

Annexure 4

Specifications

Design and Architectural guidelines

GENERAL SPECIFICATIONS

CORE BUILDING DETAILS

1. FOUNDATIONS AND STRUCTURE

The building is founded on piled foundation, with reinforced concrete columns, walls and slabs.

2. FLOOR SLABS

Surface beds and suspended reinforced concrete slabs.

3. WALLS

Partition and external walls are non-load bearing masonry; internal walls are masonry walls.

4. EXTERNAL ENVELOPE

- Combination of high-performance glazed façade, masonry and aluminium cladding.
- Powder coated aluminium shop fronts and windows with louvered screens.

5. ROOF

Reinforced concrete slabs. Proprietary torch on waterproofing membrane to roof slabs Derbigum or equal approved.

6. INTERNAL PLUMBING AND FIRE SERVICES

HDPE drainage pipes with natural vent stacks, HDPE water reticulation pipes from centralised heater pump system, pressurised fire hose reels and hydrants all according to SANS national building regulations. Pump tanks for systems located at basement level.

7. BALUSTRADES

Mild steel, aluminium and glass balustrades.

8. LOUVERED SCREENS

Patented louvered screens to service ducts and shafts.

9. LIFT INSTALLATION

- Lift installation designed to the required capacity and speed to adequately accommodate traffic flow, with car interior to architect's specifications.
- 4 x passenger elevators, maximum load capacity about 1350kg.

10. SECURITY SYSTEM

- Advanced access control system with security card access to parking, main lobbies and lifts.
- 24-hour onsite security guarding; with CCTV monitoring and recording.

11. ELECTRICAL INSTALLATION

- Individual electrical meters for all residential units.
- Emergency power supply for common area emergency systems and all elevators.
- Standby generator for essential services.

12. AIR-CONDITIONING – BY SPECIAL REQUEST ONLY

Standalone split systems for each unit.

13. TELEVISION AND DATA OUTLETS

TV and data in communal area and main bedroom.

14. WATER SYSTEM

- Mains water supply with 2-day reserve water supply held on site.
- Individual water meters for all residential units.
- Centralised hot water system providing hot water to units.

15. WASTE WATER TREATMENT SYSTEM

All waste water disposed into municipal waste system.

16. LIGHTNING PROTECTION

Lightning protection system in accordance with SANS 10313.

17. SIGNAGE

Unit way and directory signage to architect's specifications and to match existing development signage.

18. BOUNDARY AND SCREEN WALLS

Boundary and screen walls including glazed entrance doors all to architect's designs and specifications.

19. SWIMMING POOLS, GARDENS AND ROOF TERRACES

Landscaping to landscape architect's designs and specifications.

20. CAR PARKING

- Approximately 1 car parking bay allocated accordingly to sale agreement.
- Automatic cars access control to gate and car park floors.
- Parking garage, entertainment area, pools and decks to architects and structural engineers designs and specifications.

21. GENERAL DRAINAGE AND MAINS

Storm water and soil drainage including manholes and connections all to National Building Regulations and Local Authorities requirements.

Design and Architectural guidelines

APARTMENT INTERNAL FINISHES

1. FLOORS – LIVING, KITCHEN & BEDROOMS

- Imported luxury, green-rated vinyl flooring.
- Bathrooms - porcelain tiles.

2. SKIRTING

- To be timber skirting.
- Bathroom skirting to be tile to match porcelain floor tile.

3. DOORS

- Entrance door, fire rated – purpose made shop fitted feature, solid wood with stainless steel ironmongery
- Internal doors – Powder coated aluminium framed door and architraves with frosted glass insert panels with stainless steel ironmongery.

4. CEILINGS

BATHROOM CEILINGS

Water resistant flush plastered ceiling with cornice details fixed with patented suspension system, painted with super acrylic paint.

LIVING AREA CEILINGS

Off shutter concrete with bulkhead and cornice fixing details.

5. AIR-CONDITIONING

Optional air-conditioning to all living areas and bedrooms.

6. BEDROOM CUPBOARDS

Fitted built in cupboards doors to be hung on concealed hinges.

7. BATHROOMS

- Custom designed vanities.
- Toughened frameless glass shower screens.
- Imported sanitary ware and brassware – Hansgrohe taps, geberit cistens.

8. KITCHEN

- Designer fitted kitchen.
- Engineered Quartz counter tops.
- Stainless steel sink and drainer with Hansgrohe mixer.
- Prep bowl where space allows.
- All apartments provided with SMEG or similar appliances.

9. WALLS

- Masonry wall with 2 coat plaster painted with super Acrylic paint.
- Kitchen splash backs as per interiors designer's specifications.
- Bathroom splash backs as per interior designer's specifications.

10. ELECTRICAL

BEDROOMS

Two normal sockets allowed per bedroom with LED down lights. Only main bedroom provided with a communal aerial television and telephone outlet.

COMMUNAL AREAS

Communal areas have 2 double sockets in the living area, one double socket in the dining area. Kitchen and scullery provided with four double sockets, stove and geyser isolator. All lighting LED down lights. TV outlet provided in the living area, as well as telephone and intercom outlets.

GENERAL

Open spaces and passages have LED down lights normally switched. Provision for socket outlets dependent on the space allocation.

NOTE: Finishes / Materials standard natural materials such as stone and timber may be changed to equal other and approved alternatives. Selected natural materials such as stone and timber will have some variations in colour and tone.

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