



*The Future of Human Settlement*

# **RUSTENBURG 4**

**HOUSING DEVELOPMENT**

**Standard Building Specifications**

26 June 2012



## 1. Foundations:

- 1.1. Compacted soil for foundation groundwork's to be used to the engineers specification.
- 1.2. All 220mm external and internal load-bearing walls will be founded on 20Mpa reinforced raft foundations as indicated on the drawings to the engineers design and specification.

## 2. Walls:

- 2.1. All external walls are to be 220mm plastered stock-bricks as indicated on the drawings.
- 2.2. All internal walls are to be 110mm plastered stock-bricks as indicated on the drawings, unless otherwise indicated.
- 2.3. DPC to be provided underneath all external and internal walls as well as underneath all windows as indicated on the plans.

## 3. Roofs:

### 3.1. Over Kitchen, Living Area, Bedrooms, Bathrooms and Passages:

- 3.1.1. 17.5° Gable pitched roof 114x38mm S.A Pine timber rafters @ 760mm c/c with 114x38mm S.A Pine timber tiebeams, 114x38mm S.A Pine timber rafters and 76x38mm S.A Pine timber web members, as indicated on the drawings, to specialist design and specification.

### 3.2. Truss & Rafter Fixing:

- 3.2.1. Roof trusses and rafters are to be tied down on 114x38mm S.A Pine timber wallplates with 4mm diameter galvanized double twisted steel wire roof anchors, built 300mm deep into the wall.

### 3.3. Roof Covering:

- 3.3.1. Concrete roof tiles fixed at a pitch of 17.5° on 38x38mm S.A Pine timber battens @ 320mm c/c, on approved undertile membrane.
- 3.3.2. Ridge tiles to be provided as indicated on the drawings.
- 3.3.3. Barge boards to be provided as indicated on the drawings.

**3.4. Insulation:**

- 3.4.1. Polycool 80mm thick, 18 density EPS board with a white vinyl (textured) finish on the underside. This gives a very neat finish which does not need any further painting. The system has a tongue-and-groove system to avoid thermal bridges. Plastered soffits to ground storey units.

**4. Doors and doorframes:**

- 4.1. External hinged doors to be Meranti horizontal-slatted timber doors.  
4.2. External sliding doors to be natural anodised aluminium.  
4.3. Internal hinged doors to be Hollow-core timber doors with hardwood flush panel facings suitable for painting.  
4.4. All internal and external door frames to be of min. 1.2mm pressed steel.

**5. Windows:**

- 5.1. Steel top hung range, steel windows with copper concealed friction stays, as indicated on the drawings.  
5.2. Burglar proofing to all opening sections for ground storey windows.

**6. Glazing:**

- 6.1. 4mm clear glass to kitchen, living room and bedroom windows as indicated on the drawings.  
6.2. 4mm obscured glass to bathroom windows as indicated on the drawings.  
6.3. 6mm safety glass to sliding doors and custom windows as indicated on the drawings.

**7. Window sills:**

- 7.1. All internal window sills to be plastered.  
7.2. External window sills to have plastered brick-on-edge sills with slope to outside.

**8. Wall Finishes:**

- 8.1. Internal:  
8.1.1. Internal walls to have one layer 12mm steel-floated plaster.  
8.1.2. Ceramic splash-back tiles to be provided above kitchen sink, basin and bath, and to a height of 1.8m for showers. Colour and type will be Toro Ya Africa's prerogative which to use.  
8.2. External:  
8.2.1. External walls to have one layer 12mm wood-floated plaster.  
8.2.2. 30mm wood-floated plaster reveals on external walls as indicated on the drawings.  
8.2.3. 30mm wood-floated plaster bands around windows as indicated on the drawings.

**9. Floor Finishes:**

- 9.1. Tiles throughout living units with non-slip tiles at patios, walkways and stairs.

**10. Ceilings:**

- 10.1. Living Units:  
10.1.1. Ground Storey Units: Plastered soffits.

10.1.2. First Storey Units: Polycool 80mm thick, 18 density EPS board with a white vinyl (textured) finish on the underside. This gives a very neat finish which does not need any further painting. The system has a tongue-and-groove system to avoid thermal bridges.

10.1.3. First Storey Units: 75mm Gypsum coved cornices fixed to the underside of the ceiling branding all round.

10.2. Common Areas (T4 Unit block stairs):

10.2.1. Standard 6.4mm Gypsum ceiling fixed to 38.38mm branding @ 400mm c/c with standard 75mm Gypsum coved cornices.

10.3. Common Areas (T3 Unit block stairs & walkways):

10.3.1. Plastered soffits.

## 11. Painting:

11.1. Internal (Plastered walls):

11.1.1. Two coats Super Sheen, (colour to be determined) with 2 hours drying time between coats.

11.2. Internal (Ceilings):

11.2.1. Two coats High Cover PVA, (colour to be determined) with 2 hours drying time between coats.

11.3. Internal (Door frames):

11.3.1. Two coats High Gloss Enamel, (colour to be determined) with 16 hours drying time between coats.

11.4. Internal (Doors):

11.4.1. Two coats High Gloss Enamel, (colour to be determined) with 16 hours drying time between coats.

11.5. External (Plastered walls):

11.5.1. Two coats Super Sheen (colour to be determined) with 2 hours drying time between coats.

11.6. External (Plaster reveals):

11.6.1. Two coats Super Sheen, (colour to be determined) with 2 hours drying time between coats.

11.7. External (Door frames):

11.7.1. Two coats High Gloss Enamel, (colour to be determined) with 16 hours drying time between coats.

11.8. External (Doors):

11.8.1. Two coats Woodtreat Woodseal with 6 hours drying time between coats.

11.9. External (Braai & Chimney).

11.9.1. Two coats Super Sheen, (colour to be determined) with 2 hours drying time between coats.

## 12. Ironmongery

12.1. External doors to be fitted with Martinelli MV105 Brass door handles including approved 3 lever mortice lock.

12.2. Internal doors to be fitted with Esco 2-lever lockset, chromium plated, or similar.

12.3. Internal sliding doors to be fitted with plastic flush door pulls on both sides.

## 13. Electrical:

13.1. Master Bedrooms:

13.1.1. Two plug points and one light point (against ceiling) provided as indicated on the drawings.

13.1.2. One light fitting to be provided with Eskom approved LED energy saving lights.

13.2. Other Bedrooms:

13.2.1. One plug point and one light point (against ceiling) provided as indicated on the drawings.

13.2.2. One light fitting to be provided with Eskom approved LED energy saving lights.

13.3. Kitchen:

13.3.1. Light points (against ceiling) to be provided as indicated on the drawings.

13.3.2. Stove isolator point to be provided as indicated on the drawings.

13.3.3. Countertop plug points to be provided as indicated on the drawings.

13.3.4. Below countertop plug points to be provided as indicated on the drawings.

13.3.5. Light fittings to be provided with Eskom approved LED energy saving lights.

13.4. Living area:

13.4.1. Plug points to be provided as indicated on the drawings.

13.4.2. Light points (against ceiling) to be provided as indicated on the drawings.

13.4.3. Light fittings to be provided with Eskom approved LED energy saving lights.

13.5. Bathrooms:

13.5.1. One light point (against ceiling) to be provided as indicated on the drawings.

13.5.2. One light fitting to be provided with Eskom approved LED energy saving lights.

13.6. Passage:

13.6.1. One light point (against ceiling) to be provided as indicated on the drawings.

13.6.2. One light fitting to be provided with Eskom approved LED energy saving lights.

13.7. Patio's and Entrances:

13.7.1. One light point (against wall) to be provided as indicated on the drawings.

13.7.2. One water-tight light fitting light fitting to be provided with Eskom approved LED energy saving lights.

**14. Sanitary:**

14.1. WC:

14.1.1. One vitreous china toilet bowl with ceramic cistern and heavy-duty toilet seat to be provided per bathroom. Type will be Toro Ya Africa's prerogative which to use.

14.2. Bath:

14.2.1. Bath to be 1700mm long, (type – white, acrylic) as indicated on the drawings. Bath mixer to be Isca Tri-range EX5028 or similar quality.

14.3. WHB:

14.3.1. Wash hand basin to be fixed with concealed wall-mounted brackets and shall include basin pedestal, type will be Toro Ya Africa's prerogative which to use. Taps are to be Isca Tri-range EX5026 or similar quality.

14.4. Sink

14.4.1. Double-bowl kitchen sink with drip tray. Sink mixer to be Isca Tri-range EX5024 or EX5022 or similar quality.

14.5. Shower:

14.5.1. 900x900mm shower base with pivot door and return panel (determined according to plan). Shower mixer to be Isca Tri-range EX5028 or similar quality.

14.6. One toilet roll holder (chrome), towel rail (chrome), and soap dish (chrome) to be provided per bathroom.

14.7. Geyser:

14.7.1. 150L Thermo-syphon high pressure solar system per living unit. Type will be Toro Ya Africa's prerogative which to use.

14.8. Outside taps to be provided at gullys.

14.9. Washing machine and dishwasher point with outlet and cold water inlet to be provided as indicated on the drawings.

**15. Carpentry:**

15.1. Melamine cupboards to be provided underneath sink in the kitchen and kitchen area as indicated on the drawings.

15.2. Kitchen design/layout as per kitchen design plan

**16. Fittings:**

16.1. Double-rail curtain tracks to be provided above windows in living areas and bedrooms.

16.2. Single-rail curtain tracks to be provided above windows in kitchens and bathrooms.

**17. Landscaping:**

17.1. Landscaped grass and garden areas will be provided.

**18. Braai (T3 units only):**

18.1. One brick built braai with countertop to be provided at patio as indicated on the drawings.

**19. Garages:**

19.1. One single garage per unit with one Meranti horizontal-slatted exit door, one steel roll up garage door, one light point, one double plug point, screed floors and window as indicated on the drawings.

**20. Paved Aprons:**

20.1. 1m wide paved aprons to be provided around unit block.

**21. Paved Gate Entrance, Entrance and visitors parking.**

21.1. All the driveways and visitors parking's will be paved with a 60mm grey interlocker paver.

**22. Availability of material:**

22.1. All materials herein specified are subject to availability, where any materials are not readily available, the developer shall have the right to use the nearest similar material that is available.