

BROOKE MANOR

SPECIFICATIONS & SCHEDULE OF FINISHES



DATE: 28 OCTOBER 2020

REVISION N°: 1

ANNEXURE C

Preliminaries:

All work will be constructed in accordance with the South African National Standard SANS 10400, N.H.B.R.C. Regulations, the requirements of the Local Authority and the Financial Institutions minimum specifications.

All materials/products herein specified are subject to availability. Should any materials not be readily available, the Developer may use his own discretion to select the nearest or similar material available.

ITEM	SPECIFICATION
SUPER STRUCTURE	
Foundations	Raft foundations and surface bed to Professional Engineer's design and details.
Floors	- Power floated surface bed integral to Raft foundations mentioned above. - Concrete to have Penetron Admix to provide waterproofing barrier. - Raft on well compacted earth. - Ground below surface bed to be treated with termite poisoning.
Walls	Clay stock brickwork to plastered and painted walls.
Concrete slab	Beam and block concrete slabs to Professional Engineer's design and details.
Window frames & shop fronts	- Powder coated side hung and top hung aluminium windows to Architect's detailed schedule. Colour: Black. - All glazing in accordance with SANS 10400 Part N.
Window sills	External sills are plastered at a slope with fibre seal waterproofing. DPC to be provided below sill.
External finishes	- Combination of one coat smooth and scratch plaster finishes as indicated on elevations. One coat undercoat and two coats Plascon or similar Acrylic exterior quality PVA paint. - Colours to Architect's schedule.
External ceilings	- Ceilings to ground, first and second floor walkways and balconies: one coat smooth plaster with ruled joint at junction to wall. One coat undercoat and two coats Plascon or similar Acrylic exterior quality PVA paint. Colour to Architect's schedule. - Ceilings to third floor walkways and balconies (except where there is a roof slab over, where the above spec. would apply). 6mm Nutec ceiling with H-profile jointing strips and 75mm Nutec coved cornice. Painted one coat undercoat and two coats Plascon or similar Acrylic exterior quality PVA paint. Colour to Architect's schedule.
ROOF	
Roof slabs	- Beam and block concrete slabs to Professional Engineer's design and details. - Derbigum or similar torch-on waterproofing system applied by Specialists to manufacturer's full specs. Written guarantee to be provided by Specialist. - Painted silver UV protection paint.
Roof trusses	Gang nail timber trusses to Specialist/Engineer's design and details.
Roof covering	0.50mm thick Safintra Saflok 700 pre-painted secret fix roof sheeting or similar Architect approved, with pre-painted ridge and verge capping's and flashings. Colour: Slate.
Roof insulation	- Spunchem International "Spunsulation" domestic radiant barrier or similar laid over purlins. 100mm "Think Green" roof insulation laid over ceilings to Units on 3rd floor.
Gutters and downpipes	- Pre-painted aluminium "OGEE" profile industrial size gutter, colour by Architect later. - Pre-painted aluminium industrial size fluted downpipes, in positions indicated on Architect's drawings. Colour: by Architect later. 100 Ø PVC downpipe in position indicated on Architect's drawings.
INTERNAL FINISHES	
General Wall finishes	- One coat plaster. One undercoat and two coats Plascon or similar Acrylic interior PVA paint. - Paint colours as per sample board. - Window sills to be plastered and painted as for wall.
Bathroom wall finishes	- One coat plaster. One undercoat and two coats Plascon or similar mould resistant paint. - Paint colours as per sample board. 450 x 450 ceramic tiles as per sample boards, to walls described below: - Tile to 1,8m high above floor to one short and long length of walls above bath. Other short end of bath to have 1 tile high splash back. - Side of bath to be tiled. 225mm high splash back to full width of wash basin vanity unit. - Windowsill – plaster and paint as for wall. 70mm high tiled skirting to match floor tile.
Kitchen wall finishes	- One coat plaster. One undercoat and two coats Plascon or similar Acrylic interior PVA paint. Paint colours as per sample board. 450 x 450 ceramic tile splashback to underside of overhead cupboards to full length of worktops. Tiles as per sample board. 450 x 450 ceramic tiles behind stove to underside of extractor and to width of stove. As per sample board.

Ceilings	- Concrete slabs to receive one coat plaster. Provide ruled joint at junction of wall to slab. Finished with one undercoat and two coats Plascon or similar Acrylic PVA paint, colour: white. - Ceilings under timber roof: 6,4mm gypsum ceiling boards with H-profile jointing strips and 75mm gypsum coved cornice. Finished with one undercoat and two coats Plascon or similar Acrylic PVA paint, colour: white.
Floor tiles	450 x 450 ceramic tiles laid to all rooms. - All tiles laid to a square pattern. - See tile selection as per sample board.
Skirting	62mm high x 16mm thick Hardwood skirting as per sample board, finished with one undercoat and two coats Plascon or similar Eggshell enamel. To all rooms except bathroom.
Front door	2032 x 813 x 40mm horizontally slatted double-sided door fitted to steel doorframe, door to be ½ hour fire rated. - Door and frame finished with one undercoat and two coats Plascon or similar Eggshell enamel. 3 lever door lock. - Stainless steel door handle on rose QS Coupe Solna – as per sample board. - QS wall mounted magnetic door stop or door closer depending on unit, to Architect's schedule.
Internal doors	2032 x 813/762 x 40mm hollow-core hard board door fitted to mild steel doorframe. - Door and frame finished with undercoat and two coats Plascon or similar Eggshell enamel. 2 lever door lock. - Stainless steel door handle on rose: QS Coupe Solna – as per sample board. - Black rubber door stop fixed to floor.
Patio door	- Powder coated aluminium door with glazing to SANS 10400-N. - Colour: Black. - Lock and handle as supplied by manufacturer.
SANITARY WARE	
Wash hand basin	- SWD 630 x 460 x 460 Reef wall hung vanity combination unit including cabinet and resin basin. Colour: white. - Vortex Mix Tide single lever basin mixer MT 80010. - Aqua Touch basin waste with plug and chain.
WC	Vaal Hibiscus Elite close coupled WC suite with seat. Colour: white.
Bath & shower combination	- Mac Neil 1700mm x 700mm Tamarin Como bath with handles. - CTM Crystal Tech 900mm x 1450mm pivot shower screen for bath. - Vortex Mix Tide single lever diverter bath/shower mixer MT 80040. - Aqua Touch shower arm 027 with Aqua Touch 065 Prestix shower rose. - AT NSP (Nikki) bath filler/overflow combination spout. - Aqua Touch bath waste with plug and chain.
Bathroom accessories	Giobella Fiorano 4300 series paper holder, soap dish, double towel rail and towel ring.
Mirror	630 wide x 900 high with polished edges all round, fixed to wall with self-adhesive tape.
KITCHEN	
Sink	- Teka Basico 2B1D 1160 x 500 x 150mm double end bowl in stainless steel, supplied with waste and plugs. - Vortex MixTide single pillar tap swivel sink mixer MT 80020.
Washing machine	- Aqua Touch angle stop valve inside under cupboard. - See kitchen layout.
HOT WATER SYSTEM	
Hot Water System	150 litre Kwikot electric geyser connected to solar PV panel system. - Housed in geyser housing outside unit.
FITTINGS	
Kitchen cupboards & worktops	- Worktops: 30mm thick Rustenburg Black Granite countertop with square edge profile with 3mm arris. As per sample board. - White melamine cupboard interiors. - Doors & exposed sides to specialist's specification and detail. Handles and colours as per sample board. - Layout as per Architect's drawings.
Pantry cupboards	- White melamine interiors. - Doors & exposed sides to specialist's specification and detail. Handles & colours as per sample board. - Layout as per Architect's drawing.
Built in cupboards	- White melamine interiors. - Doors & exposed sides to specialist's specification and detail. Handles & colours as per sample board. - One third shelving and two thirds hanging. - Layout as per Architect's drawing.
Curtain tracks	Curtain tracks by purchaser.
APPLIANCES	
Stove and under counter oven.	Defy Slimline electric solid hob-NCP, type DHD332 in black with Defy Slimline 600 under-counter black glass electric oven, type DBO482.

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