

**EDEN ON THE BAY****SPECIFICATION****BUILDING SPECIFICATION****1. FOUNDATIONS:**

- 1.1 All external and internal load-bearing walls to be founded on concrete strip footings minimum 230x700mm.
- 1.2 Non load-bearing walls will be founded on thickened surface beds as indicated on the working drawings.
- 1.3 DPM 250Mic SABS approved will be placed under all surface beds.

**2. SUPER-STRUCTURE**

- (Read with 'Urban Design Framework' Architectural Codes in Section 4)
- 2.1 Reinforced Concrete structure as per Structural Engineer's drawings.
  - 2.2 Brick in-fill walls to be 230mm cement brick cavity walls to all external walls. Internal walls to be 190mm & 90mm maxi's. DPC to be used in all openings as per details. Weepholes to be allowed for in all external cavity walls. Cavity walls to be constructed with two 115mm skins with a 50mm cavity. This cavity is to be kept free of mortar at all times, and care to be taken to avoid damaging the DPC around openings.
  - 2.3 No moulding, quoining or rustication permitted.
  - 2.4 The surface beds to be 100mm thick unless otherwise stated.
  - 2.5 Plinths and retaining walls to be in accordance with the 'Urban Design Framework' Architectural Codes (Section 4).
  - 2.6 All parapet walls, copings and plastered corners to be in accordance with the 'Urban Design Framework' Architectural Codes (Section 4).

**3. ROOF CONSTRUCTION**

- (Read with 'Urban Design Framework' Architectural Codes in Section 4)
- 3.1 Flat roof construction to be reinforced concrete or as per Architects and Structural Engineers detail drawings, covered with approved waterproofing to manufacturers specifications and stone chips.
  - 3.2 Light weights roofs to be flat and/or pitched as per Architect drawings. Pitched roofs to be covered with Zinalume s-profile metal sheeting (Cape White or Silver White) on SABS PVC roof underlay, on batten and trusses according to manufacturer's specifications. Metal sheeting to be fixed as per manufacturer's specification. Colour to be approved by the Architect.
  - 3.3 No heavy fascia boards permitted.
  - 3.4 MS gutters and down pipes 100mm square section, all fixed as per manufacturers specification. All gutters and down pipes to be concealed in walls where possible and/or finely detailed.
  - 3.5 All nails, nuts, bolts, etc... to be galvanized steel, unless otherwise specified.

**4. DOOR & DOORFRAMES**

- (Read with 'Urban Design Framework' Architectural Codes in Section 4)
- 4.1 Front door to be Solid Meranti Timber.
  - 4.2 Internal doors to be hollow core hardboard type, suitable for painting.
  - 4.3 All internal door frames to be pressed steel paint finish to suit 90 & 190mm walls.

**5. WINDOWS & GLAZING**

- (Read with 'Urban Design Framework' Architectural Codes in Section 4)
- 5.1 All window frames and sliding door frames to be natural anodized aluminium in accordance with the 'Urban Design Framework' Architectural Codes (Section 4).
  - 5.2 6.5mm laminated safety glass to sliding doors and windows between FFL and 300mm in accordance with Standard National Building Registration Council.
  - 5.3 Obscure glass to bathrooms 4mm.

**6. WALL FINISHES**

- (Read with 'Urban Design Framework' Architectural Codes in Section 4)
- 6.1 Internal walls to be plastered with one coat cement plaster finish.
  - 6.2 External walls, one coat smooth plaster and paint (or splash plaster).

**7. FLOOR FINISHES**

- 7.1 All surface beds to be finished with 25mm screeds.
- 7.2 All terraces and balconies to be timber decking and/or slate tiles. (Or similar tiles to be chosen by the Architects)
- 7.3 All interior specifications to Interior Architect's Documentation

**8. PAINTING SPECIFICATION**

- (Read with 'Urban Design Framework' Architectural Codes in Section 4)
- 8.1 As per Plascon or equally approved specification.
  - 8.2 All interior paint specifications to Interior Architect's Documentation

**9.            CEILINGS**

- 9.1**        Rhino board ceilings 6,4mm to be schemed to all top floor units only.
- 9.2**        Ground floor & 1<sup>st</sup> floor to be combination of schemed to underside of slab and/or Rhino board ceilings 6,4mm.
- 9.3**        Rhino cornices 75mm to all areas.

**10.          GENERAL**

(Read with 'Urban Design Framework' Architectural Codes in Section 4)

- 10.1**        Balustrade to balconies and staircases to be mild steel galvanized as per Architect's drawings.
- 10.2**        The following should be informed by the 'Urban Design Framework' Architectural Codes in Section 4:
  - Garage Doors
  - Casement Windows
  - Shop fronts
  - Balconies and Balustrades
  - Chimneys and Flues
  - Shutters and Screens
  - Pergolas, Canopies and Awnings
  - Gates
  - Boundaries between parcels
  - Mechanical Services
  - Colour & External Finishing Schedule
  - Materials and Elements explicitly not permitted

**Proposed Interior**  
**Apartment Types A1, A2, A3 & A4**

**SCHEME A – South African Contemporary**

**General Notes:**

A stylish scheme with appeal for the South African market, featuring many of the typical finishes sought after and perceived by these purchasers as stylish. It will introduce warm woods and stone with accents of stainless steel and utilises clean contemporary lines.

**Kitchen:**

Rich mahogany/rosewood veneered flat panel doors with colour coded impact edging  
Stainless steel cylindrical type bar handles placed horizontally to suit drawer or cupboard  
Rustenburg black granite counter-tops with square chamfered edge  
1 or 2 bowl stainless steel sink with mixer tap  
Stainless steel kick-plates  
Green glass mosaic tile splash backs @ 500mm above counter  
Whirlpool/Defy stainless steel oven with ceramic hob  
Dropped bulkhead ceiling over hob and sink counters

**Wardrobes and vanities:**

Rich mahogany/rosewood veneered flat panel doors with colour coded impact edging  
Stainless steel cylindrical type bar handles @ 800mm placed vertically on closing edge  
White melamine interior panels and carcass with hanging rails and shelving provided

**Electrical and lighting:**

Stainless steel wall mounted up/down lights  
Glass pendant feature light over kitchen counter  
White PVC switches with dimmers where required and double sockets  
Recessed round down-lighters with stainless steel trim

**Floor Finishes:**

Laminated Jatoba/Teak single strip floors with rubber underlay  
600mm x 600mm stone-like, satin/matt finished, rectified porcelain tiles  
Carpeting option  
Timber skirting colour coded to flooring to run throughout apartment, excluding bathrooms

**Doors, Handles and Hardware:**

Entry door @ 2400mm – horizontal slatted style painted to suit exterior  
Interior face to be stained to suit timber internally  
Vertical cylindrical pull-type bar handle @ 1200mm  
5 cylinder security lock and relevant escution  
Hinges  
Internal doors @ 2400mm – horizontal slatted style stained to suit timber colour  
Handles – cylindrical stainless steel bar type handle (refer Arogan @ Handles Inc)  
3 cylinder interior lock with relevant escution  
Privacy sets for bathrooms as required  
Hinges

**Paint Colours:**

Taupe/Stone/Beige

**Bathrooms and sanitary-ware:**

Acrylic bath with shower floor texture where necessary  
Porcelain basin with stand on and drop-in option (refer Happy D @ Duravit)  
Toilet pan to hang free of floor (refer Happy D @ Duravit)  
Shower floor to utilize mosaic cuts of porcelain tile and square trap  
Green glass mosaic shower feature behind tap and shower head  
Frameless glass shower doors  
In-built cistern with square half and full flush panel in stainless steel (refer Geberit Bolero)  
Mixer taps and shower head (refer Hans Grohe Cosmo)  
Integrated spout and overflow for bath (refer Nikki Spout)  
Clicker wastes for bath and basins  
Rails and accessories cylindrical bar type in stainless steel (refer 18ten @ Handles Inc)  
Dropped ceilings and extraction in all bathrooms

**EDEN ON THE BAY**  
**Proposed Interior**  
**Apartments Type B1 & B2**

**SCHEME B – EUROPEAN CONTEMPORARY**

**General Notes:**

Modern, clean-lined and cutting edge, this scheme will appeal to clients with a sense of trend and style, using European details and luxury finishes popular in modern western interiors. It will introduce rich dark timbers and high grade porcelain floor with accents of glass and stainless steel to accent the contemporary look.

**Kitchen:**

European designer kitchen  
Walnut veneered flat panel doors with solid timber edging, introducing sand blasted glass  
Interior cabinet lighting  
Stainless steel flat, square bar handles placed horizontally to suit drawer or cupboard  
40mm Caesar Stone counter-tops with square edge  
2 bowl stainless steel sink and accessory kit (chopping board, drainer etc)  
Professional chef's mixer tap with pull-out hose  
Stainless steel kick-plates  
Green glass-kote splash backs @ 500mm above counter  
Miele/Gaggenau stainless steel oven with ceramic hob and gas option  
Dropped bulkhead ceiling with shadow line recess and fluorescent light over hob and sink counters

**Wardrobes and vanities:**

Walnut veneered flat panel doors with solid timber edging  
Stainless steel flat square bar handles @ 1000mm placed vertically on closing edge  
White melamine interior panels and carcass with hanging rails, shoe, belt and tie racks and shelving provided  
Interior cabinet lighting

**Electrical and lighting:**

Stainless steel and glass wall mounted up/down lighters  
Crystal/glass pendant feature light over kitchen counter  
Glass and stainless steel switches with dimmer control  
Glass and stainless steel sockets  
Recessed square down-lighters – satin chrome trim

**Floor Finishes:**

Semi-solid 4mm laminated veneer Walnut single strip floors  
800mm x 800mm bone-coloured, gloss finished, rectified porcelain tiles  
Carpeting option  
120mm timber skirting stained to suit flooring to run throughout apartment, excluding bathrooms

**Doors, Handles and Hardware:**

Entry door @ 2400mm – horizontal slatted style painted to suit exterior  
Interior face – veneered walnut internally  
Vertical square bar pull-type bar handle @ 1200mm  
5 cylinder security lock and square escution  
Hinges  
Internal doors @ 2400mm – walnut veneer and solid edging both faces  
Handles – square bar solid stainless steel handle (refer Olivari @ Handles Inc)  
3 cylinder interior lock with square escution  
Privacy sets for bathrooms as required  
Hinges

**Paint Colours:**

Taupe/Stone/White

**Bathrooms and sanitary-ware:**

Rectangular bath with spa option (refer Daro @ Duravit)  
Porcelain basin with stand on and drop-in option (refer Vero @ Duravit)  
Toilet pan and bidet to hang free of floor (refer Caro @ Duravit)

Shower floor in shower decking timber  
Green glass-kote shower walls  
Frameless glass shower doors  
In-built cistern with square half and full flush panel in stainless steel (refer Geberit Bolero)  
Mixer taps and shower head (refer Antonio Miro @ Finda)  
Integrated spout, overflow and pop-up waste for bath (refer Duravit)  
Pop-up wastes for basins  
Rails and accessories square bar type in stainless steel (refer 18ten Range 3 & 4 @ Handles Inc)  
Ledges and vanity surfaces were applicable to utilize 40mm Caesar stone and walnut cabinetry  
Dropped ceilings and extraction in all bathrooms  
Heated towel rails  
Under floor heating