



## **ERF 1038, CONSTANTIA KLOOF: SPECIFICATIONS AND SCHEDULE OF FINISHES**



### **1. GENERAL**

#### 1.1. Building works shall comply with:

- Local Authority regulations.
- NHBRC regulations.
- National Building Regulations.
- Building Standards Act No. 103 of 1977.
- Model Preambles of Trades (2008 edition).
- Approved building plans and specifications.
- All building materials SABS approved.
- SANS 10400 including Part XA for single and double storey homes. (Note that standard double-storey homes are exempt from new SANS 10400 regulations. If any structural changes are made to current double storey homes, the said regulations will apply.)
- A competent person, Structural Engineer, will design, specify, and certify parts H, J, K, L, and M.

#### 1.2. Contractual arrangements:

- The Schedule of Finishes serves as guideline. The Contractor will endeavour to install the items specified herein but reserves the right to amend and / or substitute items at his discretion in the event of items being discontinued, or in short supply.
- Should the specifications in this Schedule of Finishes differ from architect's drawings, this specification will take preference.

©Copyright LateganMuller Group (PTY) LTD



- Engineer's drawings take preference over architect's drawings, and the Schedule of Finishes.
- Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- Owners are expected to communicate all building-related issues with the Contract Manager.
- The Owner will NOT be permitted to do any work on site while construction is underway, and without written permission of the Contractor.
- The Contractor will notify the Owner at an appropriate time during construction to finalise items not selected at signing of the building contract.
- The Owner is required to select ALL finishes AND Optional Extras at signing of the Building Agreement. If no selection is confirmed within the required timeframe, finishes will be as per Standard Contractors Offering.

## **2. FOUNDATIONS AND WALLS**

### 2.1. General:

- Foundations as per Engineer's specifications.
- All walls built with Cement Maxi-bricks, plastered, and painted.
- All internal/external windowsills to be plastered.

### 2.2. Exterior of house:

- Cement Maxi-brick, plastered and painted with Masonry Primer and two coats approved acrylic white PVA selected by Contractor.
- Vermont cladding as per architects drawings.

### 2.3. Interior of house:

- All internal walls painted with one coat plaster primer and two coats acrylic PVA selected by Contractor. Colour as per client's choice.
- Garage internal walls to plastered and painted.

## **3. ROOF**

### 3.1. General:

- High-Pitch Saflok 700® Colorplus® AZ 150 Roofs:
  - Pitched roof with Saflok 700® Colorplus® AZ 150 interlocking long span single length charcoal metal roof sheeting or similar approved, on 75 x 50 mm purlins at 1200 mm max. c/c spacings on 228 x 50 mm timber rafters at 1200 mm max. c/c spacings built into the wall with 375 brick grips. Counter flashing to be introduced where applicable. Details of roof construction to be supplied by roof specialist. Sisalation 350 insulation between purlins and roof sheeting.
- Concrete Roofs:
  - Smooth chip stone, waterproofing on 35mm cement screeds with min 1' fall to full-bore on reinforcing concrete slab according to Engineer's details and specifications. Minimum 150mm upstand to be introduces. Full-bore connected to 75mm dia. Downpipe with built in stormwater downpipe and connected to stormwater drain. Overflow water spots to be built in upstand.

### 3.2. Facias:

- Fibre Cement Facia.

### 3.3. Roof Insulation:

- Insulation as per SANS 10400-XA.



### 3.4. Waterproofing:

- Apply INDEX FIDIA P torch-on membrane on concrete primed with BITUPRIME. After minimum 8 weeks of weathering, apply reflective coat of SILVACOAT bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (ABE). All waterproofing specifications to be overseen and approved by specialist contractor.
- Apply cemflex waterproofing to showers.

## 4. WINDOWS

- 4.1. All windows and doors will be charcoal powder coated aluminium.  
 4.2. All glass in accordance with applicable SANS regulation at the time of approval.

## 5. DOORS & FRAMES

### 5.1. Internal Doors and frames:

- Semi-solid wooden doors. Painted white. (Door profile to be confirmed by client)
- Frames to timber doors - Hardwood, painted white.
- Fire Door to garage - 1/2h Fire rated door between house and garage to be solid hardcore timber doors, painted white.

### 5.2. External Doors:

- Charcoal powder-coated aluminium doorframes with glass pane, cylinder lockset, one pair hinges and doorstop.

### 5.3. Garage Door:

- Standard height, Aluzinc overhead garage door with automation.

## 6. Ironmongery

### 6.1. The following is a list of standard ironmongery items for the house:

- Internal Door Handles:
  - Union 2-Level Stainless Steel Lock-set Code: 2295-76SS
- Door locks:
  - DCLSA sash lock S/S 76mm p/cyl 22mm cp p-packCode - MAC-DCLSA096/76
- Doorstops (where required):
  - DCLSA Satin Doorstop Code - DCLSA140/01P
  - Wall-mounted Doorstop Code QS4420 (or similar)
- Door Closer to garage fire-door:
  - Code QS680 (or similar).
- Cabin Hook (where required):
  - Code 166150CS (or similar).
- Door hinges:
  - DCLSA Stainless Steel 100 x 75 x 2 mm (pair) Code - DCLSA096/76.

## 7. ELECTRICAL INSTALLATION

### 7.1. General:

- Standard specification as per standard electrical layout.

©Copyright LateganMuller Group (PTY) LTD



- Lights, switches & plugs: Onesto Matrix-range or similar selected by Contractor.
- DB with pre-paid meter: DB supplier / make - to be confirmed.
- Single phase electrical supply.
- Telephone, TV & Data - Conduit to point only. Connection to telecommunications and television service provider for Owner Account.
- We allowed a Provisional amount of **R 8 000.00** excluding Vat for the light fittings.

## **8. PLUMBING, DRAINAGE AND SANITARY WARE**

### 8.1. General:

- Cold water supply and outlet for washing machine and dishwasher.
- No water supply provided for freezer.

### 8.2. Geyser:

- As per SANS regulation, Integrated heat-pump system.

### 8.3. Showers:

- Walk-in shower.

### 8.4. Sanitary Ware:

- We allowed a Provisional amount of **R 50 000.00** excluding Vat for the sanitary ware, shower door and bathroom accessories.

### 8.5. Stormwater:

- Roof Drainage:
  - All roof drainage from down-pipes into gully, subsurface drainage network (underground), to discard into street (lowest point on erf) or stormwater mains.
  - Take note that subsurface rainwater pipes from gully's to street are installed approximately 200 mm below N.G.L.

## **9. CEILINGS AND CORNICE**

9.1. Concrete soffits ceilings: Skimmed and painted 6.4 mm Rhino board ceiling on 38 x 38 mm brandering at max. 400 mm c/c.

9.2. Cornice: SIGMA plaster trim 20 painted white

9.3. Exposed roof rafters: 30mm Grooved Isoboard laid on top of rafters with 135mm Isotherm in-between purlines.

## **10. SKIRTINGS**

10.1. Standard Wooden Skirting and Architraves:

- 22 mm x 105 WSK5 softwood (pine) skirting. Skirting up to cupboards, not around.

10.2. Tiled Skirtings:

- Tiled skirting (100 mm) to all Bathrooms.

## **11. ACCESSORIES AND FIXTURES**

11.1. Curtain rails and blinds are excluded from this contract.

11.2. Washing lines are excluded from this contract.

11.3. Fibre-network provided, owner to arrange for own telecommunication connectivity.

11.4. DSTV access points provide on all houses. Owners to arrange for own satellite connectivity.



11.5. Air conditioning systems excluded from this contract.

## **12. TILES AND VINYL**

### 12.1. General Information:

- All floor surfaces in houses fitted with vinyl, except the bathrooms (tiled floors) - as standard finishing:
  - All vinyl-flooring laid with standard high-quality adhesive on level surface-bed to supplier's recommendation.
- Floor & Wall tiles:
  - Bathroom floors with 100mm tile skirting.
  - In showers laid from floor to ceiling.
  - Kitchen Splashbacks:
    - ❖ Standard tiles laid between work-top and bottom of wall-cupboards and tiles behind "wet-areas" (basins and sinks).

### 12.2. Floor and kitchen splash-back tiles (internal):

- We have allowed a Provisional amount of **R 400/m<sup>2</sup>** excluding Vat for the material and labour for the wall and floor tiles.

### 12.3. Vinyl floors:

- We have allowed a Provisional amount of **R 400/m<sup>2</sup>** excluding Vat for the material and labour for the vinyl floors.

## **13. WALL PAINT**

### 13.1. General Wall Paint Information:

- Exterior walls:
  - Painted with one coat plaster primer and two coats acrylic. Colour combination as per Developer.
- Internal walls:
  - All walls painted with one coat plaster primer and two coats acrylic. Colour as per Owners' selection.
- Ceiling and cornices:
  - General: Two coats of Plascon PEM 800 or equivalent alternative.
  - Bathroom ceilings - As above but with nontoxic fungicide additive.
- Metal Works:
  - All exposed metalwork is to be finished with one coat of metal primer and two coats enamel.
- Internal doors and frames:
  - To receive one coat of universal undercoat and two coats of water-based enamel (white).

## **14. KITCHEN CUPBOARDS (STANDARD DESIGN):**

14.1. We allowed a Provisional amount of **R 100 000.00** excluding Vat for the kitchen cupboards, BIC's, Vanities and work tops.

### 14.2. Cupboard Handles, hinges, and mechanisms:

- Handles as per customers choice and soft close hinges and runners.

### 14.3. Kitchen Cupboards:

- As per standard design.

©Copyright LateganMuller Group (PTY) LTD



- All cupboards as indicated on plan. Melamine with impact edging on exposed doors and sides of cupboard carcass.
- Colour of cupboards as per client's choice. Internal colour and backing are white.
- Owner may select one of the following colours for kitchen cupboards:
  - Iceberg White (PG Bison Mela wood Linear finish or similar)



- Storm Grey (PG Bison Mela wood Linear finish or similar)



- Folkstone Grey" (PG Bison Mela wood Linear finish or similar)



- Esperanza Oak (PG Bison Mela wood Linear finish or similar)



- Lunar ash" (PG Bison Mela wood Linear finish or similar)



- Kitchen Tops:
  - 20 mm Star Quartz (colour to be confirmed)



## **15. BEDROOM CUPBOARDS (STANDARD DESIGN):**

15.1. As per standard design.

- Colour of cupboards as per client's choice. Internal colour and backing are white.
- Owner may select one of the following colours for bedroom (and study) cupboards:
  - Iceberg White (PG Bison Mela wood Linear finish or similar)
  - Storm Grey (PG Bison Mela wood Linear finish or similar)
  - Folkstone Grey" (PG Bison Mela wood Linear finish or similar)
  - Esperanza Oak (PG Bison Mela wood Linear finish or similar)
  - Lunar ash" (PG Bison Mela wood Linear finish or similar)

## **16. EXTERNAL WORK**

16.1. Boundary Walls:

- All yard-walls: Built with cement blocks, plastered, and painted to average height of 1,8m from natural ground level. Paint colour – as per developer.

16.2. Paving:

- As per developer specifications.

16.3. Landscaping:

- As per developer's layout.



#### 16.4. Drainage:

- 110mm uPVC drainpipe connected to internal drainage system: min 1:60 and max 1:5 fall. Invert level to be min 450 mm. Rodding Eye at every bend and min. every 25.0m. Every drain line to ventilate with 50 mm dia. vent pipe. Drainage fixtures to be ant syphoned or deep seal traps provided (where applicable). Drainpipe to be encased in 300 mm concrete surround when underneath constructed floor and/or driveway. No visible pipes on outside of building, all pipework to be concealed. Dual flush toilets to be used. Shower head to be at min 2m height from finish floor level. WC pan heights to standard-height.

### 17. BALUSTRADES

#### 17.1. Internal & External:

- Balustrade to be stainless steel.