

NOVA APARTMENTS SPECIFICATIONS

LIST OF GENERAL SPECIFICATIONS

Read the specifications in conjunction with the relative drawings as designed by the architectural team for the client.

1. GENERAL

A civil, structural and electrical engineer will be appointed by the Developer for the design and supervision of all work of a civil, structural and electrical nature. The contractor will comply with all Municipal bylaws.

2. CONCRETE, FORMWORK AND REINFORCEMENT

Concrete

All foundation depths, dimensions and strengths to be designed by a structural engineer at the cost of the developer.

Ground

Reinforced concrete floor slab designed by a Structural Engineer

First

Reinforced concrete rib and block or similar flooring system designed by a Structural Engineer.

Second floor roof

Clip-lock (or similar) system affixed to roof trusses designed by Engineer.

3. BRICKWORK

Concrete bricks shall be used to the Architects specifications.

4. WATERPROOFING

Damp proof coarse in walls, at windows and below sills according to standard practice and to the Architects requirements.

Damp proof membrane below surface beds according to standard practice and to the Architects requirements.

5. ROOFS

Roof construction and roof covering as per architectural specifications.

All concrete roof slabs to receive torch-on or alternative rubber-based water proofing if any

6. CARPENTRY AND JOINERY

Entrance doors

The main entrance doors shall be fire doors as per Fire Engineer requirements hung to suitable steel frame with self-closing mechanism to be installed if required by Fire Engineer

Internal doors and frames

Internal doors shall be hollow core painted Masonite doors, with exposed edges and hung to steel frames.

Kitchens

Melamine kitchen cupboards

20mm Eezi Quarts or Granite tops specified by the Developer.

Bedrooms

Melamine Built-in cupboards

Windows

Black Aluminum as per Architectural plans, or per developer 's discretion for practical reasons if any

All sliding doors to be as per Architect drawings or developer's discretion.

No burglar proof to be provided hereto.

7. IRONMONGERY

Fittings to Doors

Locks to entrance doors shall be mortice lock sets with chromium plated or stainless-steel furniture as per availability.

No locks to sliding doors. Locks to internal doors shall be 2-lever. mortice lock sets with chromium plated door furniture. All locks and furniture to be SABS approved.

Door Stops

Door stops to be 38mm diameter rubber door stops fitted to all doors.

Curtain rails – no curtain rails provided.

8. METALWORK

Balustrades

Mild steel Balustrades to be provided will be mild steel painted in black paint as per Municipal bylaws and SANS Specifications

9. PLASTERING

Internal plaster to passages, living rooms and bedrooms as well as to bathrooms and kitchens above tiles to be one coat plaster and paint.

Semi faced walls to be left unfinished as per Developers discretion.

10. TILING

Tiling to the inside of the shower wall to shower enclosure height

No Splash-back tiling to be provided for at kitchen zinc and bathroom basin.

All floors to be fully tiled in tile specified by developer throughout.

No Soap dishes provided for

Toilet roll holders and towel rails, or hooks to be provided.

11. PLUMBING

Plumbing work

All plumbing work shall be executed in accordance with the standard Building Regulations.

12. SANITARY WARE SCHEDULE

Close coupled wash down suite with double flap toilet seat, white in color

Wash and Hand basin.

Shower with Glass door or panel.

Stainless steel sink – single or double, at the Developer's discretion

13. GEYSERS

Gas geysers supplied and installed by approved installers according to SANS specifications and according to the Architectural to achieve the required R -Value as required by Council.

14. TAPWARE

Hand wash basin

One pair of 15mm pillar taps or mixer

Shower

One pair under tile stop taps or single mixer with shower arm and shower rose.

WC

1 x Chromium plated or similar angle regulating valve.

15mm sink mixer.

15. GLAZING

Glazing

The glazing and fixing of glass shall be executed in accordance with SABS code of practice.

common obscure glass and shall be fixed to all bathroom and toilet windows where necessary.

16. PAINT

Interior Walls Primed with acrylic sealer and two coats interior quality PVA emulsion paint.

External timber doors and frames to receive three coats of enamel.

Internal doors and doorframes to receive enamel paint.

Ceilings primed with acrylic sealer and two coats interior quality PVA emulsion paint.

17. CARPORTS

Construction of Carports

A single shaded parking will be provided for all units (shade net or clip-lock)

18. ELECTRICAL

All plug points, light points and Fabre connection point positioned as per Architect.

60cm Gas/electric or full gas stove as per developer and availability of stock

50cm Stoves for one-bedroom units.

19. SECURITY

Clearview or similar boundary fencing 2.4m high with small aperture openings

Electric fence and energizer

Artificial Intelligence cameras to be installed on boundary with 24 Hour monitoring. Backed by armed response. The monthly costs on this system will be transferred to the Body Corporate for payment of fees and any loan made to cover the cost and installation of the system.

20. EXTERNAL AND COMMON AREA

Landscaping i.e. grasses and trees as per developers' discretion.

Walkway paving

No Satellite TV installation will be allowed due to the fiber optic backbone that will provide for this.

No Specific Drying yard will be built.

Each unit receives retractable washing lines as per developer.

Refuse area to be fully enclosed with entrance to residents and an external entrance for refuse collection

Motorized main entrance gate – with access control by mobile phone system. as per Developer

20. DESIGN AND SPECIFICATION CHANGES

Should materials and/or designs specified above not be readily available or deemed impractical by the Architects opinion deem to be impractical then alternative specifications and/or instructions will be issued by the architect at his/he discretion.

Signed at Nelspruit on this ____ day of _____

WITNESSES:

1. _____

2. _____

PURCHASER

Signed at Nelspruit on this ____ day of _____

WITNESSES:

1. _____

2. _____

DEVELOPER