

## DORMA SQUARE

### UNIT SPECIFICATIONS

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#### **ELEMENT**

#### **SPECIFICATIONS**

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#### **GENERAL:**

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All work to conform to the National Building Regulations. In the event of a discrepancy between the plans and the specifications, the latter will apply.

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**All PC amounts are inclusive of VAT.**

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#### **SITEWORKS:**

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##### **Security:**

Greater Estate:

Greater Boundary of the Entire Development fitted with Electric Fencing. As per developers approval

##### **Landscaping:**

General landscaping to Green spaces. As per developers approval

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#### **SUPERSTRUCTURE:**

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##### **External Finish:**

Smooth plaster and paint. (undercoat & 2 surface coats) Colour as per developers sample. Or as per developers approval

##### **Windows:**

Aluminium windows. Colour Grey powder coated. Or as per developers approval

##### **External Window Cills:**

Sloped plaster.

##### **Internal Window Cills:**

Flat plaster.

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**ROOF:**

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<b>Roof:</b>	IBR sheeting on timber trusses. Colour Grey. Or as per developers approval
<b>Rainwater Goods:</b>	Alugutter. Colour white. Or as per developers approval

**INTERNAL FINISHES:**

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<b>Internal Walls:</b>	Smooth plaster, skim coat, 2 coats, Color "Plaster". Or as per developers approval.
<b>Ceilings:</b>	Skimmed Joints only Rhinoboard Ceiling, painted
<b>Cornices:</b>	Edge Profile Cornices. Or as per developers approval
<b>Wall Tiles:</b>	Feature insert in the shower cubicle. As per developers approval
<b>Floor Tiles:</b>	Floor tiles to living areas, bathrooms, kitchen and balconies. 600 x 600 porcelain tile – As per developers approval
<b>Skirtings:</b>	Painted Pine skirtings 90mm Profile. As per developers approval
<b>Door Frames:</b>	Internal door openings to be painted steel frames. External door opening to be Varnished wood frames. As per developers approval
<b>Doors:</b>	Front doors to be solid Meranti & Varnished. Internal doors to be hollow-core Horizontally Slatted design & painted. As per developers approval
<b>Ironmongery:</b>	Selected stainless steel door handles with QS ironmongery. As per developers approval

**SANITARYWARE:**  
**ALL FITTINGS TO ARCHITECTS SPECIFICATIONS**

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**Bathrooms:**

Toilet:

- \* Wall Hung WC and conceal cistern with seat and cover. Or as per developers approval

Basins:

- \* Pedestal Basins with tap hole. Or as per developers approval
- \* CP bottle trap. Or as per developers approval

Shower:

- \* Shower set – Or as per developers approval
- \* White aluminium shower enclosure with pivot door. Or as per developers approval
- \* Square chrome plated shower waste. Or as per developers approval

Basin Mixer:

- \* Basin mixer.

Toilet Roll Holder:

- \* Toilet roll holder.

Towel Rail:

- \* Single towel rail.

Mirror:

- \* Frameless rectangle mirror.

**Kitchen:**

Kitchen Sink:

- Stainless steel sink
- \* Single hole sink mixer
- \* Undertile stop taps for dishwasher Or washing machine.

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**GEYSERS & PV SYSTEM:**

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- \* 1 x 150 litre Kwikhot pressure geyser.  
PV system will supply electricity to the geysers.  
Or as per developers approval

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**KITCHEN APPLIANCES:**

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**Oven:**

- DEFY 600mm Oven or as per developers approval
- DEFY slimline Hob or as per developers approval

**KITCHEN AND  
BUILT-IN CUPBOARDS:**

Kitchen Cupboards including top cupboards

**Top Cupboards:** “Folkstone Grey” Finish

**Bottom Cupboards:** “Storm Grey” Finish with 20mm Macadamia Quartz counter tops.

Bedroom Cupboards to be in “Alpine White” with black powder coated handles. Or as per developers approval

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**ELECTRICAL:**

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**Light Fittings:**

Downlighters Throughout

**Electrical Points**

As per working drawings.

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**PATIO/VERANDA:**

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**Floor tiles:**

300mm x 300mm ceramic tile. Or as per developers approval

**Built in braai:**

Brick braai.  
Excluding braai grid.