

The Lane - Specifications

Laura Lane | Melrose

“ANNEXURE D” SPECIFICATIONS

1. FOUNDATIONS AND TRENCHES

The design of the foundations will be based on the engineer’s design and input. The contractor reserves the right to construct strip footings, 20 Mpa concrete (600 x 200mm) built in accordance with Engineer’s design and instruction.

1.1 Excavations

- A suitable platform with retaining structures where required shall be prepared by the contractor.
- The Architect and Contractor, shall determine on site the final levels, heights of plinths, depths of foundation trenches and number of steps. Foundation trenches to be dug to a maximum depth of 750mm and to be not less than 600 and not more than 700mm wide for external and internal walls. Sides of trenches to be trimmed to full width from top to bottom and bottom of trenches to be level.

1.2 Concrete

- Concrete to be supplied by Ready-Mix Companies, strength to be determined by Engineer.
- Concrete in foundations to be 200mm thick to the width shown on the working drawings.
- Surface beds to be 85mm thick. Ref 100 mesh to be used as reinforcing in all surface beds.
- All dimensions to Engineer’s specifications and weather steps to be allowed at balconies.

1.3 Termite Proofing

- Approved Termite Poison to be applied under surface bed.

2. SUPERSTRUCTURE

2.1 Damp Proofing

- Place and build in 250 micron polythene under all superstructure walls, window sills and lintols erected for the flooring system as shown on drawings.

2.2 Lintols

- The contractor shall use pre-stressed concrete lintels and 2.8mm brick force on every course above door and window openings. The brick force is to extend 300mm beyond the opening on either side.

2.3 Superstructure Walls

- Main Building and Outbuildings: Cement stock bricks to comply with SABS and to be plastered as described below to height average of 3,255m Finished Floor Level to Finished floor level.
- Selective areas to have exposed brick for painting.

2.4 Concrete Slabs

- Block and beam or Insitu slabs as per engineer's details with cast in boxes for down lighters (where there are no ceilings), dependent of final engineer's design.

2.5 Staircase

- Open Stair - As per final design
- Finish is to be tiled.

2.6 External and Internal Frames and Doors

- Front door to be glass in powder coated frame to match windows.
- Internal doors to be solid supa wood doors, to Architect's specification.
- Backdoor to be Aluminium framed Glass Door.
- Door frames internally are painted hardwood.
- Door heights shall be 2,4m.

2.7 Windows and Sliding Doors

- 2,4m high Powder coated Aluminium windows and sliding doors.
- 2,4m high Powder coated Aluminium folding stacking doors if and were indicated on plans.
- Patio doors are not included. See optional extras.
- Glazing to be in accordance with AAMSA requirements.
- No double glazing. Only performance Low E glass if necessary.

2.8 Window Sills

- Plastered sills.

3. **ROOF / ROOF COVERING**

3.1 Flat Concrete Roofs

- To engineer's design with torch on waterproofing.
- Concealed down- pipes in PVC with outlets if required.

4. PLUMBING AND DRAINLAYING

4.1 Water Connection

The Owner is to make application with council immediately upon receiving proof of transfer from the attorneys). Council to supply and install a new water meter. The cost of water meter, the deposit as well as the water consumed during building operations shall be for the Owners account. The Contractor cannot make application on behalf of the owner.

4.2 Sewerage

- The contractor shall obtain from the Local Authority a signed Drainage Certificate, which Certificate shall be deemed proof that the Contractor has complied with all requirements of the plumber and drain layer and has discharged in full, all his obligations in terms of this section.

4.3 General Installation

- Hot and cold water to all baths, basins, sink and showers of main dwelling. Provide one garden tap with gully at the kitchen area, and one along the run of the Municipal water connection at a position to be determined by the Contractor on site.
- 2 external taps placed as directed.

4.4 Washing Machine and Dishwasher Connection

- Two points shall be provided for. An under counter stop valve, and threaded connection to be provided. The waste connections shall be made under counter.

4.5 Sanitary ware, tap ware & bathroom accessories.

- All sanitaryware shall form part of the finishing schedule as detailed.
 - Accessories : As per schedule
 - Cisterns : Giberitz concealed cisterns - main house
 - Taps : Hansgrohe
 - Shower head : As per schedule
 - WC : Rectangular in white ceramic
 - Staff : Amour range or similar
 - See Images attached as an indication of selection range.

4.6 Water Heating

- The proposed system will be for a solar hot water system, 2 x 200L geysers.
- The plumber shall supply and install pressure valves and geyser tray as required.

5. ELECTRICAL

- The Electrical Contractor shall install and connect all light fittings.
- A certified distribution board with approved earth leakage unit.
- Light and plug switches will be from the Clipsal S2000 range. Euro plugs.
- All light and plug points to be provided with one switch each, except where 2-way switching is required.
- Light and plug point positions to be installed where indicated on electrical plans.
- Globes to be of the LED type only.
- See electrical points allowable in finishing schedule for costs and quantities.
- Should the purchaser wish to increase or decrease the quantities of electrical points. This will be done in accordance with the attached schedule and prices. Prices valid for 90 days.
- A second blank inverter board with the necessary conduits to the roof shall be installed as a first fix installation, for ease of later installation of a power backup, inverter system – This is an optional extra.
- TV points – Only conduits with draw wires. No audio installation / No satellite dish.
 - A COC for the electrical compliance shall be issued on completion of the electrical installation.

Appliances:

See finishing schedule.

5.1 Electrical Connection

The contractor shall supply and install the electrical cable from the street boundary meter box to the house. The new electrical **meter as well as any necessary deposit will be for Client's account. The client must make the application for the new meter as soon as possible, after transfer of the property.**

5.2 Main Cable

- The cost of the cable from the meter box to the house is included in the contract price to a maximum of 30m
- The contractor shall determine the position of the meter box and distribution board.

5.3 Electrical Points

- All lighting and plug points are as per the electrical layouts and schedule
- The electrical points on the finishing schedule will take precedence over the number of points allowed for in the home. Any addition or removal of electrical points will be quantified and costed accordingly.

5.4 Electrical Light Fittings

- Design is based on LED down lights as shown throughout.
- As per separate schedule, final layout shall be determined by architect, in conjunction with client and contractor.
- Lights to be as per schedule or similar which includes the fittings, switches, and connection points.
- See finishing schedule

6. PLASTERING / CLADDING / FEATURE PANELS

6.1 External Walls

- One coat cement plaster, one coat undercoat and two finishing coats acrylic PVA
- All exposed and faced brickwork – Is to be painted.
- External colours shall conform to the colours of the scheme and complex.

6.2 Internal Walls

- Main house – Two coat plaster with a smooth rhinolite finish with one coat of undercoat and two coats of acrylic PVA - except where walls are tiled.
- Feature walls and finishes to be confirmed is applicable
- Garage – One coat plaster with a wood float finish and painted with one undercoat and two coats of acrylic PVA.

6.3 Screed

- All screeds to receive carpets, laminate timber and/or tiles to be wood floated.

7. FLOOR FINISHES

GROUND FLOOR – EXTERNAL

Driveway	Concrete pavers as per spec.
Walkway and Yard	Concrete pavers, included in driveway allowance. A maximum area for both areas is 100m ² .
Steps to backyard (if required)	Porcelain Tiles
Patios and Entrances	Porcelain Tiles

EXTERNAL - FIRST FLOOR

Balconies	Porcelain Tiles
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INTERNAL - GROUND FLOOR

All living areas	Tiled floors
Stores	Ceramic tiles
Garage floor	Grano screed finish – Tile option not included

INTERNAL - FIRST FLOOR

Beds, PJ lounge, dressing room	Carpet or laminate flooring.
Bathrooms	Porcelain Tiles
Staff room	Ceramic tiles.

8. WALL TILING

8.1 Main House

- Showers - tiling to showers to 2400mm
- A return type skirting shall be incorporated into the vanity top design.
- N.B. Layout patterns for tiling are to be square tile layouts. Different or artistic layouts will be charged for, labour and waste, and will be for the Owner's account.
- Tiled splash back around built in bath one tile high.
- Tiled splash back in kitchen and scullery between counter top and upper cupboards.

9. CEILINGS (if required)

- 9mm Gypsum board ceilings skimmed and painted white, where applicable
- Dropped ceilings as indicated on plans with a maximum provisional area of 60sqm.
- Balance of slab soffits will be skim plastered and painted.
- Bulkheads and ceiling details as per final design. 20m²

10. GARAGE DOOR

- Multi section Horizontal slatted chromadek type door, motorized with remotes control and battery backup (2 x remotes issued per unit)
- Fire door to be class B in accordance with SABS 1253 leading into unit, painted to colour choice.

11. SKIRTINGS

- Profiled timber, wood skirtings painted to match wall colours.
- As per schedule 120mm x 20mm
- See finishing schedule.

12. BUILT IN UNITS

- Kitchen and scullery units with wrap doors matt finish, tops of composite stone.
- Prep bowls under slung type.
- Vanity units in wrap panels with satin finish, main vanity with vanity top of composite stone.
- Wrap doors with satin finish to BIC'S, Linen cupboard, no backing boards in BIC's.
- Staff quarters cabinet works in edged white melamine finish.

13. MIRRORS

- Mirrors to vanity units to be determined by width of basin.

14. SHOWER & WC CUBICLES

- Frameless Glass cubicles, around a recessed shower base.
- Main bathroom - Doors and Glass panel.
- Other bathrooms – Shower screens
- Staff - Aluminium framed shower.
- As per schedule.

15. DOOR LOCKS AND FURNITURE

- Door handle satin chrome
- 3 lever locks to internal doors.
- Cylinder locks with thumb turn on inside of front door, back door and all bathroom doors.
- All doors to have satin chrome hinges.

16. KEYS

- The contractor shall supply two keys for the front and back doors and two keys for each other which is fitted with a lock.

17. GLAZING

- Glazing to be in accordance with AAMSA regulations.
- All glass to be clear glass throughout unless otherwise specified.
- Low e glazing may be utilized if required.
- Sliding doors to have 6.38 shatterproof glass.
- Toilet, bathrooms, cloakrooms and shower rooms to have common clear glass. In accordance with SANS 10400 Part N.
- No double glazing allowed for.

18. BALUSTRADING, GRILLES AND GATES

External / Internal and Stair balustrades

- External yard gates 2.
- Main complex entrance gate, automated with 2 remotes, final design as per architect's detail.
- No vehicle gates to individual homes.
- Internal Balustrades to be set in, frameless glass.
- External balustrades will be a combination of set-in glass and brick plastered as shown.
- Main staircase to have a side fixed, glass balustrade with a capping.

19. SECURITY / AUDIO VISUAL

- Alarm systems and sound systems / home automation should be discussed with the contractor prior to foundations being cast in case conduits need to be placed under floor.
- A Paradox alarm system will be installed as per finishing schedule.
- 8 Strand electric fence to be erected around the external perimeter walling.
- The appointment and linking up with the local reaction security company will be for the individual Owners account.
- Cameras are to be installed on the common property.
- Each home will have a monitor link to the main gate.

20. PAINTING

20.1 Internal

- Walls, one coat of "Plaster Primer" and two coats of "Polvin", or equivalent.
- Concrete soffits where visible in white Acrylic PVA paint.
- Plasterboard ceilings to be painted in white Acrylic PVA paint.
- Internal doors, skirtings, and doorframes to receive eggshell matt enamel paint finish.
- Any exposed brickwork will be painted, including facing and jointing.

20.2 External

- Walls, one coat of “Plaster Primer” and two coats of “Polvin”, or equivalent.
- No external details, screens, fins or added details have been allowed for.
- All specific details are to be discussed with contractor prior to inclusion in the build price.
- Any exposed brickwork will be painted, including facing and jointing.

21. **SITE WORKS**

21.1 Screen Walling

- 2.0m High, 220mm wide stock brick walling plastered and painted, between properties.
- External boundary walls, to be an average of 2,4m high.
- Electric Fence to be fitted.

21.2 Landscaping

- Instant lawn to be laid to garden areas, a 1meter border will be left up to all boundary walls
- Shrubs, Tress and Ground covers to be as per finishing schedule – Optional Extras
- All water features are optional extras.
- See optional choice schedule for selection and inclusion.

22. **HEATING / COOLING**

- The contractor can provide alternative solutions linked to the water heating system as additional cost to the Owner.
- One wood burning jet master braai unit has been allowed. See finishing schedule for optional choices.
- One flueless gas fireplace has been allowed for – See finishing schedule.

23. **AVAILABILITY OF MATERIALS**

All materials specified in this document and the finishing schedule are subject to availability, and where such materials are not readily available, the contractor after notifying the Owner, shall have the right to use the nearest equivalent available.

24. **CLEANING OF SITE**

The contractor shall, on completion of building operations, clear the site of all surplus materials and contractors’ rubble and leave the site in a clean and tidy condition.

25. **INTERPRETATION**

The provisions of the specification must be read together with the provisions of the approved plans and where references are made to items, which do not appear on the plans; these items are to be disregarded by both parties.

- Provisional Sum: Cost is inclusive of material and installation.
- P C Amount: Cost is inclusive of material only (Labour etc is included in the contract price).
- Any amounts where indicated are **Inclusive of Vat**.

26. PLANS

- In the event of any discrepancy arising between the provisions of the plan and those of the specification, the provisions of the specification shall prevail. If the internal and external dimensions of the plan do not agree, the external dimensions will prevail.
- No building shall commence unless council approved plans are available to the contractor.
- Should the Purchaser require changes to the plans, and depending on the extent of the work required, the Architect may charge for his services.

27. GENERAL

Inspection / Keys

Inspect premises with Owner and/or bond holder's inspector.

The house to be handed over to the Owner AFTER signature of Occupation Certificate and settlement of all outstanding amounts. The Client will only be allowed to occupy the house after all outstanding amounts have been paid to the Contractor and same have cleared in the Contractor's bank account.

28. MUNICIPAL AND ELECTRICAL FEES

N.B. The Owner must ensure that electrical and water connection application documentation is completed timeously, and connection fees and deposits paid so as not to delay the contractor in any manner. All costs incurred for water and electricity during the construction of the home will be for the owner's account.

29. GENERAL CONDITIONS

Should an owner install any of the following non-standard items the conditions stipulated hereunder shall be applicable.

30. EXCLUSIONS

The following items are excluded from this contract and shall be dealt with as optional extras, or shall be for the clients own account with other parties.

- Water connection fee. (Owner to make payment at utility supplier as soon as land registers into the owner's name and the attorney has provided proof of transfer to the client)
- Electrical connection fee. (Contractor to supply forms, Owner to make payment at utility supplier)
- Pikitup Bins (**owner to apply at council**)
- TV Aerials or dishes

- Audio Visual and Home Automation
- Pool
- Water Features
- Decking
- Rainwater harvesting units.
- Power back up inverters or generators
- Boreholes
- Irrigation system
- Internal fireplaces
- Solar heating

31. GENERAL NOTES

- 31.1** Where the Owner elects' internal finishes other than those displayed, the contractor shall supply him allowances by way of PC's or Provisional cost items and a list of designated suppliers at which to procure alternative finishes. The contractor reserves the right to refuse to use any finishes not procured through his own supply chain and in the instance where he does so, he is not obliged to furnish any warranties on those items and may levy a handling fee of 15%. The contractor shall advise the client in writing should he permit the client to supply his own finishes, of the required date of such finishes. Should delivery not be affected by the due date, the contractor shall revert to the standard finishes. Where any such sample has increased in price to exceed the PC allowance and the owner selects it, it will be charged at the current price.
- 31.2 Marketing material presented does not necessarily reflect the same specification contained herein and the owner shall have no claim whatsoever in terms of any design, visual image or item not specified herein, but depicted in the marketing material.**
- 31.3 All allowances are subject to final re measure and re pricing and extra over costs shall be settled with the contractor prior to any changes being put to hand.
- 31.4 The onus remains with the purchaser to ensure they make timeous application for water and power connections to the erf on request from the contractor to avoid any potential delays in building works.
- 31.5 The Contractor may not make application on behalf of the Owner for water and Power connections and may not utilise any water on the site without a legal connection. The onus is on the Owner to make application as soon as possible for each service to avoid potential delays in construction.
- 31.6 Neither the developer or Contractor can assist with opening of a rates and or utility accounts. Owner to ensure they approach council with their proof of land registration to ensure a rates account opening is applied for.

32. NHBRC

- 32.1 Once approved council drawings have been received, the home will be enrolled with the NHBRC.
- 32.2 No structural element or concrete may be placed as part of the new build, prior to the receipt of the NHBRC enrolment certificate being received.

ACCEPTANCE

Accepted and agreed to at _____

On this the _____ day of _____ 20

OWNER

WITNESS
NAME

WITNESS
SIGNATURE

Accepted and agreed to at _____

On this the _____ day of _____ 20

CONTRACTOR

WITNESS
NAME

WITNESS
SIGNATURE