



# LE COSTE

ESTATE

## BASIC SPECIFICATIONS

ANOTHER  
SIGNATURE  
PROJECT BY:

SLM  
DEVELOPMENTS



LECOSTEESTATE.CO.ZA

## 1. Foundations:

- 1.1. Concrete foundations to all be laid with ready mix concrete as per Engineers design.
- 1.2. Reinforced concrete footings as per Engineers design.
- 1.3. Compaction and filling as per Engineers detail specification.
- 1.4. All Structures (strip or raft foundation) to be constructed as per Structural Engineer design.

## 2. Super Structure

- 2.1. External walls min of 230mm width.
- 2.2. Internal walls min of 90mm width on a non-load bearing wall.
- 2.3. Foundation walling min. 280mm cavity brick concrete filled up to stepped DPC detail as per NHBRC specifications.
- 2.4. All DPC membranes to be of high quality and as per SABS standards, laid to manufacturers specifications.
- 2.5. Precast concrete lintels & brick force to be used over all openings unless engineer designed beams are required.
- 2.6. Control joints, if required, on all large wall panels as per SANS detail requirements.

## 3. Roof

- 3.1. Roof structure: Pre – manufactured SA Pine gang nail trusses, Purlins, and wall plate fixings as per manufacturers design and supply. Installation and commissioning signed off by appointed Structural Engineer.
- 3.2. Roofs to be pitched as per Architect approved drawings.
- 3.3. Fascia boards Nutec board prepared for painting and fixed with countersunk galvanized screws.
- 3.4. Aluminium gutters and down pipes to be fitted as per manufacturers specification.
- 3.5. Roof sheets Clip – Lock AZ150 or similar as per Developers preferred choice.
- 3.6. All Roof insulation to be in accordance with SANS XA regulations.
- 3.7. Roof sheeting colour to be charcoal.

## 4. Pergola

- 4.1. To be constructed as per Architects plans.
- 4.2. Pergolas to be constructed of pine wood or alternative as per Developers preferred choice.
- 4.3. Structure to be painted with Sabre Paint or similar product as per Developers preferred choice and range.

## 5. Floors

- 5.1. Ground and First floor slab to be constructed in accordance with the Structural Engineers' drawings.
- 5.2. Reinforcing to be placed as per Engineer's design and specifications.
- 5.3. Floors to be casted with ready mix concrete and to Engineer's design - surface bed.
- 5.4. DPC and other waterproofing barriers placed into surface bed to be SABS and NHBRC approved materials.
- 5.5. Movement and slip joints for all slab and wall connections to be done in accordance with Engineers' specifications.



## 6. Ceilings

- 6.1. Ceilings: Rhino board to be fixed to approved support structure installed with cove rhino cornice as per developers' choice.
- 6.2. Skimmed Rhino board ceilings between beams.
- 6.3. Unless otherwise specified no ceilings in garages.
- 6.4. Standard aluminium trapdoors in ceilings as per access requirements for roof void.
- 6.5. Double Story walk up:
  - 6.5.1. Ground floor – Precast Slab – Skim and paint.
  - 6.5.2. First floor – Rhino board ceiling to be skimmed and painted.

## 7. Windows and Glazing

- 7.1. All windows to be charcoal colour epoxy powder coated aluminium.
- 7.2. Glazing to comply with SANS XA and SANS Part N.
- 7.3. All Profiles, Manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements.

## 8. Doors

- 8.1. Front door to be aluminium charcoal powder coated with frosted glass at a height of 2.4m.
- 8.2. Internal doors – Horizontal slated hollow core doors painted with Sabre Paint or similar product as per Developers preferred choice and range and at height of 2,4m.
- 8.3. Internal door frames to be timber and painted with Sabre Paint or similar product as per Developers preferred choice and range and at height of 2.4m.
- 8.4. Sliding doors to be standard charcoal aluminium as per plan.
- 8.5. Glazing to comply with SANS XA and SANS Part N.
- 8.6. All Profiles, manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements.
- 8.7. Fire door to be as per min SANS requirements for solid timber door construction fitted with approved self-closing mechanism as per SANS Part T requirements and at height of 2.4m
- 8.8. All doors to be fitted with hinges and handles as per developers' choice.

## 9. Wall Finishes

- 9.1. All walls to be plastered, primed, and painted with Sabre Paint or similar product as per Developers preferred choice and range.
- 9.2. Braai:
  - 9.2.1. Internal Braai to be a built-in braai as per Developers preferred choice.
  - 9.2.2. External Braai to be lined out with fire bricks as per Developers choice.
- 9.3. Chimneys and cowls as per Developers specification.
- 9.4. External Walls:
  - 9.4.1. Main Colour – as per Developers' choice.
  - 9.4.2. Accent Colour – as per Developers' choice.
- 9.5. Internal Wall Colour:
  - 9.5.1. Colour Scheme out of choice made as per sales contract.



## **10. Internal Finishes**

### 10.1. Flooring:

- 10.1.1. All living areas, kitchens to be tiled.
- 10.1.2. All bedrooms to be laid with laminate floor.
- 10.1.3. All bathrooms to be tiled as per specification chosen.

### 10.2. Skirting:

- 10.2.1. Bedrooms, living areas and passages to be fitted with SA pine skirting painted white with Sabre Paint or similar product as per Developers choice and range.

### 10.3. Kitchen Features:

- 10.3.1. Oven – SMEG SF6385XSA Classic 600mm range or similar as per Developers' choice.
- 10.3.2. Extractor – slimline as per Developers' choice.
- 10.3.3. Counter Tops – Engineered stone counter tops as per chosen scheme, or similar as per Developers choice.
- 10.3.4. Joinery – Colour as per chosen scheme.

## **11. Plumbing and Sanitaryware**

- 11.1. Taps and mixers to be standard fitment of the Blutide Dune range, or similar as per Developers choice and range.
- 11.2. Bath – Standard fitment of Otago freestanding bath or similar as per Developers' choice.
- 11.3. Vanity – Standard fitment of the Simplicity cupboard and basin or similar as per Developers' choice.
- 11.4. Toilet – Standard fitment of the Geberit Alpha 8 tank fitted with a diplomat pan or similar as per Developers' choice.

## **12. Electrical switch gear:**

- 12.1. Light switches and power sockets will be from the Onesto range or similar as per Developers choice and range.
- 12.2. Kitchen to be fitted with a track light fitting as per Developers specification.
- 12.3. Bedrooms fitted with a single light fitting as per Developers' specification.

## **13. Landscaping:**

- 13.1. A non-automated irrigation system to be fitted to each unit which will be supplied with water by the relevant units tap.
- 13.2. Grass planted as a standard as indicated.

## **14. Garage:**

- 14.1. Motorized sectional epoxy coated garage door.
- 14.2. Colour to be charcoal.
- 14.3. Floor to be screeded.
- 14.4. No skirtings to be fitted in garages.
- 14.5. Walls to be bagged and not plastered.

## **15. Metering**

- 15.1. Pre-paid electricity and water meters.



**16. Solar**

- 16.1. Solar Geyser: Solar powered and fitted by a qualified solar installer certified by the relevant supplier.

**17. Aircon**

- 17.1. All homes to be fitted out as aircon ready except if plan illustrates otherwise.
- 17.2. All aircon ready points to be standardized throughout the development.
- 17.3. All aircon units to be covered with the approved screening panelling and must not be visible.
- 17.4. All piping and drainage piping not to be visible.

**18. Paving**

- 18.1. Driveways to be paved with the similar paving utilized in the development.
  - 18.1.1. Grey aggregate interlockers - main
  - 18.1.2. Charcoal paver - boarder

**19. Interior Scheme Selection**

- 19.1. Please indicate with an "X" the interior scheme selected:

Interior Scheme:	Interior Scheme Selected (Mark with "X" if selected)
Option 1: Le Argente	
Option 2: Le Blanc	
Option 3: Le Gris	
Option 4: Le Nior	

