

PROJECT : 18010 - the harri

REPORT : FINISHES SPECIFICATION FOR APARTMENTS - v2.3

DATE : 2020.08.04

FLOORS

- Floor construction : Reinforced concrete and/or lightweight steel and timber.
- Floor finish : 2mm thick (0.3mm wear layer) heavy residential luxury vinyl tiles.
- Skirtings : 32x32mm painted meranti.

WALLS

- Wall construction : Reinforced concrete columns, infill clay masonry, AAC aerated concrete blocks and/or insulated lightweight partitions.
- Wall finish : 2 coats low VOC acrylic paint on 1 coat undercoat, on 15mm cement plaster and/or 12.5mm gypsum plasterboard. Bathrooms have 9mm thick porcelain wall tiles in showers only.

CEILINGS

- Ceiling construction : Reinforced concrete soffits and/or 9.5mm gypsum plasterboard. Bathrooms have 9.5mm moisture-resistant plasterboard on 114x38mm treated SAP joists at 450mm ccs.
- Ceiling finish : Generally 2 coats low VOC acrylic paint on 1 undercoat. Bathrooms have 2 coats low VOC anti-bacterial acrylic paint on 1 coat undercoat.
- Cornices : None.

DOORS

- Door type : Class E self-closing fire doors and steel door frames to apartment entrance doors. Bathrooms have semi-solid timber doors and solid timber frames.
- Door finish : 2 coats low VOC water-based enamel paint on 1 coat undercoat.

- Ironmongery : Powdercoated mild steel ironmongery throughout.

WINDOWS

- Powdercoated aluminium window frames with laminated safety glazing throughout.
- Minimum 5% opening windows throughout.

LIGHTING & ELECTRICAL

- Power supply to apartments : Each apartment has a dedicated distribution box and prepaid meter.
- Electrical outlets : VETI switches and sockets.
- Lighting : LED low energy lighting throughout.
- Ceiling fan.

PLUMBING & SANITARYWARE

- Taps & mixers : Low flow powdercoated brass taps and mixers.
- Basins & toilets : Glazed porcelain basins and toilets with dual-flush cisterns.
- Drainage system : HDPE silent welded waste pipes throughout.

KITCHENS & WARDROBES

- Carcass : Melamine-faced waterproof particle board with adjustable plastic feet and removable plinths.
- Doors & drawer fronts : Melamine-faced particle board with PVC impact edges.
- Worktops : 20mm thick granite stone worktops in kitchens with underslung stainless steel sinks.
- Appliances : Electric hob & oven, countertop dishwasher.

Director for and on behalf of Lightspace Architects (Pty) Ltd

LIGHTSPACE

PAUL LUCK