



SPECIFICATION LIST (Revision 4)

1. FOUNDATIONS

A. All foundation designs to be in accordance with the Engineers requirements.

As per baseline.

2. SURFACE BEDS

A. Surface beds are 85mm thick. Concrete mix as per Engineers design.

B. Mesh in reinforcement to surface beds and surface beds to be cut into panels and isolation joints as Engineers requirements.

C. Ant poison under floors.

D. All surface beds to be floated smooth.

As per baseline

3. SUPERSTRUCTURE BRICKWORK

A. All stock work to be clay bricks (should the availability of clay bricks be a problem, the Developer reserves the right to use cement bricks (under Engineers supervision)).

B. Brick force to be provided every 4t course.

C. Precast concrete lintols to be provided above all door, window and plain openings

D. External brickwork is 220mm wall to most external walls.

E. To tops of all plastered parapets, balustrade walls etc. an acrylic bandage will be provided to prevent cracking of plaster.

4. STRUCTURE

A. All in accordance with Engineers design and specification.

5. WATERPROOFING

A. To all shower floors, cementitious waterproofing or equal approved provided.

6. EXTERNAL WALL FINISHES

- A. External walls are a combination of plaster & acrylic PVA paint, face bricks and ceramic tiles.
- B. A horizontal V-joint to top edge of slab and bottom edge of slab all round building in external plaster as well as at surface bed at DPC level where walls plastered.

7. ALLUMINIUM WINDOWS AND DOOR FRAMES

- A. Standard residential type windows and door frames.
- B. Lintols provided above all openings.
- C. Natural anodised aluminium dividing strips at thresholds of external doors.
- D. Ironmongery to doors to be to Clients specifications.

8. DOORS AND DOOR FRAMES

- A. Hollow core horizontally slatted doors internally finished with enamel paint.
- B. Approved Solid external door with varnish.
- C. Two lever locks internally and three lever locks externally.
- D. Aluminium framed shower doors.
- E. Automate garages door – sectional overhead aluzinc

9. ROOF

A. Trusses and covering

- Roof trusses to be designed by the Engineer.
- Roof slope as indicated on elevations and sections.
- Valley gutters and all flashing to be provided where necessary.
- Split solar Geyser supports to be provided to roof where necessary.
- Chromadeck IBR profile Roof sheeting fitted according to manufacturer. Colour “Dark Dolphin”

10. INTERNAL WALL FINISHES

- A. One coat cement plaster to walls with acrylic PVA finish.
- B. Wall tiles 400mm high above worktops in kitchen, subject to final kitchen design. (Prime cost amount of R250/m²) – Price allowed is for “subway” tiles
- C. Wall tiles 2100mm high in bathrooms. (Prime cost amount of R120/m²)

11. INTERNAL CEILINGS

- A. Gypsum ceiling boards under trusses with tape & plaster on 38 x 38mm SA pine brandering with gypsum coved cornice.

12. FLOOR FINISHES

- A. 25mm Thick cement plaster screed.

- B. Ceramic floor tiles throughout. (Prime cost amount of R120/m²)
- C. 100 x 100 cut tiles in shower for shr floor
- D. 19 x 50 mm Meranti skirting to floors.

13. PAINTING

All paint to be as manufacturer's instructions:-

- A. External plastered walls – Undercoat and two finishing coats acrylic PVA.
- B. Internal plastered walls – Undercoat and two finishing coats Super Acrylic PVA.
- C. Timber doors and frames – Undercoat and two coats satin enamel.
- D. Ceilings – Undercoat and two coats super acrylic PVA
- E. Concrete soffits – Paint with undercoat and super acrylic PVA.
- F. Timber skirting's – Undercoat and two coats satin enamel.
- G. Metalwork – apply undercoats and two coats satin non-drip enamel.
- H. Above to be read in conjunction with Architect's drawings and/or Interior Architect's specifications.

14. EXTERNAL WORKS

- A. 50mm in driveway precast grey concrete paving to parking areas. T final Engineers spec. area of paving between driveway and street will be in 40mm concrete paver.
- B. Boom access control and night gates to be provided.

15. SIGNAGE

- A. 150mm high brass numbers on unit front wall – position to Architect
- B. Street signage at main entrance to later detail.

16. SILICONE SEALANT

- A. Silicone sealant to be provided between sanitary ware and tiles and kitchen cupboards, worktops and tiles.

17. PLUMBING INSTALLATION

- A. White sanitary fittings generally throughout. – spec to be confirmed by client
 - a. Built in Bath 1700 x 700, including mixer/taps & waste– R4000.00 each
 - b. Shower cubicle – R3000.00 each
 - c. Shower above the bath – R1600.00 each
 - d. Shower screen – R1600.00 each
 - e. Hand was basin incl vanity cupboard & mixer – R3,700 each
 - f. Toilet – R1200, incl seat cover, each
 - g. Double bowl sink & mixer – R3,000.00
 - h. Bathroom Accessories – R3 000.00
Towel ring , Towel rail 650mm , Toilet roll holder , soap dish
- B. Hot water geysers as approved by the developer.

- C. Medicine cabinet provided to wash hand basins. – R1,500.00 – to be part of Kitchen/Cupboard manufacturer scope

18. FIRE SERVICES

- A. Fire hose reels, hydrants and fire extinguishers in accordance with the local authorities requirements in accordance to SANS 10400 Part T

19. ELECTRICAL INSTALLATION

- A. The entire electrical installation is to be executed in accordance with the Local Authority and supply authority by-laws, the requirements to the GPO and SABS code of practice for wiring of premises. All electrical work to be executed by a registered electrician and to supply an electrical compliance certificate
- B. All plugs, switches (no dimmers) and sockets – as approved by Developer (provisional amount of R5,000.00 per unit)
- C. 600mm Under-counter oven and electric hob, extraction – R6 000.00
- D. Data point to be provided per house according to service provider
- E. Luminaire allowance:
3 outside light points, 15 internal light points, no pendant lighting. R 2 500.00

20. KITCHEN CUPBOARDS

- A. Melamine faced cupboard with “ceaser stone o.e.a tops and Stainless steel double bowl sink as per layout. Provisional Sum R25 000.00 for Kitchen and Bedroom Cupboards as per 23 below (excl. sink)

21. CURTAIN TRACKS

- Single track rail in bathrooms and kitchen and double track in Living area and bedrooms. (R1,500.00 per unit)

22. CARPORTS/COURTYARDS

- A. Carport will be provided per unit as approved by developer, depending on sale agreement
- B. Covered area for refuse bin and Clothes line to provided in Courtyard

23. BEDROOM CUPBOARDS

- Melamine faced cupboards with one third shelves and two thirds hanging space, according to final design. Floor to ceiling. Pc allowed for in Kitchen above