



September 2019

MATERIAL AND FINISHES SPECIFICATION

All work will be constructed in compliance with the National Building Regulations SABS 0400 and the requirements of the Local Council, the NHBRC and the Financial Institution's Minimum Specifications.

All finishes as per architect's or engineer's specification or developer's choice.

1. FOUNDATIONS AND STRUCTURE

Foundations are to be built in strict accordance with the municipal building regulations and engineer's specifications.

All external walls are to be built in two brick skins externally and with a 50mm cavity between, tied together with galvanised wire ties. Wherever this cavity is breached, a damp proof course is to be built in.

No termite poisoning required for Western Cape.

2. ROOF STRUCTURE, COVERING AND FASCIAS

Gang nails trusses as per engineer's design.

Roof covering, design and finishes to match existing

An approved waterproofing system to be applied to all flat roof areas, where applicable.

3. DOORS AND FRAMES

All internal frames to be solid wood.
Doors to be solid wooden internal doors of 2400mm high

Colour to be determined by architect.

4. IRONMONGERY

Locks internally to be chrome handles fitted with Union 2 lever locksets and externally fitted with Union 3 lever locksets.

5. WINDOWS

All windows shall be aluminium, the colour to match existing wooden doors & windows. Windowsills plastered and painted.

6. PLASTER

EXTERIOR WALLS:	Smooth plaster & painted.
INTERNAL WALLS:	One coat cement smooth plastered throughout.
WINDOWSILLS:	Plastered sills externally as shown on drawings.

7. WALL TILING

Unit tiles will be as per Developers choice.

Areas tiled are as follows:

Kitchen:	Only splash back tiling will be provided above kitchen top (2 rows of tiles)
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Bathroom	:	Wall Tiling to showers and splashbacks
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8. FLOOR COVERING

Floor tiles and skirting to all bathroom areas as per developers choice.

Vinyl flooring to all other areas.

9. CEILINGS

Ground floor and first floor to be underside of pre cast Hollow core slabs.

Second floor 6,4mm gypsum ceiling board skimmed ceilings with 75mm gypsum cornices, including ceiling trap door fitted to 38x38mm branding to roof trusses.

10. PAINTING

All external plaster surfaces to be finished with one coat masonry and two coats of quality PVA paint. Colour specification will be provided by the architect.

All internal plaster surfaces to be finished with one filler coat and two coats of acrylic PVA, colour cream.

All ceilings to be finished with one coat masonry and two coats PVA, colour white.

Internal doors and frames to be finished with one coat primer, one coat undercoat and one coat eggshell enamel. Colour as per developers choice.

11. PLUMBING

Sanitary fittings:

- Freestanding Bath with Victorian Mixer and Spout
- Wall Hung Basin and Vanities with Victorian Basin Mixer
- Victorian Shower Mixer with Rain Shower Head
- Victorian Close Couple Toilet
- Butler Sink with Victorian Mixer

Balanced hot water pressure shall be provided, supplied from a 150 litre 400 kpa geyser with a heat pump.

NOTE: Geyser with heat pump to be fitted where the Developer finds it to be suitable for easy access.

Laundry area (if applicable) – undertile stopcocks and outlets as required for washing machines A washing machine undertile tap and outlet is to be provided as shown on plan.

Aluminium gutters and down pipes shall be used.

12. ELECTRICAL INSTALLATION

PLUGS:

KITCHEN

1 single plug –fridge
1 single plug – washing machine
2 double plugs above counter
1 isolator plug for stove

LOUNGE / DINING ROOM

2 double plug points
1 telephone point
1 TV point

MAIN BEDROOM

2 double plugs
1 TV point

BEDROOM 2

2 double plugs
1 TV point

LIGHTS

Finishing as per developers choice.
All fittings to be fitted with energy saving globes.

STOVE

All units will be fitted with built-in black slimline oven and hob and extractor fan provided for.

ELECTRICAL METERS

Electrical meters provided to each unit.
Meter readings and management to be conducted by an approved Eskom meter supplier.

Fibre Installation:

Full installation including WiFi

13. CUPBOARDS

Kitchen cupboards to be installed complete by specialist in position indicated on plan.

Kitchen counters – Granite as per Developers choice.

Built-in cupboards are provided to all bedrooms finished externally as per developers choice.

14. SECURITY SYSTEMS

Gatekeeper system will be installed for vehicle access gate and communication and access to units.

Electric fence will be installed around the perimeter of L'Ermitage.

Vehicle access gate will be a sliding gate fitted with industrial strength motor.

Pedestrian access gate with a gatekeeper system.

15. GLAZING

Clear sheet glass generally. Obscure glass to bathroom.

16. LANDSCAPING

Grassing and plants to entire site shall be provided as indicated on plan with irrigation as approved by the Environmental Department of the Local Council.

17. EXCLUSIVE USE GARDENS

N/A

18. STAIRWELL

Concrete as designed by engineer.

19. BALUSTRADES

Balustrades to be galvanised and epoxy coated (where applicable).

20. CURTAIN RAILS

Double curtain rails to all windows (excluding bathroom and kitchen).

21. BATHROOM ACCESSORIES

- Victorian Double Towel Rail, Paper Holder and Robe Hook

22. BOUNDARY WALL

n/a

23. Built in Braai

As per developer choice as indicated on plan

24. EXTERNAL WORK

Refuse Area to be constructed as per approved plans with roof, tap and drain.

25. Parking and internal roads

Roads and driveways as per engineers' design to allow for stormwater run-off or other. Cement cobbles.

Parking area as per engineers' design

One garage or dedicated open parking bay per unit.

Open visitors parking bays.

ALL OTHER FINISHES TO DEVELOPERS SPECIFICATIONS
20 September 2019