



MILLENNIUM CONSORTIUM ARCHITECTS

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**MSUNDUZI COUNTRY LIFESTYLE ESTATE**

122 NEW ENGLAND ROAD, HAYFIELDS - ERF 9923 PIETERMARITZBURG

**GENERAL DESIGN SPECIFICATIONS & FINISHES**

09 JULY 2019 – REV. 2

ITEM:	SPECIFICATION / FINISH:
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**INTERNAL FINISHES – UNITS, GUARDHOUSE & COMMUNAL FACILITIES**

**FLOOR FINISHES**

i. Living Areas, Bedroom & Kitchen	Luxury Vinyl Flooring – Light brown, grain textured finish
ii. Bathrooms	600x600mm Porcelain Tiles – Speckled/grained, Light Grey colour
iii. Covered Patios	600x600mm non-slip Porcelain Tiles – Speckled/grained, Light Grey colour
iv. Service Yards	Brick Pavers – ‘Corobrik Cederberg 50mm PA Paver’ (Light sandy brown colour)

**FLOOR SKIRTINGS**

i. Living Areas & Bedrooms	75mm high Pine Skirting – Painted: ‘Dulux Pure Brilliant White’
ii. Bathrooms	75mm high Porcelain Tiled Skirting – to match floor tile

**INTERNAL WALLS**

i. All Internal Walls	Plaster & Painted: ‘Dulux 00NN 62/000’ (Light Grey colour)
ii. Splashbacks – Bathroom	600x200mm Porcelain Tiles, above Basin to u/s Mirror – to match floor tile
iii. Splashbacks – Kitchen	600x200mm Porcelain Tiles, above Stove to u/s Extractor fan – to match floor tile

**CEILINGS, BULKHEADS & CORNICES**

i. Ceilings – Living, Kitch & Bedrooms	‘Pelican’ 9mm flush-plastered plasterboard ceiling – Painted: ‘Dulux Pure White’
ii. Ceilings – Bathrooms	‘Pelican’ 12mm flush-plastered MR plasterboard ceiling – Painted: ‘Dulux White’
iii. Ceiling Trap Door	‘Pelican’ 600x600mm Ceiling Access Panel, in bathroom – Painted: ‘Dulux White’
iv. Cornices	‘Pelican’ 75mm square-stepped High-density Polystyrene – Painted: ‘Dulux White’

**WINDOWS & DOORS**

i. Timber Doors – External	Solid-core timber door, with 5mm Horizontal grooves – Medium-Dark Varnished
ii. Timber Doors – Internal	Hollow-core timber door, with 5mm Horizontal grooves – Painted: ‘Dulux White’
iii. Architrave	50x10mm meranti standard strip – Painted to match Frame
iv. Windows	Standard Glazing & Powder coated Aluminium Frames – Charcoal grey
v. Sliding Doors – Living Room	Low-E Energy Glazing & Powder coated Aluminium Frames – Charcoal grey
vi. Garage Doors (Unit Type C only)	Horizontal Slatted Aluzinc Sectional Slider doors – Painted: Charcoal grey
vii. External Yard Gates	75mm Varnished Balau Timber Horizontal Slats with 25mm gaps, on GMS Frame

**BEDROOM & LINEN CUPBOARDS**

i. Built-in Cupboards	‘Melawood’ Cupboards – Finish: Linear Iceberg White (brushed alum. handles)
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**KITCHEN CUPBOARDS, COUNTERS & FITTINGS**

i. Kitchen Cupboards	'Melawood' Cupboards – Finish: Linear Iceberg White (brushed alum. handles)
ii. Countertops	32mm Granite Worktop – with 75x19mm matching wall turnout – 3 options
iii. Kitchen Sink	1200x525mm stainless-steel double bowl drop-in Sink Unit, Drainer & mixer Tap
iv. Oven & Stove	600 wide, 4 plate electric Stove & Oven ('Defy' or equal), with o/h Extractor Fan.

**BATHROOM FITTINGS & ACCESSORIES**

i. Shower	Safety Glass Swing Door, with chrome-plated hand-held Rose showerhead
ii. Bath	White 'Plexicor' or equal Bath, with Tiled Fibre Cement Access Panel under bath
iii. Toilet	White glazed ceramic Toilet
iv. Wash-hand Basin & Vanity Cabinet	Sunk-in white glazed ceramic Basin, with White counter unit & sliding drawer
iv. Mirror	600x450mm wall-mounted mirror, above Basin
v. Accessories	Toilet roll holder, Towel rail, Shower corner-piece soap dish
vi. Air Extraction (Unit Type <u>B</u> only)	'Xpelair' or equal ceiling ducted extraction fan, connected to bathroom light switch

**LIGHTING**

i. Living, Dining Room & Passage	7x Ceiling-mounted Downlights – 'Phillips RS022B 6W-LED' (10x for Type <u>C</u> Unit)
ii. Kitchen	4x Ceiling-mounted Downlights – 'Phillips RS022B 6W-LED'
iii. Bedrooms	4x Ceiling-mounted Downlights – 'Phillips RS022B 6W-LED'
iv. Bathrooms	2x Ceiling-mounted Downlights – 'Phillips RS022B 6W-LED'
v. Covered Patio	1x Ceiling-mounted 290mm dia. Light Fitting – 'BekaSeries 300 LED bulkhead'
vi. Service Yard	1x Wall-mounted 290mm dia. Light Fitting – 'BekaSeries 300 LED bulkhead'
vii. Garage (Unit Type <u>C</u> only)	1x Ceiling-mounted Tube Light – 'Phillips 9W-LED Smartbright Waterproof G2'

**ELECTRICAL**

i. Plug points – Living & Dining Room	2x Double 'CBI ps680 SA/Euro' Plugpoints (3x for Type <u>C</u> Unit)
ii. Plug points – Kitchen	2x Double 'CBI ps680 SA/Euro' Plugpoints & 3x Single 'CBI ps674R' Plugpoints
iii. Plug points – Bedrooms	1x Double 'CBI ps680 SA/Euro' Plugpoints & 2x Single 'CBI ps674R' Plugpoints
iv. Isolators	1x Isolator each for Stove & Geyser. 2x Isolators for future A/C in living/bedroom
v. Distribution Board – Kitchen	Electrical DB Board, with White Cover Door
vi. Electricity Meter	Individual Prepaid Smart Meters for each Unit
vii. Geyser & Heat pump	200L Geyser & Heat pump (hidden in ceiling void)

**INTERNET, TELEPHONE & TV**

i. Internet Connection	Data Point Connection Jack for VOIP (subscription by separate application)
ii. Telephone Connection	Data Point Connection Jack for VOIP (subscription by separate application)
iii. Television Connection	Connection Jack for DSTV & shared Satellite (subscription by separate app.)

**EXTERNAL FINISHES – SURFACES, LANDSCAPING, UNIT FINISHES****EXTERNAL WALLS**

i. Base Wall Colour	Wood-floated textured plaster & Paint: 'Dulux 40yy 60/103' (Lighter, Warm Grey)
ii. Horizontal/ Vertical Plaster Bands	Wood-floated textured plaster & Paint: 'Dulux 30yy 28/161' (Medium, Warm Grey)
iii. Ruled Plaster Joint Feature Panels	Recessed ruled joints in Plaster & Paint: 'Dulux 30yy 14/070' (Darker, Warm Grey)
iv. Facebrick Plinths	600mm high – 'Corobrik Golden Wheat Travertine FBX' (Light sandy brown colour)
v. Window Sills	Expressed plastered birds beak sills – Painted: 'Dulux 30yy 28/161' (Medium Grey)

<b>ROOFS</b>	
i. Roof Finish	Concrete Roof Tiles – Charcoal grey
ii. Fascia & Barge Boards	Fibre Cement Boards – Colour to match Charcoal grey of roof tiles
iii. Gutters	100x100mm Extruded Aluminium Gutter – Colour to match Charcoal roof tiles
iv. Rainwater Downpipes	100mm dia. PVC Rainwater Downpipes – Painted Charcoal grey to match above
<b>EXTERNAL FLOOR SURFACES</b>	
i. Internal Central Roadway	Asphalt/ Tar, with Concrete Kerb
ii. Driveways – to Type C Units	Asphalt/ Tar, with Concrete Kerb
iii. Walkways – following Road	Brick Pavers – ‘Corobrik Cederberg 50mm PA Paver’ (light sandy brown colour)
iv. Walkways – to Units	Brick Pavers – ‘Corobrik Nutmeg 50mm PA Paver’ (darker brown colour)
v. Walkways – Border/frames	Brick Pavers – ‘Corobrik Onyx 50mm PA Paver’ (dark brown colour)
vi. Service Path to Yard (Type C only)	500x500mm PC Flagstone Textured Pavers
vii. Access Walkway to Golf Course	Brick Pavers – ‘Corobrik Nutmeg 50mm PA Paver’ (darker brown colour)
<b>PARKING BAYS</b>	
i. Carports	Charcoal Grey Shadecloth Carport, on cantilevered GMS Steel Frame.
<b>BALUSTRADES</b>	
i. Balustrades to Walkway Steps	1m high hot-dipped GMS Handrail & balustrade – Charcoal grey
<b>SIGNAGE</b>	
i. Unit Numbering Signage	Individual Signage for Units & Communal Facilities on internal Central Road verge
ii. Estate Entrance Signage	3x1.5m Estate signage & logo on verge of New England Road & Bin Area wall
<b>SECURITY</b>	
i. Gatehouse Access	Boom gates operated by Biometric Control (fingerprints), 24-hour guards & CCTV
ii. Unit Intercom	Intercom System/ Access control software directed to Cell phones
<b>EXTERNAL LIGHTING</b>	
i. Roads – Street Lighting	3.5m high ‘Bekastar 55W-LED post-top lights’, along Central Road (20m spacing)
ii. Garden Floodlighting	290mm dia. ‘BekaSeries 300 LED bulkhead’ lighting (Wall-mounted to Unit walls)
<b>WATER SUPPLY, STORMWATER &amp; SEWERAGE</b>	
i. Water Supply	Municipal water supply, with Individual Water Meters (bank of 4 for each block)
ii. Waste Water / Sewerage Disposal	Waterborne Sewerage, including secure drainage pipes & vent stacks in all units
iii. Stormwater Drainage & Attenuation	Stormwater Attenuated & drained to Gold Course Ponds, to engineer’s detail
<b>LANDSCAPING</b>	
i. General Landscaping	Combination of Indigenous and exotic grasses, shrubs and trees
<b>BOUNDARY FENCES</b>	
i. Boundary Fence	2.4m high ‘Clearvu’ Fence or equal, around Estate Boundary – Combination of Electric & non-electric security fencing in strategic locations
<b>BUILDING STRUCTURE</b>	
i. Walls	90mm thick solid cement bricks – External: double skin. Internal: single skin walls
ii. Roof Structure	Timber Truss Roof System, with insulation and DPM, to engineer’s detail
iii. Floor Slabs	100mm thick R/C surface bed, on 250-micron sheet vinyl DPM, on compacted and poisoned soil, to engineer’s detail

\*All Design Specifications and Finishes to be approved by the Architect prior to procurement, manufacturing & install.