

THE VILLAGE  
CLARA ANNA FONTEIN

**THE VILLAGE PHASE 2- SPECIFICATION AND FINISHES**

1. **Foundations:**

Foundations to be as per Engineers drawings and specifications.

2. **Superstructure:**

Contractor to provide damp proofing below all surface beds consisting of 250micron polythene sheeting Complying with SABS 952 Type C.

All steel reinforcement is to be as per the Structural Engineers specification.

External 230 mm cavity walling shall be built in accordance with the Engineers details according to the Architects drawings, in clay bricks (ROK's), bedded in class II mortar and will include all necessary Expansion joints, wall ties and brick reinforcement.

Boundary walls to be constructed as per the Architects specifications, approximately 1800mm high.

Damp proof courses shall be provided by the contractor, laid in accordance with the manufacturer's instructions, to be joined with the slab waterproofing layer, to form an Impermeable water barrier.

Vertical DPC's will be built on the external side of all returned brickwork to all windows and doors, and tucked into the frames.

All external weepholes to be a minimum of a single brick course above finished floor level.

Internal walls shall be built in accordance with the Engineers details and according to the Architects Drawings, and will consist of single and double skin brick work, and will include galvanised brick force.

3. **Roof:**

All roofs to be as per the Architects drawings. Timber roof trusses in accordance with “mitek” roof designs: all covered with “kliplock” or similar approved powder coated roof sheeting to Architects colour selection.

4. **Doors and frames:**

All doors to be to Architects specification. Internal doors to be custom made 2400mm high Semi Solid Timber doors. All internal door frames to be timber.

5. **Windows / Sliding doors:**

All windows/sliding doors to be as per Architect’s plans. These are to conform to AAAMSA requirements. Wind loading specifications to be provided by engineer and approved by developer.

All External Aluminium doors and windows to be 2400mm high, colour dark grey.

6. **Window Sills:**

External sills to be plastered with suitable fall with DPC under.

All internal plastered reveals and sills to be sealed using an acrylic sealant, and painted over.

All tiled reveals and sills to be sealed at frame using silicone, colour to be as per architects spec.

All external reveals and sills to be sealed using an approved polyurethane sealant in colour to match aluminium frames.

7. **Wall finishes:**

Internal walls to be one coat of smooth plastered “polly skimmed”

External walls to be one coat plaster

Wall tiling to be from Developer's selection as follows:

- Kitchen:                      Splash back to receive engineered stone, selection from developers range provided.
- Bathroom showers:    Showers to be tiled to the top of the frameless glass enclosure

All bathroom accessories to be "Bathroom Butler" type, or similar approved, consisting of:

- One soap dish per shower
- One toilet roll holder per WC.
- One single towel rail per bathroom.
- One heated towel rail provided

#### 8. **Floor Finishes:**

Tiles where shown on Architect's plans, carpets elsewhere. Tiles to be hard-body tiles as per the Developers' selection provided. There will be a selection of tiles available from the developer.

Carpets to be "Nouwens - Pinto" range, or similar approved laid on 1000g underfelt. Purchasers able to Choose from the Developers colour selection.

Hard body porcelain floor tiles, as per developer selection provided.

All balconies to be waterproofed using contractors specification, and screeded to falls according to the Architects drawings.

19 x 110 mm SAP skirtings to all rooms except bathrooms, kitchens and garages

Shower floors and walls to be waterproofed with acrylic waterproofing paint onto reinforced membrane carried out by an accredited waterproofing specialist and covered with 100x100mm cut tiles to match Bathroom tiles.

All garages to be tiled – Tiles supplied by the developer

9. **Painting: Dulux or similar approved**

External Walls:

- 1 Coat PEM 800 (Professional Emulsion).
- 2 Coats PEM 900 (Super Acrylic).

Facias:

- 2 Coats Pure Acrylic (PEM1000).

Exposed Metalwork:

- Treat all surfaces with galvanised iron cleaner (GIC 1) and rinse with fresh water; Apply 1 coat of Red Oxide water based primer (EMS 18).
- Apply 2 coats Velvagio (or similar approved)

Internal Walls:

- coat primer
- 2 final coats PEM 800

Internal Ceilings:

- 3 Coats PEM 900 (White).
- (Bathroom ceilings to be skimmed with 'skimit' (or similar approved), paint to be PEM 800 with Added fungicide).

External Flexit Ceilings:

- 2 Coats PEM 900 (White).

External and Internal Woodwork

- 1 Coat Wood primer (White) UC 17;
- Apply 2 coats Velvagio Enamel (VLO) applied with roller brush.

#### 10. **Ceilings:**

Flush cretestone skimmed ceilings including all surface preparation, together with developer approved cornice. Minimum ceiling height is 2700mm

External rhinolite plastered ceilings to concrete soffits or skimmed flexit, where applicable.

Garage ceilings to be skimmed and painted to the Architects specifications

#### 11. **Ironmongery:**

Internal doors to be fitted with standard two-lever mortice lockset with “Dorma” type door handle or similar and approved.

External doors to be fitted with cylinder type locksets, and Aluminium door handles

#### 12. **Joinery:**

All built in cupboards to kitchens, bedrooms and linen cupboards to be installed where shown on architects and kitchen designer’s drawings.

Cupboards to be below all worktops as shown on the kitchen designer’ drawings, except where provision has been made for appliances or breakfast counters.

Edges of all wall units between tiles and or walls are to be sealed with silicone, colour as per architect’s specifications.

Bedroom and linen cupboards and doors as per selection from the supplier’s standard colour range provided.

Kitchen panels and doors as per selection from the supplier’s standard colour range.

Kitchen cupboard counter tops to be engineered stone as per selection provided.

Top BIC's in kitchen to have a recess for stove extractor fan, where applicable.

All door hinges to be 100 degree "Ferrari" clip hinges or similar and approved.

The contractor will be responsible for the fitting of under counter oven, hob and extractor fan including Electricity and gas connections to these items.

13. **Electrical:**

Each unit will be individually metered with a prepaid meter as per local authority requirements.

Position and number of plug points, lights, switches, data and TV outlets as per Architect drawings.

All fittings to be from the "Clipsal 3000" range, or similar approved and as follows:

- Plug points and sockets to be 150mm above kitchen working surfaces, or 300mm above finished floor levels, where applicable.
- Light switches to be to the height of the internal door handle heights, 1.1m AFF

All wiring in slabs and walls shall be in conduits.

The design of all installations shall be to the City of Cape Town Electricity Department standards and shall comply in all respects with their requirements and with SABS 0142.

Light fittings– down lighters with LED lights throughout, except on the patios, balconies and the garage.

Kitchen Appliances are to be SIEMENS iQ100, stainless steel built in single oven, 60cm stainless steel gas hob and a 60cm wide stainless steel chimney hood or a 60cm silver metallic canopy hood, depending on the house type and kitchen design.

#### 14. **Plumbing:**

All water supply piping to comply with the SABS requirements.

All waste pipes to be PVC to SABS and local authority requirements.

Washing machine/ dishwasher points to include a 40 mm PVC waste and a male isolating connector.

Sanitaryware to be as follows, or similar approved and set out as per the Architects drawings:

- Wash hand basins on vanities are to be as per the Architects drawings, with click waste.
- Baths to be as developer spec 1800 x 750 mm, with chrome “nicci” spout and pop up waste.
- All bath mixers to have a Grohe or similar approved diverting mixer with hand shower.
- WC’s to consist of Grohe or similar approved concealed cistern
- Showers to consist of Grohe or similar approved set including undertile mixer, arm and rose.
- Sinks to be “Frankie Quinline” or similar approved double bowl drop in type, or single bowl where indicated, with single lever mixer, to developer specs..

Clear glass, frameless shower doors to be installed in all showers

All plumbing to comply with local authority requirements (e.g. inspection eyes, access panels, overflow pipes, approved tap fitting etc)

#### 15. **TV and Satellite installation:**

The purpose of the installation is to provide each unit with a Fibre to Home connection. More details regarding Fibre installation available on the Clara Anna Fontein website.

16. **General:**

- All external steelwork including balustrades as per Architect's detail and to be hot dipped galvanised and painted as detailed in paint specification.
  - Handrails to balustrades to be as per the Architects specification.
  - All stone cladding to be as per the Architects specification.
  - Retaining structures will be limited and all gardens will **not** necessarily be level.
  - The developer will provide lawn, x2 trees and flower beds.
  - All gardens will have automated irrigation x2 external taps to be provided
  - NHBRC enrolment fee included in the Purchase Price
  - Municipal connections included in the Purchase Price
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