

Att : Mr M. Hathorn  
Re : THE HEIGHTS, ERF 1065, MTUNZINI

## **BUILDING SPECIFICATIONS AND FINISHES**

We herewith submit the specifications for the above-mentioned project, all to be read in conjunction with the necessary architectural drawings attached.

### **1) EXTERNAL FINISHES**

- 1.1) Plaster and painted external walls. Dulux Weatherguard ultra smooth – fossil grey.
- 1.2) Concrete flagstone pathway to front door.
- 1.3) Painted fibre cement fascia boards with Ogee powder coated aluminium gutters and down pipes.
- 1.4) Roof to be Classicor corrugated Zinalume sheeting on SA pine trusses to engineer's specifications. All exposed timbers to be treated (2 coats).
- 1.5) Foldaway wash line in court yard.
- 1.6) Charcoal cement pavers as per specialist.

### **2) SANITARY FITTINGS**

- 2.1) WC to be Shortland closed coupled type with push button flush system, all accessories as supplied by manufacturers. Vittoria polished stainless Steel toilet roll and brush holders.
- 2.2) Wash Hand Basin to be Talia White F/S Type. Tap to be Tivoli "Bardi Chrome" water mixer with ceramic wall tiles as splash back. 800mm double stainless-steel towel rail.
- 2.3) Showers to be Bardi Chrome traditional type shower arm and 200mm Zola Round Shower Rose with Bardi shower mixer. Shower floors to be mosaic type. Toughened frameless glass shower screen in main bathroom.
- 2.4) Bath to be 1700x740 Shortland WHI type with Bardi bath mixer with hand shower W/T.
- 2.5) Floating vanities and shelves with mirror.
- 2.6) Bathroom skirting to be tiled to match floor tile.

### **3) WINDOW SYSTEM**

- 3.1) Powder coated high spec aluminium top-hung windows. Colour charcoal.

3.1) Blinds optional extra – not included.

#### **4) DOORS**

4.1) 1.2m hardwood pivot entrance door. Stainless steel ironmongery.

4.2) Powder coated high spec aluminium sliding doors. Colour charcoal.

4.3) All internal doors to have timber jamb linings and architraves. All doors to be purpose-made to designer's details. Stainless steel ironmongery.

#### **4) BEDROOMS**

4.1) Bedrooms and bathrooms to have flush plasterboard ceilings with moulded cornice details, painted with super acrylic paint.

5.4) Fitted built-in Melamine oak edged cream built-in cupboards and doors, with shelving and hanging areas.

#### **5) SUPER STRUCTURE**

5.1) Open plan areas to have exposed timber trusses and flush "isoboard" ceiling between trusses, painted with super acrylic paint.

5.2) All internal walls plastered and painted. One coat universal undercoat and two coats Dulux 100 Low Sheen. (Colour by Architect)

#### **6) FLOORS**

6.1) 100mm thick 30Mpa fibre-reinforced wood floated concrete floors to engineer's specification and detail.

6.2) DPC and soil poisoning to SABS an NBR standards.

#### **7) FLOOR FINISHES**

7.1) Star Grey Eco 600x600 A-Grade ceramic tiles to foyer, lounge, dining room, kitchen, bedrooms and bathrooms.

7.2) 90mm painted single bull nose meranti skirtings to foyer, lounge, dining room, kitchen and scullery

7.2) Synergy Charcoal Slip Resistant glazed porcelain tile 600x600 Eco A-Grade to verandas.

7.3) 80mm tiled skirting to match in bathrooms, verandas and entrances.

7.4) Floor finishes pc allowable is R120 per m2.

## **8) KITCHEN & SCULLERY**

- 8.1) Designer fitted kitchen and scullery.
- 8.2) Quartz kitchen and scullery counter tops.
- 8.3) Quinline Double QLX621-120 stainless steel sink and drainer with Bardi chrome mixer.
- 8.4) Rondo RDX610 485mm stainless steel prep bowl cold water with inline water purification filter.
- 8.5) Elba Type 900mm Stainless Steel Gas oven with 5 gas burner HOB – no extractor fan.
- 8.8) 2m2 allowable subway wall tiles above stove and scullery sink.

## **9) ELECTRICAL**

- 9.1) All as per attached electrical plan and key.
- 9.2) 12 000btu inverter type air-conditioner to main bedroom by specialist.
- 9.3) Bi-directional electrical meter.
- 9.4) 16x 430w rooftop solar panels linked to 10kw inverters and 9,6kwh battery by specialist. (Two bedroom Units Only: 12x 430w rooftop solar panels linked to 6,4kw inverters and 6kwh battery)
- 9.5) Centrally located backup power supply at The Heights Services Hub
- 9.6) Lightning protection system in accordance with SANS 10313.

## **10) GAS**

- 10.1) 16L per minute Dew Hot gas water heater.
- 10.2) 19kg gas bottle, with double cage and gas installation certificate of compliance.

## **11) GARAGE**

- 11.1) Meranti timber garage door with remote control access.
- 11.2) Exposed timber trusses, to be unpainted. No ceilings.
- 11.3) Floor to be granno steel floated finish

## 12. EXTERIOR

- 12.1) Screen walls including entrance gates, all to architect's designs and specifications.
- 12.2) Gardens, terraces and landscaping to Landscaper's designs and specifications.
- 12.3) Additional landscaping by home owner to conform to landscapers' concepts and approved by The Heights Body Corporate.
- 12.4) Restrictions on certain trees and hedges so as to not interfere in Solar panels to apply.
- 12.5) No additional paving allowed in Exclusive Use Areas (EUA's) unless approved by The Heights Body Corporate
- 12.6) Fibre optic lines to be supplied by network providers, Vumatel or Openserve
- 12.7) Water supply from borehole to The Heights Services Hub.
- 12.8) Connection at the bulk water pipeline supplying Zini River Estate for water supply to a Fire Hydrant to be installed on The Heights Property
- 12.9) 2400L mains water storage tank with pressure pump located in court yard.
- 12.10) 2400L rain water storage tank linked to a gutter. Tank placed on a 250mm raised platform with tap.
- 12.11) Wastewater treatment system as per specialist design.
- 12.12) Optional extras:
  - (a) Underground water storage system linked into gutters and down pipes.
  - (b) Tie-in to The Heights Body Corporate raw water reticulation system as per specialist design.

### Notes:

- Furniture NOT included.
- Finishes and materials may be changed to equal other and alternatives.
- Selected natural materials such as stone and timber will have some variation in colour and tone.
- In the event of any conflict in the interpretation between this schedule, the plans and the renders, this schedule shall take preference.