

SPECIFICATIONS AND SCHEDULE OF FINISHES

DATE:01/02/2018

UNITS & COMMON AREAS

No.	FINISH	SPECIFICATION	All
1	FLOORS		
1.1	Tiles:	Porcelain tile: 600 x 600 mm. Allow R400/m ² for tile with expansion joints every 6sqm with expansion joints every 6 sqm. Tiles to be split to fall to waste.	Bathrooms floors
1.2	Tiles:	Porcelain tile: 600 x 600 mm. Allow R400/m ² for tile with expansion joints every 6 sqm.	Balconies
1.3	Tiles:	Porcelain tile: 600 x 600 mm. Allow R400/m ² for tile with expansion joints every 6 sqm.	Kitchen
1.4	Grouting:	Tylon - Colour TBC	All tiled areas
1.6	Timber flooring	Oak 4 mm oak on engineered timber glued. Allow R 1000/m	Bedrooms / Lounge
1.8	Underfloor Heating	Electrical Underfloor Heating and 12 mm Isoboard insulation / concrete recess	Main Bathroom of Units
2	COMMON AREAS FLOORS		
2.1	Grano screed		Technical room / Store room
2.2	Tiles:	Ceramic non slip tiles 300x300. Allow R200/m ² for tile with expansion joints every 6sqm. Tiles to be split to fall to waste.	Bins room
2.3	Tiles	Ceramic non slip tiles 300x600. Allow R400/m ² for tile with expansion joints every 6m2	Passage and stairs
2.4	Pavers	110 x 210 pavers	Parking driveway , parking bays, external stairs
2.5	Pavers	110 x 110 charcoal cobbles	carriage way crossing, parking division
3	SKIRTING'S		
3.1	Tiles:	100mm high cut tile as skirting. Allow R400 /m ² including finishing Aluminium angle	Tiled areas
3.2	Timber:	100 x 16 mm Hard Wood skirting's as per Architect's detail primed both sides and painted to finish. Colour TBC.	All internal areas except bathrooms
4	WALL FINISHES		
4.1		New Brickwork. Corobrick NFP Clay bagged and painted	Parking Technical room bicycle room
4.2		New Brickwork. Corobrick NFP Clay projection plaster	All other areas
5	WALL TILING		
5.1	Splash back:	Tiled back. Allow R600/m ²	Kitchen
5.2	Tiles to bathrooms:	Porcelain tile: 600 x 600mm. Allow R600/m ² for tile.	50% bathroom walls
5.3	Grouting:	Tylon - Colour TBC	All tiled areas
6	CEILINGS & CORNICES	REFER TO DRAWING:	
6.1	Soffits:	Skimmed and painted RC slabs throughout except for where suspended ceiling is shown. Shadow lines at intersections with wall	Internal
6.2	External Soffit	Skimmed RC slabs , 1 coat plaster with 30mm x 15mm rain drip to edges.	Balcony soffit
6.3	Bulkheads:	Skimmed 9mm Rhino board suspended 250mm ceiling on alum-T system with 15 x 15 mm shadow line and vertical face as per Architects details	
6.4	Shadowline Cornice	25 x 25mm Aluminium Donn plaster angle as shadow line cornice to all ceilings throughout with moisture resistant sealant	All internal area with suspended ceilings
6.4	Cornice	40 x 20 mm custom made polystyrol cornice as per architects specifications	All internal areas with skimmed concrete ceilings
6.5	Concrete soffit	Painted concrete soffit , rubbed down to Architect's approval	Parking
6.6	Concrete soffit	Painted concrete soffit , rubbed down to Architect's approval	Technical room, Bins room, Store rooms, Staircase, Lobby
7	WINDOWS		
7.1	Windows:	Shop drawings to be provided for Architects approval Powder coated aluminium windows, (colour TBC) regal section size to manufacturer's recommendations	
7.2	Sills:	Tiled sills in bathrooms and kitchens	
8	DOORS	Shop drawings to be provided for Architects approval	
8.1	Door Frame:	internal door 813 / 2100 MDF frame with architrave, gasket , primed and painted to spec	All internal doors
8.3	Door Frame	Unit door Fire door frame, timber class A	
8.4	Door Leaf:	Unit door 1100 x 2100 x 40 mm Solid Timber door , prime and painted to spec. Door to be 1 hour fire rated, door closer	
8.5	Internal doors	2100 mm high, with door sealant , primed and painted to spec	
8.6	Bathroom glass walls and sliding doors	Frameless safety glass	
8.7	Locks:	High quality specification as per door schedule	TBC
8.8	Handles:	High quality specification as per door schedule	TBC
8.9	Hinges:	High quality specification as per door schedule	TBC
8.10	Other Ironmongery:	High quality specification as per door schedule	TBC
9	PAINTING	(All colours to be approved by samples on site).	
9.1	Internal walls:	1 coat Midas Midamax 190 2 coats Midas Midalux 240 as supplied, to approved colour	
9.2	External walls:	1 coat Midas Masonry Primer 2 coats Midas Midalux 230 as supplied, to approved colour 2 coats Midas as supplied (Flat White)	
9.3	Ceilings:	2 coats Midas Midamax 190 as supplied, (Flat White)	All bulkheads
9.4	Woodwork external:	Rubio Monocoat Hybrid wood protector, colour TBC	
9.5	Woodwork internal:	1 coat Midas wood prime White 1 Coat Midas Universal Undercoat 2 Coats Midacoat Satin as supplied, to approved colour (Satin white)	All skirting's and doors
9.6	Balustrades:	1 Coat primer, specification & colour to be confirmed by Architect 2 Coats satin finish ,specification & colour to be confirmed by Architect	
9.7	External, galvanised steelworks:	1 Coat primer, specification & colour to be confirmed by Architect 2 Coats satin, specification & colour to be confirmed by Architect	
10	DETAIL		
10.1	Screen:	TBC as per sales plan	
11	ROOF		
11.1	Technical Area	Concrete slab to eng details, screed to fall, waterproofing, 60 mm isoboard, 60 mm protection screed, 50 mm stone chip.	
11.2	Terrace	Concrete slab to eng details, screed to fall, waterproofing, 60 mm isoboard, 60 mm protection screed, tile. Allow R300 /m ² for tile	
11.3	Terrace	Concrete slab to eng details, screed to fall, waterproofing, 60 mm isoboard, 60 mm protection screed. Timber deck R 1200 / m2 concealed fixing	
12	ELECTRICAL		
12.1	Electrical layout:	The installation will comply in all respects with the requirements and regulations of the following: SABS 0142-1981: Code of Practice for the Wiring of Premises; Machinery and Occupational Safety Act and Regulations; Requirements of the Local Electrical Supply Authority.	

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12.2	Light fittings:	High quality specification: Read in conjunction with electrical dwg. LED Down Lights	All units and common areas
12.3	Plugs / switches:	Le Grande mosaic white light switches Plugs/ sockets centred at 300 or 1100 mm A.F.F.L. Switches centred at 1000 mm A.F.F.L.	All units
12.6	Appliances:	BOSCH STAINLESS STEEL 600 mm oven or similar quality	All kitchen
12.7		BOSCH STAINLESS STEEL 600mm gas hob or similar quality	All kitchen
12.8		BOSCH STAINLESS STEEL 600 mm exposed extractor hood or similar quality	All kitchen
12.09		BOSCH STAINLESS STEEL dishwasher	All units
12.10	Distribution board:	Positioned as per drawing.	Entrance Wall
12.11		Allow for DB cover	
12.12	Prepaid meter	Prepaid electricity meter installed next to DB.	Entrance Wall
12.13	Telephone:	2x Conduit points as indicated on plan.	
12.14	TV & Satellite:	TV point/s as shown on plan linked to a central antenna - allow for PVR as per manufacturers specification	Lounge and bedrooms
12.15	Air Conditioners:	Inverter mid wall split unit heating and cooling, capacity and electrical requirements as per mechanical engineers specifications	Living area only
12.16		Inverter mid wall split unit heating and cooling, capacity and electrical requirements as per mechanical engineers specifications	Lounge & Bedrooms
12.17	Under Floor Heating:	As per manufactures specifications	Main bathroom only
12.18	Heated Towel Rails:	Master Bathroom: Polished Stainless steel or similar Allow for separate HTR switch at light switch to bathroom	All units
12.19	Intercom	Intercom with camera	All units
13 JOINERY			
13.1	Kitchen:	High quality specification: Joinery : Satin gloss duco finish or similar finish BOSCH appliances Cesar stone, 10 mm counter tops or similar quality Sink: Franke kitchen systems or similar	All kitchen and scullery
13.2	Kitchen fittings:	High quality specification:	
13.3	Vanities:	High quality specification : Satin gloss duco finish	Bathrooms
13.4	Bedroom Cupboards:	High quality specification : Satin gloss duco finish	All bedrooms
14 PLUMBING & SANITARY WARE			
14.1	Sanitary ware:	High Quality, white porcelain	
14.2	WC	Gerberit flush systems	All Bathrooms
14.3	Basins	High Quality, white porcelain	All Bathrooms
14.4	Guest basins	High Quality, white porcelain	All Bathrooms
14.5	Baths	Duravit Acrylic bath	As per plan
14.6	Showers:	Base: recessed, tiled shower tray Tiling: All matt tiles cut as split to fall to trap Doors and screens: Frameless toughened glass doors and screens at 1900 mm high. Glass corner shelves as supports to any panel requiring bracing. All glass to be clear. Cleats and brackets: All cleats and brackets in polished chrome unbevelled	All showers
14.7	Basin Mixers	High Quality Brass Black	All Bathrooms
14.8	Sink Mixers	High Quality Brass Black	All Bathrooms
14.9	Shower mixer	High Quality Brass Black	All Bathrooms
14.10	Bath spout	High Quality Brass Black	All Bathrooms
14.11	Kitchen sink	Double bowl, bauble drainer by Franke kitchen systems	All kitchens
14.12	Shower roses	High Quality Brass Black	All bathrooms
14.13	Bathroom fittings:	High quality specification:	All bathrooms
14.14	Mirrors:	Various widths, see drawings, with polished edges on backing board, Board set in from mirror edges, and is fixed with concealed wall fixing	All bathrooms
14.15	HWC:	Central and hot water system and tanks with heat pump as per plumbing consultant specifications	
14.16	Stopcock:	Unit to have water supply stopcock in an easily accessible are at water tank location	
15 MECHANICAL EXTRACTION			
15.1	To mechanical engineers specification		
15.2	Note:	All bathroom doors with mechanical extraction to be fitted with integrated louver	All internal bathrooms
16 BALUSTRADES			
16.1	Mild steel painted	Internal handrails and balustrades	
16.2	Hot dip galvanised mild steel	External handrails and balustrades	
16.3	Glass:	Toughened glass panels. Each panel fixed into recessed galvanised mild steel channel of 25 x 100 mm as per manufacturers specification and detail. Stainless steel handrail.	Balconies
16.4	Stainless	Penthouse internal Handrail	Penthouse only
15 SIGNAGE			
15.1	Fire escape signage	As per specialist requirements and fire plans	
17 FIREPLACE			
17.1	Internal	Extra	Penthouse only
18 PLUNGE POOL			
18.1	Plunge pool	Fiberglass lined plunge pool, dimensions as per sales plan	Roof / Penthouse
18.2	Pump	Pool pump and accessories to manufacturers specification	
19 LIFT			
19.1	Lift shaft: Technical spec:	Concrete lift shaft as per engineers specification Schindler / Otis lift to manufacturers specification No of floors / stops: 5	
19.2	Finishes:	Ceiling: To be confirmed Car doors: Brushed stainless steel Front walls: Brushed stainless steel Rear wall centre panels: Brushed stainless steel Rear wall side panels: Brushed stainless steel Side walls centre panels: Brushed stainless steel Side walls side panels: Brushed stainless steel Floor: To match specified tile to lift lobbies Skirting's: Brushed stainless steel Mirror: PW/PH Partial width partial height rear wall Handrail: Brushed stainless steel on rear only Handicap COP:	
19.3	Landing equipment:	N/A Frame type: Door finish: Brushed stainless steel, narrow frame Fire rating: Brushed stainless steel Door duty rate: To be confirmed Map location and finish: 800000 Cycles per annum	
19.4	Signalization: To be confirmed	Recessed brushed stainless steel , on top floor only Landing indicator: Landing wall lantern: Landing face plate shape: Faceplate finish: tbc Display type / colour: tbc	

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	Button description:	tbc	
	Indicator placement:	tbc	
	Push button Placement:	tbc	
	Car type COP:	tbc	
	No of COP's	tbc	
	Braille:	tbc	
19.5	Standard features:	English	
19.6	Contract specific feature:	All standard features to be included	
19.7	Floor Markings:	Include Canvas cover	
19.8	Main Floor:	P,1, 2, 3, 4	
		1	
20	SOLAR PANELS & WATER STORAGE TANKS FOR CENTRAL WATER HEATING		
20.1	Heat pump	Central hot water plant with electrical back up	All units
20.2	Storage tanks	Central hot water plant	All units
20.3	Photovoltaic Solar plant 8 KW	Electricity sold to body cooperate or council at council rate	All units
20.4	Plug points for electric bicycles	Store room	All units
20.5	Water meter	Cold & hot water meter	All units
20.6	Water Purification	Central Water filter	Groundfloor
20.7	Central rain water filtration plant an storage tank	Water supply for WC	All units
21	WATERPROOFING		
21.1		As per Waterproofing specialists details and specifications	Balcony
21.2		As per Waterproofing specialists details and specifications	All Window / Door reveals and
21.3		As per Waterproofing specialists details and specifications	Plunge Pool
27	DRAINAGE		
27.1	Sub Surface:	To eng specifications	Behind all retaining walls
27.2	Catch pits:	To eng specifications	Parking basement
27.3	Surface Inlets:	To eng specifications	All Terraces
28	INSULATION		
28.1		As per SANS 10400 XA	
29	GLAZING :		
		All glazing to comply with SANS 613 for permissible air leakage.	
		As per SANS 10400 XA	
30	GAS		
30.1		Allow for 2 x 9 kg gas bottle and gas store for spare bottle	All units
30.2		Gas hob	Kitchen
31	FIRE INSTALLATION		
		Refer to fire plans and specifications including:	
31.1		Fire signage	To M eng specification
31.2		Fire hose reel positions	To M eng specification
31.3		Fire detection	To M eng specification
31.4		DCP positions	To M eng specification
32	POST BOX & SIGNAGE		
32.1	Post boxes	Stainless steel boxes, numbered	
32.2	Signage:	To Architects detail	Unit numbers
32.3	Main signage to building	To Architects detail	External wall to building
33	LANDSCAPING:		
33.1		including irrigation	Planter basement
33.2		including irrigation	Planter Ground floor
33.3		including irrigation	Green roof for bins
33.4		including sleeves for irrigatiopn	Planter roof terrace
34	EXTERNAL KITCHEN COUNTER		
34.1		including sink and water point	as per sales plan
35	SECURITY		
35.1	Electric Fence		Basement and Ground floor

The developer reserves the right to change any of the items listed in the schedule, for another, equal or similar, as per the Architect's choice.