

**MILESTONE VIEW APARTMENTS ERF 11468 BELLVILLE****Date: 16/11/2020****Outline Building and Finishes Specification**

**Note:** All finishes and fittings and colour paints are as per developer's choice and could vary due to availability and site conditions. However should a particular item not be available, developer will substitute with a similar product of equal quality. No further choices or variation available to purchasers.

Credit will not be provided should purchasers be allowed to pick their own finishes.

All building elements will be in compliance with the NHBRC and National Building Regulations deemed to satisfy requirements and/or as per rational design prepared by a professional consultant.

**1. FOUNDATIONS, COLUMNS, BEAMS, SLABS, LINTELS**

**1.1 GENERAL:** All foundations / columns / beams / lintels / etc. to be reinforced concrete, according to Structural Engineers design and details.

**2. WALLS EXTERNAL**

**2.1. WALLS GENERALLY:** Solid cement maxi-brick cavity walls to external envelope. Single coat cement plaster surface finish, coated with plaster primer and two coats of external quality paint finish. Colours: Off-white and Grey-tones with accent colour as shown on drawings.

**2.2. FEATURE WALLS:** Not Applicable/ not provided

**2.3. WINDOW CILLS:** Plastered brick on edge, Sloped at 30degree, coated with primer and two coats of external quality paint finish. Colour: Grey to match windows and doors.

**2.4. GARDEN WALLS:** Extent of new perimeter walls to neighboring properties to be confirmed. New garden walls to be double skin brick walls, with plaster and paint finish and plastered coping on top. (Palisade fencing between brick walls where indicated) Colours: Off- white walls with Grey copings as shown on drawings.

**2.5. COPINGS:** Brick header course copings, 15° slope and drip overhang to both sides, finished with single coat waterproof cement plaster, to all parapet/garden/projecting walls. Sealed with fibre reinforced paint waterproofing, without membrane. Coated with primer and two coats of external quality paint finish. Colours: Grey copings and accent colour projections as shown on drawings.

**2.6. GENERAL:** All walls to receive 375-micron Damp proof course (Plastic DPC) at wall base and to perimeter of all doors, windows and other openings; Weepholes above all horizontal DPC's on mortar fillets in cavity walls; Cavity wall ties and brick force reinforcement; Reinforced concrete lintels or reinforced concrete beams by structural engineer where indicated. All in compliance with the national building regulations deemed to satisfy requirements and NHBRC requirements. Additional reinforcement may be introduced as deemed necessary by Structural Engineer.

**2.7. BALUSTRADES & HANDRAILS:** Plastered and painted walls with coping where shown or Plain galvanized mild steel handrails and balustrades. All balustrades of non-climbable design and a minimum of 1 meter higher than adjacent finished floor level. Balustrades to architects detail. Fixings to top and side of slabs, as well as to walls and columns adjacent, to structural engineers design.  
Plain round g.m.s handrails fixed to plastered brick walls on both sides of all stairwells.

**2.8. GARDEN SCREENS:** High density, 15mm thick, Fibre cement board planks, stainless steel screw fixed to galvanized mild steel frames with integrated posts. Frames fixed to walls and posts in ground with concrete footings. Colour: Fibre cement Grey paint to match windows and doors. Plain g.m.s. frame – no paint.

### **3 WALLS INTERNAL**

**3.1. WALLS GENERAL:** Solid Cement maxi-brick single or double skin walls as per plan. Single coat cement plaster as surface finish, coated with plaster primer and two coats of internal quality paint finish. Colour: Off-white with grey undertone as per developer's choice.

**3.2. WINDOW CILLS:** Single coat cement plaster as surface finish, coated with plaster primer and two coats of internal quality paint finish to match wall colour.

#### **3.3. WALL TILING:**

##### **3.3.1.**

##### **Kitchen:**

Ceramic wall tiles, with water resistant adhesive and grouting, above all worktops up to underside of top cupboard level. Tiled splash back 600mm high.

##### **3.3.2.**

##### **Bathroom:**

Ceramic wall tiles, with water resistant adhesive and grouting, from floor level up to 1.2-meter height. Only to walls with sanitaryware fittings as shown on plan. Full height tiling in showers only. Waterproofing to whole shower

wall (and floor) beneath plaster (or screed) level.

**3.3.3.**

**General:**

Natural aluminium edge trim to all vertical tile corners and edges.

Wall Tiles & Colours: Rectangular Ceramic Wall Tiles, installed to brick pattern, with contrasting grouting, as per developers sample boards provided.

**3.4. RISER SHAFTS:** Inside to receive paint-on bituminous waterproofing or similar and 50mm thick insulation batts to wall surface facing apartments only.

**3.5. GENERAL:** Brickforce, lateral support, etc in compliance with NBR, NHBC and Struct. Eng. requirements.

## **4 ROOFS**

- 4.1. **PITCHED ROOF COVERING:** Factory coated concealed fixed profile metal roof sheeting. Valley gutters, ridge-, side-, headwall-, sidewall-, edge-flashings of same material and colour. Whole roof to be installed by one roofing specialist, to provide roofing certificate to confirm that roof is watertight.
- 4.2. **PITCHED ROOF STRUCTURE:** Treated SA pine roof trusses to Structural Engineers design and specification. Dividing walls between apartments built up and finished off to abut roof sheeting above. Purlins and elements breaching fire walls to be treated according to fire engineers' specifications to achieve 60-minute fire rating between apartments.
- 4.3. **PITCHED ROOF INSULATION:** Double sided reflective foil laminate, installed between purlins and trusses (below purlin with air-gap to sheeting) to whole roof sheeting area. Glasswool insulation (100mm thick) installed on top of all top floor apartment ceilings and over internal apartment walls.
- 4.4. **FASCIA BOARDS:** Medium density Fibre cement fascia boards with PVC H-profile fascia joiners to junctions and corners. Coated with primer and two coats of external quality paint finish.
- 4.5. **EAVES LINING:** Medium density Fibre cement sheeting, installed on top of roof trusses and below purlins at all roof overhangs. Exposed roof truss rafters lightly sanded down after base coat. All coated with primer and two coats of external quality paint finish.

- 4.6. **GUTTERS AND DOWN-PIPES:** Factory coated Ogee profile extruded aluminium gutters with matching fixings and fittings by specialist. PVC downpipes, fixings and fittings as per manufacturers specifications, primed and painted to match external wall finish.

## **5 FLOOR SURFACES**

- 5.1. **FLOOR STRUCTURE - UPPER FLOORS:** Steel-reinforced-precast-concrete-floor slabs, combined with steel- mesh-reinforced-structural-concrete-topping to structural engineer's design and details.

- 5.2. **FLOOR STRUCTURE - GROUND FLOOR:** Steel-reinforced-site-cast concrete-surface bed, on 250-micron damp proof membrane, to Structural Engineers design and details.

- 5.3. **STAIRS:** Steel reinforced precast concrete stairs with Smooth off-shutter factory finish. Non- slip reeding and nosing, precast stairs treads. Rough precast concrete Landings to have 40mm thick Smooth Floated Grano screed finish, to match precast concrete stair finish. Hardener sealer applied to both surfaces once completed.

- 5.4. **FINISH IN APARTMENTS:** Ceramic floor tiles with water resistant adhesive and grouting, on cement screed. Matching Cut tile skirting (100mm high). Tiles & Colours: 600 x 600mm floor tiles, square pattern, with matching grouting. Matching tiles with non-slip finish and rating in wet conditions for bathroom and kitchen areas. Colour as per developer's choice.

- 5.5. **FINISH TO UPPER FLOOR WALKWAYS AND GROUND FLOOR PATIOS:** 600 x 600mm Non-slip Ceramic floor tiles, on cement screed to ground floor, or smooth floated structural topping on upper floors, with 1:50 crossfall to prevent water ponding. Matching Cut tile skirting (100mm high) to all adjacent walls.

- 5.6. **FINISH TO REFUSE ROOM, GUARD HOUSE, GENERAL ABLUTIONS:** Smooth steel floated concrete slabs, coated with paint on concrete hardener sealer. Refuse-room floor to have 1:50 fall to floor drain.

- 5.7. **GROUND FLOOR WALKWAYS, FOOTPATHS and PARKING AREAS:** Brown Clay brick pavers on compacted sand filling and sub base, to Civil Engineers design and specifications. Precast concrete curbs where deemed necessary.

- 5.7.1. **Parking lines: Dark grey brick pavers**, set into clay pavers of parking lot surface.

- 5.7.2. Parking space numbers: Glow-in-dark spray-paint characters** applied with stencil,  
or **Reflective vinyl stickers**, applied to kerb face at head of parking bay - height: 100mm.

- 5.8. SHOWER FLOOR:** 100x100mm cut floor with waterproof adhesive and flush grouting, on cement screed sloped to drain, on concrete base, on waterproofing (to floor and wall of shower all round).

## **6 CEILINGS**

- 6.1. **TOP FLOOR APARTMENTS:** Skimmed plasterboard ceilings, coated with primer and two coats of White internal quality paint finish. Moisture resistant board finished with anti-fungal paint, in bathrooms and kitchens.
- 6.2. **OTHER APARTMENTS:** Smooth of Shutters surface of precast concrete panels, with neated recesses at panel joints, coated with primer and two coats of White internal quality ceiling paint finish.
- 6.3. **CORNICE:** Coved 75 x 75mm cornice to perimeter of all rooms in apartments. Coated with primer and two coats of White internal quality ceiling paint finish.
- 6.4. **TOP FLOOR WALKWAYS:** Painted fibre cement eaves lining and exposed trusses, supporting 300mm wide by 100mm high painted g.m.s sheet tray, to support and conceal services.
- 6.5. **WALKWAYS:** Smooth off shutter surface of precast concrete panels, with neatened recesses at panel joints. Cleaned of all debris and left unpainted with smooth concrete finish.
- 6.6. **REFUSE ROOM:** Painted timber rafters and factory coating of roof sheeting only.

## **7 WINDOWS & SLIDING DOORS**

- 7.1. Powder Coated finish to Aluminium frames and opening sections, with wool pile seals, in compliance with AAMSA and SANS 613 requirements. Colour: Grey
- 7.2. Burglar bars as part of aluminium frames, **to ground floor apartment windows only.**
- 7.3. Black aluminium handles and stainless-steel hinges.

7.4. Sandblast vinyl laminate to glass at bathrooms and kitchens with clear glass to other windows.

7.5. Safety Glazing in accordance with SANS 10400 where required.

7.6. Stair ventilation openings to receive matching Powdercoated Aluminium Weather Louvers.

## **8 DOORS**

8.1. **Front Doors:** Horizontally slatted semi-exterior hardwood door and frame, sanded down and coated with primer and two coats of External quality oil-based enamel paint finish. Grey rubber doorstep.

Hardware: Cylinder lock, Stainless steel handles, Door Number, Door Hook see sample board.

8.2. **External doors:** Solid FLBB hardwood door and frame for full exterior exposure, sanded down and coated with primer and two coats of External quality oil based enamel paint finish all round. Hardware: Cylinder lock, Overhead door closer(s), Chrome plated or Stainless handles to match.

Location: Refuse room, Guardhouse, General Ablutions, Storerooms.

8.3. **Internal Doors:** Semi-solid doors with timber frames, sanded down and coated with primer and two coats of External quality oil-based enamel paint finish all round.

Grey rubber doorstops.

Hardware: Two lever lock, Stainless steel handles as per sample boards.

8.4. **Service duct cover panels:** Medium density Fibre cement sheeting fixed to treated 50x50mm SA pine frames, to form 2.4 x 0.6meter removable panels. All coated with primer and two coats of External quality paint finish to match external wall finish. Fixed to cleats in duct with removable screws (special Allen key head with pin). Bund wall at base of shaft to receive tiled skirting.

## **9 PAINTWORK**

9.1. **PAINT SPECIFICATIONS:** Paint specifications by specialist to be acquired for all surface finishes. Paint specification can be substituted by developer with similar or superior quality specification.

9.2. **INTERNAL SURFACES:** All internal surfaces such as walls, cornices, skirtings and ceilings to be inspected after the first primary coat for any blatant blemishes. All to be remedied with appropriate filler to satisfaction of architect and to a reasonable standard. After which final primer and paint finish is to be applied.

- 9.3. **EXTERNAL SURFACES:** Light stipple-roller paint finish to external walls and copings. All external surface finishes and elements to be completed to agreed standard at hand of sample installation prepared by contractor/sub-contractor. Sample to be approved by Architect. Contractor/Subcontractor to proceed at same standard throughout for surface or element.

## **10 CABINETRY FINISHES**

### **10.1. Layout and configuration as per plan and artist impressions attached.**

**Bedroom wardrobes: Doors and Visible side panels** to have **white woodgrain melamine finish** with matching impact edging all round. Standard white melamine carcasses and edging otherwise. Tile mop skirting fixed with flexible adhesive to cupboard base all round. Doors to be 450mm wide. Three door cupboard to main bedroom. Two doors to second bedroom. Stainless steel handles and hinges.

**10.2.1 Kitchen cupboards:** Doors, Drawers and Visible side panels to have woodgrain melamine finish, with matching impact edging all round. Standard white melamine carcasses and edging otherwise. Tile skirting fixed with flexible adhesive to cupboard base all round.  
One 500mm wide base drawer unit beside built-in oven. One 500mm top cupboard unit with shelf above. One 600mm wide built-in Stainless Steel Defy Hob and Oven with drawer below. Electrical point and switch provided for owner to install unvented cooker hood should it be desired. One 500mm base cupboard unit with shelf to other side.

One 500mm microwave unit and shelf above.

One 600mm wide full height fridge enclosure with high-level cupboard.

Ventilation gap behind top section. One 600mm wide full height broom cupboard with DB inside at Two bedrooms flats.

One 900mm wide base unit with double doors below sink at Two bedrooms flats.

One 600mm wide opening under worktop for washing machine with plumbing.

**10.2.2 Kitchen worktops:** Solid Rustenburg Black Granite Worktops, 30mm thick, sealed all round to finishes.

## **11 SANITARYWARE, PLUMBING AND TAPS**

11.1. Stainless steel double bowl sink (single at 1-Bed apartments if applicable), with chrome

plated SABS approved brass Mixer tap.

11.2. White Porcelain close coupled Duel flush toilet.

11.3. White ceramic basin, on 550x400mm White powder coated vanity cabinet, with chrome plated SABS approved brass Mixer tap.

11.4. Cut tile shower floor with safety glass door and side panel with white aluminium frames. Low flow showerhead and chrome plated SABS approved brass Mixer tap.

11.5. Hot water supply 150 litre hot water tank with electrical element . System to be confirmed by developer.

11.6. Each apartment to have own water meters located at apartment for accurate billing.

## **12 ACCESSORIES**

12.1. Double curtain track to be fitted to lounge and bedrooms. Standard white factory coated finish.

12.2. Double 900mm long towel rail, toilet roll holder, soap dish holder at shower. Chrome plated or SS finish.

12.3. Bathroom mirror, 800 x 300w mm, screw fixed to wall. Screw heads covered with chrome plated dome caps.

## **13 ELECTRICAL INSTALLATION**

13.1. One distribution board located in broom cupboard per apartment.

13.2. Prepaid electrical system to each apartment - as per developer's choice.

13.3. Kitchen: One stove connection + switch and isolator + switch for hob extractor provided - extractor fan provided. Two double plug points at the worktop at oven side. Single plug at microwave level. Single plug at fridge position. Single plug at washing machine position. One double plug point to worktop at sink side.

13.4. Bedrooms: Two single plug points to each bedroom.



13.5. Apartment Lights: One Surface mounted LED bulkhead light fitting each to bedroom, lounge, dining, kitchen, bathroom.

13.6. Light and plug point positions as per flat layout plan.

13.7. Light fittings, switches and plug covers as per sample boards provided.

13.8. All plugs and fittings to be SABS compliant and installed according to regulations and by-laws.

13.9. Bathroom extractor fan connected to light switch to be included.

#### **14 TELECOMMUNICATION AND DSTV**

**14.1** Fibre to home reticulation provided to each apartment. HOA approved service provider to provide cabling, infrastructure, service, price plans, etc.

**14.2** No Telkom hard lines provided.

**14.3** PVR ready central DSTV satellite dish(s) linked to connection point in apartment to be provided. Adaptors, Decoders, PVR's for linking to DSTV service not provided. Each resident to arrange for contract and installation, from cable connection point provided, should it be desired. No independent satellite dishes allowed to be installed by residents, owners or satellite TV service providers on building exterior.

#### **15 LANDSCAPING**

15.1. **SOFT LANDSCAPING:** Roll-on lawn to majority of surface area of communal gardens and swales. Combined with trees and shrubs as per approved landscaping plan.

15.2. **JUNGLE GYM:** Treated Gum pole type jungle gym to be provided in Enclosed Garden/ Play Area as per plan. To have a minimum of two swings, one slide and platform with access ramp or ladder and sand pit. All to be used at occupants own risk.

15.3. **GENERAL:** All final surface levels, dimensions, positioning of garden walls to be determined by developer. Configuration may vary slightly from plan to accommodate site condition. Developer does not take responsibility for the control of pests, weeds, etc. after occupation.

#### **16 SECURITY**

16.1. **FENCING & VEHICLE GATES:** Roll Formed galvanized mild Steel Palisade Fencing and

supports by specialist.

Colour: Galvanized mild steel. Integrated Electrical Fencing wire support on palisade posts. Repurposed Vibacrete Panels installed below fence in soil for Crawl Protection.

16.2. **VEHICLE GATES:** Gates to be of matching Steel Palisade design and finish by specialist. Biometric access- and Phone-to-Gate remote control included.

16.3. **PEDESTRIAN GATES:** Galvanized mild steel **Turnstile Gates with Biometric Access** by specialist.

16.4. **PERIMETER SECURITY: 6-Strand Electric fence fitted to top of all complex perimeter walls, fences and gates.**

16.5. **SECURITY GATES TO APARTMENTS** - front doors only - colour to be determined by developer

16.6. Push lock with key provided to all sliding doors

## **17 PARKING ALLOCATION**

17.1. **One (1)** parking bay allocated by default for sole use per apartment. Visitor parking provided as per plan.

## **18 AMENITIES**

18.1. Drying yard with canopy and Washing lines as per drawings provided.

18.2. Garden and play area for use by children under supervision.

## **19 INCLUDED**

19.1. Transfer Fees

19.2. Bond Fees

19.3. Electricity, Water, Sewer connections

19.4. NHBRC fees

19.5. Plan approval fees

19.6. All Consultants fees, Architect, Quantity Surveyor, Structural-, Civil-, Electrical Engineers,  
Etc.

## **20 EXCLUDED**

20.1. Bank initiation fees should buyer elect to register a mortgage bond on the property

20.2. Courier and correspondent attorney fees should purchaser not sign at the offices of the  
appointed attorney

## **21 GENERAL**

This specification serves as a guideline only and the Developer / Building Contractor reserves the right to amend and / or substitute items, with an alternative with a similar look, feel and quality, at his/her sole discretion, in the event of any item not being available or being in short supply.

The purchaser is not permitted to do any work on site while construction is under initial building contract.

**NOTE:** Should the above mentioned specification differ from the final plan specification, then this specification will be the final ruling document.

**PURCHASER(S):** .....

**DATE:** .....