

SCHEDULE OF SPECIFICATION AND FINISHES

BURGOYNE DEVELOPMENT - RICHWOOD

DATE: 30-05-2018

SPECIFICATION

A. FOUNDATIONS AND STRUCTURE

- A.1 **Structure:** to be built with insitu beams, columns, slabs and precast by Topfloor to engineer's details and spec. The walls to be built with 14MPA cement maxi bricks in 2 brick skins with a cavity, tied together with galvanized butterfly tie wires and 57mm brickforce. Wherever this cavity is breached, a damp proof membrane is to be built in.
- A.2 **Filling and compaction:** All filling under floors, stairs and back filling shall be done with clean dry material. Fill shall be compacted in layers not exceeding 150mm, leveled and well watered, to the approval of the appointed Structural Engineer. Compaction shall be rammed by mechanical means to 100 % MOD AASHTO.
- A.3 **Floors:** all concrete ground floor surface beds shall be cast on top of a 250 micron under surface bed damp proof membrane in accordance with the NHBRC and NBR specifications. All structural alterations and elements deemed necessary by the appointed Structural Engineer will always take preference on site and will be installed accordingly.
- A.4 All waterproofing to the roof area and the balconies to be done in accordance with the NBR and the NHBRC and guaranteed for 2 years.

B. PLASTERWORK

- B.1 Internal walls: One coat cement plaster.
- B.2 External Walls: One coat wood-floated cement plaster as well as rough plaster finishes as per plan.
- B.3 Plaster cills to windows externally as per plan.

C. ROOF COVERINGS AND GUTTERS

- C.1 The roof covering shall be cement roof tiles, colour charcoal, with SABS manufacturer's specified underlay.

- C.2 Seamless aluminum gutters and down pipes as per plan, colour to be charcoal.

D. CEILINGS

- D.1 All ceilings on the Ground, 1st, 2nd floor apartments will be spackled with filla painted and finished off with 69mm cornice.
- D.2 All ceilings on the 3rd floor apartments to be fitted with rhino board skimmed with cretestone and finished off with 69mm cornice.

E. DOORS AND WINDOWS

- E.1 Aluminum windows and sliding doors as per the approved plan - see window and door schedule on the plan.
- E.2 Glazing: Clear glass shall be provided throughout, with obscure glass in the bathrooms, installed to NBR specification and detail.

F. FLOOR COVERING AND SKIRTINGS

- F.1 All floor coverings to be tiled - laminated covering in the bedrooms.
- F.2 69mm pine timber skirting, painted (color to be decided) will be provided in all the units except in areas in bathrooms and kitchenettes.

G. PLUMBING AND SANITARYWARE

- G.1 Sanitary ware: White
- G.2 Sink: Single bowl stainless steel sink fitted on joinery cabinet with sink mixer.
- G.3 Basin: Atlas range basin or similar with basin mixer as per sample.
- G.4 WC: Close couple Pan and Cistern with toilet seat.
- G.5 Shower: built in base with hot and cold stop cocks with arm and rose – plus shower door. All 6 garden units to have Shower baths with a screen glass and a bathe mixer with a hand shower.
- G.6 Geyser: 12L gas geyser with prepaid gas meter per unit.
- G.7 Water mains to be upgraded to 100mm connection and the storm water to be upgraded as per engineers plan. Prepaid water meter per unit.

H. BUILT-IN CUPBOARDS

- H.1 Kitchen cupboards as per plan in white gloss finishes, gloss edging and laminated exterior with granite tops (Rustenburg black). Gas hob, electrical oven and extractor fan supplied per unit. PC Amount – for all the cupboards R30 200/unit – Gas Hob R2500/unit – Electrical oven – R2800/unit with extractor fan R950/unit

I. WALL & FLOOR TILING

- I.1 Wall & Floor tiles – PC amount R110/m².
 I.2 Only shower to be tiled 2m high and rest of bathroom to be painted.
 I.3 Kitchenettes to be tiled above counter tops.

J. BATHROOM /TOILET ACCESSORIES

- J.1 Toilet roll holder, Towel rail, Soap dish to basin and shower. To all 24 Units (as per developer's sample)
 J.2 Shower door to be fitted to each shower

K. PAINTING

- K.1 External walls to be finished in one coat Masonry paint with 2 coats Acrylic PVA. (Colour: colour to developer's choice)
 K.2 Internal plaster surfaces to be finished with one filler coat and 2 coats Acrylic PVA. (Colour: colour to developer's choice)
 K.3 Ceilings to be finished with 2 coats white Acrylic PVA where applicable.
 K.4 All internal hollowcore doors to be painted with 2 coats of matt gloss enamel.
 K.5 All new walls to be painted to a similar colour and spec as per the external building.

L. ELECTRICAL – GENERAL - UNITS

- L.1 As per electrical layout. Each unit to have its own prepaid electrical meter.
 L.2 Electrical upgrade allowance to Eskom R120 000.

N. IRONMONGERY

- N.1 Locks internally to be 2 lever mortise locksets. PC/ lock and handle R110
- N.2 Locks externally to be 3 lever mortise locksets. PC/ lock handle and hinges R290

O. PARKING

- O.1 Ground floor parking area to be paved - White road paint markings to indicate parking layout as per approved plan.

P. TELECOMMUNICATIONS

- P.1 Telkom: Provision for Telkom line. (Telephone installation not included).
- P.2 Access control – remote for front gate – tag system for pedestrian gate.
- P.3 DSTV - Comptel.

Q. OTHER

- Q.1 Refuse room to be built as per approved plan.
- Q.2 Sliding gate: charcoal in colour supply and fit, to be fitted at the entrance of the development as per plan. One remote control supplied to each unit.
- Q.3 Balustrade to be mild steel, colour galvanised with 38x25 hand rail and stanchions with a 12mm inserts and 38x25 hand rail installed as per plan.
- Q.4 All Fire related equipment as per approved fire plan.
- Q.5 Landscaping to be supplied and fitted as per approved plan.
- Q.6 NHBRC - 34 units paid and registered with NHBRC
- Q.7

S. SIGNAGE

- S.1 Signage allowance R10 000