

CHAPEL TOWERS

LIVE IN THE CITY



SPECIFICATIONS: CHAPEL TOWERS ANNEXURE "B"

1 FOUNDATIONS:

- 1.1 The reinforced concrete structure will be supported by piles as per the structural engineers drawings.

2 SUPER-STRUCTURE:

- 2.1 The structure of the building will be supported by reinforced concrete slabs, columns, beams and shear walls, all in accordance with the structural engineers drawings.
- 2.2 External brick walls to be 230mm cement maxi. Internal walls to be 180mm and 90mm cement maxi where applicable. DPC to be used in all openings as per detail. Weepholes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 90mm skins with a 50mm cavity.

3 ROOF CONSTRUCTION:

- 3.1 Roof material consist of reinforced concrete slab as per structural engineer drawing's.

4 DOORS & DOORFRAMES:

- 4.1 Entrance frame and door to be Meranti framed hardwood entrance door or similar.
- 4.2 Internal doors to be hardboard hollowcore doors, suitable for painting.

5 WINDOWS AND GLAZING:

- 5.1 All windows to be Aluminium powder coated or similar.
- 5.2 4mm clear glass to all windows upto 3rd Floor.
- 5.3 6,38mm clear safety glass to all windows above 3rd Floor.
- 5.4 Sliding doors/Corner windows will all receive 6.38mm clear safety glass.

6 WALL FINISHES:

- 6.1 Internal walls to be plastered with one coat cement plaster finish.
- 6.2 External walls as detailed on Architects Drawings, one coat plaster with decorative panels.



CHAPEL TOWERS

LIVE IN THE CITY



SPECIFICATIONS: CHAPEL TOWERS ANNEXURE "B"

- 6.3 Wall tiles to be installed as follows:
 - Kitchen: 600mm above worktops only
 - Bathroom & Shower: Full height
- 6.4 All external window cills to be plastered to a fall of 20 degrees.
- 6.5 All internal cills to be plastered except for the Kitchen and Bathroom, which will be tiled.

7 FLOOR FINISHES

- 7.1 All surface beds to be finished with 25mm screed.
- 7.2 All habitable rooms to receive laminated floors
- 7.3 Porcelain tiling to all Kitchens, Bathrooms and Lounge/Dinning area.
- 7.4 Pine skirting 22x94mm to all rooms except bathroom and kitchen
Skirting to be prepared for painting.

8 PAINTING:

As per Mandelay specification or similar
External walls -As per developers colours.
Internal walls -Off-White
Ceilings, Intl. doors & skirting -White

9 CEILINGS:

- 9.1 Ceilings to be skimmed with 75mm coved cornice to all areas.

10 IRONMONGERY:

- 10.1 All internal doors to be fitted with standard 3 lever lockset or similar.
- 10.2 Entrance doors to be fitted with 3 lever locksets or similar.

11 JOINERY:

- 11.1 Kitchen layouts are to be as per joinery supplier drawings including Engineered stone worktops.



CHAPEL TOWERS

LIVE IN THE CITY



SPECIFICATIONS: CHAPEL TOWERS ANNEXURE "B"

12 ELECTRICAL:

- 12.1 Pre-Payment meters, Econometers or similar in each unit.
- 12.2 Plug and Light Points: One light point in each room. One double plug point in each room, excluding bathrooms, 2 single plugs and 2 double plugs points to the kitchen, one stove connection with extractor point. External light point to be provided as per architect's drawings.
- 12.3 One DSTV point to be provided.

13 PLUMBING:

Sanitaryware to be range from "Grohe" or Similar

- 13.1 Corner shower unit with shower mixer, arm and rose.
- 13.2 White close couple pan & universal cistern with B2 seat.
- 13.3 WHB to be courier type or similar with fixations with single lever mixer.
- 13.4 Hot Water Cylinder (WHC) 150 Ltr 400KPa, complete with all necessary fittings and valves.
- 13.5 All plumbing to comply with Local Authority requirements.
- 13.6 Washing machine point with under tile stopcock will be provided.
- 13.7 Kitchen sink drop-in 970mm (QLX670) Franke sink bowl with single lever mixer.

14 GENERAL:

- 14.1 All ground floor units will receive synthetic lawn to garden areas.
- 14.2 Mircom system to be installed by Developer. Body Corporate responsibility to apply for their own Telkom lines in order to commission the system.
- 14.3 Walling around complex to be as per the Architects approved drawings.
- 14.4 Shower doors will be provided to all units.
- 14.5 Oven, hob & extractor will be provided to all units by Developer.
- 14.6 Gym and roof top pool facilities will be provided by Developer.

