

GENERAL SPECIFICATIONS FOR TOWNHOUSES

1 FOUNDATIONS & SUPERSTRUCTURE

- 1.a : **Brickwork:** All external walls to be 230mm using standard ROK clay or cement bricks. All to engineer's drawings, details and specifications. All work to comply with requirements of National Home Builders Registration Council.
- 1.b : **Elevated slabs:** All elevated slabs and stairways to be either 30mPa, cast insitu or acceptable precast system, depending on availability. All work strictly in accordance with engineer's design.

2 ROOFING AND CEILINGS

- 2.a : **Roofing:** "Chromadek" charcoal on prefabricated SABS approved roof trusses.
- 2.b : **Ceilings:** "Rhinoboard" ceilings and bulkheads with access panels where required to architect's details, skimmed with cretestone plaster (including concrete soffits where applicable).

3 PLASTERWORK

- 3.a : **External walls:** One coat wood floated 1:1:6 compo plaster, applied to a smooth and even finish. "Stone cladding" to designated areas as detailed.
- 3.b : **Internal walls:** One coat wood floated compo plaster applied to a smooth and even finish, including cills. Second coat "Crestone " plaster finish to all living and bedroom areas. Cills plastered for painting except kitchens and bath/shower rooms.
- 3.c : **Floorscreeds:** 25mm cement screed (3:1) finished off with a steel trowel to receive carpets and floor tiles as indicated on plan. Garages to be 25mm "Grano" finish.



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CARPENTRY AND JOINERY

- 4.a : **External doors:** Front and back doors to be powder-coated aluminium with safety glass panel top and bottom. Sandblasting to front door to architect's detail. All sliding doors to be powder-coated aluminium with 6mm safety glass.
- 4.b : **Internal doors:** Semi-solid flush pine doors.
- 4.c : **Door Furniture:** Internal doors: "frascio309/50" or equal satin chrome plated handle and escutcheon set and 3-lever lock (or similar).
- 4.d : **Windows:** Powder-coated aluminium windows, fitted with safety glass throughout.
- 4.e : **Skirtings:** To be timber 22mm x 140mm (WSK 6) for painting to architect's detail.
- 4.f : **Internal Stairs:** Treads, risers and balustrades to be hardwood.
- 4.g : **Pergolas:** To be Meranti, to architect's detail (where applicable).

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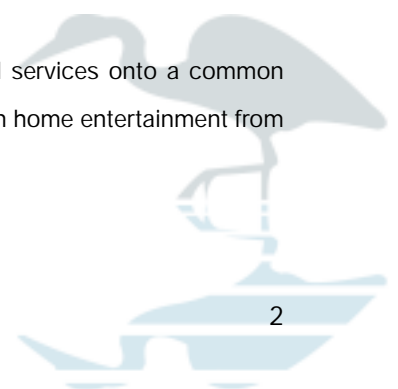
TILING AND PAVING

- 5.a : **Floors:** Hallways, kitchen and bathrooms including shower floors (and entrance halls where indicated) selection available following approval.
- 5.b : **Walls:** Kitchen/scullery, generally above cupboard counter top to underside of top cupboards. Bathrooms to be 1300mm above finished floor level (ffl) Shower to be 2000mm minimum above ffl.
- 5.c : **External paving to terraces:** "Revelstone" charcoal cobbles, or similar.

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ELECTRICAL

- 6.a : **Regulations:** The installation will comply in all respects with the requirements and regulations of the following: SANS 10142-:2003: The Occupational Safety Act and Regulations; and the Local Electrical Supply Authority.
- 6.b : **Light Fittings:** Selection available following development approval.
- 6.c : **Television and DSTV:** There will be a master antenna, satellite dish cabling etc. and distribution of signal per Electrical Engineer's layout drawing and specification, (**Television and decoders by purchaser.**)
- 6.d : **Internet:** Full time Internet connectivity through Telkom (**excluding monthly subscription, metered units and hardware.**)
- 6.e : **Security System:** To be supplied by Purchaser.
- 6.f : **"Clipsal Smart Home":** This system integrates all of the electrical services onto a common platform. This enables the owner to control lighting, heating and even home entertainment from a single central point (**optional extra**).



- 6.g : **Extraction:** Extractors in all internal bathrooms per mechanical engineer's layout drawing and specification and to National building regulations.
- 6.h : **Kitchen/household Appliances:** "Bosch" range included : S/steel under-counter electric oven (HBN 110250E), S/steel gas (or electric) hob with enamel racks (PCD685CZA),
- 6.i : **Air-conditioning:** "Frigidaire" or similar to be installed in living area.

7 PAINTING

- 7.a : **External:** "Midas Earthcote" to be used, shades and tints to architect's specification.
- 7.b : **Internal:** "Midas Earthcote" to be used, shades and tints to owner's specification.

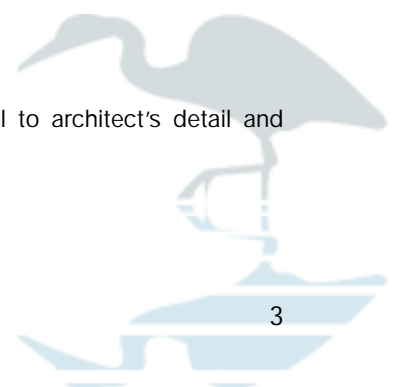
8 PLUMBING AND SANITARYWARE

- 8.a : **Hot water cylinder:** 1 x 200 litre , 400kpa hot water cylinder including all necessary valves and overflows including a drip tray. **Note: (No instantaneous water heaters will be permitted.)**
- 8. b : **Water supply:** High-pressure piping to engineer's design and local authorities approval, including entry point stopcock. A balanced water system will be installed to minimize hot water temperature fluctuations.
- 8.c : **Sanitaryware:** Wash hand basins: (All en-suite bathrooms) White semi-recessed porcelain basin/s, with basin mixer, waste, clicker plug and bottle-trap.
WC's: White porcelain close coupled white double flap wooden seat.
Baths: White "Plexicor Denise" or equal acrylic bath with under-tile diverter mixer, CP "nicci" combination spout and overflow, clicker waste plug including hand shower on wall bracket, to main en-suite.
Showers: Under-tile mixer including fixed shower arm and rose.
- 8.d: **Regulations:** All plumbing and drainage will be carried out by licensed plumbers and drain-layers in strict accordance with the regulations of the Local Authority.

9 FIRE PROTECTION: As per fire consultant's specification

10 METALWORK: Windows and fold-away doors: White powder coated aluminium to architects details and schedule.

- 10.a : **External Balustrades:** Hot dipped galvanized and painted steel to architect's detail and specifications.



11 **BUILT-IN CUPBOARDS**

- 11.a : **Kitchen cupboards:** MDF doors and timber carcasses, with "duco" paint finish. All as per architects layout including granite/quartz work surfaces.
- 11.b : **Bedroom cupboards:** As above, all to architect's layout.
- 11.c : **Vanity cupboards:** As above, all to architect's layout.

12 **FLOOR COVERINGS**

Carpets: Nouwens-Easicarpet "Interval" including underfelt and fitting. Generally to bedrooms and lounge areas.

14 **ACCESSORIES**

- 14.a : **Garage doors:** to be solid meranti (or metal) horizontal pattern, primed and painted to architects colour specifications. Automatic garage door opener with two remote controls.
- 14.b : **Bathroom accessories:** Towel rails, toilet roll holders, soap dishes, robe hooks, toilet brush holders generally from "domline" range throughout, including chromium plated heated towel rail to one en-suite bathroom.
- 14.c : **Shower enclosure:** "Showerline" or equal frameless pivot glass door and screen where indicated on architect's drawing.
- 14.d : **Mirrors:** Bevel-edged mirror mounted on waterproof backing board, with timber surround to match vanity cupboard all to architect's detail (approximate size 500mm wide by 1200mm high overall) (one mirror per basin).

15 **EXCLUSIONS**

Curtain tracks and window coverings.

Furniture and furnishings.

