



ANNEXURE G – SPECIFICATIONS & NOTES

1. Foundations:

1.1. Foundations to be as per engineer's drawings and specifications.

2. Superstructure:

2.1. Damp proofing below all surface beds and ground beams consisting of 250 micron polythene sheeting complying with SABS 952 Type C. Detail to be as per NHBCR home builders manual.

2.2. All steel reinforcement is to be as per the Engineers specification.

2.3. External 230 mm cavity walling shall be built in accordance with the Engineers details and according to the Architects drawings, in cement maxi bricks, bedded in class II mortar and will include all necessary expansion joints, wall ties, brick reinforcement.

2.4. Dividing walls between units to be constructed in 230 mm cavity walls, or as per the engineer's sheer wall details.

2.5. Internal walls shall be built in accordance with the Engineer's details and according to the Architect's drawings, and will consist of 90 mm, 190 mm or 230mm brick work and will include galvanised brickforce. Shear walls will be as per the engineer's details.

2.6. Precast slabs to be laid in accordance with the engineer's details and the manufacturers recommendations.

2.7. Brick beamfilling to eaves, and fire walls is to be constructed after the timber roof construction has been completed and before the installation of the roof covering or closing of eaves and or ceilings are commenced.

2.8. Fire walls to be constructed as per local authority requirements and as shown on fire layouts.

3. Waterproofing:

3.1. Damp proof course shall be provided as per the engineer's detail.

3.2. All cavity damp proof courses are to have weep holes at centres not greater than 1000mm.

3.3. Vertical DPC's will be built into the external side of all returned brickwork to all external windows and doors.

3.4. Waterproofing to precast slabs to be as per engineer's details.

4. Roof:

4.1. Roof sheeting to be profiled Chromadek sheeting (or similar approved by architect).

5. Doors and frames:

5.1. Entrance doors to be to Architects specs, size 813 mm wide x 2032 mm high in 76 x 76 mm meranti frames or steel frames where required by local authority fire requirements.

5.2. Painted internal doors to be 40 mm semi-solid hardboard faced flush doors size 813 mm x 2032 mm high in 1.2mm thick galvanised pressed steel frames – or similar approved.

6. Windows / Sliding doors:

- 6.1. All windows/sliding doors to be as per Architect's plans and specifications. These are to conform to AAAMSA requirements.
- 6.2. All glazing to be in accordance with SABS 0400.
- 6.3. Obscure glass to all bathrooms.

7. Window Sills:

- 7.1. All internal sills to be plastered except in bathrooms and kitchens where these will be tiled.
- 7.2. External sills to be plastered with suitable fall.
- 7.3. All internal plastered reveals and sills to be sealed using an acrylic sealant.
- 7.4. All tiled reveals and sills to be sealed using silicone, colour to be to Architects Spec.
- 7.5. All external reveals and sills to be sealed using an approved polysulphide sealant in colour to match aluminium frames.

8. Wall finishes:

- 8.1. Internal walls to be one coat of smooth plaster.
- 8.2. External plaster as per Architect's plans. Plaster bands and decorative plaster to be smooth, with all other plaster lightly stippled, unless otherwise specified.
- 8.3. Garage internals, store rooms, courtyard internal walls and meter rooms to be cement bagged and painted.
- 8.4. Wall tiling to be from Developer's selection as follows:
 - Kitchen: Above worktop, including over stove opening and to underside of top cupboards.
 - Bathrooms: Minimum 1.2m high to nearest full tile
 - Showers: To above shower door.
- 8.5. All wall tiling to have metal edge trim to external corners
- 8.6. All bathroom accessories to be as per Architects Spec, consisting of:
 - One soap dish per shower.
 - One toilet roll holder per WC.
 - One towel rail per bathroom.
- 8.7. PC sum for wall tiles to be R 100 per square meter for flats and R110 per square meter for Town Houses. (Excluding VAT), which includes a 5% attic stock for each unit.

9. Floor Finishes:

- 9.1. Tiles where indicated on architects layout, the rest to be carpets.
- 9.2. Ceramic floor tiles (internal purpose only). PC sum of R100 per square metre for flats and R110 per square metre for Town Houses (Excl VAT), plus a 5% attic stock for each unit.
- 9.3. External tiling – PC Sum of R 100 per square meter (Excl VAT) plus a 5% attic stock for the body corporate.
- 9.4. 21 x 67 mm Bull nosed SAP skirting to all rooms except bathrooms, kitchens, garages and stores.
- 9.5. Shower floors and walls to be waterproofed as per architects detail and covered with mosaic tiles to match bathroom tiles.
- 9.6. Carpets to be "Belgotex - Decor" range, or similar approved laid on 800g underfelt or equivalent approved by architect. Purchasers able to choose from the Developers colour selection.

10. Painting:

Paint specification to be as follows (paint specified is manufactured by Plascon or similar approved)

- 10.1. External Walls:
 - 1 Coat PEM 800 (Professional Emulsion).
 - 2 Coats PEM 900 (Super Acrylic).
- 10.2. Facias
 - 2 Coats Pure Acrylic (PEM1000).
- 10.3. Exposed Metalwork:
 - 1 coat of Red Oxide water based primer (EMS 18).
 - 2 coats Velvagro
- 10.4. Internal Walls:
 - 3 Coats PEM 800.
 - Purchasers to choose from developers colour selection
- 10.5. Internal Ceilings (underside of concrete slabs):
 - 3 Coats PEM 800 (White).
- 10.6. Internal Ceilings (skimmed plasterboard):
 - 2 Coats PEM 800 (White).
- 10.7. External Ceilings:
 - 2 Coats PEM 900 (White).
- 10.8. External and Internal Woodwork (except internal doors and pergolas):
 - 1 Coat Wood primer.
 - 2 coats Velvagro Enamel (or architects similar approved).
- 10.9. Internal doors and Metal doorframes:
 - 1 Coat universal undercoat (UCI 1).
 - 2 Coats Velvagro Enamel (or architects similar approved)
- 10.10. All refuse room walls to be painted with PEM 800 with added fungicide.

11. Ceilings:

- 11.1. Ground and 1st floor units to have underside of precast slabs. Rubbed, joints between slabs to be raked out and sealed with acrylic sealant and painted. Top floor units to have skimmed rhinoboard ceilings.
- 11.2. Where applicable Insulation in ceilings to comply with XA rational design and council requirements
- 11.3. Store ceilings to be rubbed underside of precast slabs and unpainted.
- 11.4. Garages to have no ceilings, or where relevant rubbed, unpainted underside of precast slab.

12. Ironmongery:

- 12.1. Internal doors to be fitted with standard two-lever mortice lockset with "Dorma" type door handle or architects similar approved.
- 12.2. External doors to be fitted with cylinder type locksets, and "Dorma" type door handle or architects similar approved.
- 12.3. Doorstops to all doors, positions to be confirmed by Developer, on site.

13. Joinery:

- 13.1. Cupboards to be below all worktops as shown on the Architect's drawings, except where provision has been made for appliances or breakfast counters.
- 13.2. Edges of all wall units between tiles and or walls are to be sealed with silicone, colour to be as architect's specs.
- 13.3. Kitchen and Bedroom cupboards are melamine with 2mm impact edging. Kitchen as per selection from the supplier's standard colour range, bedroom built in cupboards to be white melamine.
- 13.4. Kitchen cupboard counter tops to have a Rustenburg Granite PC amount of R2000/m², 30mm profile. Infill pieces may be included in approved positions with approved fixing detail.
- 13.5. Broom cupboards, if provided, are to be 2.1 m high with broom holder.
- 13.6. A minimum of four drawers per kitchen.
- 13.7. All door hinges to be 100 degree "Ferrari" clip hinges or similar and approved.
- 13.8. Under counter electric oven, gas hob and extractor to be fitted with a PC allowance of R6500 per flat and R7500 per Town House. 1 x 9kg gas cylinder per gas hob installed and certified under kitchen counter.

14. Electrical:

- 14.1. Each unit will be individually metered with a prepaid meter as per local authority requirements.
- 14.2. All bathrooms to be fitted with mechanical extraction fans ducted to the exterior of the building, with 10 min timer.
- 14.3. All internal light points to passage, bedroom and walk in closet areas to be 600mm cord and bayonet fitting with globe. A PC amount of R 210 Ex VAT per light fitting for kitchen fittings, lounge fittings and bathroom fittings.
- 14.4. Position and number of plug points, lights, switches, telephone and TV outlets as per Architect drawings. All fittings to be from the "Clipsal 2000" range, or Architects similar approved.
 - Plug points to be 150mm above counter or 300mm above ffl.
 - Light switches to be to the height of the internal door handle heights, 1.1m AFFL.
- 14.5. Garage to have double florescent light and a plug point for door motor. Wiring in surface mounted conduits.
- 14.6. Summary of electrical supply:
 - All balcony lights to be off unit supply.
 - All staircases, landing, and lights to the entrances of the blocks, to be off common photocell controlled supply.
 - Stores, refuse rooms and garages, where applicable, to be off permanent common supply.
 - Telecommunications reticulation supply to be off permanent common supply.
 - All of the above supplies to be clearly indicated and divided on main meter board in meter room.
- 14.7. The design of all installations shall be to the City of Cape Town Electricity Department standards and approval and shall comply in all respects with their requirements and with SABS 0142.

15. Plumbing:

- 15.1. All water supply piping to be approved by the principal agent and to SABS requirements.
- 15.2. All waste pipes to be PVC to SABS and local authority requirements.
- 15.3. Washing machine/ dishwasher points include a 40 mm trapped PVC waste and male copper connector cold water supply.
- 15.4. Sanitary ware to be as follows, or similar approved and set out as per the Architects drawings:
 - Wash hand basins with floating vanity to be installed where shown on Architects drawings, with click waste.
 - WC's to consist of closed coupled WC pan, and chrome plated angle valve.
 - Brassware to be Isca Cetus range. (or Architects similar approved)
 - Sinks to be "Frankie Quinline" (or Architects similar approved) with single lever mixer and strainer plugs.
- 15.5. Clear silicone to run under sink, and to be neatly removed from counter top.
- 15.6. Shower to have clear glass, framed pivot shower doors powder coated to architects specs.
- 15.7. One brass 22mm garden tap to be provided at each enclosed yard, each refuse room and each town house yard.
- 15.8. Fire reticulation, fire hoses and signage as per local authority requirements and the Building Regulations.
- 15.9. All rodding eye covers and stopcock boxes, etc. to be encased in concrete.
- 15.10. All plumbing to comply with local authority requirements

16. Access Control:

- 16.1. Vehicular and pedestrian access control will be in the form of cellphone or tag or remote operated gates and booms.
- 16.2. Vehicular Visitors access will be via a 'Mircom' type system.

17. Telecommunications:

- 17.1. Each unit will have fiber to the home, operated by Frog Foot which will allow for:
 - Internet and telephone connectivity (end user contract with an ISP required).
 - DSTV and Free to air TV signal.
- 17.2. Telecommunications equipment to be installed in cupboard as per architect's layout. Data, telephone and TV connection points as per architect's layout.

18. General:

- 18.1. Pergolas to be Biligom timber (or Architects similar approved).
 - 18.2. All stores and refuse rooms to have louvres or vents in walls per council requirements.
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