



CEDERBERG

apartment living kailashriver

standard specifications

1. WALLS

- 1.1. Foundations/Structure: To Engineer's design & specifications
- 1.2. Exterior Walls: Approved cement 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. Detail areas and/or textures as per elevations provided
Exposed ducts to be covered with Nutec/Vermont cladding on timber framework. Planks spaced 10mm apart.
- 1.3. Interior Brickwork: Approved cement 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.

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

3. ROOF STRUCTURE AND COVERING

- 3.1. Main roofs: Colorplus 0.53 IBR profile roof sheeting - colour light grey - @ 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: Concrete roofs as per floor plans and sections. Screeded with fall to rainwater outlets and waterproofed with appropriate torch-on bituminous to specialist & covered with protective underlay & min. 50mm crushed stone finish
- 3.3. Walkways and Stairs: Similar to main roofs @ 3o with 150x38 timber rafters. Walkway rafters fixed to i-beam. Rafters and i-beam painted dark grey.
- 3.4. Insulation to main roofs: 135mm Isotherm 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 Rinoboard with shadow line finish (no cornice) - painted.
- 4.2. Concrete ceilings: Skimmed and painted with 44x22 pine cornice (with shadow line) on flat side painted white
- 4.3. Walkways: Concrete skimmed and painted with no cornice.
No ceiling to areas with metal roof sheeting (including refuse room).

5. WALL FINISHES AND FITTINGS

- 5.1. Kitchens: 100mm high finish to match counter tops
PC amount: part of kitchen costs
- 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
PC amount: R135/m² – tiles only. Allow for mirror above basin.
- 5.3. Skirtings 144x22 pine skirting. White enamel paint finish.
No skirtings behind cupboards.

6. FLOOR COVERINGS

- 6.1. Apartments: Tiles in shades of grey with max 4mm joints.
PC amount: R135/m² – tiles only
- 6.2. Showers: 100mm raised tray (platform): $\pm 100 \times 100$ tiles, to match floor tile colour, with fall to outlet. Provide waterproofing under finish (wall and floor). Provide stainless steel quick flow outlets.
PC amount: R135/m² – tiles only
- 6.3. Patio, balconies, walkways and stairs. Non slip tiles with edge trims where required (in shades of grey)
- 6.4. Skirtings 144x22 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 gully.



CEDERBERG

apartment living kuisriver

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7. BUILD-IN-CUPBOARDS

- 7.1. Kitchen and counter tops: Layout similar to plan. Final layouts by manufacturer to be approved by Developer. ± 20 mm thick composite stone counter tops (or similar approved). Colour: off-white
- 7.2. Other cupboards: Layout similar to plan. Final layouts by manufacturer to be approved by Developer.

8. SANITARY WARE (White throughout)

- 8.1. Toilet: Selnova Close Couple Pan or Marilla (mirage) CC T/F Suite incl mech+urea seat (XTMID08A)
Provide self-closing seat
- 8.2. Bath: 1700 bath acrylic with Nikki spout & Clicker waste, if applicable
- 8.3. Hand basin: Grey Wall Hung Cabinet with composite stone top as per manufacturer. ± 600 mm (W) x 450mm (D) x 400mm (H)
Provide drop-in or counter top basin – white. To be approved
- 8.4. Kitchen sink: Double Franke Nouveau. Single sink in A-type Units
- 8.5. Taps: Isca, Cobra or similar approved.
Provide appropriate round mixers throughout (Basin, Bath, shower and sink)
- 8.6. Shower doors, rose & arm: White aluminium corner sliders with clear glass
PC amount: R5000/shower (supply and fit).
Shower rose: single function water saver.
- 8.7. 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
- 8.8. External taps: Provide stopcock and smart water meter to each apartment in walkway area.
Provide 1 external tap to each apartment block and refuse room
- 8.9. Water connection & supply: As per Civil Engineer drawings and Developer.
- 8.10. Rain water goods: Aluminium gutters and downpipes to match roof colour. Concrete roofs: Provide full-bore outlets and rain water pipes as indicated on plan.
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.
Alabaster type or similar approved.
- 9.3. Watertight light fittings to bathroom(s)
- 9.4. Patio & Balcony: Provide 1 wall mounted light - watertight – Half moon black
- 9.5. Walkways: Provide 1 wall mounted fitting next to each entrance door - watertight – Half moon black.
- 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 Schneider Electric S3000 (Clipsal) or similar approved.

10. WINDOWS

- 10.1. Aluminium as per schedule. Finish: Dove grey powder coated. Confirm colour sample.
- 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.



CEDERBERG

apartment living kuilsriver

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- 11.2. Entrance door: Horizontal slatted meranti door painted light grey
11.3. Sliding doors: Aluminium as per schedule.
Finish: Dove grey powder coated. Confirm colour sample.
11.4. Gates: Galvanized steel to later detail

12. GLAZING

- 12.1. To comply with energy requirements.
12.2. Clear sheet glass generally. Confirm with supplier.
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.
13.2. External doors: 3 x lever locks – Coupé Umea
13.3. Internal doors: 2 x lever locks – Coupé Umea

14. HANDRAILINGS

- 14.1. 30x30mm Galvanized and painted (charcoal) framework with 44x44 hardwood panels as per elevations and details.

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.

19. NOT INCLUDED

Curtain rails.
Bathroom Fittings

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 NHBRC.

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.