

SPECIFICATIONS
- ERF 502 Six Fountains x2 - iQ ARVADA -

Site preparation	:	Removal of all rubble	:	Included
	:	Clearing and cleaning of site	:	Removal of grass & shrubs in immediate vicinity of buildings included
	:	Protection of trees	:	Trees marked by owner or architect shall be protected
	:	Removal of trees	:	Included
Bulk excavations	:	Removal of excess soil	:	Included
Setting out	:		:	According to plan & specifications of the local authority
Ant Treatment :	As per SABS Specification			

BRICKWORK

Foundation	:	As per Engineer's design	:	Engineered Raft Foundations
Structure	:	Foundation walls External	:	115mm Face brick Skin for esthetics - Redwood/Protea Travertine.
	:	Foundation walls Internal	:	None
	:	Ant poison	:	As per SABS specification
	:	Surface bed	:	Engineered Raft Foundations
	:	Outside walls	:	Standard 230mm stock bricks with Plaster and paint, with Face brick panels as per elevations - Redwood/Protea Travertine.
	:	Inside walls	:	Standard 115mm and 230mm stock brick walls.
	:	Face bricks joints	:	Jointed and Pointed
	:	Pattern brickwork	:	As per drawing
	:	External windowsills	:	Brick-on-edge Face brick
	:	Face Brick type	:	Redwood/Protea Travertine FBS
	:	Screen walls	:	Average 1.80m high Face brick walls - Redwood/Protea Travertine.

	:	Boundary walls	:	Average 1.80m high Face brick walls – Redwood/Protea Travertine and 1.80m high Clearvu.
Design details	:	Ceiling height	:	Ground Floor 2 890mm High Plastered Ceiling. 1 st Floor Exposed Trusses and Isopine Ceiling.

WINDOWS

Windows	:	All Windows	:	Powder coated Aluminum According to SANS Fire Regulations
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DOORS

Front door	:	Door & Frame	:	Powder coated Aluminum door.
		Furniture	:	Cylinder Lock satin chrome lock set Brushed Chrome floor mounted doorstop
Inside doors	:	Door	:	Hardboard Hollow Core
		Frames	:	STD pressed steel frame – (1.2 mm)
		Furniture	:	3 lever satin chrome lock set Brushed Chrome Floor Mounted doorstop
Sliding door	:	To Patio	:	Powder Coated Aluminum According to SANS Regulations

ELECTRICITY

Electrical connection	:		:	By Town Council.
Supply cable	:		:	As per electrical engineer
Distribution system	:	Main Board	:	Council DB x 1 Backup Power DB x1
	:	Earth leakage relay	:	One per unit
Metering System	:	Pre-paid	:	By Metering Service Provider

PLUG POINTS

<u>3 Bed Unit Duplex</u>	<u>QTY</u>	<u>Description</u>
<u>Kitchen</u>	3 2 4 1 1	16A Round 3-Pin 230V - Single Plug 16A Round 3-Pin 230V - Double Plug 16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug 16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug With USB Outlet 48A Stove Isolator
<u>Living room</u>	3 1	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug 16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug With USB Outlet
<u>Main Bedroom</u>	4	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Bedroom 1</u>	3	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Bedroom 2</u>	3	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Upstairs Lobby</u>	2	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Braai Area</u>	1	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Garage</u>	3	16A Round 3-Pin 230V - Double Plug
<u>2 Bed Unit Duplex</u>	<u>QTY</u>	<u>Description</u>
<u>Kitchen</u>	2 1 3 1	16A Round 3-Pin 230V - Single Plug 16A Round 3-Pin 230V - Double Plug 16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug 48A Stove Isolator
<u>Living room</u>	3	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Main Bedroom</u>	3	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Bedroom 1</u>	3	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Upstairs Lobby</u>	1 2	16A Round 3-Pin 230V - Single Plug 16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Braai Area</u>	1	16A Round 3-Pin 230V - Double Plug With 2x 16A Slimline - Twin Plug
<u>Garage</u>	3	16A Round 3-Pin 230V - Double Plug

LIGHT POINTS

3 Bed Unit Duplex	<u>QTY</u>	<u>Description</u>
<u>Kitchen</u>	5	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Living Room</u>	6	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Guest Toilet</u>	1	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Patio</u>	2	LASCON BULKHEAD 21W LED MATT BLACK
<u>Entrance</u>	1 1	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT (Internal) LASCON BULKHEAD 21W LED MATT BLACK (External)
<u>Stair</u>	2	LASCON BULKHEAD 21W LED MATT BLACK BATTERY BACKUP
<u>Upstairs Lobby</u>	3	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Main Bedroom</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Bedroom 1</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Bedroom 2</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Main Bathroom</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Bathroom 1</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Braai</u>	1	60W HALOGEN
<u>Garage</u>	1	LASCON LITE ECONE VAPOUR LED 36W LINEAR SURFACE MOUNT
<u>External</u>	4	LASCON BULKHEAD 21W LED MATT BLACK

2 Bed Unit Duplex	<u>QTY</u>	<u>Description</u>
<u>Kitchen</u>	4	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Living Room</u>	5	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Guest Toilet</u>	1	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Patio</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Entrance</u>	1 1	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT (Internal) LASCON BULKHEAD 21W LED MATT BLACK (External)
<u>Stair</u>	1	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Upstairs Lobby</u>	3	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Main Bedroom</u>	3	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Bedroom 1</u>	3	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Main Bathroom</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Bathroom 1</u>	2	LASCON LITE 8W DOWNLIGHT SURFACE MOUNT
<u>Braai</u>	1	60W HALOGEN
<u>Garage</u>	1	LASCON LITE ECONE VAPOUR LED 36W LINEAR SURFACE MOUNT
<u>External</u>	3	LASCON BULKHEAD 21W LED MATT BLACK

Geyser power point : One per unit

TV point : Fiber installation for internet : One point per unit

: Satellite TV : One point per unit

Oven/Hob : 3 Bed Units : 900mm Gas Hob and Electrical Oven Combo freestanding unit

: 900mm Integrated Extractor

: 2 Bed Units : 600mm Gas Hob and Electrical Oven Combo freestanding unit

: 600mm Integrated Extractor

Security fencing : As per Six Fountains H.O.A Estate Boundary Wall Installation

ROOF

Design	:	Structure	:	MITEC Design 5° Lean-to
	:	Construction	:	SA Pine Trusses and Laminated Beams (engineer designed)
	:	Overhangs	:	670mm Overhang
	:	Insulation	:	Eco Shield Ultra – Double sided Foil
Covering	:	Material	:	0.5mm Chromadek roof sheeting with Globalcoat finish.

PLUMBING

Bathrooms	:	Bath	:	White Carmen 1 800 x 800mm with Vici Chrome plated pop-up waste.
	:	Bath Mixer	:	Triumph – Jasper Bath under tile
	:	Wash hand basin	:	Solo – Paro's 465 X 420 Countertop
	:	Wash hand basin taps	:	Triumph – Jasper Basin Mixer
	:	Sink	:	Undermount Basico (400) With Drip Tray Grooves on Quarts top
	:	Sink mixer	:	Triumph – Jasper Deck Type
	:	Wash machine	:	W/M Tap Angle Valve
	:	Toilet	:	SOLO - Close couple Top Flush
	:	Shower Mixer	:	Triumph – Jasper Shower under tile
	:	Shower door	:	Frameless Fixed Panel with 900mm Frameless swing door to Main bathroom
	:		:	Frameless Fixed Panel to Bathroom 1
	:	Bathroom fittings	:	Brushed Stainless Steel
Geyser	:		:	Solar System: 150L Geyser installed in Thermosiphon sequence.
Dishwashing point:	:		:	One point
Tumble dryer point:	:		:	One point

Water supply	Fire and domestic	As per municipal requirements
	Outside taps	None
Drainage	Domestic	As per Municipal requirements
	Cleaning eyes	As per Municipal requirements
Metering System		All units are provided with separate water meters.

STRUCTURE FINISHES

Main buildings	External walls	One coat cement plaster or face brick as indicated on elevations.
	Internal walls	One coat cement plaster
Windowsills	External	Plaster and Face brick
Ceilings	Ground Floor	Plaster and paint
	1 st Floor	50mm Isopine - Painted
	Garage	6.4mm Standard Ceiling
Cornices	Molded cornice "GP" eps	All Rooms
	75 mm cove	Garages
Trap door	Garage	Metal Frame with Ceiling board Cover

GLASS

Clear glass	Bedrooms, Living room and Kitchen	Thickness as per National Building Regulations
Obscure	Bathroom & Toilets	Pacific – thickness as per National Building Regulations
Mirrors	Bathrooms	Frameless

CARPENTRY

Main bathroom	:	Cabinets	:	Floating Cabinet with 20mm Quartz Tops
	:	Towel rails	:	La Gio Bella Range Single Rail
Second bathroom	:	Cabinets	:	Floating Cabinet with 20mm Quartz Tops
	:	Towel rails	:	La Gio Bella Range Single Rail
Built-in cupboards:	:		:	As per plan

CURTAIN RAILS / BLINDS

No Curtain rails or Blinds included.

KITCHEN FITTINGS

Cupboards etc, excl Stove	:	Melamine cupboards as per specification with 20mm Quartz tops
Kitchen sink	:	Undercounter Double bowl Sink With Grooved drip tray on Quarts

TILING

Bathroom wall	:	500x500 District 9 Grey	:	Tiled up to Ceiling Height
Kitchen wall	:	500x500 District 9 Grey	:	530mm above work surface
Floor	:	500x500 District 9 Grey	:	Bedrooms, Bathrooms, Living room, Kitchen, Passages and Patio
Bathroom fittings	:	Toilet Roll Holder	:	La Gio Bella range
Skirtings	:	General areas	:	100mm Tiled Skirtings
Mosaic	:	50 x 50 Square	:	Shower Floors

PAINT

Plastered Walls	:	Internal/External walls	:	Plascon Polvin – In Selected Colours
	:	Internal/External Windowsills	:	Plascon Polvin – In Selected Colours
Facias/Flashings			:	NU-TEK/Profiled Chromadek
Vent pipes			:	Approved Gloss enamel or similar
Outside pipes			:	Approved Gloss enamel or similar
Steel gates etc.			:	Powder Coated Clearvu / Enamel Frames
Sprockets & battens			:	Carbolinium
Inside surfaces	:	Inside doors and frames	:	Approved Gloss enamel or similar
	:	Inside Woodwork	:	Approved Matt varnish or similar

FIRE RETICULATION

Fire Reticulation	:	Complete	:	Hose reels and fire Hydrant as per Tshwane Fire Department
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LIGHT FITTINGS

Light fittings	:		:	Standard LED fittings as per architect
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LANDSCAPING

:	Instant lawn; shrubs and trees as per Council Approved Site Development Plan
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BALUSTRADING

Stainless Steel Balustrading to stairs & patio as per elevations

PARKING

PARKING	:	3 Bed Units	:	1 x Double garage
	:	2 Bed Units	:	1 x Single garage and 1 x Covered
	:	General	:	46 x Visitors Parking