

THE VIEW AT MORNINGSIDE

SPECIFICATIONS & SCHEDULE OF FINISHES



DATE: 20 JULY 2016

REVISION Nº: 9 (9 SEPTEMBER 2020)

ANNEXURE J

Preliminaries:

All work will be constructed in accordance with the National Building Regulations, S.A.B.S. 0400, 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
BASEMENT PARKING	
Foundations	Re-inforced concrete foundations to Professional Engineer's design and details.
Floors	- Power floated 120mm thick 30Mpa un-reinforced concrete surface bed with expansion joints at maximum 6m CCS in both directions, all to Professional Engineer's design and details. - On well compacted fill. - Ground below surface bed to be treated with termite poisoning.
Walls	- Internal facings to be fair face clay Stock brick work with ruled joints, no painting. - External perimeter retaining walls to be 345mm re-inforced concrete filled cavity walls. To Professional Engineer's design and details. - Retaining walls to be waterproofed with torch-on Derbigum or similar waterproofing system applied by specialists. Water proofing system to be protected with a layer of soft board or similar approved. - Sub-soil agricultural drain to be provided to base of perimeter retaining walls linked to vertical drainage flow nets or open net bags filled with stone. To Professional Engineer's design and details.
Ceiling	Off shutter concrete soffit of slab, rubbed down to an acceptable finish.
Sundries	- Parking bays to be demarcated and numbered with road marking paint. - Painted mild steel burglar proofing to Architect's detail to be provided to all basement ventilation openings. - Painted mild steel automated sliding gate to Architect's detail.
SUPER STRUCTURE	
Foundations	Re-inforced concrete foundations to Professional Engineer's design and details.
Plinths	Clay facebrick work to plinths to Architect's details and specifications. Refer to elevations.
Walls	Clay stock brickwork to plastered and painted walls.
Concrete slab	25Mpa re-inforced concrete slab (ground floor) to Professional Engineer's design and details. - Beam and block concrete slabs (first, second and third floors) 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: Matt Dark Umber Grey. - All glazing in accordance with the NBR.
Window sills	External sill to be glazed ceramic tiled sill laid to fall centred on window opening. DPC to be provided below sill.
External finishes	- One coat smooth plaster. One coat undercoat and two coats Plascon 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 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). 9,5mm moisture resistant ceiling boards with skimmed joint strips and 75mm coved cornice. Painted one coat undercoat and two coats Plascon 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	0.58mm thick Zinalume craft lock" secret fix roof sheeting or similar Architect approved, with Zinalume ridge and verge capping's and flashings. Colour: Zinalume.
Roof insulation	- Spunchem International "Spunsulation" domestic radiant barrier laid over purlins. 130mm "Think Green" roof insulation laid over ceilings for Units on 3rd floor.
Gutters and downpipes	- Pre-painted aluminium "OGEE" profile industrial size gutter, colour grey. - Pre-painted aluminium industrial size fluted downpipes, in positions indicated on Architect's drawings. Colour: grey. 100 Ø PVC downpipes built into piers/walls in positions indicated on Architect's drawings.

INTERNAL FINISHES	
General Wall finishes	- One coat plaster. One undercoat and two coats Plascon Acrylic interior PVA paint. - Paint to feature walls to Interior Designer's colour and wall selection. - 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 Acrylic interior PVA paint. - Paint colours as per sample board. 600 x 600 x 9 polished porcelain tiles to selected areas as shown on Interior Designer's detail drawing and as per sample board with natural anodised aluminium trim to exposed edge of tiles. - Window sill where applicable – plaster and paint as for wall. 70mm high tiled skirting to match floor tile, no aluminium trim to exposed edge of tiles.
Kitchen wall finishes	- One coat plaster. One undercoat and two coats Plascon Acrylic interior PVA paint. Paint colours as per sample board. 100mm high x 20mm thick Café Quartz or similar approved splash back to lengths and walls indicated on Interior Designer's detail drawing. - Ceramic "timber" tile splashback to underside of overhead cupboards to lengths and walls indicated on Interior Designer's detail drawing, and as per sample board. - Café Quartz splashback or similar approved behind stove to underside of overhead cupboard and to width of stove. As per sample board. - Window sill where applicable plaster and paint as for wall.
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 Acrylic PVA paint, colour: white. - Ceilings under timber roof: 9,5mm gypsum ceiling boards fixed to standard screw-up system. Skim joints and recessed wall angle cornice. Finished with one undercoat and two coats Plascon Acrylic PVA paint, colour: white. - Flush plaster dropped bulkhead over kitchen islands to units N and O, to Architect's detail drawings. - Flush plaster dropped bulkheads to double basin vanities only, to Architect's detail drawing. - Flush plaster dropped bulkheads over dining room areas to units N and O. To Architect's detail drawings.
Floor tiles	600 x 600 x 9 hard bodied ceramic tiles laid to entrance, kitchen, dining room, living room, lobby bathrooms and throughout to units X, Y and Z. Refer to Annexure A. - All tiles laid to a square pattern. - See tile selection as per sample board.
Timber Vinyl floors	- Glue down Timber Vinyl planks to bedrooms, dressing rooms and ensuite bathrooms. Refer to Annexure A. - Option 2 to unit types X & Y – 200mm high raised timber bed deck finished in timber vinyl. - See selection as per sample board.
Skirting	70mm high x 16mm thick Hardwood skirting as per sample board, finished with one undercoat and two coats Plascon Eggshell enamel. To bedrooms, dining room, living room, entrance and lobby.
Front door	2032 x 813 x 40mm horizontally slatted double-sided door fitted to hardwood doorframe, door to be ½ hour fire rated. - Door and frame finished with one undercoat and two coats Plascon Eggshell enamel. - Knob cylinder door lock. - Stainless steel door handle on rose: Dorma TH125 – as per sample board. - Black rubber door stop fixed to floor.
Internal doors – to Unit types A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, S, T, U, V, W, X, Y & Z	2032 x 813/762 x 40mm hollow-core horizontally grooved hard board door fitted to mild steel doorframe. - Door and frame finished with undercoat and two coats Plascon Eggshell enamel. - Multiple lever door lock. - Stainless steel door handle on rose: Dorma TH125 – as per sample board. - Black rubber door stop fixed to floor.
Patio doors	- Powder coated aluminium sliding/swing patio doors with glazing to national building regulations. - Colour: Matt Dark Umber Grey. - Lock as supplied by manufacturer.
SANITARY WARE	
Wash hand basins to Units A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, S, T, U, V, W, X, Y & Z	"VAAL" Weaver freestanding basin mounted onto vanity counter specified elsewhere. Colour: white. "Cobra" Latis raised single lever plain basin mixer, chrome plated.
WC	"BETTA" Marina close coupled WC suite with soft close seat. Colour: white.
Bath to unit types H, I, J, K, L and M & to all 2 bed 2 bath enclosed ensuite bathrooms	"Lixil" Elagancia 1700 x 700 bath with centre waste. "Cobra" Latis bath mixer single lever, chrome plated. "Cobra" Aquafill combination bath filler outlet and overflow.
Bath to unit types N and O to second	"Libra" Misty shower bath 1700 x 750/850, supplied with hinged curved safety glass screen. "Cobra" Latis single lever bath/shower diverter mixer, chrome plated.

bathroom only	• “Cobra” Aquafill combination bath filler outlet and overflow. • “Cobra” shower arm with multi-jet 4 function showerhead, with ball joint connector.
Showers	• “Cobra” Latis shower mixer single lever, chrome plated. • “Gio” shower arm 24 x 300 GVD with cachet shower rose. • Shower base: cut 100 x 100 hard bodied ceramic floor tiles as per sample board. • Shower enclosures to units A, B, C, D, E, F, G, S, T, U, V, W, X, Y & Z: Satin Grey powder coated aluminium frame with hinged door, with clear safety glass. • Shower enclosures to units H, I, J, K, L, M, N & O: frameless clear safety glass with hinged door. Sandblast vinyl application to areas as detailed by Architect, only to open plan en-suite bathrooms. • Walls & floor to shower cubicle to be waterproofed with an approved waterproofing system.
Bathroom accessories	• Giobella range to Architect’s schedule and spec.
Mirror	• Mirror to Architect’s detail.
KITCHEN	
Sink	• Double end bowl in stainless steel. • Single bowl in stainless steel to units X, Y & Z. • “Cobra” Latis single lever sink mixer, chrome plated.
Washing machine & dish washer	• “Cobra” angle regulating valve inside under cupboard, for each washing machine. • See kitchen layout.
HOT WATER SYSTEM	
Hot Water System	• Central water heating plant room with tanks and heat pumps to specialist design and supply. • Hot water meter to each unit.
FITTINGS	
Kitchen cupboards & worktops	• Worktops: Café Quartz 20mm or similar approved thick square edge profile with 3mm arris. As per sample board. • White melamine cupboard interiors. • Doors & exposed sides to Interior Designer’s specification and detail. Handles and colours as per sample board. • Layout as per detailed drawings.
Vanity unit	• Approximately 450mm wide x length indicated on drawing Café Quartz or similar approved 20mm thick worktop with squared profile with 3mm arris. As per sample board. • White melamine cupboard interiors. • Doors & exposed sides to Interior Designer’s specification and detail. Handles & colours as per sample board. • Layout as per detailed drawing.
Pantry & linen cupboards	• White melamine interiors. • Doors & exposed sides to Interior Designer’s specification and detail. Handles & colours as per sample board. • Layout as per detailed drawing.
Built in cupboards	• White melamine interiors. • Doors & exposed sides to Interior Designer’s specification and detail. Handles & colours as per sample board. • One third shelving and two thirds hanging. • Layout as per detailed drawing.
Built-in desk to units D, G, H, I, J, K, L, M, N, O, X, Y & Z	• To Interior Designer’s detail drawing and specs. • Built-in screen cupboard – option 2 to unit types X & Y – 1200mm high and 450mm wide drawer and cupboard unit with worktop to specialist’s detail.
Curtain tracks	• Curtain tracks by purchaser.
APPLIANCES	
Stove and under counter oven.	• Defy S/S 4 plate gas hob type DHG 119 plumbed to 9kg or 2 x 4,5kg gas bottles in adjoining cupboard, with Defy DBO489 (black) electric oven.
Extractor	• Defy stainless steel cooker hood DCH291, to all units except the units with island stoves. • Defy island extractor to units with island stoves.
ELECTRICAL WORKS	
Electrical Work	• All units to be fitted with pre-paid electrical meters. • Light and power points as per Architect’s layout. • Light fittings to spec. on Architect’s layout and to Interior Designer’s schedule.
EXTERNAL WORK	
Elevator	• Kone or similar 13 person/stretchers elevator to service basement and all floors, 1 lift.
Access security	• Motorised gate to basement entrance. With remote control unit. One remote per bay. • Motorised gates to site entrance/exit with remote control unit. • Comb Communications Merrell MK2 intercom communication system or similar to Architect’s approval. • Automated booms linked to goose neck to site entrance and exit. • Goose neck at site entrance with intercom link to gate house.

Gatehouse	As per Architect's layout and design.
Boundary walling	- Min 2,1m high plastered and painted brick walls to north and east site boundaries. - Existing facebrick walls to west and south boundaries. 6 zoned – 10 strand electric fence erected on top of all walls. Electric fence panel positioned in gatehouse. 2.1m high steel mesh fence with shade cloth covering and electric fence full height – as temporary fence between phases to outside and basement areas.
Swimming pool	Swimming pool as per site plan.
Gazebo	Gazebo as indicated, to Architect's layout and design.
Refuse area	- Refuse area as indicated on site plan, to Architect's layout and design. - Tap and drain provided.
Landscaping	- Landscaping to common areas, parking courts, roadways and pavement as per landscape plan. "Cobra" garden hose bib – taps provided as indicated on floor plans in communal ground floor areas.
Fire escape staircases & walkways	- Architect approved paint on waterproofing system. - Hard bodied ceramic floor tiles laid on screed to falls. 100mm high tiled skirting to match floor tile. - Anodised aluminium angle trim to staircase tread nosing.
Unit balconies and terraces	- Architect approved waterproofing system applied by Specialists to manufacturer's full specs with written guarantee. 600 x 600 x 9 hard bodied ceramic tiles. 100mm high tiled skirting to match floor tile.
Balustrades	1000mm high stainless-steel balustrades to patios and staircases as per Architect's detail. 1000mm high stainless-steel balustrades to main internal staircase and double volume.
Parking areas and roads	- Parking deck over basement slab to be waterproofed with Derbigum or similar torch-on water proofing system applied by Specialists to manufacturer's full specs, with written guarantee. - Roadways to be paved with 60mm interlocking concrete pavers colour: Autumn Blend. - Islands and walkways to be paved with 50mm concrete paver to Architect's later specification.
Parking	Basement and open parking bays allocated as per Architect's schedule.
Central satellite TV	Reticulation for satellite TV to be provided for (decoders not included).
Power & Water	Standby generator and 4 x 5000L water tanks with pump provided for.

REVISIONS

REV	DATE	DESCRIPTION
1	04.11.2016	Revised spec to internal doors and to boundary walls.
2	25.05.2017	Revised specs indicated in RED.
3	26.05.2017	Revised specs indicated in RED.
4	26.06.2017	Revised specs indicated in RED.
5	13.12.2017	Revised to include studio units – types X and Y. Revised specs indicated in RED.
6	22.05.2019	General revisions. Revised specs indicated in RED.
7	03.09.2019	Revisions indicated in RED.
8	16.09.2019	Revisions to stove extractor indicated in RED.
9	09.09.2020	Revised specs indicated in RED.