

THE MANHATTAN ON CORAL

PROPOSED NEW RESIDENTIAL SEMI-INDUSTRIAL THEME
SECTIONAL TITLE DEVELOPMENT
On
ERF 4447, No 100 CORAL ROAD, WEST BEACH, BLOUBERG

ANNEXURE "A" GENERAL SPECIFICATIONS

Revision: 20 March_REV4

A.1 FOUNDATIONS & BASEMENTS

- 1 Basement complete design and layout as per Civil and/or Structural Engineers drawings and specifications.
- 2 Strip footings to external and internal building and boundary walls as per Structural Engineers drawings and specifications.
- 3 External and internal brick foundation walls as per Structural Engineers drawings and specifications.

A.2 FLOOR SUB-STRUCTURE

- 1 Concrete surface beds and sub-structure layer works, etc. as per Civil and/or Structural Engineers drawings and specifications.

A.3 REINFORCED CONCRETE and STEEL STRUCTURAL ELEMENTS

- 1 All in accordance with Structural Engineers drawings and specifications.
- 2 Horizontal and/or vertical surfaces of concrete in various areas may remain exposed as a finish to enhance the industrial theme of the structure.
- 3 All steel will be galvanised in accordance with the applicable SABS standard applicable to coastal area where such is constructed and painted in accordance with Architect's specification and colour.

A.4 SUPERSTRUCTURE BRICKWORK

- 1 External cavity walls with crimped ties (approx. 5/m²) of 7 and/or 14Mpa clay maxi/standard bricks or combination as per Structural Engineers drawings and specifications, with and including galvanised wire brick reinforcement, plastic DPC waterproofing around reveals of all door and window frames in external girth, etc in accordance with SABS requirements.
- 2 Internal walls, either half brick division or one brick load bearing walls of 7 and/or 14Mpa clay/cement maxi/normal bricks or combination as per Structural Engineers drawings and specifications with galvanised wire brick reinforcement as per item A.4.1 above.
- 3 Reinforced pre-cast pre-stressed lintels over window openings equal or exceeding 900mm wide. Lintels may remain exposed as a finish to enhance the industrial theme of the structure.
- 4 Alternatively, brick lintels/soffit support may be constructed in lieu of item A.4.3 above in accordance with Engineers details and/or SABS requirements.

A.5 WALL FINISHES

- 1 External walls, reveals and cills:
 - One coat cement plaster and exterior quality painted finish in isolated panels in accordance with manufacturers specifications, and/or,
 - Exposed fair face clay brick with flush mortar joints as a finish to enhance the industrial theme of the structure.
 - All surfaces of exposed brick and concrete wall surfaces will be cleaned of any projecting water slush drips and mortar.
- 2 Internal walls, reveals and cills (Communal areas and Apartments):
 - One coat cement plaster and exterior quality painted finish in isolated panels and/or complete wall sections of washable PVA or similar approved in accordance with manufacturers specifications, and/or
 - Exposed fair face clay brick with flush mortar joints as a finish to enhance the industrial theme of the structure.
 - All surfaces of exposed brick and concrete wall surfaces will be cleaned of any projecting water slush drips and mortar.
- 3 Internal wall tiles to bathrooms and kitchens will vary in heights and will be to a square pattern of developer's range.
- 4 No pelmets will be provided. Single curtain tracks to kitchen window/s and double curtain tracks remaining windows and girth patio doors.
 - Generally skirting to all areas, rooms, bathrooms, etc. will be either, softwood feature moulded of approximately 100mm high nailed to walls and painted/spray painted gloss enamel paint or stained in accordance with manufacturers specification, or

- Neatly formed of plaster, brick or concrete projections or recessed to enhance the industrial theme of the structure.
- 5 Internal and external colour/s as per developer's choice and patterns.
 - 6 Generally, all paint may be by "Plascon" or similar quality manufacturer as may be selected by the Developer.

A.6 WINDOW and DOOR FRAMES

- 1 All aluminium frames to external girth windows and sliding/folding patio/stoep/main entrance single and double doors to be anodised or epoxy coated aluminium according to SABS approval. No burglar bars are provided.
- 2 Window frames will generally be to an industrial theme pattern with "dummy" vertical and horizontal beads to enhance the industrial theme of the structure.
- 3 Where applicable, all external and internal timber doorframes to be hardwood with cills as applicable and painted/sprayed with a gloss/matt enamel type paint.
- 4 Colour/s as per developer's choice and patterns.
- 5 Showers will be supplied with either frameless clear shower door or corner cubicle as indicated on architects drawing.

A.7 DOORS and IRONMONGERY

- 1 All external doors to be either timber solid panelled or glazed in aluminium frame as described herein before. Glazing to all doors or in all frames will be in according to SABS specifications. Timber doors will be painted/sprayed with gloss/matt enamel paint.
- 2 Internal doors, where timber is applicable, will be of semi solid core flush doors with hardboard commercial veneer both sides. Doors will be painted/sprayed with gloss/matt enamel paint.
- 3 All external and internal ironmongery and furniture to be either brushed aluminium or other durable metal and finish to match the theme of the design or any other similar standard and approved finish as per Developer's choice. External ironmongery will to standard suitable for coastal areas.
- 4 Colour/s, manufacturer/s and design/s as per developer's choice.

A.8 ROOFS, EAVES, CLADDING, RAINWATER GOODS (All colours by Architects schedule and specifications)

- 1 Double, flat and / or monopitched combination roof construction of either structural steel or timber purlins, beams, etc all in accordance with Structural Engineers drawings and specifications.
- 2 Sheet metal roof covering will be of Chromadek type metal troughed roof sheeting or similar approved and accessories fixed to SAP and/or steel purlins and/or battens according to manufacturer's specifications. Aluminium valley liners will be provided to all valleys. Sheet metal will be in accordance to standards suitable for coastline areas.
- 3 Where applicable, sheet metal side wall cladding will be of Chromadek metal troughed cladding sheeting or similar approved and accessories fixed to SAP and/or steel purlins and/or battens according to manufacturer's specifications, fixed to brick/concrete/structural steel. Suitable matching edge trims will be provided to all junctions, corners, etc as may be deemed necessary in accordance with the Architect's design.
- 4 Fascias and barges to be fibre cement and/or sheet metal steel sheeting in matching specification and colour of roof material and finish. Rainwater goods and accessories to be coated aluminium or similar. Fibre cement or timber to be painted/sprayed exterior quality PVA paint. Steel to be painted in accordance with manufacturer's and/or SABS specifications applicable to coastal areas.
- 5 Roof or ceiling insulation installed according to National Building Regulations.
- 6 Where applicable, reinforced concrete roofs will be powerfloated with an approved waterproofing system in accordance with the architect's specification and at least 10 year warranty for material and workmanship.
- 7 All gutters, hopper boxes and downpipes will be in accordance with Architects designed profiles.

A.9 CEILINGS and SOFFITS

- 1 Generally, internal ceilings of apartments, communal areas and soffits of patios will be of unfinished exposed concrete as a finish to enhance the industrial theme of the structure. Thus services, conduits, trays, etc. will be visual fixed to soffit of concrete slabs.
- 2 Generally, if and where applicable, ceilings are suspended 10mm thick Gypsum Rhinoboard taped and skimmed ceilings fixed to galvanised suspended ceiling system, fixed to timber/steel roof construction or alternative soffits of concrete all in accordance with manufacturer's instructions. Such ceilings will to be painted/sprayed with PVA paint. Cornices to will be aluminium or timber shadowline fixed to wall and ceiling system in accordance with manufacturer's specifications.
- 3 Where ceilings as in A.9.2 above is required, one trapdoor and frame size 600 x 600mm as may be deemed necessary by the Architect and indicated, will be installed.

- 4 Isolated bulkheads may be constructed in areas as applicable such as above kitchen areas, etc and will be of 10mm thick Gypsum Rhinoboard constructed and suspended as above.

A.10 FLOOR FINISHES

- 1 Basement Garage and ground floor parking slabs: Smooth power floated reinforced concrete.
- 2 Patios: Durable waterproof in-situ concrete design mix with grinded, polished and sealed finish with visible in-situ aggregate all in accordance with the Engineers and Architects specification and design.
- 3 Entrance and common staircases of building: Durable in-situ concrete design mix with grinded, polished and sealed finish with visible in-situ aggregate all in accordance with the Engineers and Architects specification and design.
- 4 Shower floors: Mosaic type tiles on approx. 60mm waterproofed cement screed to falls and currents.
- 5 Apartment Floor Finish: Laminated or composite recycled type plank floorings: Laminated or composite recycled type plank floorings to Developer's sole selection on powerfloated concrete floor to areas as indicated on Architects drawings or Durable in-situ concrete design mix with grinded, polished and sealed finish with visible in-situ aggregate all in accordance with the Engineers and Architects specification and design of natural concrete aggregate colour and texture. The selection of any of the two options will remain the developer's sole discretion.
- 6 Aluminium or other approved strips to all butt joints and open edges.

A.11 FIREPLACES, BRAAIS & CHIMNEYS (IF AND WHERE APPLICABLE as INDICATED ON ARCHITECTS DRAWINGS)

- 1 Top floor apartments: Fireplace/s where indicated on Architects drawings will be either black steel freestanding steel units with fire grid, flue pipe and cowl to Developer's choice or encased in brickwork in accordance with the Architects design.
- 2 North/Northwest/West facing front units patios to all floors: Braai/s where indicated on Architects drawings will be black steel built in steel units with fire grid, flue pipe and cowl to Developer's choice encased in brickwork in accordance with the Architects design.
- 3 All other patios from ground floor till top floor: Braai/s where indicated on Architects drawings will be stainless steel free standing gas braai unit with and including gas bottle and braai cover to Developer's choice.

A.12 SANITARY FITTINGS & BATHROOM SUNDRIES

- 1 All sanitary fittings to be in accordance with average range standard ceramic fittings to match the industrial theme and as indicated and/or described on Architects drawing and schedules.
- 2 Sanitary sundry fittings and mirrors will be in accordance with average range to match the industrial theme and as indicated and/or described on Architects drawing and schedules
- 3 All hot water will be of heat pump and/or solar geyser systems.

A.13 JOINERY FITTINGS

- 1 All kitchen units to be constructed of particleboard with melamine finish with granite tops (subject to availability) or similar to match industrial theme with all doors to be edged. Furniture will be standard in accordance with Developer's selection to match industrial theme.
- 2 Wardrobes to bedrooms to be white melamine with 1mm high impact edging square line doors. Furniture will be in accordance with Developer's selection to match industrial theme.
- 3 Colour/s, manufacturer/s and design/s as per developer's choice or as indicated on Architect's drawings.

A.14 SPECIALIST INSTALLATIONS (According to developer's selection)

- 1 Electric light fittings and points according to developer's range and layout to match industrial theme. Conduits and light switch boxes will be surface mounted to walls and concrete ceiling soffits. On top floor, will also be exposed and fitted below roof structure elements.
- 2 Kitchens will be fitted with electrical oven, hob and extractor with double bowl above average type sink of either ceramic or stainless steel to match industrial theme.
- 3 Plumbing installation as per the layout on the Architects drawings.
- 4 Lift will be provided from basement and stops at all levels.
- 5 Natural ventilation will be provided to basement.
- 6 Isolated storage cages / boxes will be fixed in areas as indicated on the basement drawing layout. These cages / boxes will comprise general storage as well as a section which may be used for tools storage including a single-phase electrical power point and light as well as an open out "work bench" for the "handy man".
- 7 Entrance to the building will be by remote to operate the electrical sliding gates.
- 8 Intercom system will be installed between the gate and the Apartments.

- 9 Electrical fence will be installed to the girth of the property.
- 10 Wi Fi will be installed.
- 11 Access to DSTV will be installed (No decoders will be supplied – by purchaser)
- 12 The power to the development will be 3-phase as result of the lift installation.
- 13 The following appliances is supplied and included with the price of the apartment:
 - a. Dishwasher – Metallic of Silver, or similar
 - b. Fridge/Freezer combo – Top Fridge Bottom Freezer – Metallic, or similar
 - c. Microwave oven – 32 litre Metallic Silver, or similar
 - d. 43" Smart 4k Ultra High Definition Television, or similar.

A.15 GENERAL EXTERNAL

1. The basement will cover the total area of the property;
2. The front of the property will be enclosed with a boundary wall with sliding gates to accommodate entrance and exit from the basement and ground floor parking areas
3. Treated SA pine to be used in balcony dividers all in accordance with Architect specifications and design.
4. Balustrades and/railings to be galvanised/epoxy coated steel of colour and design all in accordance with Architect specifications and design.
5. Pergola design to consist of galvanised steel and SA pine timber/bamboo/aluminium/recycled material or combination thereof all in accordance with Architect specifications and design.

Developer's notes:

These standard general specifications are deemed applicable to this development and refers to the attached Architect's drawings. All external and internal finishes will be according to the Developer's sole selection. The Developer will not be responsible for the snagging of any hairline cracks to plaster.