

SECTIONAL TITLE SCHEME
GENERAL SPECIFICATIONS FOR 2 BED UNIT
26th May 2010

SUBSTRUCTURE

- ❑ Piled foundations and piled lateral support walls to basement levels to structural engineers design.

SUPERSTRUCTURE

- ❑ Reinforced concrete flat slabs and reinforced concrete columns to structural engineers design.
- ❑ External walls to be 230mm solid cement maxi brick cavity walls.
- ❑ Internal walls to be solid cement maxi brick walls at 190mm for party walls and 90mm for internal walls.

ROOF

- ❑ Flat roofs to have stone chip final layer on 50mm insulation on waterproofing membrane by specialist applicator.

DOORS, DOOR FRAMES, SKIRTINGS AND ARCHITRAVES

- ❑ Entrance door to apartments to be single leaf, flush panel solid-core doors with commercial veneer finish and painted hardwood frames to suit individual theme finish by specialist supplier.
- ❑ Entrance doors to have nylon washered stainless steel hinges and brushed stainless steel door furniture with security cylinder lockset to architects choice.
- ❑ Internal doors to apartments to be Single leaf flush panel semi-solid core doors with commercial veneer finish and painted hardwood frames to suit individual theme finish by specialist supplier.
- ❑ Internal doors to have nylon washered anodised aluminium hinges and satin finished aluminium door furniture with two lever mortise locksets.
- ❑ Internal sliding doors to apartments to be epoxy painted aluminium framed sliding doors with slatted hardwood infill panels to architects design.
- ❑ Generally moulded timber skirtings unless otherwise specified in individual theme finish.

WINDOWS, SLIDING DOORS AND GLAZING

- ❑ External doors to be glazed epoxy painted, aluminium, sliding or hinged doors by specialist supplier.
- ❑ Windows to be glazed epoxy painted, aluminium, top or side hung sashes by specialist supplier.
- ❑ All glazing in accordance with National Building Regulations.

WINDOW CILLS

- ❑ External window cills to be painted 1 coat plaster to match walls.
- ❑ Internal window cills to be skim filled and painted 1 coat smooth plaster to match walls.

PLASTERED WALL FINISHES

- ❑ External walls to be painted 1 coat smooth plaster.
- ❑ Trowel on textured paint finish to architects details.
- ❑ Internal walls to be skim filled and painted 1 coat smooth plaster.
- ❑ Basement, services and store room walls to be bagged brick.

PAINTED FINISHES

- ❑ External paint to be from the Plascon range applied to manufacturers specifications to ensure full obliteration. All colours will be to architects choice.
- ❑ Internal paint to be from the Plascon range applied to manufacturers specifications to ensure full obliteration. All colours as per individual theme finish.

TILED WALL FINISHES

- ❑ Tiling to kitchen and bathrooms as per individual theme finish.

FLOOR FINISHES

- ❑ Power-floated finish to parking areas.
- ❑ Granolithic finish to fire-escape stairs.
- ❑ Hardwood timber flooring to balconies to architects choice.
- ❑ Tiled floor finish to entrance foyer of building and access passages to architects choice.
- ❑ Individual apartment floor finishes as per chosen theme finish.

CEILINGS

- ❑ Painted plasterboard suspended ceilings to entrance foyer and passages.
- ❑ Painted one-coat plaster to stair wells.
- ❑ Off-shutter concrete to parking basement ceilings.
- ❑ Painted one-coat plaster to balcony ceilings.
- ❑ Internal apartment ceilings to have skim-coat plaster and paint finishes.
- ❑ Painted plasterboard suspended ceilings and perimeter bulkheads (where applicable).

BALUSTRADES

- ❑ Structural glass balustrading with aluminium top rail to be 1100mm above floor level to balconies and terraces.
- ❑ Painted galvanised mild steel handrail fixed to wall in stairwells.

KITCHEN FITTINGS AND BEDROOM CUPBOARDS

- ❑ Kitchen fittings and bedroom cupboards to be as per individual theme finish.
- ❑ Kitchen will comprise floor and wall joinery units with gloss finished PVC wrapped doors to specialist design.
- ❑ Counters will be stone or granite with 100mm splash back to match.
- ❑ Provision to accommodate a fridge/freezer, dishwasher, tumble dryer and washing machine.
- ❑ Bedrooms will comprise full height units with gloss finished PVC wrapped doors to specialist design.

SECURITY SYSTEMS

- ❑ Pedestrian and vehicle access control system including CCTV.
- ❑ Integrated voice intercom system to all apartments.
- ❑ 24-hour manned concierge desk.
- ❑ Fire detection system.

ELECTRICAL INSTALLATION - LIGHTING

- ❑ Lighting layouts will be as per architects layout drawings.
- ❑ Common areas will have recessed lighting in plasterboard bulkheads to architects choice.
- ❑ Stairwells will have ceiling mounted bulkhead fittings to architects choice.
- ❑ Terrace will have surface mounted lighting to architects design.
- ❑ Bedrooms will have recessed down lights and 1 ceiling mounted light fitting.
- ❑ Bathrooms will have recessed down lights and an illuminated mirror.
- ❑ Living Room will have 1 ceiling mounted light fitting and recessed down lights in bulkhead.
- ❑ Dining Room will have 1 ceiling mounted light fitting.
- ❑ Kitchen will have recessed down lights and 2 under cupboard lights.
- ❑ Entrance and passage will have recessed down lights.

ELECTRICAL INSTALLATION - PLUG POINTS AND SUNDRIES.

- ❑ Electrical layout will be as per architects layout drawings.
- ❑ Master bedroom will have 3 Double plug points, 1 Telephone/intercom point and 1 Television point.
- ❑ Second bedroom will have 2 Double plug points.
- ❑ Master en-suite bathroom will have 1 heated towel rail point.
- ❑ Mechanical extraction will be provided to internal toilets only.
- ❑ Living room will have 2 double plugs, 1 Television point and 1 Air conditioner point.
- ❑ Dining room will have 1 double plug.
- ❑ Kitchen will have 2 double plug points above counter, 1 Single plug point for fridge, 1 Isolator for oven and hob, 1 Single plug point for extractor and 1 single plug point below counter for dishwasher.
- ❑ Washing machine & tumble dryers will have 1 shared double plug point.
- ❑ 1 flush recessed distribution board incorporating prepaid meter.

PLUMBING INSTALLATION

- ❑ Water supply and waste reticulation will be as per specialist consultants design.
- ❑ White sanitary fittings and chrome finished brassware will be in accordance with individual Theme Finish.
- ❑ Showers will have acrylic trays with frameless glass shower screens and 1 wall mounted soap dish.
- ❑ Toilets will be white vitreous china wall hung close coupled pans with concealed cistern and 1 toilet roll holder.
- ❑ Basins will be white wall mounted units with mirror above and 1 towel ring.
- ❑ Heated towel rail to bathroom 1 only.
- ❑ Kitchen sinks will be brushed stainless steel under slung sinks or prep Bowls by Franke or similar.
- ❑ Stopcocks to be provided to washing machine and dishwasher.

GENERAL

- ❑ 2 high speed passenger lifts (1 stretcher) with internal finishes to architect's specification.
- ❑ Residents pool and pool terrace.
- ❑ 2-Level basement parking.
- ❑ Ground floor refuse room.
- ❑ External landscaping including stone planters, floor finishes, trees and planting by specialist consultant.
- ❑ Post boxes located near entrance foyer.
- ❑ Hot water will be provided per central hot water system.
- ❑ Air-conditioning will be provided for in living room only.
- ❑ Oven and hob will be provided as per Bosch or Siemens range, or similar approved.
- ❑ Security and access control will be provided per centralised security system.
- ❑ Reticulation will be provided for tv and satellite reception.
- ❑ Reticulation will be provided for broadband internet.
- ❑ Provision will be made for emergency power to essential services.
- ❑ Emergency backup water storage tank will be provided.
- ❑ Hose reels and hydrants to all levels.