those of the specification, the provisions of the specification will prevail. The selection of items is also subject to the Architects and or Developers discretion.

All materials herein specified are subject to availability. If any materials are not readily available or undue delay is experienced in obtaining them, the developer shall have the right to use nearest, similar material available.

The developer cannot guarantee the materials used will be the same colour or texture as any sample inspected by the purchaser or shown to the purchaser by the developer or its representatives. Where any materials are not clearly specified or indicated on the promotional or architectural drawings, the developer shall have the right to use the material it considers to be the most suitable for the purpose.

All work shall conform to and be carried out in accordance with the local building regulations.

Items covered by P.C or provisional sums are to be timeously selected by the purchaser.

When the provisions of the financial institution's minimum requirements conflict with the national building regulations, then the latter shall take precedence over the requirements, in the event of any discrepancy arising between the plan and the "Specification and Finishing Schedule", the provisions of the latter shall prevail.

SPECIFICATION

1.1 STRUCTURE GENERAL

WALLS

- Exterior Walls: All exterior brickwork to be Maxi bricks and finished in one coat smooth plaster
- Interior Walls: All internal brickwork to be Maxi bricks
- Feature Walls: exposed brick walls where indicated on plan
- Plinth brickwork: walls to be 230mm cavity construction. Cavity to be concrete filled
- Precast lintels to be laid over all openings greater than 900mm.

FLOORS

- Ceramic tile or similar finish on screed, as per plan
- Ground floor coverings as per plan on 25mm Cement Screed on 100mm concrete base
- First floor slab to engineer specifications, precast Hollowcore slabs with topping and level screed

ROOFING AND COVERINGS

- Rafters to engineer specifications
- Flat Roofs: IBR profile charcoal
- Flat Roofs: precast hollowcore cast where indicated on plan
- Undercover patio: IBR profile charcoal

GLAZING

- As per AMSA requirements. Charcoal aluminium frames
- Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

2.0 INTERIOR FINISHES

2.1 Interior Wall Finish

WALLS COATED

- Smooth plastered and paint
- One coat primer and 2 coats paint
- Garage walls internal bagged and painted
- Remainder of area to be painted: One coat primer and 2 coats paint

WALLS TILED

- Selected for colour and/or design and/or shape by the EMPLOYER from the DEVELOPER's preferred range.

- All tiling: Fixed by a specialist tiller appointed by the DEVELOPER.
- Wall tiles: To kitchen 600mm between top and bottom kitchen cupboards
- Showers: Tiled to 2.1m above FFL
- Bathrooms: Tiled to 1.2m above FFL

2.2 Dwelling Floor Finish *

- Tiled 600 x 600 ceramic, as per DEVELOPER range
- Driveway: pavers selected by the DEVELOPER as per Plan.
- Patio: pavers selected by the DEVELOPER as per Plan.
- Garage to be cement screed, floated smooth

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2.3 Dwelling Ceiling Finish

- Skimmed Rhinoboard with shadow line edges, painted with two (2) coats acrylic
- Exposed Hollowcore soffits to be made good and painted
- Garage: there will be no ceiling in the garage

2.4 Kitchen Fittings

- Engineered stone work tops
- Stainless steel drop in sink
- Glass hob. 600mm wide electric
- Oven. 600mm wide electric
- Built in cupboards and drawers (wood finish) 16mm melamine & 2mm impact edging as per plan

2.5 Doors & Frames

- Front/ back door: Standard Aluminium as per plan, Aluminium frame colour charcoal
- Patio doors: Standard Aluminium as per plan, Aluminium frame colour charcoal
- Internal doors: Hollowcore hardboard Horizontal door in timber frame, painted with one coat primer and two coats white gloss enamel paint.
- Garage door: metal sectional overhead door (automated), colour charcoal.

2.6 Built in cupboards

- Kitchen Cupboards: Top and bottom cupboards Melamine as per lay-out plan with impact edging and engineered stone type kitchen top. Colour selected by the DEVELOPER's preferred range.
- Bedroom cupboards: Melamine with impact edging. Colour selected by the DEVELOPER's preferred range.

2.7 Ironmongery

Internal doors are to be fitted with standard two lever mortice locksets with stainless steel handles selected by the **EMPLOYER** from the **DEVELOPER's** preferred range.

External doors are to be fitted with three lever mortice lockset with stainless steel handles selected by the **EMPLOYER** from the **DEVELOPER's** preferred range.

2.8 Window sills

- Exterior: Plastered and painted.
- Interior: Plastered and painted.

3.0 ELECTRICAL

Positions of the switchboard and electrical outlets and switches, T.V. points indicated on the PLAN, may for practical reasons, need to be altered/omitted and such alteration at the **DEVELOPER's** discretion. The distribution board and pre paid meter and HWC fitted inside the garage. The following installations have been included:

Points as per electrical plan.

Lighting

- Downlighters: square housing with 220v 5w LED bulb
- Soffit mounted light points with 220v 5w LED bulb
- Patio Light wall mounted water tight

Plugs & Switches

- White PVC Switches and Sockets.
- Location on electrical plan.

4.0 PLUMBING

Type and colour selected by the **DEVELOPER**.

4.1 Plumbing fittings

- Bath as per **DEVELOPER** range
- Basin (main bathroom) as per **DEVELOPER** range
- Basin (En-suite bathroom) as per **DEVELOPER** range
- Toilet and cistern: Geberit or similar.
- Kitchen sink: Standard drop-in double bowl stainless steel with top mixer type tap.
- Taps: from the **DEVELOPER's** choice.

4.2 Plumbing Points

- Solar Water Heater: 150 Liters as per **DEVELOPER's** choice
- Garden taps: 1 rear garden taps to be installed.
- Washing machine: One point to be provided
- Dishwasher: One point to be provided in kitchen.

BATHROOM ACCESSORIES

The following accessories have been allowed for in each bathroom as per DEVELOPER's choice:

- Toilet Roll Holder
- Towel Rail
- Soap dish in shower

5.0 Landscaping and gardening *

- Front only, landscaped, by DEVELOPER
- Paving laid as per plan.

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6.0 GENERAL

- Skirting's: SA-Pine painted with one coat primer- and two coats gloss enamel paint.
- Prepaid Water Meter: As per Developers choice, the water meter become the property of the owner on transfer of the property into the owner's name.
- Rain water goods: Aluminium as per DEVELOPER's choice.
- The EMPLOYER hereby acknowledges and agrees that the choice of finishes limited to the range offered by the DEVELOPER as per this SPECIFICATIONS LIST and shall be subject to availability thereof, or a similar product may be substituted.
- Differences in house types may affect the specifications as listed above. Overall coherence with specifications list will be enforced as far possible if it suits the situation, House type and design.