

Annexure C - Specifications



AAN DE WIJNLANDEN PROJECT SPECIFICATIONS, EERSTE RIVIER – PHASE 2 & 3

Sub-structure

- Strip footings to engineers specification.

Structural

- Slabs to double storey units to be precast per engineer's design.

External facades

- External walls - 230mm cavity walls with SABS approved bricks.
- Brick reinforcement - as required by NHBRC
- Plaster to all external walls, plastered feature on gable ends to architects detail.
- Paint per architect's specification to external plastered walls, Sabre (Walltex & Flexiseal) or similar.
- External window cills sloped and plastered to match walls

Internal walls and wall finishes

- Internal walls – to be of SABS approved bricks. (Cement maxi's)
- One coat plaster to all internal walls
- Internal window cills smooth plastered to match walls
- Water based paint to internal plastered walls to architect's specification. Sabre (Walltex & Flexiseal) or similar.

Wall tiles (PC R130.00 excl vat/m²)

- Wall tiles as per sample range to a maximum height of 1,2m above floor, to wall areas as indicated by architect.
- Showers where applicable, tiled to a height of 2,1m.
- Kitchens – splashback tiles to area between floor and wall cupboards only

Floor finishes (R130.00 excl vat/m²)

- Laminated floors in bedrooms as per sample range to all areas indicated on architect's plan. (Prima plus with 2mm underlay)
- Tiled throughout rest of house, except garage
- Painted (WSK5,144mm) Timber skirting to living areas, dining room, entrance areas and bedrooms
- Mosaic tiles to shower floors
- Terrace floor to be tiled with non-slip tiles per architect's specification

Ceilings

- Dropped ceiling in double storey units to be painted.
- Ceilings to be gypsum board skimmed and painted
- Painted fancy cornices to ceilings
- No ceiling at under Covered Terrace.

Windows and doors

- Powder coated aluminum windows with opening sections as indicated on elevations (glazing to SABS standards)
- Powder coated aluminum sliding doors. (glazing to SABS standards)
- Main entrance door – painted hardwood door (813 x 2032mm high) per architect's specification
- Internal doors - painted hollow core door (813 x 2032mm) (Horizontal slated/pattern)
- External and internal door frames – Timber, finished to match doors
- Colour selections per architect's choice
- White Aluminum shower doors and cubicles (where applicable)

Ironmongery

- Three lever mortice lockset to external doors, two lever mortice locksets to internal doors, per architect's choice
- Single towel rail per bathroom.
- Toilet roll holder per toilet, soap dish where required.
- Mirror in bathrooms fixed to wall.

Handrails & Balustrades

- Charcoal Powder coated Steel handrails

Joinery Fittings

- Built-in cupboards where indicated, with white melamine interiors, with doors and edging as per sample range, with shelves and hanging rails to joiner's design. Impact Edging.
- Kitchen units with white melamine interiors, with doors High Gloss White, with shelves to joiner's design
- Kitchen worktops and vanity tops where applicable to be of Engineered Stone or similar.
- Specification Annexure A to indicate kitchen layout

Roof

- Roof structure - to engineers design, pitch per architect's design.
- Roof covering – Metal sheeting, colour to architect's choice
- Insulation to roofs in habitable areas according to SANS 10400
- Flashings and cover flashings as required.
- Fibre cement fascias where applicable.
- Aluminum gutters and PVC down pipes where applicable – colour per architect's specification
- Covered Terrace – to have roof if indicated on plan, no ceiling included.

Plumbing & Sanitary ware

- Sanitary ware as per architect's specification.
- Wall hung WC with heavy duty seat to bathrooms with built in Giberit concealed system dual flush actuator plate.
- Hand wash basins on vanity cupboard unit to bathrooms per samples.
- 1700 mm fiberglass bath to bathrooms where applicable.

- 200 liter solar geyser, solar panel only exposed.
- Double bowl stainless steel sink to kitchen where kitchen layout allows, alternatively single bowl sink unit

Tapware

- Tapware to be from Hansgrohe range as per samples._
- Basin mixer tap to wash hand basins
- Bath mixer tap and spout to baths
- Shower mixer set complete with shower arm and rose to showers
- Single taphole sink mixer
- Under counter washing machine & dishwasher point
- One outside tap

Electrical installation

- Ceiling mounted and external light points as per architectural design
- Single & double plug points as per architectural design
- Weather proof plug points as per architectural design
- Specification Annexure B plan to indicate electrical layout
- 2 x TV-points
- Light fittings as per architect's choice.

Communication

- 1 x Fibre to the Home communication point

Appliances (PC: R7 000.00 excluding vat)

- Defy Electric under-counter oven per developer's choice
- Defy Gas hob complete with gas installation (gas enclosure included, Gas bottle excluded)
- Extractor canopy

Garage

- Remote controlled, aluzink, overhead sectional doors, colour to architect choice.
- Smooth screed cement floor.
- No ceiling to garage

Sundries

- Street trees and groundcovers to be established on selected portions of road verges per landscaper's design, maintenance for adjacent homeowner
- Boundary walling:
 - Kitchen yard areas, where applicable, to be screened with 1.8m high block / brick wall, with cement pavers to yard floor.
 - Side and back boundaries to be 1.8m high block / brick wall plaster and painted.
 - 1.2m Clear view fencing or 1.2m boundary wall at back of house facing POS.
 - Street boundary to be left open where possible to architects specification.
 - Privacy walling of brick or cement block, to street fronts of selected erven only, to screen entertainment areas from street front where applicable and to architects placement
 - All walling to be indicated on architect's final plan
- Brick built braai to entertainment area, unlined fire box constructed from clay bricks, with cowl to chimney