



SHORELINE SIBAYA

GENERAL SPECIFICATION

1. FOUNDATIONS AND STRUCTURE

- 1.1. The building is founded on piled foundations, with reinforced concrete columns and walls with concrete slabs, all to PR Eng's design and specification.
- 1.2. Ground bearing slabs are Reinforced Concrete surface beds, to PR Eng's design and specification.
- 1.3. Suspended floor slabs to PR Eng's design and specification.

2. EXTERNAL ENVELOPE

- 2.1. Combination of clear glass windows, sliding doors and masonry walls.
- 2.2. Party and external walls are non-load bearing masonry.
- 2.3. Internal walls are non-load bearing masonry.
- 2.4. All windows and sliding doors will be powder coated aluminium, and glazed with clear glass to industry specifications.
- 2.5. All bathroom windows to have obscure glass.
- 2.6. Windows and sliding doors will be installed by a AAMSA registered installer.
- 2.7. No curtain tracks or blinds will be provided.

3. ROOF

- 3.1. Concrete roof slabs with a 75mm thick screed to falls and waterproofed with 'Derbigum' or similar approved waterproofing by specialist.

4. BALUSTRADES

- 4.1. Painted galvanized steel balustrades with timber handrails.

5. LIFT INSTALLATION

- 5.1. Standard passenger and fire-man's lifts are provided, to all buildings.

6. SECURITY SYSTEM

- 6.1. Advanced access control to entire estate.
- 6.2. 24 Hour on-site security guarding, with CCTV monitoring.
- 6.3. Nurse call system installed in each unit.

7. BOUNDARY AND SCREEN WALLS

- 7.1. 2m High 'Clearvue' or similar approved boundary fence and screen walls including entrance gates with 5-stand electric fencing on top.



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APARTMENTS

INTERNAL FINISHES

9. FLOORS

- 9.1. 'Legno' type or similar approved vinyl flooring to kitchen, living areas and bedrooms .
- 9.2. 600 x 600mm Porcelain floor tiles in bathrooms (PC – R120.00/m²) laid strictly in accordance with manufacturers specifications.

10. SKIRTING

- 10.1. 100mm High timber skirting in all areas except bathrooms.
- 10.2. Bathroom skirtings to be tiled to match porcelain floor tile.

11. DOORS

- 11.1. Entrance door - Purpose made, 900 x 2400mm high solid wood doors with stainless steel ironmongery.
- 11.2. Internal doors - Semi-solid swing/sliding, 900 x 2100mm high timber doors with stainless steel ironmongery.

12. CEILINGS

- 12.1. Soffit of slab to be finished with one coat plaster, painted with two coats matt PVA paint.
- 12.2. Flush plastered ceiling with cornice details, painted with super acrylic paint as may be required to hide plumbing services.

- 12.3. Flush plastered ceiling with cornice details and painted with super acrylic paint to top floors units only.

13. AIR-CONDITIONING

- 13.1. Air-conditioning will be available as an optional extra. Not included in sales price.

14. JOINERY

- 14.1. Bedroom cupboards to be built in with cupboard doors hung on concealed hinges.

15. BATHROOMS

- 15.1. Floating granite vanities.
- 15.2. Toughened frameless glass shower screens [no door].
- 15.3. Imported sanitary ware and Hansgrohe taps, Geberit cisterns.
- 15.4. Vanity mirror, size 600 x 1200mm high.
- 15.5. Chrome plated towel rail.
- 15.6. Chrome plated towel ring.
- 15.7. Chrome plated toilet roll holder.

16. PLUMBING

- 16.1. SABS and council approved water meters to be installed for all units
- 16.2. 1 no. 100 litre Kwikot Econoflo 400 kPa hotwater cylinder to 1 Bedroom Units.



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16.3. 1 no. 150 litre Kwikot Econoflo 400 kPa hotwater cylinder to 2 and 3 Bedroom Units.

16.4. Individual heat pumps with 150 litre storage tanks to all units on the top three floors.

16.5. All plumbing work to be carried out by a registered plumber.

17. KITCHEN

17.1. Designer fitted kitchen.

17.2. Granite counter tops.

17.3. Stainless steel sink and drainer with 'Hansgrohe' sink-mixer.

17.4. Electric stoves with glass top, eye-level oven and extractor to be fitted.

18. INTERNAL WALLS

18.1. Masonry wall with one coat plaster painted with super acrylic paint.

18.2. Kitchen splash backs to be tiled to 600mm over counter top, with porcelain wall tiles (PC – R120.00/m²).

18.3. Bathroom walls to be tiled to full heights, with porcelain wall tiles (PC – R120.00/m²).

19. ELECTRICAL INSTALLATION

19.1. Light Fittings –

19.1.1. LED down lights throughout.

19.2. Plugs and Switches –

19.2.1. Clipsel S2000 series or similar approved.

19.2.2. Lounge –

19.2.2.1. 1 No. Single 15 Amp plug

19.2.2.2. 1 No. Double 15 Amp plug

19.2.2.3. 1 No. TV Point

19.2.3. Kitchen –

19.2.3.1. 1 No. Double 15 Amp plugs

19.2.3.2. 3 No. Single 15 Amp plugs

1-wash machine

1-microwave

1-fridge

1-dishwasher

19.2.3.3. 1 No. Stove Isolator

19.2.4. Bedroom 1

19.2.4.1. 1 No. Double 15 Amp plugs

19.2.5. Bedroom 2 (if applicable)

19.2.5.1. 1 No. Double 15 Amp plugs

19.2.6. Bedroom 3 (if applicable)

19.2.6.1. 1 No. Double 15 Amp plugs

19.3. Installation

19.3.1. Single phase electrical installation.



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19.4. Metering

- 19.4.1. SABS and council approved Pre-Paid electrical meters to be installed to all units.

19.5. General

- 19.5.1. Emergency power to be supplied to common area emergency systems and all elevators only.
- 19.5.2. Lighting protection system in accordance with SANS.