

# List Of Specifications



# ROSEMARY

ESTATE

KUILSRIVER • NORTHERN SUBURBS • CAPE TOWN



## **1. Foundations:**

- 1.1. Concrete foundations will all be laid with ready mix concrete and to be as per Engineers design
- 1.2. Reinforced concrete footings shall be as per Engineers design
- 1.3. Compaction and filling as per Engineers detail specification
- 1.4. All Structures (strip or raft foundation) will be constructed as per structural engineer design.

## **2. Super Structure**

- 2.1. External walls min of 230mm width
- 2.2. Internal walls min of 90mm width on a non-load bearing wall
- 2.3. Foundation walling min. 280mm cavity brick concrete filled up to stepped DPC detail as per NHBRC specifications
- 2.4. All DPC membranes to be of high quality and as per SABS standards, laid to manufacturers specifications
- 2.5. Precast concrete lintels & brick force are to be used over all openings unless engineer designed beams are required.
- 2.6. Control joints, if required, on all large wall panels as per SANS detail requirements.

## **3. Roof**

- 3.1. Roof structure: Pre – manufactured SA Pine gang nail trusses, Purlins and wall plate fixings as per manufacturers design and supply. Installation and commissioning to be done by appointed structural engineer.
- 3.2. Roofs to be pitched as per Architect approved drawings.
- 3.3. Fascia boards Nutec board prepared for painting and fixed with countersunk galvanized screws
- 3.4. Roof Tiles to match Rosemary 1
- 3.5. All Roof insulation to be in accordance with SANS XA regulations.

## **4. Floors**

- 4.1. Ground and First floor slab to be constructed in accordance with the structural engineers' drawings.
- 4.2. Reinforcing to be placed as per engineer's design and specifications
- 4.3. Floors to be casted with ready mix concrete and to engineer's design
- 4.4. DPC and other waterproofing barriers placed into surface bed must be SABS and NHBRC approved materials

## **5. Ceilings**

- 5.1. Ceilings: Rhino board to be fixed to approved support structure installed with shadow line cornice as per developers' choice.
- 5.2. Skimmed Rhino board ceilings between beams
- 5.3. Unless otherwise specified no ceilings in garages
- 5.4. Standard aluminium trapdoors in ceilings as per access requirements for roof void
- 5.5. Double Story walk up
  - 5.5.1. Ground floor – Precast Slab – Skim & Paint
  - 5.5.2. First floor – Rhino board ceiling to be skimmed and painted.

## **6. Windows and Glazing**

- 6.1. All windows to be epoxy powder coated aluminum and color to be Bronze
- 6.2. Windows must have a plaster band around outside – Painted charcoal
- 6.3. Glazing to comply with SANS XA and SANS Part N
- 6.4. All Profiles, Manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements

## **7. Doors**

- 7.1. Front door to be Meranti at a height of 2.1m
- 7.2. Internal doors – Horizontal slated hollow core doors painted as per the Paint Specifications – and at a height of 2.1m.
- 7.3. All internal door frames to be timber and painted as per the Paint Specifications and at a height of 2.1m
- 7.4. Sliding doors/Stacking doors to be standard bronze aluminum as per plan
- 7.5. Glazing to comply with SANS XA and SANS Part N
- 7.6. All Profiles, manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements
- 7.7. Garage doors – To be Motorized sectional epoxy coated garage door. Colour to be White
- 7.8. Fire door to be as per min SANS requirements for solid timber door construction fitted with approved self-closing mechanism as per SANS Part T requirements and at a height of 2.4m
- 7.9. All doors to be fitted with hinges and handles as per developers' choice

## **8. Wall Finishes**

- 8.1. All walls to be plastered, primed and painted.
- 8.2. All paintworks to be done in accordance with the Paint Specifications
- 8.3. Braai to be built in – Braai specification as per developers specification.
- 8.4. Chimneys and cowls as per developers' specification
- 8.5. External Walls
  - 8.5.1. Main Colour – as per developers choice
  - 8.5.2. Accent Colour – as per developers choice
- 8.6. Internal Wall Colour
  - 8.6.1. Colour Scheme out of choice made as per sales contract

## **9. Internal Finishes**

- 9.1. All living areas, kitchens to be Vinyl Flooring
- 9.2. All bedrooms to be laid with Vinyl Flooring
- 9.3. All bathrooms to be tiled.
- 9.4. Bedrooms, living areas and passages to be fitted with SA pine skirting painted white as per the Paint Specifications –
- 9.5. Garage floors to be screeded, No skirtings in garages.

## **10. Kitchen & Scullery:**

- 10.1. Tops - 20mm Eazi Quartz Grigio Cemento/Macadamia -
- 10.2. Side by side undermount bowls
- 10.3. Darling/Bay Black Swivel Spout

## 11. Plumbing and Sanitaryware

11.1. Taps and mixers as per developers choice.

## 12. Electrical switch gear:

12.1. Light switches and power sockets will be from the Arnesto/similar range

## 13. Landscaping:

13.1. Grass will be planted as a standard.

13.2. Trees ,shrubs and greenery as specified in Landscaping plan

## 14. Metering

- Electrical Prepaid meters

## 15. Solar

15.1. Solar Geyser: To be solar powered and fitted by a qualified solar installer certified by the relevant supplier.

## 16. Aircon

16.1. All homes to be fitted out as aircon ready except if plan illustrates otherwise

16.2. All aircon ready points to be standardized throughout the development

16.3. All aircon units to be covered with the approved screening or paneling and must not be visible

16.4. All piping and drainage piping not to be visible

## 17. Paving

17.1. Driveways will be paved with the same paving utilized in the development

17.1.1. Grey aggregate interlockers - main (INCA paving)

17.1.2. Charcoal paver - boarder (INCA paving)

## 18. General

### 18.1. Included Extras:

18.1.1. Inverter System

18.1.1.1. Option 1 – Basic system (5.5kw Inverter, 5Kw Lithium-ion Battery)

**Refer to Data sheet.**

**OR**

18.1.2. KolKol/Simmilar Woodfired Hot Tubs

### 18.2. Optional Extras:

18.2.1. Air conditioner

18.2.1.1. Samsung AR6500 Wind Free 9000 Btu Inverter – **R10 699**

18.2.1.2. Samsung AR6500 Wind Free 12000 Btu Inverter – **R11 499**

18.2.1.3. Samsung AR6500 Wind Free 24000 Btu Inverter – **R17 899**

**(Prices subject to availability)**

18.2.2. Swimming Pool (6mx3m) – **R78 500**