

# DESIGNWORKSHOP

## BLACK BRICK GARDENS : standard specification

27-Feb-23

REV 2

### EXTERNAL GENERAL

Bricks	Existing facebrick and plastered painted finish, new facebrick and painted plaster to match existing
Roof	New roof to be double pitched roof design
Windows & glazing	Steel framed glazing where applicable as per show unit, new build to match existing
Sliding & opening doors	New powder coated aluminium sliding door system with integrated glazed fan light in single glazing
Front stoep	Concrete breeze blocks as per show unit to front stoep with painted existing screed floor finish
Bedroom terraze	New screed

### INTERNAL GENERAL

Walls internal new	Existing bagged brickwork painted as per show unit
Walls internal new	Autoclaved aerate concrete bricks unplastered and painted as per show unit
Ceiling	Concrete soffits and beams painted, flush plastered ceiling painted to the top floor units
Ceiling bathroom	Flush plastered ceiling painted
Floor internal raised	Painted pine plywood floorboards on treated pine substructure as per show unit [floors 5 and 6 only]
Floor internal	Existing screed painted
Skirting	None
Floor shower	900mm x 1 200mm shower tray as per show unit
Wall tiles shower	200 x 200mm matt white tile as per show unit
Wall finish basin	Painted skimmed wall as per show unit
Doors	Internal hollow core doors
Door frame	Timber frame
Connecting unit doors	60min fire rated doors with timber frame [floors 5 and 6 only]
Entrance gate	Painted birch plywood gate or similar as per show unit
Wet point	One wet point allowed for washing machine

### INTERNAL BEDROOM

BIC	Combination 1,5m and 900mm high free standing cupboard as per show unit
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### INTERNAL KITCHEN

Kitchen cupboards	Painted birch plywood doors as per show unit
Kitchen top counter	8mm solid core top white as per show unit
Sink	Single as per show unit
Sink mixer	Polished chrome mixer as per show unit
Built in oven	600mm built in Hiscence oven as per show unit
HOB	2 plate induction built in hob as per show unit

### INTERNAL BATHROOM

Showers	Partially framed glass sheet fixed as per show unit, no separate door
Shower arm	Polished chrome as per show unit
Shower rose	Polished chrome as per show unit
Shower mixer	Polished chrome as per show unit
Shower trap	Polished chrome integrated with shower tray as per show unit
Mirror	Vintage furniture item as represented in show unit *
Basin mixer	Polished chrome as per show unit
WC	Concealed cistern with white actuator plate and wall hung white porcelain pan as per show unit
Towel hook	Wall mounted powder coated metal double hook as per show unit
Toilet roll holder	Powder coated metal toilet roll holder as per show unit
Vanity	None, built-in shelf as per show unit

### INTERNAL ELECTRICAL

General lighting fittings	Combination white ceiling mounted and suspended track sport lighting throughout as per show unit
Ligthing bathroom & passage	White down lighting recessed as per show unit
LED fittings	LED bulb fittings throughout as per show unit
Switch	Combination 2 and 3 lever switches, white as per show unit
Plugs	Combination 3 and 2 point plugs in white as per show unit
Wi-fi	Fibre internet cable to unit
Heat pumps	Centralised heat pump with ring main system with individual hot and cold water meters
Electrical meter	Prepaid metering system

### IRONMONGERY

Front gate handle	Split handle stainless steel as per show unit
Door stops	Half moon door stop as per show unit
Internal door handle	Polished chrome lever handle as per show room

\* All vintage furniture items will be similar to what is presented in the show unit but not an identical match