

PECAN PLACE – DEVELOPMENT ON ERF 461 NIEUW
MUCKLENEUK, 210 GIOVANETTI STREET: GENERAL OUTLINE
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1. STRUCTURE

1.1. Construction

- Construction was under supervision of an engineer registered with the Engineering Council of S.A.

1.2. Foundations

- As per structural design and specification. Consult the Geotech Report prepared by VERDICON Consulting Engineers ref: V17/150-5636
- Structural and civil engineers: DG Consulting engineers
- Tel: 012 369 6720

1.3. Super Structure

- Foundation brick plinth to be minimum of three courses stock brick,
- with the minimum of two courses below specified N.G.L to be
- face brick as specified by the client.
- In-situ slabs and Column method was used.
- No load bearing brickwork.
- All brickwork to be a variety of stock brick and face brick.
 - o Clay stock brick from Sabrix
 - o 110 Face brick from Corobrick Moroccan Red Blend
 - o 150 Face brick from Corobrick CoroJem Classic Blend

1.4. Rendering to walls

- Exterior A – face brick work to have a scratched out joint
- Exterior B – Stock brick work with vertical scratched plaster to be painted.
- Interior – 2 coat plaster +/-20mm. Smooth plastered with painted finish.
- Boundary wall to have concrete foundation plinth, 1meter above foundation a cavity wall to be filled with concrete. Columns installed every +/-2.5m. Min height 2m.

1.5. Stairs, Walkways and Balconies

- Pre cast polished re-in forced concrete staircase, as per Engineers detail and specification.
- Stair dividing face bricked wall with brushed stainless-steel grab rail.
- Tiled finish to floors and sloping screeds to outlets.
 - o Tile is Evolution grey shade 5
- Up stand plinths of balconies and walkways,
- All walkways and balconies to receive a glass aluminum hand railing to Architects detail.

1.6. Roof structure and finishes

- Prefabricated MiTek Timber roof trusses designed in accordance with part “A” and “L” of the national building regulations. Including roof layouts drawings of trusses and roof structure components and/or Beams
- Klip-Lok 700 0.5mm Charcoal Chromadek covering.
- Covered carport bays as per Architects layout.
- Aluminum gutter 150mm wide with round down-pipes. Charcoal colour to match roof

1.7. Window Fenestration

- Powder coated aluminum windows and glass to comply with architect and SANS 10400-XA
- All sliding doors are aluminum palace framed with thumb turn cylinder locks.
- Colour to match roof sheeting. "Charcoal"

1.8. Doors and Frames

- Front door
 - o Purpose made powder coated Aluminum door with 6.38mm glass to comply with SANS 10400-XA rating.
 - o 600mm door handle with S.Steel Escutcheons
 - o 2 x pair Aluminum Butt Hinges
 - o 1x S.Steel Euro profile Cylinder Sash lock
 - o 1x Master Key Double Cylinder lock set with Thumb turn to the inside.
 - o 1x Floor mounted door stop
- Internal door
 - o 2.4m Heavy Bolection Meranti timber doorframe.
 - o 2.4m Semi solid Single panel timber door.
 - o Door to receive a two-coat painted finish
 - o Door handle with S.Steel Escutcheons
 - o 2 x pair Aluminum Butt Hinges
 - o 1x Floor/Wall mounted door stop
- Garage door
 - o Horizontal slatted steel automated/battery backup garage door.
 - o Colour – to match roof sheeting. "Charcoal"

2. FINISHES

2.1. Skirting's

- 85mm painted Pine profiled timber skirting
- Painted with Pink primer and 2 coats colour.

2.2. Ceilings

- Flush plastered 9mm Gypsum Ceiling boards with rhinolite skimmed to 1-2mm and then painted.
- C-line aluminum ceiling structure,
- Main bedroom, kitchen and lounge has a bulkhead construction in each room with LED strip lighting.
- Profiled shadow line cornice.

2.3. Floor coverings

- Minimum 35mm cemented screed.
- Self-Leveling screed. LEVELiTE F10
- Azura Oakmeal Ash Vinyl to glued down to self-level screed.

2.4. Wall Tiling

- Kitchen Splash back tile: 100mm*300mm matt white ceramic.
- Grey bathroom wall tile, 600*600 Dream Pearl Matt Glazed Hard Body
- White bathroom wall tile 600*600 Polished glazed White Tile

2.5. Paint Specification

- External scratched plastered wall, one coat primer and 2 coat colour
 - o Warrior Paint:
 - o Main colour: Silver Earth, Warriortex Textured Coating
 - o Window sill colour: Rockslide, Warriortex Textured Coating
 - o Plaster band colour: ChinChilla, Warriortex Textured Coating
- Internal plastered walls, one coat primer and three coats colour:
 - o Warrior Paint:
 - o Main wall colour: Mandarin Tusk, Elegant Coat
 - o Ceiling colour: Misty Dawn, Super Acrylic
 - o Door frame colour: Charcoal, Water Based Enamel
 - o Door colour: Silver Earth, Sylglo Satin Enamel
 - o Skirting colour: Misty Dawn, Sylglo Satin Enamel
 - o Bathroom ceiling colour: Misty Dawn, Bathroom and Kitchen

2.6. Kitchen cupboards, linen and Built-in cupboards:

- EGR StyleLite board, Draw and Door front in Artic
- EGR StyleLite board, 32mm surroundings in Velvet Slate.
- Hefela grip handle
- Grass soft close runner
- Grass omni hinges
- 42mm build up Dekton Soke tops.
- PLN621 Projectline Franke double sink, 90mm waste. Hansgrohe sink mixer: Code 31817223
- Plumbing connection and cold-water supply for dishwasher and washing machine. 15mm Benkisner angle valve
- Cold water supply point for fridge
- 85mm pine kicker and then finished with vinyl.
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2.7. Appliances

- Miele
 - o H2265 B Oven to all units
 - o M6262 TC CleanSteel Microwave to all units
 - o KM6520 FR Hob to unit 2,5,9,12 and 16
 - o KM6522 FR Hob to unit 1,3,4,6,7,8,10,11,13,14,15,17,18,19 and 20
 - o DA396-7 Wall Mounted extractor to unit 2,5,9,12 and 16
 - o DA6096W Wall Mounted extractor to unit 8,15 and 19
 - o DA5996 Wall Mounted extractor to unit 1,3,4,6,7,10,11,13,14,17 and 18
 - o DA390-6 W Island extractor to unit 19.

2.8. Sanitary ware

- Appointed Plumbing Engineer: Dean Hawkins, Sebenza sanitary engineers.
 - o Plumbing contractor to supply certificate of completion from the Tshwane Municipality upon completion of installation.
 - o All internal water supply piping is Geberit mepla composite piping and fittings as per Sebenza layout drawings.
 - o H.D.P.E piping in-slab as per Sebenza layout drawings and specifications for sanitary and kitchen connections.
 - o Geysers 150L and 200L Kwikot Econoflo

- Bath
 - o Geberit Acanto with feet 1800mm by 800mm
 - o GIO 40mm Click clac waste
 - o GIO Nikki spout
 - o Hansgrohe Décor mixer Code: 31945223
 - o Hansgrohe Décor divertor mixer Code: 31965223
 - o Hansgrohe Porter Croma 100 Hanshower set with SF820 Wall elbow HG27454000

- Bathroom Basin
 - o Geberit Xeno washhand basin with left or right shelf space
 - o GIO 32mm clic clac waste
 - o Geberit in wall trap
 - o Geberit Xeno 88cm Double draw vanity
 - o Geberit Xeno 88cm single draw vanity
 - o Hansgrohe Décor Basin mixer Code : 3151723
 - o Geberit Xeno 900mm Mirror
 - o 15mm Benkisner angle valve

- W.C
 - o Geberit Kombifix In wall cistern
 - o Geberit Alpha 15 Chrome flush plate
 - o Geberit Smyle wall hung pan
 - o Geberit smyle soft close seat

- Shower
 - o Hansgrohe Décor mixer Code: 31965223
 - o Hansgrohe raindance 150 shower rose
 - o GIO shower arm 300mm
 - o Geberit floor drain.

- Bathroom Accessories
 - o Hans Grohe Logis universal Range
 - Toilet Roll holder
 - Double towel rail
 - Towel hook
 - Towel Ring
 - Corner basket

2.9. ELECTRICAL

- Electrical contractor to supply certificate of completion from the Tshwane Municipality upon completion of installation.
- Spazio Led light strip with 14.4w 4000k strip on a tridonic dimmable transformer.
- Spazio GU10 fitting with 6w 4000k dimmable GU10 globe.
- 600*600 Led Panel dimmable on Tridonic transformer.
- MCE Matrix switches and plugs, White
- Onesta circuit breakers.
- Installation to comply with SANS 10400-XA rating.
- Internet and TV points pre wired and spliced.
- Garden Lighting TBC

2.10. LANDSCAPING

- Appointed Landscaping Architect: Cornelia King
- Common property is under design.
- Walk ways, drive way and parking bays:
 - o Paving blocks: Supplier Tuscan Stone
 - 100*100*50 cobble stone in either Dove grey, Cement or Charcoal
 - 100*200*50 cobble stone in either Dove grey, Cement or Charcoal
 - 200*200*50 cobble stone in either Dove grey, Cement or Charcoal
 - o All walk ways, drive ways and parking bays will get a kerb,
 - o The kerb will get concrete haunching.
- New pedestrian walkway to entrance to comply with council requirements

3. GENERAL ITEMS

3.1. Security

- Fully fitted security room to control access.
- Fully automated entry and exit gates.
- Biometric access control systems for residents
- Boundary perimeter electric fence.
- Video surveillance system (CCTV).

3.2. Other Services

- Fibre Optic Core Network to each unit by Atec Systems and Technologies (Pty) Ltd.
- Water and electricity metering will be done by Jager on a prepaid contract.