



BY RÉMEY

# NOOITGEDACHT

VILLAGE | STELLENBOSCH

## **APPENDIX 6**

### **NOOITGEDACHT VILLAGE SQUARE PHASE 2: VILLAGE TERRACE**

#### **SPECIFICATIONS AND SCHEDULE OF FINISHES (rev.1)**

**DATE: FEBRUARY 2023**

## 1. GENERAL

- 1.1 All Building work shall comply with the requirements of the local Authority and the NHBRC and be carried out strictly in accordance with the latest additions of the
- ✓ National Building Regulations (SANS 10400)
  - ✓ The Building Standards Act. No. 103 of 1977
  - ✓ Model Preambles of Trades (1995 Edition)
  - ✓ Approved building plans and specifications
- 1.2 All building materials to be SABS (South African Bureau of Standards) approved and be installed strictly in accordance with the manufacturer's specifications.
- 1.3 All materials and finishes as specified below, or similar approved, as selected by Developer
- 1.4 In the event of any item/finish not being available, or being in short supply, the Developer reserves the right to amend and/or substitute materials/finishes, at their sole discretion. These materials/finishes shall be of similar quality.
- 1.5 NOTE: **All drawings and specifications subject to final adjustments by Architect and/or Developer**

## 2. FOUNDATIONS & STRUCTURE

*As per the structural engineers' specifications and design*

## 3. WALL CONSTRUCTION

- 3.1. Boundary walls  
Block walls, finished with textured plaster, smooth plaster or bagged
- 3.2. Interior walls  
Brick finished with textured plaster, smooth plaster or bagged
- 3.3. Exterior walls  
Bricks, plastered and painted to all walls except garage  
Garage walls to be bagged and painted white

#### **4. FINISHES**

- 4.1. External unit  
Plaster and painted  
One coat masonry primer and/or one coat undercoat, two coats exterior acrylic paint, colour selected by the developer
  
- 4.2. Internal unit  
Plaster and painted  
One coat primer and two coats acrylic, colour selected by the developer
  
- 4.3. Internal garage  
Bagged and painted  
One coat primer and two coats acrylic, colour white
  
- 4.4. Ceilings  
Ground & first floor, pre-cast concrete slab with V-joints "Topfloor", all painted  
Second floor, skimmed Gypsum plasterboard ceiling (varies from plan to plan), all painted
  
- 4.5. Cornice  
Second floor, 20mm x 25mm aluminium shadow line profile to suit plasterboard ceilings
  
- 4.6. Skirting  
SA Pine 20mm x 105mm, bullnose profile to carpeted/vinyl floor areas only, 100mm cut  
tile skirting to tiled floor areas

#### **5. DOORS**

- 5.1. Garage door  
Injected fibreglass door sectional overhead, electrically operated, colour White
  
- 5.2. External  
Powder coated aluminium colour white. Design as per door schedule
  
- 5.3. Internal (timber)  
Semi-solid doors. Colour White. Design as per door schedule
  
- 5.4. Ironmongery  
Brushed stainless steel door set comprising 2Lever lock and handle with escutcheons.

## **6. WINDOWS**

- 6.1. Windows (aluminium)  
Powder coated aluminium Design as per window schedule, colour white
  
- 6.2. Shutters  
Fixed, painted Timber shutters, where applicable. Design as per window schedules and colour as selected by Architect.

## **7. ROOF**

- 7.1. Trusses  
Treated timber roof trusses
  
- 7.2. Roof covering  
Pre-painted corrugated iron sheets, colour "Volcanic grey" or similar approved
  
- 7.3. Insulation  
In ceilings
  
- 7.4. Facias and bargeboards  
Painted fibre cement, colour White
  
- 7.5. Gutters  
"Watertite" Charcoal aluminium gutters with matching down pipes.

## **8. FLOOR & WALL COVERINGS**

- 8.1. Floor tiles  
Tiles as per Developer's tile selection.  
Areas: living areas, stairs, passages, kitchen, and bathroom(s)
  
- 8.2. Wall tiles  
Tiles as per Developer's tile selection. Areas: bathrooms 2.1m in showers only, other areas 1.2m if applicable and at kitchen 600mm above countertop.
  
- 8.3. Bedrooms  
Carpet / Vinyl as per Developer's selection
  
- 8.4. Garage  
"Grano Screed" floor finish

## **9. PLUMBING**

- 9.1. Geyser  
150lt Geyser with heat pump in roof space.
  
- 9.2. Washing machine / Dish washer  
1 x cold water supply and waste for washing machine/dishwasher in unit
  
- 9.3. External tap  
1 x regular outside tap in garden

## **10. SANITARY WARE**

AS per standard finishing schedule

## **11. JOINERY**

- 11.1. Kitchen - all cupboards as indicated on plan.  
16.00mm Chipboard Cabinets with Melamine laminate finish with doors manufactured from 16.00mm chipboard with Melamine finish and PVC high impact edging, with 20mm engineered stone, polished work surface with polished edge  
Colour as per Developer  
Std bar handles, selected by Developer
  
- 11.2. Bedrooms - all cupboards as indicated on plan.  
16.00mm Chipboard Cabinets with Melamine laminate finish with doors manufactured from 16.00mm chipboard with Melamine finish and PVC high impact edging  
Colour as per Developer  
Std bar handles, selected by Developer

## **12. APPLIANCES** (Bosch or similar approved or selected by Developer)

- 12.1. Oven  
Built in electrical oven 60cm, fitted undercounter
  
- 12.2. Hob  
Gas hob 60cm (excluding 9kg gas bottle)
  
- 12.3. Extractor  
Electrical extractor

### **13. ELECTRICAL**

- 13.1. Electrical points, as indicated on the electrical drawings, typical points
- 1 x Overhead garage door electrical point per door
  - 1 x single plug point @300mm and 1 x single plug point @100mm in garage
  - 1 x single plug point @1100mm in garage
  - 2 x double plug points in living room area @300mm
  - 2 x single plug points in kitchen @300mm for appliances
  - 2 x double plug points in kitchen @1100mm
  - 1 x pre-paid electrical box
  - 1 x stove point
  - 1 x extractor point
  - 1 x TV point in living room @300mm (conduit only)
  - 1 x Internet point in living room @300mm (conduit only)
  - 3 x double electrical points @300mm main bedroom
  - 2 x double electrical points @300mm bedroom 1
  - 2 x double electrical points @300mm bedroom 2
- 13.2. Lighting / internal & external
- 2 x ceiling mounted florescent light in garage
  - 2 x LED down lights (type A) in guest bathroom
  - 3 x ceiling mounted track light with spots in living room/dining/kitchen area
  - 1 x braai light
  - 2 x LED down lights (type A) in braai patio
  - 4 x LED down lights (type A) stairs and passage
  - 5 x LED down lights (type A) in master bedroom
  - 2 x down lights (type B, IP rated) in the ensuite bathroom
  - 4 x LED down lights (type A) in bedroom 1
  - 3 x LED down lights (type A) in bedroom 2
  - 2 x LED down lights (type B, IP rated) in bathroom
  - 2 x exterior wall mounted light as per plan (stairs)

### **14. EXTERIOR**

- 14.1. Communal stairs
- Non-slip tiles suited for external use by Developer
- 14.2. All patios and balconies (where applicable)
- Non-slip tiles suited for external use by Developer

14.3. Driveway/roads

Brick (cement) paving to common area as selected by Developer

14.4. Landscaping

Provisional allowance to exclusive use area

**15. OPTIONAL EXTRAS**

All optional extras to be finalized with Architect prior to construction. All extras to be costed, signed off and paid to the Developer, prior to construction. Absolutely no changes allowed to the building plan during the construction period. Changes to be done after completion of building contract.