

Taylin's View
Corner Paul Smit Street & Thirteenth Avenue
Ravenswood Boksburg
Erf Number: 895

R L Development & Construction Specifications:

Foundations:	
Foundation Footings:	Raft foundation as per structural engineer design
Superstructure:	Clay/Cement stock bricks S.A.B.S. approved , semi-face clay panels colour Red
Concrete Slab:	Pre stressed concrete slabs or as approved by Engineer
Glazing	All glazing in accordance with the NHBRC.
	Obscure glass to bathrooms
Window Frames:	Charcoal colour Powder coated aluminium
Window Sills:	External sills to be bricked on edge
External Finish:	Semi-face with plastered and painted panels.

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Roof:	
Roof design	Mono Pitched
Roof Trusses:	Gang nail timber roof trusses as per Engineers design.
Roof Coverings:	Cromodeck sheeting
Waterproofing:	Approved waterproofing system to service ducts, geyser areas, shower walls and floor and other concrete services
Fascias	Nu-tech board fascia's painted white (or colour to match external detail), fixed with countersunk brass screws

Plumbing	
Sink:	Double bowl stainless steel sink with draining board as
	Chrome sink mixer. Amber Sink Mixer or similar, swivel spout
Washing Machine Points:	Angle Valves. Amber Range (or similar) under tile taps.
Stopcock	Stopcock fitted to each unit
Geysers:	Geysers/Heat pump

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Internal Finishes:	
Internal Wall Finishes:	One coat plaster. One undercoat and two coats acrylic washable paint. One Shade
Wall Tiles:	Ceramic tiles
	1200mm High in bathrooms.
	1800mm high in showers
Ceilings:	6,4mm gypsum ceilings with 75mm cornice
Floor Tiles:	Internal - Ceramic tiles
	Outdoor - Non slip ceramic
	All exposed wall edges like stairwells to have edge protectors
Skirting:	80mm tile skirting
Front Door:	2032 x 813 x 44mm Meranti paneled door fitted to frame
	Door finished with two coats varnish or stained
Internal Doors:	2032 x 813 x 44mm hollow core doors fitted to steel frame
	Door finished with two coats white paint.
Patio Doors:	Charcoal Colour Powder coated aluminium sliding door
	All glazing in accordance with the NHBRC.
Ironmongery:	Three lever brass locksets to front door
	Two lever chrome locksets to all internal doors.
	Door numbers
Balustrades:	Standard as per Architect detail

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Sanitary Ware:	
W.H.B.	Drop In Basin, 600mm Vanity cupboard
W.C.	Chrome pillar taps. Amber Range or similar
	Close coupled toilet, complete with seat.
Bath:	1700 x 750mm white acrylic bath with under tile taps and bath spout.
	Access panel to bath. Amber Range, or similar.
	If Shower/Bath then a fitted glass panel door.
Shower:	Chrome under tile mixer with shower arm and rose. Amber Range or similar.
	Pivot aluminium shower door, with side panel if applicable.
Bathroom fittings	U bend toilet roll holder . (no loose inner)

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Fittings:	
Kitchen Cupboards and Work tops:	Double cupboard under sink
	Double wall cupboard
	Single cupboard with drawer
	Min 600mm counter top space
	Space for washing machine & fridge
	Kitchen tops. Stone Tops
	White melamine inside and 1 colour melamine outside
Built in cupboards:	Main bedroom - 3 door white doors with white melamine interiors. One third shelving and two thirds hanging
	Second bedroom - 2 door white doors with white melamine interiors. One third shelving and two thirds hanging
Kitchen stove and oven:	Under counter oven. Defy slim line 600 range/similar.
	4 plate Solid Black Hob

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Electrical Work: Globes to be LED or energy savers	
Kitchen light	Internal - CFL ready light including PCL10 Watt compact fluorescent to be approved
Internal lights	LED range
Outdoor lights	LED Spot lights and bulk heads
External lights	External - LED Bulk head lights incl PCL9 Watt compact fluorescent to be approved
Pre paid meters	Prepaid electrical meters to all units & Water meter
TV system	TV Point each unit
Plug points	Double plugs in bedrooms
	Single plug fridge
	2x double plug counter
	Single plug washing machine
	Stove connection
	Double plugs in lounge

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External Work:	
Entrance	One main entrance per 219 units, single lane in and single lane out
	Prominent space for signage
	Single sliding gate per 219 units
	Security booth with ablutions
	Gate motor - industrial strength
	Pedestrian access
Access Security:	Access system
	Motor access
	Pedestrian Gate
Boundary Walling:	Solid brick boundary walls
	Electric Fencing
External site lighting:	As per Architect drawings
Landscaping:	Landscaping to common areas and roadways
	Plants / trees
	No grass in small areas
	One external tap to be installed at every block
Paving:	Paved with 60mm Grey Interlocking Pavers where indicated.
	Numbering of parking bays as per SG diagram/unit allocation.

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External Work Continued:	
Carports:	One shade net parking per unit and visitor parking.
	Parking ratio as per town planning min 1:1
Signage:	Main entrance signage
	Door / unit numbers
	Utility rooms signage (laundry / storage etc)
Wash lines and drying areas:	Allowed for
Refuse Area	Refuse area to be located in an accessible area for council truck
	Walled in 3/4 to the top with double gates towards outside development (secure locks) and single door inside development
	Tap to be installed
	Drain to be installed for washing dustbins and refuse area
Clubhouse	as per drawings
Pool	as per drawings