

CEDERBERG DEVELOPMENT

- ERF 222 PORTION 90 -

GENERAL SPECIFICATIONS AND FINISHING SCHEDULE: April 2021

(note: to be read in conjunction with approved building plans)

(Page 1 of 4)

1. WALLS

- 1.1 Foundations/Structure: To Engineer's design & specifications
- 1.2 Exterior Walls: Approved clay maxi bricks ($\pm 220\text{mm} \times 90\text{mm} \times 110\text{mm}$). Plastered and painted: one coat plaster primer and two coats final paint. Allow for 3 colours as per elevation sketches: Main color – Moon Beam. Accent colors : Light Grey Aluminium and Paris Paving. Detail areas and/or textures as per elevations provided. Exposed ducts to be covered with Nutec cladding.
- 1.3 Interior Brickwork: Approved clay maxi bricks ($\pm 220\text{mm} \times 90\text{mm} \times 110\text{mm}$). Finished in one coat smooth plaster, with one primer/filler coat and two coats washable interior PVA. Sabre Paints

2. WINDOW SILLS

- 2.1 Exterior: Plastered and painted as per elevations with fall to outside.
- 2.2 Interior: Plastered and painted: primer/filler coat and two coats washable interior PVA. Sabre Paints

3. ROOF STRUCTURE AND COVERING

- 3.1 Main roofs: Colorplus 0.47 IBR profile roof sheeting – colour charcoal - @ 25° pitch on 75x50mm timber purlins @ 1000c/c on prefabricated gangnail roof trusses @ 1000c/c (to comply with manufacturer specification) on 114x38mm timber wallplate, anchored down with galvanized hoop iron, built in 600mm deep
- 3.2 Linking structures: IBR charcoal roofs as per plans.
- 3.3 Walkways and Stairs: Similar to main roofs @ 3° with 150x38 timber rafters. Walkway rafters fixed to wooden beams. Beams painted charcoal.
- 3.4 Insulation to main roofs: 135mm Knauf insulation on ceiling to comply with SANS 204:4.3.6.2. with Gypsum ceiling board. Total R-value of min. 3.7.

4. CEILINGS

- 4.1 **Main roofs:** Skimmed and painted Rhinoboard with 75mm cove cornice - painted.
- 4.2 **Concrete ceilings:** Painted and with 75mm cove cornice fixed to concrete deck.
- 4.3 **Walkways:** Concrete painted with no cornice. Skimmed Rhinoboard with pine ¼ rounds painted white to walkway and stair roofs.

5. WALL FINISHES AND FITTINGS:

- 5.1 Kitchens: 100mm high granite splashback to match counter tops + wall tile. Between worktops and top cupboards : Shiny White Bevelled edge 200x500 tiled in brick pattern.
- 5.2 Bathrooms: Shower tiled to ceiling height. Other walls tiled up to 1.2m high AFFL. Rest of bathroom: painted primer/filler coat and two coats washable interior PVA. Sabre Paints. Shiny White Bevelled edge 200x500 tiled in brick pattern. Allow for mirror above basin.
- 5.3 Skirtings 69x22 pine skirting. White enamel paint finish. No skirtings behind cupboards.

6. FLOOR COVERINGS

- 6.1 Apartments: All floors to be vinyl flooring as per developer. Llamett Allegro range Baltic color

- 6.2 Showers: 130mm raised build shower base: ±100x100 tiles with fall to outlet. Tile : Anouk grey
Provide waterproofing under finish (wall and floor).
Provide stainless steel quick flow outlets.
- 6.3 Patio, balconies, walkways and stairs Non slip tiles with edge trims where required : Anouk grey anti slip
- 6.4 Skirtings 69x22 pine skirting. Painted white
No skirtings to bathrooms or behind cupboards
- 6.5 Driveways, yards and roads As per Landscape Architect and/or or Civil engineer plans
- 6.6 Refuse room: Grano with fall to gulley.

7. BUILD-IN-CUPBOARDS

- 7.1 Kitchen and counter tops: Layout similar to plan. Final layouts by manufacturer to be approved by Developer. Bottom units : Verzasca Oak. Top units : Iceberg White. Aluminium cupboard skirtings. ±20mm thick composite stone counter tops (or similar approved). Colour: Atlas Quartz - Miku



- 7.2 Bedroom cupboards Layout similar to plan. Final layouts by manufacturer to be approved by Developer. Color : Iceberg White

8. SANITARY WARE (White throughout)

- 8.1 Toilet Marilla (mirage) CC T/F Suite incl mech + Dune seat



- 8.2 Bath 1700x720 Thandi bath acrylic with Nikki spout & Clicker waste



- 8.3 Hand basin Birdi 600 High Gloss Storm grey and white mixture Wall Hung Cabinet as per manufacturer. ±600mm (W) x 450mm (D) x 400mm (H)
Provide drop-in or counter top basin – white



8.4 Kitchen sink:

Double Franke Nouveau. Single sink in A-type Units



8.5 Taps

Moon Tide mixer taps





- Shower doors to be white aluminium frame with clear glass
Shower rose: single function water saver.
- 8.6 Hot water supply: To comply with regulations:
50% of hot water by non-electrical means as per specialist.
Exposed pipes from hot water cylinder to be insulated. Hot water tanks to be insulated with 100mm Isotherm blanket
- 8.7 External taps Provide stopcock and smart water meter (hot and cold) to each Apartment in walkway area.
Provide 1 external tap to each apartment block and refuse room
- 8.8 Water connection and supply: As per Civil Engineer drawings and Developer.
- 8.9 **Rain water goods:** Aluminium gutters and pvc downpipes to match roof colour
RWP to be connected to stormwater lines as per Civil Engineer drawings.

9. ELECTRICAL AND LIGHT FITTINGS

- 9.1 See electrical plan for all electrical points. Distribution board as per plan.
- 9.2 **Light fittings:** Provide 1 ceiling mounted light per room (2 in Living area) and 1 in passage.
Synerji LED lights
- 9.3 Watertight light fittings to bathroom(s). Synerji LED
- 9.4 Patio & Balcony: Provide 1 wall mounted light - watertight – Synerji LED
- 9.5 Walkways: Provide general lights as per electrical engineer plans. Lightnet Saturn dome 11w and 16w on stairs.
- 9.6 All external lights (excl. balconies) connected to central control room (near entrance) with day/night switch.
- 9.7 **Plugs:**
Kitchen: Single plug below counter for DW or WM. Double plug for fridge, double plug above WM, double plug on counter
Living room: 2 x double plugs on both sides of room
Main Bedroom: 2 x double plugs
Bedroom 2: 1 x Double plug
Provide for data, telephone and DSTV connections as required
- 9.8 Switches and plugs to be cbi range.

10. WINDOWS

- 10.1 Aluminium as per schedule. Finish: Charcoal powder coated.
- 10.2 No blinds or curtain railings to be provided.

11. DOORS

- 11.1 Internal doorframes: Horizontal grooved Hollowcore door in timber frame. All painted white.
- 11.2 Entrance door: Horizontal slatted meranti Fire door painted light grey aluminium color.
- 11.3 Sliding doors: Aluminium as per schedule. Finish: Charcoal powder coated.
- 11.4 Gates: Galvanized and epoxy coated steel to later detail

12. GLAZING

- 12.1 To comply with energy requirements.
- 12.2 Clear sheet glass generally. Obscure glass to bathrooms.
- 12.3 All glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

13. IRONMONGERY

- 13.1 Door handles: satin finished aluminium as per developer. Coupe Oulu
- 13.2 External doors: 3 x lever Union locks – Coupé Oulu
- 13.3 Internal doors: 2 x lever BBL locks – Coupé Oulu
- 13.4 Stainless steel hinges to all doors.

14. HANDRAILINGS

- 14.1 30x30mm Galvanized and epoxy (charcoal) framework as per current specifications

15. GAS GRILL

Provide counter top only as per plan (with space below for max 9kg gas bottle and hole for gas pipes – not included).

16. SITE CLEARING AND LEVELS

- 16.1 The property to be cleared of all rubble.
- 16.2 New contours / levels as per Civil drawings. Provide approved retaining systems to minimize levels to each apartment block

17. LANDSCAPING AND GARDENING

As per Landscape plans

18. INCLUDED:

Defy Slimline under counter oven & solid hob, stainless steel with universal extractor

19. NOT INCLUDED:

Curtain rails.

20. GENERAL:

These specifications serve as guidelines only and the Seller reserves the right to amend and / or substitute items, at his sole discretion.

All construction procedures and standards to be in accordance with the requirements of the NHBC.

Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

The employer is not permitted to do any work on site while construction is under way without the permission of the Seller and/or the Contractor.

NOTE:

Should the above-mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

PURCHASER(S): _____ DATE: _____

SELLER: _____ DATE: _____