



**Architects, Interior Designers
& Industrial Designers**

LEVEL 1 B-BBEE Contributor

+27 83 406 4988

mbharchitectssa@gmail.com

www.mbh-architects.com

Specification

FOR

INTERIOR ALTERATIONS

AT

882 CARLSWALD NORTH ESTATE

FOR

Mr FRANZ ROSSBACHER

DATE

2025/09/01

REV 3

PREPARED BY

MBH Architects

Block 1, 299 Pendoring Ave, Randburg

Phone: 0663068548

Fax: 0

E-Mail: mbharchitectssa@gmail.com

1	GROUND FLOOR.....	9
1.1	FOYER.....	9
1.1.1	STAIR	10
1.1.2	GUEST WC.....	11
1.1.3	DOORS.....	12
1.2	PASSAGE.....	13
1.3	DINING ROOM.....	14
1.3.1	PELMETS.....	15
1.4	TV ROOM.....	15
1.4.1	PELMETS.....	16
1.5	READING ROOM.....	17
1.5.1	PELMETS.....	17
1.6	STUDY/OFFICE.....	18
1.6.1	DOORS.....	19
1.6.2	PELMETS.....	20
1.7	SEWING ROOM	20
1.7.1	EN SUITE.....	21
1.7.2	DOORS.....	24
1.7.3	PELMETS.....	25
2	FIRST FLOOR.....	25
2.1	LANDING	26
2.1.1	PELMETS.....	27
2.2	MAIN BED ROOM.....	27
2.2.1	MAIN EN SUITE.....	28
2.2.1.1	SHOWER.....	32
2.2.2	WARDROBE	33
2.2.3	DOORS.....	34
2.2.4	PELMETS.....	35
2.3	BED ROOM 2	35
2.3.1	EN SUITE 2.....	36
2.3.2	DOORS.....	40

2.3.3 PELMETS..... 41

2.4 BED ROOM 3 41

2.4.1 EN SUITE 3 42

2.4.2 DOORS..... 45

2.4.3 PELMETS..... 47

2.5 BED ROOM 4 47

2.5.1 EN SUITE 4 48

2.5.2 DOORS..... 51

2.5.3 PELMETS..... 52

2.6 PJ LOUNGE 53

2.6.1 PELMETS..... 54

NOTES REGARDING THIS SPECIFICATION

1. **Materials and workmanship**

Materials and workmanship shall be the best of their respective kinds. Only new and undamaged materials shall be used in the Works. Materials to be permanently installed into the works shall not be used for any temporary purposes on site. Work shall be to the approval of the Principal Agent and shall be executed in accordance with the relevant manufacturer's written recommendations and instructions.

Where materials are to be applied to substrates such as plaster or screed such substrates shall be deemed to be to the standard and quality laid down in the relevant trades and preparation of such substrates for the subsequent materials shall be based on this. Should the substrates prove to be defective the Principal Contractor shall take the necessary measures to remedy the defects at no cost to the Employer.

2. **Water**

Water shall be clear and free from injurious amounts of acids, alkalis, organic matter and other substances and shall be suitable for intended use.

3. **Meaning of terms**

The following terms appear often in the text of this specification. The meaning of these terms is important and therefore explained:

applicable standard

a national or recognised standard applicable to the works; applicable implies that the relevant standard becomes a contract document

approval

approval by the Principal Agent in writing, and is limited to visual appearance of the work, material or components. Approval does not relieve the contractor from compliance with the specification

ARP

a Recommended Practice prepared by SSA

as described

as described in the supplementary specification or relevant clauses of the Construction Specifications and Standards for Southern Africa

BS

British Standard

CKS

specifications prepared by the SABS, mainly for the procurement of products for the use of government departments

coastal region

area between the coastline and an imaginary line 30 km inland, including the entire area of jurisdiction of any local authority falling within this region

competent person

person who is qualified by virtue of his education, training, experience and contextual knowledge to make a determination regarding the performance of a building or part thereof in relation to a functional regulation or to undertake such duties as may be assigned to him in terms of these regulations, as further defined in SANS 10400

comply

meet specified standards

drawings

the drawings forming part of the contract documents, and any modification thereof or additions thereto delivered to the contractor during the execution of the works

EN

European Norm adapted by the SABS as a National Standard. (ENV is a voluntary norm)

elsewhere specified

that although a phrase appears in the specification its full specification will appear in another place in the Specification

IEC

International Electrotechnical Commission

in accordance with the manufacturer's recommendations

the manufacturer's recommendations at the time of tender. Whereas the manufacturer's recommendations are included in the supplementary preambles where appropriate, the Contractor is responsible for ascertaining the exact and complete recommendations

invoked standard

standard that is called upon for guidance in the proper execution of the works on site; an Invoked standard is not deemed a contract document; invoked implies that the relevant standard be obtained and a copy kept in the site office for reference; whether a standard is to be invoked is a decision to be taken by the specifier, depending on size, complexity and importance of the works, and on the level of sophistication of the builder

ISO

universal short name of the International Organization for Standardization, a worldwide federation of national standards bodies of which South Africa, Botswana and Zimbabwe are members and Namibia, Angola, Zambia and Mozambique are correspondent members

MOD AASHTO

an internationally accepted test to determine the density of compacted material like soil filling, expressed as a percentage of the maximum compaction of the filling at various moisture contents as determined in a laboratory

NBR

National Building Regulations

NRS

Rationalized User Specification prepared by SSA

or other approved

an alternative product submitted to the Principal Agent for approval before the close of tender. In all other cases the Principal Contractor must install for the products as specified

PIESA

Power Institute of East and Southern Africa

SABS

South African Bureau of Standards

SANS

South African National Standard

specified

as specified in a Particular Specification, on drawings, in the bills of quantities or in any other contract document relative to the proprietary material or product

specification data

data required by standards without which the specification is incomplete

suitable

capable of fulfilling or having fulfilled the intended function, or fit for its intended purpose

SSA

Standards South Africa, a division of the SABS

VC

Compulsory Specification (technical regulation) prepared by SSA

4. **Units of measurement, symbols**

The units of measurement are metric units as standardized by the "Système International d'Unités" (SI). The following unit symbols are used in this document:

°C	Degrees Celsius	ℓ	litre
g	Gram	m	metre
Hz	Hertz	m ²	square metre
h	Hour	m ³	cubic metre
KN	Kilonewton	mm	millimetre
KPa	Kilopascal	MPa	megapascal
KW	Kilowatt	t	tonne

5. **Description of items**

The description of an item implies the complete supply, assembly and operation of the item unless otherwise specified.

6. **Trade names**

Proprietary materials, components or products in this Specification are specified by trade name with reference to standards where relevant. Prior to tenders having been submitted and a contract concluded, tenderers may apply to the Principal Agent for the use of materials, products or components that do not comply with these standards. In these cases the Principal Agent shall expect any one or all of the following:

- A sample for inspection
- Proof of quality
- Test reports
- Capability reports on the factory

- A saving in cost

Applications for the use of substitute materials, products or components must be approved in writing by the Principal Agent before any such materials, components or products are ordered.

7. **Compliance with standards**

When so requested by the Principal Agent, provide evidence in the form of delivery slips, certificates or other written proof that material or components comply with the standards as laid down in this specification. Where possible all products must bear the mark of the relevant standards body.

8. **Standards, latest edition**

Standards referred to in this specification are the latest edition, including all amendments, published three calendar months or longer before the closing date of tenders.

9. **Accuracy of building work**

Building work must comply with SABS 0155, accuracy level 2, except where specified otherwise.

10. **Application of the NBR**

All work shall be executed in accordance with the NBR.

11. **Principal Building Agreement**

The contract forming part of the contract documentation is the latest edition of the Principal Building Agreement or Minor Works (as selected by Principal Agent to apply to this contract) as compiled by the Joint Building Contracts Committee (JBCC). Refer to this document for the full intent and meaning of each clause, as specified.

12. **Preliminaries**

The preliminaries forming part of the contract documentation is the latest edition of the preliminaries document, as compiled by the JBCC. Refer to this document for the full intent and meaning of each clause, as specified.

1 GROUND FLOOR

a) Plascon Paint to new surfaces

- i) Plascon Cashmere to interior existing cement plaster ceiling in White.
Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Plascon Plaster Primer (UC56) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
- Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour
 - Primer/Base coat : Plascon Plaster Primer
 - Overcoating time for primer/base coat : 16,00 hour.

b) LeGrand Switchgear

- i) A R T E O R range in colour White.
1, 2 and 3 Lever light switchgear Code 572239A.
16A Power outlet switchgear Code 572066

c) Downlights (Dry Areas)

- i) Lighting.co.za Saturn 3CTC LED Down Light.
Size Small | LED 6 Watt | D115mm x H32mm Medium.
Colour Temperature: 4000K | 1700lm - 2000lm
Dimmable: YES
Colour: White and Opal Lens
Material: Polycarbonate
Lamp Holder: Integrated LED, Driver Included
Voltage: 220v - 240V~50Hz IP Rating 20 for Indoor Use
Item to be Hardwired and installed by a registered electrician.

1.1 FOYER

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700)

and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

c) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

1.1.1 STAIR

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour
 - Primer/Base coat : Professional Plaster Primer and/or PWC-520
 - Overcoating time for primer/base coat : 16,00 hour.

b) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
- Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

c) Divine Stairs

- i) Divine Stairs Steel stair with timber treads and glass balustrade For further details contact Divine Stairs by clicking on the contact details icon.

1.1.2 GUEST WC**a) Duravit Basin Mixers**

- i) Basin Mixer
C.1 single lever mixer M
Code C11020002010

b) Washroom and bathroom accessories

- i) Franke
BHM8P polished stainless steel robe hook (Code: 2120090), plugged and screwed to the wall with stainless steel screws.
- Accessory: BHM8P robe hook (Code: 2120090)
 - Material: Polished stainless steel .

Geberit
Shower floor drain Code 154.050.00.1

Duravit
Angle valves code UV1690009A10
Universal slotted basin waste outlet code 00502410
Push actuation, chrome
Basin syphon/trap code 0050760000
universal space-saving siphon

c) Duravit wash hand basin

- i) Duravit
Luv Washbowl, white code 3814226001
420x260, incl waste

d) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

e) Carinthia vanity and mirror cabinets

- i) As selected by client

f) Porcelain tiles

- i) Italtile Inout Indeed Silver Rectified matt porcelain tiles (Code: SU1365), size 1000mm x 1000mm, fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Internal bathrooms
 - Surface: Walls field tile
 - Tile: SU1365
 - Tile size: 1000mm x 1000mm.
- ii) Italtile Inout Tacora Camel Rectified Matt porcelain tiles (Code: SU1361), size 1200mm x 230mm x 9mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Interior bathrooms
 - Surface: Floor
 - Tile: SU1361
 - Tile size: 1200mm x 230mm x 9mm.

1.1.3 DOORS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two

coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagio Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

b) Mansonia Joinery - Timber Doors

- i) Medium duty flush panel single leaf semi-solid timber door, size 813 x 2032 x 40mm thick with Sapele veneer to both sides with veneer over edge, with architraves both sides.

c) dormakaba cylinders

- i) dormakaba Satin Nickel 66mm master keyed knob cylinder (Code: DKC106601).
 - Product: knob cylinder
 - Finish: Satin Nickel.

d) dormakaba handles

- i) dormakaba Tubular Stainless Steel 155mm long spring loaded lever handle in Stainless Steel finish (Code: TH120 cylinder).
 - Product: Tubular Stainless Steel lever handle
 - Finish: Stainless Steel.

e) dormakaba escutcheons

- i) dormakaba 52mm diameter Stainless Steel cylinder escutcheon set (Code: DCE-002).
 - Product: cylinder escutcheon
 - Finish: Stainless Steel.

f) Handle & Co Magnetic Door Stoppers

- i) Magnetic door stopper, size 93 x 48mm fixed in accordance with the manufacturer's recommendations.
 - Product: door stopper
 - Finish: Satin Chrome.

1.2 PASSAGE

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

c) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

1.3 DINING ROOM

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

 - Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour

- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) NMC interior polyurethane cornices (Arstyl)

- NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

c) Bamboo Warehouse Flooring

- Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

1.3.1 PELMETS

a) Plascon Paint to new surfaces

- Plascon Velvago Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvago Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Velvago Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

1.4 TV ROOM

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
- Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
- Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour
 - Primer/Base coat : Professional Plaster Primer and/or PWC-520
 - Overcoating time for primer/base coat : 16,00 hour.

b) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

c) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
- Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

1.4.1 PELMETS

a) Plascon Paint to new surfaces

- i) Plascon Velv glo Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
- Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velv glo Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvaglo Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

1.5 READING ROOM

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

c) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.

- Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
- Plank size: 1920mm x 15mm x 96mm.
- Locking system: tongue and groove.

1.5.1 PELMETS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagio Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

1.6 STUDY/OFFICE**a) Plascon Paint to new surfaces**

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

c) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating

on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.

- Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
- Plank size: 1920mm x 15mm x 96mm.
- Locking system: tongue and groove.

1.6.1 DOORS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagio Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

b) Mansonia Joinery - Timber Doors

- i) Medium duty flush panel single leaf semi-solid timber door, size 813 x 2032 x 40mm thick with Sapele veneer to both sides with veneer over edge, with architraves both sides.

c) dormakaba cylinders

- i) dormakaba Satin Nickel 66mm master keyed knob cylinder (Code: DKC106601).
 - Product: knob cylinder
 - Finish: Satin Nickel.

d) dormakaba handles

- i) dormakaba Tubular Stainless Steel 155mm long spring loaded lever handle in Stainless Steel finish (Code: TH120 cylinder).
 - Product: Tubular Stainless Steel lever handle
 - Finish: Stainless Steel.

e) dormakaba escutcheons

- i) dormakaba 52mm diameter Stainless Steel cylinder escutcheon set (Code: DCE-002).
 - Product: cylinder escutcheon
 - Finish: Stainless Steel.

f) Handle & Co Magnetic Door Stoppers

- i) Magnetic door stopper, size 93 x 48mm fixed in accordance with the manufacturer's recommendations.
 - Product: door stopper
 - Finish: Satin Chrome.

1.6.2 PELMETS**a) Plascon Paint to new surfaces**

- i) Plascon Velvaglo Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvaglo Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Velvaglo Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

1.7 SEWING ROOM**a) Plascon Paint to new surfaces**

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
 - Environment : C1 - inland

- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

c) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

1.7.1 EN SUITE

a) Duravit wash hand basins

- i) Sividia Washbowl, DuroCast, matte white, Art. no. 2660013200
Color : Matte White

b) Duravit bath mixers

- i) C.1 single lever shower mixer, code C14210010010, with concealed wall part, 3/4" inside wall code GK1900001000.

c) Aluglass Bautech shower screens

- i) Aluglass Bautech Showerflex® Silver Grey powdercoated aluminium bath screen, overall size 800 x 1 400mm high with fixed panel, glazed in 6mm clear toughened safety glass, complying with SANS 1263 Part 1, 2 or 3 with name of the manufacturer permanently marked on each sheet visible after glazing, in accordance with NBR Part N schedule 1 and SANS 10137:2002, all fixed complete to walls including pointing all round both sides of frame, all in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2004.
 - Enclosure type: bath screen
 - Glass: 6mm clear.

d) Washroom and bathroom accessories

- i) Franke
BHM8P polished stainless steel robe hook (Code: 2120090), plugged and screwed to the wall with stainless steel screws.
- Accessory: BHM8P robe hook (Code: 2120090)
 - Material: Polished stainless steel .

Geberit
Shower floor drain Code 154.050.00.1

Duravit
Angle valves code UV1690009A10
Universal slotted basin waste outlet code 00502410
Push actuation, chrome
Basin syphon/trap code 0050760000
universal space-saving siphon

e) Duravit basin mixers

- i) C.1 Single lever mixer, X-large 322mm (Code: C11040002010)

f) Duravit shower system

- i) Shelf 1050 MinusFlow, color: mint, code TH4382008005.

g) Italtile victoria + albert Bath Tub

- i) Lussari 1700 Corner freestanding bath, code VABA1090, with inlet/outlet V&A Kit60, LH/RH according to floor plan, with seamless panels colour White, supplied by ITALTILE, fitted in accordance with the manufacturers recommendations.
- Colour: White
 - Length: 1700mm
 - Width: 750mm
 - Height: 580mm.

h) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

i) Hillaldam Sliding Gear

- i) Hillaldam Coburn system required for interior top hung single leaf sliding into cavity timber room door, not exceeding 2500mm high, not exceeding 100kg and not exceeding 1000mm wide:

Go to Hillaldam top hung door systems and select Straightaway 100T cavity.

j) Geberit toilet set

- i) Geberit "House Frane" WC set consisting of:
Cistern : Monolith sanitary module for wall-hung WC, 101 cm: color: mint (w/ angle walves), code 131.021.SL.5
Pan : iCon wall-hung WC w/seat, 49cm
Seat : iCon WC seat: white, soft close, Quick-release
fixed to wall with stainless steel bolts and nuts in accordance with manufacturer's recommendations.

k) Carinthia vanity and mirror cabinets

- i) As selected by client

l) Downlights

- i) Eurolux 240V IP44 Cielo bathroom downlight, comprising Brushed Aluminium aluminium body clear/frosted acrylic and lens (Code: D105AA), overall size 90mm diameter x 88mm high, requiring 6 No. x 1W Integrated LED lamps.
 - Product type: Bathroom downlights
 - Light fitting: Eurolux Cielo bathroom downlight (Code: D105AA)
 - Material: Aluminium
 - Colour: Brushed Aluminium
 - Eco friendly: Yes
 - Location: .

m) Porcelain tiles

- i) Ital Tile Inout Indeed Silver Rectified matt porcelain tiles (Code: SU1365), size 1000mm x 1000mm, fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Internal bathrooms
 - Surface: Walls field tile
 - Tile: SU1365
 - Tile size: 1000mm x 1000mm.
- ii) Ital Tile Inout Tacora Camel Rectified Matt porcelain tiles (Code: SU1361), size 1200mm x 230mm x 9mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Interior bathrooms

- Surface: Floor
- Tile: SU1361
- Tile size: 1200mm x 230mm x 9mm.

n) Union Tiles Venice Stone Natural Quartz slabs

- i) Union Tiles 15-Year warranty 20mm thick Venice natural quartz stone vanity slabs colour Bianco Eleganz, cut to size, 45 degree mitred joint with 2 - 3mm bevel on surface edge 20mm thick fascia 20mm thick fascia high along all exposed edges mitred fixed to supports (elsewhere specified) using dabs of 100% clear silicone adhesive at 200 to 300mm centres along all supports with all joints filled with Light Grey Quartz adhesive, all in accordance with the manufacturers recommendations.

1.7.2 DOORS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Velvagio Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

b) Mansonia Joinery - Timber Doors

- i) Medium duty flush panel single leaf semi-solid timber door, size 813 x 2032 x 40mm thick with Sapele veneer to both sides with veneer over edge, with architraves both sides.

c) dormakaba cylinders

- i) dormakaba Satin Nickel 66mm master keyed knob cylinder (Code: DKC106601).
 - Product: knob cylinder
 - Finish: Satin Nickel.

d) dormakaba handles

- i) dormakaba Tubular Stainless Steel 155mm long spring loaded lever handle in Stainless Steel finish (Code: TH120 cylinder).
 - Product: Tubular Stainless Steel lever handle
 - Finish: Stainless Steel.

e) dormakaba escutcheons

- i) dormakaba 52mm diameter Stainless Steel cylinder escutcheon set (Code: DCE-002).
 - Product: cylinder escutcheon
 - Finish: Stainless Steel.

f) Handle & Co Mgnetic Door Stoppers

- i) Magnetic door stopper, size 93 x 48mm fixed in accordance with the manufacturer's recommendations.
 - Product: door stopper
 - Finish: Satin Chrome.

1.7.3 PELMETS

a) Plascon Paint to new surfaces

- i) Plascon Velvaglo Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvaglo Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

 - Environment : C1 - inland
 - Topcoat : Velvaglo Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

2 FIRST FLOOR

a) Plascon Paint to new surfaces

- i) Plascon Professional Superior Low Sheen to interior new polystyrene board ceilings, in color WHITE.

Surface to be dry, sound and free of dirt and loose particles. finish with two coats Professional Superior Low Sheen (PEM 1000) with 1 hour drying time between coats, for a maintenance cycle of 7 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Professional Superior Low Sheen
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 1,00 hour

b) LeGrand Switchgear

- i) A R T E O R range in colour White.
1, 2 and 3 Lever light switchgear Code 572239A.
16A Power outlet switchgear Code 572066

c) Downlights (Dry Areas)

- i) Lighting.co.za Saturn 3CTC LED Down Light.
Size Small | LED 6 Watt | D115mm x H32mm Medium.
Colour Temperature: 4000K | 1700lm - 2000lm
Dimmable: YES
Colour: White and Opal Lens
Material: Polycarbonate
Lamp Holder: Integrated LED, Driver Included
Voltage: 220v - 240V~50Hz IP Rating 20 for Indoor Use
Item to be Hardwired and installed by a registered electrician.

2.1 LANDING

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour
 - Primer/Base coat : Professional Plaster Primer and/or PWC-520
 - Overcoating time for primer/base coat : 16,00 hour.

b) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood branderling installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber branderling. Boards to be secured to perimeter branderling with drywall screws and washers at 300mm centres.
 - Thickness: 30mm
 - Board finish: To be selected by client.

c) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

2.1.1 PELMETS

a) Plascon Paint to new surfaces

- i) Plascon Velvaglo Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvaglo Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

 - Environment : C1 - inland
 - Topcoat : Velvaglo Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

2.2 MAIN BED ROOM

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16

hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood brandering installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber brandering. Boards to be secured to perimeter brandering with drywall screws and washers at 300mm centres.
 - Thickness: 30mm
 - Board finish: To be selected by client.

c) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

d) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

2.2.1 MAIN EN SUITE

a) Duravit wash hand basins

- i) Sividia Washbowl, DuroCast, matte white, Art. no. 2660013200
Color : Matte White

b) Duravit bath mixers

- i) C.1 single lever shower mixer, code C14210010010, with concealed wall part, 3/4" inside wall code GK1900001000.

c) Washroom and bathroom accessories

- i) Franke
BHM8P polished stainless steel robe hook (Code: 2120090), plugged and screwed to the wall with stainless steel screws.
 - Accessory: BHM8P robe hook (Code: 2120090)
 - Material: Polished stainless steel .

Geberit
Shower floor drain Code 154.050.00.1

Duravit
Angle valves code UV1690009A10
Universal slotted basin waste outlet code 00502410
Push actuation, chrome
Basin syphon/trap code 0050760000
universal space-saving siphon

- ii) Franke Rodan RODX619E 0,8mm thick satin finished stainless steel recessed soap dispenser (Code: 2120096), size 241 x 86 x 243mm high with 1 litre capacity, front push button, cylinder lock and Franke standard key, plugged and screwed to the wall with stainless steel screws.
 - Accessory: RODX619E recessed soap dispenser (Code: 2120096)
 - Material: Satin finished stainless steel
 - Size: 241 x 86 x 243mm high.

d) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood branderling installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber branderling. Boards to be secured to perimeter branderling with drywall screws and washers at 300mm centres.
 - Thickness: 30mm
 - Board finish: To be selected by client.

e) Duravit basin mixers

- i) C.1 Single lever mixer, X-large 322mm (Code: C11040002010)

f) Italtile victoria + albert Bath Tub

- i) Lussari 1700 Corner freestanding bath, code VABA1090, with inlet/outlet V&A Kit60, LH/RH according to floor plan, with seamless panels colour White, supplied by ITALTILE, fitted in accordance with the manufacturers recommendations.
 - Colour: White
 - Length: 1700mm
 - Width: 750mm
 - Height: 580mm.

g) dormakaba pull handles

- i) dormakaba Elite straight Super Stainless Steel back-to-back pull handle (Code: DPHO150BTB), size 35mm diameter x 273mm long.
 - Product: Elite pull handle
 - Finish: Super Stainless Steel.

h) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

i) Hillaldam Sliding Gear

- i) Hillaldam Coburn system required for interior top hung single leaf sliding into cavity timber room door, not exceeding 2500mm high, not exceeding 100kg and not exceeding 1000mm wide:
Go to Hillaldam top hung door systems and select Straightaway 100T cavity.

j) Geberit toilet set

- i) Geberit "House Frane" WC set consisting of:
Cistern : Monolith sanitary module for wall-hung WC, 101 cm: color: mint (w/ angle walves), code 131.021.SL.5
Pan : iCon wall-hung WC w/seat, 49cm
Seat : iCon WC seat: white, soft close, Quick-release
fixed to wall with stainless steel bolts and nuts in accordance with manufacturer's recommendations.

k) Carinthia vanity and mirror cabinets

- i) As selected by client

l) Downlights

- i) Eurolux 240V IP44 Cielo bathroom downlight, comprising Brushed Aluminium aluminium body clear/frosted acrylic and lens (Code: D105AA), overall size 90mm diameter x 88mm high, requiring 6 No. x 1W Integrated LED lamps.
 - Product type: Bathroom downlights

- Light fitting: Eurolux Cielo bathroom downlight (Code: D105AA)
- Material: Aluminium
- Colour: Brushed Aluminium
- Eco friendly: Yes
- Location: .

m) Porcelain tiles

- i) Ital Tile Inout Indeed Silver Rectified matt porcelain tiles (Code: SU1365), size 1000mm x 1000mm, fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Internal bathrooms
 - Surface: Walls field tile
 - Tile: SU1365
 - Tile size: 1000mm x 1000mm.
- ii) Ital Tile Inout Tacora Camel Rectified Matt porcelain tiles (Code: SU1361), size 1200mm x 230mm x 9mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Interior bathrooms
 - Surface: Floor
 - Tile: SU1361
 - Tile size: 1200mm x 230mm x 9mm.

n) Porcelain tiles

- i) Ital Tile Atlas Patchwork Mosaic porcelain tile (Code GSM00075), size 300mm x 300mm fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL bonding liquid in lieu of water with joints continuous in both directions and grouted with tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds, all in accordance with the manufacturer's recommendations.
 - Location: Internal bathrooms
 - Surface: Walls feature tile
 - Tile: Code GSM00075
 - Tile size: 300mm x 300mm.

o) Union Tiles Venice Stone Natural Quartz slabs

- i) Union Tiles 15-Year warranty 20mm thick Venice natural quartz stone vanity slabs colour Bianco Eleganz, cut to size, 45 degree mitred joint with 2 - 3mm bevel on surface edge 20mm thick fascia 20mm thick fascia high along all exposed edges mitred fixed to supports

(elsewhere specified) using dabs of 100% clear silicone adhesive at 200 to 300mm centres along all supports with all joints filled with Light Grey Quartz adhesive, all in accordance with the manufacturers recommendations.

2.2.1.1 SHOWER

a) Geberit Shower Trap Systems

- i) Installation set
Code 154.150.00.1
Channel - Visible part of trap
Code 154.451.KS.1

b) Showerflex® shower doors

- i) Aluglass Bautech Showerflex® Chrome frameless comprising 850mm wide opening with 1x 1000mm and 1 x 900mm wide panels, glazed in 8mm clear toughened safety glass, complying with SANS 1263 Part 1, 2 or 3 with name of the manufacturer permanently marked on each sheet visible after glazing, in accordance with NBR Part N schedule 1 and SANS 10137:2002, all fixed complete to walls including pointing all round both sides of frame, all in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2004.
 - Enclosure type: frameless shower enclosure
 - Glass: 8mm clear.

c) Washroom and bathroom accessories

- i) Franke CNTX400A stainless steel/polyethylene fold down shower seat (Code: 2120104), size 484 x 526 x 115mm.
 - Accessory: CNTX400A fold down shower seat (Code: 2120104)
 - Material: Stainless steel/polyethylene
 - Size: 484 x 526 x 115mm.

d) Duravit shower system

- i) Shelf 1050 MinusFlow, color: mint, code TH4382008005.

e) Porcelain tiles

- i) Italtile PROJECT LIGHT GREY UNGLAZED MOSAIC porcelain tiles (Code: GSMO 00232), size 300mm x 300mm x 6mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Internal showers
 - Surface: Floor

- Tile: GSMO 00232
- Tile size: 300mm x 300mm x 6mm.

2.2.2 WARDROBE

a) Plascon Paint to new surfaces

- Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour
 - Primer/Base coat : Professional Plaster Primer and/or PWC-520
 - Overcoating time for primer/base coat : 16,00 hour.

b) Swartland XPS Insulation Board Ceilings

- Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood branderling installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber branderling. Boards to be secured to perimeter branderling with drywall screws and washers at 300mm centres.
 - Thickness: 30mm
 - Board finish: To be selected by client.

c) NMC interior polyurethane cornices (Arstyl)

- NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

d) Bamboo Warehouse Flooring

- Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.

- Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
- Plank size: 1920mm x 15mm x 96mm.
- Locking system: tongue and groove.

2.2.3 DOORS

a) Plascon Paint to new surfaces

- Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagio Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

b) Mansonia Joinery - Timber Doors

- Medium duty flush panel single leaf semi-solid timber door, size 813 x 2032 x 40mm thick with Sapele veneer to both sides with veneer over edge, with architraves both sides.

c) dormakaba cylinders

- dormakaba Satin Nickel 66mm master keyed knob cylinder (Code: DKC106601).
 - Product: knob cylinder
 - Finish: Satin Nickel.

d) dormakaba handles

- dormakaba Tubular Stainless Steel 155mm long spring loaded lever handle in Stainless Steel finish (Code: TH120 cylinder).
 - Product: Tubular Stainless Steel lever handle
 - Finish: Stainless Steel.

e) dormakaba escutcheons

- dormakaba 52mm diameter Stainless Steel cylinder escutcheon set (Code: DCE-002).
 - Product: cylinder escutcheon
 - Finish: Stainless Steel.

f) Handle & Co Magnetic Door Stoppers

- i) Magnetic door stopper, size 93 x 48mm fixed in accordance with the manufacturer's recommendations.
 - Product: door stopper
 - Finish: Satin Chrome.

2.2.4 PELMETS**a) Plascon Paint to new surfaces**

- i) Plascon Velvago Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvago Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Velvago Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

2.3 BED ROOM 2**a) Plascon Paint to new surfaces**

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour
 - Primer/Base coat : Professional Plaster Primer and/or PWC-520
 - Overcoating time for primer/base coat : 16,00 hour.

b) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood brandering installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber brandering. Boards to be secured to perimeter brandering with drywall screws and washers at 300mm centres.
- Thickness: 30mm
 - Board finish: To be selected by client.

c) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

d) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
- Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

2.3.1 EN SUITE 2**a) Duravit wash hand basins**

- i) Sividia Washbowl, DuroCast, matte white, Art. no. 2660013200
Color : Matte White

b) Duravit bath mixers

- i) C.1 single lever shower mixer, code C14210010010, with concealed wall part, 3/4" inside wall code GK1900001000.

c) Aluglass Bautech shower screens

- i) Aluglass Bautech Showerflex® Silver Grey powdercoated aluminium bath screen, overall size 800 x 1 400mm high with fixed panel, glazed in 6mm clear toughened safety glass, complying with SANS 1263 Part 1, 2 or 3 with name of the manufacturer permanently

marked on each sheet visible after glazing, in accordance with NBR Part N schedule 1 and SANS 10137:2002, all fixed complete to walls including pointing all round both sides of frame, all in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2004.

- Enclosure type: bath screen
- Glass: 6mm clear.

d) Washroom and bathroom accessories

- i) Franke
BHM8P polished stainless steel robe hook (Code: 2120090), plugged and screwed to the wall with stainless steel screws.
- Accessory: BHM8P robe hook (Code: 2120090)
 - Material: Polished stainless steel .

Geberit
Shower floor drain Code 154.050.00.1

Duravit
Angle valves code UV1690009A10
Universal slotted basin waste outlet code 00502410
Push actuation, chrome
Basin syphon/trap code 0050760000
universal space-saving siphon

e) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood branderling installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber branderling. Boards to be secured to perimeter branderling with drywall screws and washers at 300mm centres.
- Thickness: 30mm
 - Board finish: To be selected by client.

f) Duravit basin mixers

- i) C.1 Single lever mixer, X-large 322mm (Code: C11040002010)

g) Duravit shower system

- i) Shelf 1050 MinusFlow, color: mint, code TH4382008005.

h) Italtile victoria + albert Bath Tub

- i) Lussari 1700 Corner freestanding bath, code VABA1090, with inlet/outlet V&A Kit60, LH/RH according to floor plan, with seamless panels colour White, supplied by ITALTILE, fitted in accordance with the manufacturers recommendations.
 - Colour: White
 - Length: 1700mm
 - Width: 750mm
 - Height: 580mm.

i) dormakaba pull handles

- i) dormakaba Elite straight Super Stainless Steel back-to-back pull handle (Code: DPHO150BTB), size 35mm diameter x 273mm long.
 - Product: Elite pull handle
 - Finish: Super Stainless Steel.

j) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

k) Hillaldam Sliding Gear

- i) Hillaldam Coburn system required for interior top hung single leaf sliding into cavity timber room door, not exceeding 2500mm high, not exceeding 100kg and not exceeding 1000mm wide:
Go to Hillaldam top hung door systems and select Straightaway 100T cavity.

l) Geberit toilet set

- i) Geberit "House Frane" WC set consisting of:
Cistern : Monolith sanitary module for wall-hung WC, 101 cm: color: mint (w/ angle walves), code 131.021.SL.5
Pan : iCon wall-hung WC w/seat, 49cm
Seat : iCon WC seat: white, soft close, Quick-release
fixed to wall with stainless steel bolts and nuts in accordance with manufacturer's recommendations.

m) Carinthia vanity and mirror cabinets

- i) As selected by client

n) Downlights

- i) Eurolux 240V IP44 Cielo bathroom downlight, comprising Brushed Aluminium aluminium body clear/frosted acrylic and lens (Code: D105AA), overall size 90mm diameter x 88mm high, requiring 6 No. x 1W Integrated LED lamps.
 - Product type: Bathroom downlights

- Light fitting: Eurolux Cielo bathroom downlight (Code: D105AA)
- Material: Aluminium
- Colour: Brushed Aluminium
- Eco friendly: Yes
- Location: .

o) Porcelain tiles

- i) Ital Tile Inout Indeed Silver Rectified matt porcelain tiles (Code: SU1365), size 1000mm x 1000mm, fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Internal bathrooms
 - Surface: Walls field tile
 - Tile: SU1365
 - Tile size: 1000mm x 1000mm.
- ii) Ital Tile Inout Tacora Camel Rectified Matt porcelain tiles (Code: SU1361), size 1200mm x 230mm x 9mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Interior bathrooms
 - Surface: Floor
 - Tile: SU1361
 - Tile size: 1200mm x 230mm x 9mm.

p) Porcelain tiles

- i) Ital Tile Atlas Patchwork Mosaic porcelain tile (Code GSM00075), size 300mm x 300mm fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL bonding liquid in lieu of water with joints continuous in both directions and grouted with tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds, all in accordance with the manufacturer's recommendations.
 - Location: Internal bathrooms
 - Surface: Walls feature tile
 - Tile: Code GSM00075
 - Tile size: 300mm x 300mm.

q) Union Tiles Venice Stone Natural Quartz slabs

- i) Union Tiles 15-Year warranty 20mm thick Venice natural quartz stone vanity slabs colour Bianco Eleganz, cut to size, 45 degree mitred joint with 2 - 3mm bevel on surface edge 20mm thick fascia 20mm thick fascia high along all exposed edges mitred fixed to supports

(elsewhere specified) using dabs of 100% clear silicone adhesive at 200 to 300mm centres along all supports with all joints filled with Light Grey Quartz adhesive, all in accordance with the manufacturers recommendations.

2.3.2 DOORS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagio Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

b) Mansonia Joinery - Timber Doors

- i) Medium duty flush panel single leaf semi-solid timber door, size 813 x 2032 x 40mm thick with Sapele veneer to both sides with veneer over edge, with architraves both sides.

c) dormakaba cylinders

- i) dormakaba Satin Nickel 66mm master keyed knob cylinder (Code: DKC106601).
- Product: knob cylinder
 - Finish: Satin Nickel.

d) dormakaba handles

- i) dormakaba Tubular Stainless Steel 155mm long spring loaded lever handle in Stainless Steel finish (Code: TH120 cylinder).
- Product: Tubular Stainless Steel lever handle
 - Finish: Stainless Steel.

e) dormakaba escutcheons

- i) dormakaba 52mm diameter Stainless Steel cylinder escutcheon set (Code: DCE-002).
- Product: cylinder escutcheon
 - Finish: Stainless Steel.

f) Handle & Co Magnetic Door Stoppers

- i) Magnetic door stopper, size 93 x 48mm fixed in accordance with the manufacturer's recommendations.
 - Product: door stopper
 - Finish: Satin Chrome.

2.3.3 PELMETS**a) Plascon Paint to new surfaces**

- i) Plascon Velvago Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvago Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Velvago Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

2.4 BED ROOM 3**a) Plascon Paint to new surfaces**

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.
Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Cashmere
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 2,00 hour
 - Primer/Base coat : Professional Plaster Primer and/or PWC-520
 - Overcoating time for primer/base coat : 16,00 hour.

b) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood branderling installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber branderling. Boards to be secured to perimeter branderling with drywall screws and washers at 300mm centres.
 - Thickness: 30mm
 - Board finish: To be selected by client.

c) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

d) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

2.4.1 EN SUITE 3

a) Duravit wash hand basins

- i) Sividia Washbowl, DuroCast, matte white, Art. no. 2660013200
Color : Matte White

b) Duravit bath mixers

- i) C.1 single lever shower mixer, code C14210010010, with concealed wall part, 3/4" inside wall code GK1900001000.

c) Aluglass Bautech shower screens

- i) Aluglass Bautech Showerflex® Silver Grey powdercoated aluminium bath screen, overall size 800 x 1 400mm high with fixed panel, glazed in 6mm clear toughened safety glass, complying with SANS 1263 Part 1, 2 or 3 with name of the manufacturer permanently

marked on each sheet visible after glazing, in accordance with NBR Part N schedule 1 and SANS 10137:2002, all fixed complete to walls including pointing all round both sides of frame, all in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2004.

- Enclosure type: bath screen
- Glass: 6mm clear.

d) Washroom and bathroom accessories

- i) Franke
BHM8P polished stainless steel robe hook (Code: 2120090), plugged and screwed to the wall with stainless steel screws.
- Accessory: BHM8P robe hook (Code: 2120090)
 - Material: Polished stainless steel .

Geberit
Shower floor drain Code 154.050.00.1

Duravit
Angle valves code UV1690009A10
Universal slotted basin waste outlet code 00502410
Push actuation, chrome
Basin syphon/trap code 0050760000
universal space-saving siphon

e) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood branderling installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber branderling. Boards to be secured to perimeter branderling with drywall screws and washers at 300mm centres.
- Thickness: 30mm
 - Board finish: To be selected by client.

f) Duravit basin mixers

- i) C.1 Single lever mixer, X-large 322mm (Code: C11040002010)

g) Duravit shower system

- i) Shelf 1050 MinusFlow, color: mint, code TH4382008005.

h) Italtile victoria + albert Bath Tub

- i) Lussari 1700 Corner freestanding bath, code VABA1090, with inlet/outlet V&A Kit60, LH/RH according to floor plan, with seamless panels colour White, supplied by ITALTILE, fitted in accordance with the manufacturers recommendations.
 - Colour: White
 - Length: 1700mm
 - Width: 750mm
 - Height: 580mm.

i) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

j) Hillaldam Sliding Gear

- i) Hillaldam Coburn system required for interior top hung single leaf sliding into cavity timber room door, not exceeding 2500mm high, not exceeding 100kg and not exceeding 1000mm wide:
Go to Hillaldam top hung door systems and select Straightaway 100T cavity.

k) Geberit toilet set

- i) Geberit "House Frane" WC set consisting of:
Cistern : Monolith sanitary module for wall-hung WC, 101 cm: color: mint (w/ angle walves), code 131.021.SL.5
Pan : iCon wall-hung WC w/seat, 49cm
Seat : iCon WC seat: white, soft close, Quick-release
fixed to wall with stainless steel bolts and nuts in accordance with manufacturer's recommendations.

l) Carinthia vanity and mirror cabinets

- i) As selected by client

m) Downlights

- i) Eurolux 240V IP44 Cielo bathroom downlight, comprising Brushed Aluminium aluminium body clear/frosted acrylic and lens (Code: D105AA), overall size 90mm diameter x 88mm high, requiring 6 No. x 1W Integrated LED lamps.
 - Product type: Bathroom downlights
 - Light fitting: Eurolux Cielo bathroom downlight (Code: D105AA)
 - Material: Aluminium
 - Colour: Brushed Aluminium
 - Eco friendly: Yes
 - Location: .

n) Porcelain tiles

- i) Ital Tile Inout Indeed Silver Rectified matt porcelain tiles (Code: SU1365), size 1000mm x 1000mm, fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Internal bathrooms
 - Surface: Walls field tile
 - Tile: SU1365
 - Tile size: 1000mm x 1000mm.
- ii) Ital Tile Inout Tacora Camel Rectified Matt porcelain tiles (Code: SU1361), size 1200mm x 230mm x 9mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Interior bathrooms
 - Surface: Floor
 - Tile: SU1361
 - Tile size: 1200mm x 230mm x 9mm.

o) Porcelain tiles

- i) Ital Tile Atlas Patchwork Mosaic porcelain tile (Code GSM00075), size 300mm x 300mm fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL bonding liquid in lieu of water with joints continuous in both directions and grouted with tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds, all in accordance with the manufacturer's recommendations.
 - Location: Internal bathrooms
 - Surface: Walls feature tile
 - Tile: Code GSM00075
 - Tile size: 300mm x 300mm.

p) Union Tiles Venice Stone Natural Quartz slabs

- i) Union Tiles 15-Year warranty 20mm thick Venice natural quartz stone vanity slabs colour Bianco Eleganz, cut to size, 45 degree mitred joint with 2 - 3mm bevel on surface edge 20mm thick fascia 20mm thick fascia high along all exposed edges mitred fixed to supports (elsewhere specified) using dabs of 100% clear silicone adhesive at 200 to 300mm centres along all supports with all joints filled with Light Grey Quartz adhesive, all in accordance with the manufacturers recommendations.

2.4.2 DOORS**a) Plascon Paint to new surfaces**

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.
- Environment : C1 - inland
 - Topcoat : Velvagio Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.

b) Mansonia Joinery - Timber Doors

- i) Medium duty flush panel single leaf semi-solid timber door, size 813 x 2032 x 40mm thick with Sapele veneer to both sides with veneer over edge, with architraves both sides.

c) dormakaba cylinders

- i) dormakaba Satin Nickel 66mm master keyed knob cylinder (Code: DKC106601).
- Product: knob cylinder
 - Finish: Satin Nickel.

d) dormakaba handles

- i) dormakaba Tubular Stainless Steel 155mm long spring loaded lever handle in Stainless Steel finish (Code: TH120 cylinder).
- Product: Tubular Stainless Steel lever handle
 - Finish: Stainless Steel.

e) dormakaba escutcheons

- i) dormakaba 52mm diameter Stainless Steel cylinder escutcheon set (Code: DCE-002).
- Product: cylinder escutcheon
 - Finish: Stainless Steel.

f) Handle & Co Mgnetic Door Stoppers

- i) Magnetic door stopper, size 93 x 48mm fixed in accordance with the manufacturer's recommendations.
- Product: door stopper
 - Finish: Satin Chrome.

2.4.3 PELMETS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagio Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

2.5 BED ROOM 4

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood branderling installed at maximum 700mm centres transversely to trusses, and edge-fixed

with concealed ceiling clips screwed to timber brandlering. Boards to be secured to perimeter brandlering with drywall screws and washers at 300mm centres.

- Thickness: 30mm
- Board finish: To be selected by client.

c) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

d) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

2.5.1 EN SUITE 4

a) Duravit wash hand basins

- i) Sividia Washbowl, DuroCast, matte white, Art. no. 2660013200
Color : Matte White

b) Duravit bath mixers

- i) C.1 single lever shower mixer, code C14210010010, with concealed wall part, 3/4" inside wall code GK1900001000.

c) Aluglass Bautech shower screens

- i) Aluglass Bautech Showerflex® Silver Grey powdercoated aluminium bath screen, overall size 800 x 1 400mm high with fixed panel, glazed in 6mm clear toughened safety glass, complying with SANS 1263 Part 1, 2 or 3 with name of the manufacturer permanently marked on each sheet visible after glazing, in accordance with NBR Part N schedule 1 and SANS 10137:2002, all fixed complete to walls including pointing all round both sides of frame, all in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2004.
 - Enclosure type: bath screen
 - Glass: 6mm clear.

d) Washroom and bathroom accessories

- i) Franke
BHM8P polished stainless steel robe hook (Code: 2120090), plugged and screwed to the wall with stainless steel screws.
- Accessory: BHM8P robe hook (Code: 2120090)
 - Material: Polished stainless steel .

Geberit
Shower floor drain Code 154.050.00.1

Duravit
Angle valves code UV1690009A10
Universal slotted basin waste outlet code 00502410
Push actuation, chrome
Basin syphon/trap code 0050760000
universal space-saving siphon

e) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood brandering installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber brandering. Boards to be secured to perimeter brandering with drywall screws and washers at 300mm centres.
- Thickness: 30mm
 - Board finish: To be selected by client.

f) Duravit basin mixers

- i) C.1 Single lever mixer, X-large 322mm (Code: C11040002010)

g) Duravit shower system

- i) Shelf 1050 MinusFlow, color: mint, code TH4382008005.

h) Italtile victoria + albert Bath Tub

- i) Lussari 1700 Corner freestanding bath, code VABA1090, with inlet/outlet V&A Kit60, LH/RH according to floor plan, with seamless panels colour White, supplied by ITALTILE, fitted in accordance with the manufacturers recommendations.
- Colour: White
 - Length: 1700mm
 - Width: 750mm
 - Height: 580mm.

i) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® IL5 interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

j) Hillaldam Sliding Gear

- i) Hillaldam Coburn system required for interior top hung single leaf sliding into cavity timber room door, not exceeding 2500mm high, not exceeding 100kg and not exceeding 1000mm wide:
Go to Hillaldam top hung door systems and select Straightaway 100T cavity.

k) Geberit toilet set

- i) Geberit "House Frane" WC set consisting of:
Cistern : Monolith sanitary module for wall-hung WC, 101 cm: color: mint (w/ angle walves), code 131.021.SL.5
Pan : iCon wall-hung WC w/seat, 49cm
Seat : iCon WC seat: white, soft close, Quick-release
fixed to wall with stainless steel bolts and nuts in accordance with manufacturer's recommendations.

l) Carinthia vanity and mirror cabinets

- i) As selected by client

m) Downlights

- i) Eurolux 240V IP44 Cielo bathroom downlight, comprising Brushed Aluminium aluminium body clear/frosted acrylic and lens (Code: D105AA), overall size 90mm diameter x 88mm high, requiring 6 No. x 1W Integrated LED lamps.
 - Product type: Bathroom downlights
 - Light fitting: Eurolux Cielo bathroom downlight (Code: D105AA)
 - Material: Aluminium
 - Colour: Brushed Aluminium
 - Eco friendly: Yes
 - Location: .

n) Porcelain tiles

- i) Ital Tile Inout Indeed Silver Rectified matt porcelain tiles (Code: SU1365), size 1000mm x 1000mm, fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
 - Location: Internal bathrooms

- Surface: Walls field tile
 - Tile: SU1365
 - Tile size: 1000mm x 1000mm.
- ii) Ital Tile Inout Tacora Camel Rectified Matt porcelain tiles (Code: SU1361), size 1200mm x 230mm x 9mm, fixed to internal floor screed with TAL tile adhesive (elsewhere specified) mixed with TAL Bond® in lieu of water with joints continuous in both directions and grouted with TAL tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds.
- Location: Interior bathrooms
 - Surface: Floor
 - Tile: SU1361
 - Tile size: 1200mm x 230mm x 9mm.

o) Porcelain tiles

- i) Ital Tile Atlas Patchwork Mosaic porcelain tile (Code GSM00075), size 300mm x 300mm fixed to internal wall plaster backing with TAL tile adhesive (elsewhere specified) mixed with TAL bonding liquid in lieu of water with joints continuous in both directions and grouted with tile grout (elsewhere specified), excess grout on the surface to be cleaned with water as work proceeds, all in accordance with the manufacturer's recommendations.
- Location: Internal bathrooms
 - Surface: Walls feature tile
 - Tile: Code GSM00075
 - Tile size: 300mm x 300mm.

p) Union Tiles Venice Stone Natural Quartz slabs

- i) Union Tiles 15-Year warranty 20mm thick Venice natural quartz stone vanity slabs colour Bianco Eleganz, cut to size, 45 degree mitred joint with 2 - 3mm bevel on surface edge 20mm thick fascia 20mm thick fascia high along all exposed edges mitred fixed to supports (elsewhere specified) using dabs of 100% clear silicone adhesive at 200 to 300mm centres along all supports with all joints filled with Light Grey Quartz adhesive, all in accordance with the manufacturers recommendations.

2.5.2 DOORS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
- Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two

coats Velvagro Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagro Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

b) Mansonia Joinery - Timber Doors

- i) Medium duty flush panel single leaf semi-solid timber door, size 813 x 2032 x 40mm thick with Sapele veneer to both sides with veneer over edge, with architraves both sides.

c) dormakaba cylinders

- i) dormakaba Satin Nickel 66mm master keyed knob cylinder (Code: DKC106601).
 - Product: knob cylinder
 - Finish: Satin Nickel.

d) dormakaba handles

- i) dormakaba Tubular Stainless Steel 155mm long spring loaded lever handle in Stainless Steel finish (Code: TH120 cylinder).
 - Product: Tubular Stainless Steel lever handle
 - Finish: Stainless Steel.

e) dormakaba escutcheons

- i) dormakaba 52mm diameter Stainless Steel cylinder escutcheon set (Code: DCE-002).
 - Product: cylinder escutcheon
 - Finish: Stainless Steel.

f) Handle & Co Mgnetic Door Stoppers

- i) Magnetic door stopper, size 93 x 48mm fixed in accordance with the manufacturer's recommendations.
 - Product: door stopper
 - Finish: Satin Chrome.

2.5.3 PELMETS

a) Plascon Paint to new surfaces

- i) Plascon Velvagro Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.

Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Velvagio Water Based
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 4,00 hour
- Primer/Base coat : Professional Wood Primer
- Overcoating time for primer/base coat : 16,00 hour.

2.6 PJ LOUNGE

a) Plascon Paint to new surfaces

- i) Plascon Cashmere Pastel Interior Plush Matt to interior new rhinolite on walls, in color ARCTIC GLACIER.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Professional Plaster Primer (PP700) and/or 1 coat PWC-520 (in accordance with supplier specs) with an overcoating time of 16 hours and finish with two coats Cashmere (CAS 1) with 2 hours drying time between coats, for a maintenance cycle of 10 years in a C1 - inland environment.

- Environment : C1 - inland
- Topcoat : Cashmere
- Number of coats of topcoat : two coats
- Overcoating time for topcoat : 2,00 hour
- Primer/Base coat : Professional Plaster Primer and/or PWC-520
- Overcoating time for primer/base coat : 16,00 hour.

b) Swartland XPS Insulation Board Ceilings

- i) Ceilings to be Swartland SUMMIT XPS Insulated Board high density rigid extruded polystyrene 100% closed cell insulation ceiling formed of 30mm thick x 600mm wide tongue and grooved boards, tack fixed with suitable adhesive at 200mm intervals to sawn softwood brandering installed at maximum 700mm centres transversely to trusses, and edge-fixed with concealed ceiling clips screwed to timber brandering. Boards to be secured to perimeter brandering with drywall screws and washers at 300mm centres.

- Thickness: 30mm
- Board finish: To be selected by client.

c) NMC interior polyurethane cornices (Arstyl)

- i) NMC Decorative Mouldings Arstyl® ILS interior polyurethane cornice, size 50 x 50mm high fixed with Adefix® P5 adhesive.

d) Bamboo Warehouse Flooring

- i) Bamboo Warehouse Ultra-Density high density unfinished Natural Vertical high density tongue and groove bamboo flooring, in plank size 1920mm x 15mm x 96mm, fixed floating on self-adhesive foam underlay, all in accordance with Southern Africa Wood and Laminate Flooring Association's (SAWLFA) recommendations. Expansion gaps from walls and any vertical structures to be maintained during installation. All expansion gaps of 10mm to be concealed using Bamboo Warehouse matching profiles. Install matching skirting against all walls.
 - Bamboo flooring: Bamboo Ultra-Density Natural Vertical.
 - Plank size: 1920mm x 15mm x 96mm.
 - Locking system: tongue and groove.

2.6.1 PELMETS

a) Plascon Paint to new surfaces

- i) Plascon Velvagio Water Based Satin Sheen to interior new wood on doors, architraves and pelmets, in color WHITE.
Surface to be dry, sound and clean. Wash knots and resinous areas with Lacquer Thinners (ILS 1) and coat with Woodcare Knot Seal (PK 2) and apply one coat of Plascon Woodcare Pretreatment (WWP 1), overcoated within 48 hours with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale (A1-A5) < 14% or less. Prime with one coat Professional Wood Primer (PP800) with an overcoating time of 16 hours and finish with two coats Velvagio Water Based (VLW) with 4 hours drying time between coats, for a maintenance cycle of 12 years in a C1 - inland environment.
 - Environment : C1 - inland
 - Topcoat : Velvagio Water Based
 - Number of coats of topcoat : two coats
 - Overcoating time for topcoat : 4,00 hour
 - Primer/Base coat : Professional Wood Primer
 - Overcoating time for primer/base coat : 16,00 hour.