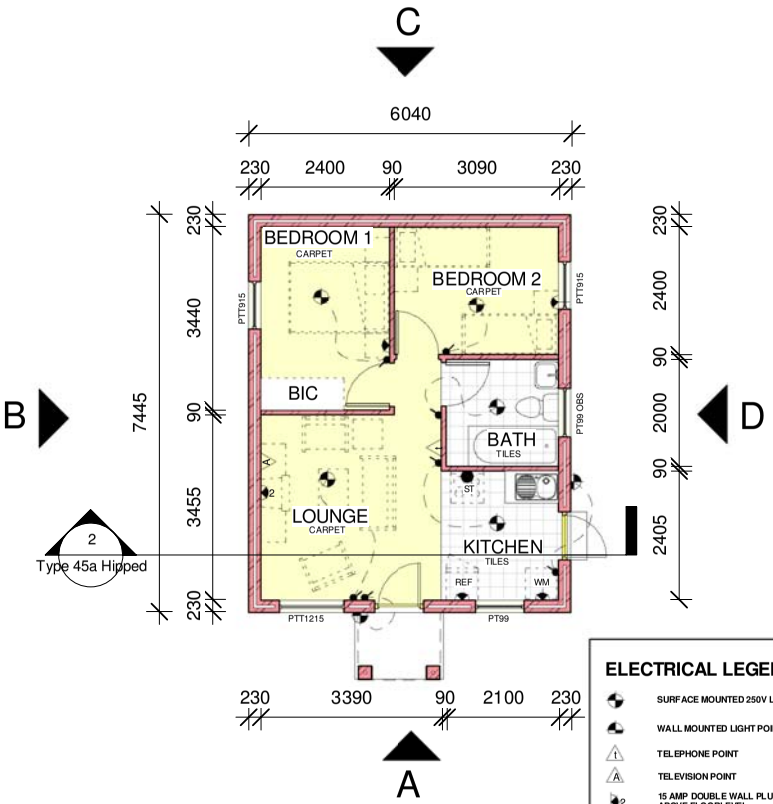
ANNEXURE C



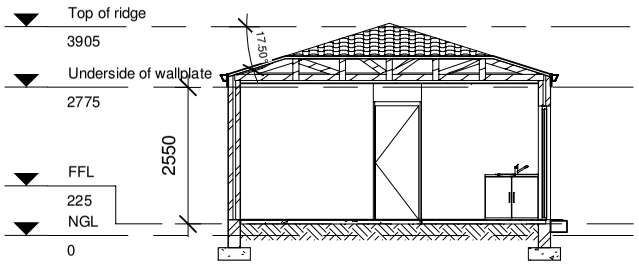
GROUND FLOOR PLAN

SCALE 1:100

FLOOR AREA = 45m²

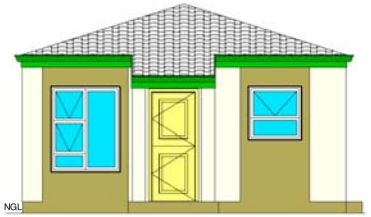
ELECTRICAL LEGEND:

- SURFACE MOUNTED 250V LIGHT POINT
- WALL MOUNTED LIGHT POINT
- TELEPHONE POINT
- TELEVISION POINT
- 15 AMP DOUBLE WALL PLUG POINT 1200MM ABOVE FLOORLEVEL.
- 15 AMP SINGLE WALL PLUG POINT 1200MM ABOVE FLOORLEVEL.
- G 100 — 100 L GEYSER TO BE INSTALLED IN ROOF SPACE
- STOVE POINT
- LIGHT SWITCH



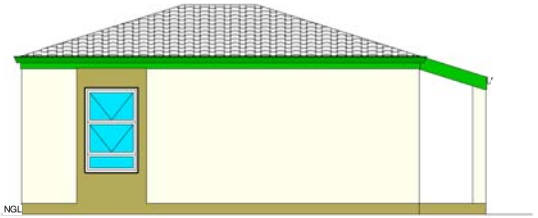
SECTION 1

SCALE 1:100



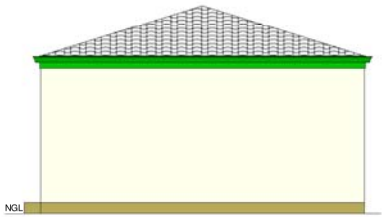
ELEVATION A

SCALE 1:100



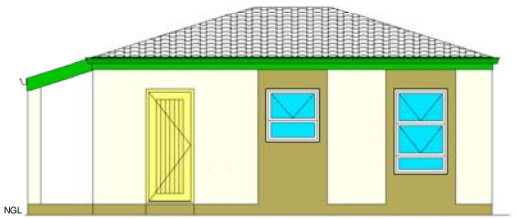
ELEVATION B

SCALE 1:100



ELEVATION C

SCALE 1:100



ELEVATION D

SCALE 1:100

STANDARD SPECIFICATIONS

1. BRICKWORK
1.1 Exterior Walls:All exterior walls will be of SABS approved cement Maxi stock bricks - 222mm x 115mm x 90mm, plastered and painted.
1.2 Interior Walls: Will be of SABS approved cement Maxi stock bricks - 222mm x 115mm x 90mm - and finished in one coat smooth plaster, with one (1) coat undercoat and two (2) coats interior acrylic in broken white/cream.

2. WINDOW SILLS
2.1 Exterior: Plastered and painted.
2.2 Interior: Will be finished in plaster and painted.

3. WINDOWS
3.1 All windows will be as per PLAN (White Epoxy Aluminium).

4. DOORS AND DOOR FRAMES
4.1 Front door: Standard Meranti door in standard Meranti frame, painted with one (1) coat primer- and two (2) coats white gloss enamel paint.
4.2 Back door: Standard Meranti door in standard Meranti frame, painted with one (1) coat primer- and two (2) coats white gloss enamel paint.
4.3 Internal doors: hollow core type in 1.2mm pressed steel frame, painted with one (1) coat primer- and two (2) coats white gloss enamel paint.

5. ROOF TRUSSES AND COVERING
5.1 Roof trusses will be manufactured and erected with pre-fabricated roof trusses.
5.2 Roof covering will be of cement tiles of recognized manufacturer and approved PVC underlay.
5.3 Colour of roof tiles as per developer's choice.

6. FLOOR COVERING
6.1 Kitchen and bathrooms: Will be ceramic tile of the DEVELOPERS choice.
6.2 Bedrooms, entrance hall and lounge: Will be of Belgotex Colour Rib carpeting selected by the DEVELOPER (With no underlay)

7. BUILT-IN-CUPBOARDS
7.1 One bottom kitchen cupboard with fit on single sink only. (No top cupboards are allowed for, only one bottom cupboard)

8. SANITARY WARE
Will be of a type and colour selected by the DEVELOPER.
8.1 Bath and basin: Will be manufactured of white acrylic material
8.2 Toilet: Will be manufactured of white glazed porcelain.
8.3 Cistern: Will be ELF Plastic or equivalent.
8.4 Kitchen sink: Will be standard fit on single bowl stainless steel with extended BIP taps.
8.5 Taps: Will be as per DEVELOPERS choice.
8.6 Shower: Chrome plated rod only. (If Applicable)
8.7 Hot water cylinder: Will be 100 litres semi-pressure type to be installed in roof space.
8.8 Water connection and supply: Will be 15mm diameter apex pipe internally and 22mm polycop piping from the water meter to the building.
8.9 Rain water goods: Will be of PVC and will be the DEVELOPER's choice.
8.10 Garden taps:One garden tap to be provided on final hand-over.

9.ELECTRICAL INSTALLATION:

Positions of the distribution board and econometer, electrical outlets and switches, T.V. and phone points indicated on the PLAN, may for practical reasons, need to be altered/omitted and such alteration will be at the DEVELOPER's discretion. The following installations have been included:

PLUG POINTS:

Lounge	- 1 Double plug point
Above working surface height in kitchens	- 1 single plug point
Refrigerator/freezer	- 1 single plug point
Stove	- Stove Point
Main bedroom	- 1 single plug point
2nd/3rd bedroom	- 1 single plug point per room
Telephone	- 1 telephone point in lounge
TV Point	- 1 TV point in lounge

10.TV ANTENNAE

No TV antennae will be supplied. Only conduit and draw boxes will be fitted.

11.LIGHT FITTINGS

1 x Single bowl head type per room.
1 x Single bowl head type per bathroom
1 x Single bowl head type in lounge
1 x Single bowl head type in kitchen
1 x Exterior light at back door
1 x Exterior light at front door

12.CEILINGS

Generally, will be a height of 2400, above floor level.

12.1Internal: Will be H-Strip joint Rhino board with cove corners, painted with 2 (two) coats acrylic PVA.
12.2Garage: There will be no ceiling to the garage (If Applicable).

13.WALL TILING

Will be selected for colour and/or design and/or shape by the EMPLOYER from the DEVELOPER's preferred range.

13.1 All tiling will be fixed by a specialist tiler appointed by the DEVELOPER.
13.2 All tiling will be from sink level 0.3m high in kitchen and bathrooms 0.3m splash back above basin and bath only, but will not be applied behind cupboards, bath or any other fixture or fitting.
13.3 Shower will be tiled from floor to 2.0m height. (if Applicable).

14. GLAZING
Clear sheet glass generally. Obscure glass to bathrooms to glazier's choice and all glass to conform to National Building Regulations in respect of thickness and type in relation to size and position.

15. IRONMONGERY
15.1 Internal doors are to be fitted with standard two lever mortice locksets and chrome plated furniture. 15.2 External doors are to be fitted with three lever mortice lockset with chrome plated furniture to front door and chrome plated furniture to kitchen door.

16. FINISHES
The EMPLOYER hereby acknowledges and agrees that the choice of finishes will be limited to the range offered by the DEVELOPER as per these STANDARD SPECIFICATIONS and shall be subject to availability thereof.

17. BUILDING STANDARDS
All construction procedures and standards will be in accordance with the requirements of the NHBRC.

18. GENERAL
Barge/Fascia boards: Cement Fibre or Treated pine painted with one (1) coat primer- and two (2) coats white gloss enamel paint.
Skirtings: SA-Pine painted with one (1) coat primer- and two (2) coats white gloss enamel paint.

EXCLUSIONS
- Stove/Refrigerator/W.M
- Kitchen cupboards
- Built in cupboards

FLOOR AREA = 45m²

NOTES

GENERAL NOTES
All building to comply with SABS 0400. All building work to comply to local Municipality by-laws.
No dimensions to be scaled or scaned from drawing. All dimensions to be checked on site before any work is put in hand.
Where applicable the contractor is to check on site size of components to be manufactured prior manufacture.

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All elements shown in this drawing ae prototypical design only. They may not be utilised, altered, the specification chenged, or implemented in part, or in whole, in any structure without nitification and written approval being issued by the proprietors.

BELLADONNA ESTATE

No.	Description	Date

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:

msp DEVELOPMENTS

CHAMELEON ARCHITECTS

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WORKING DRAWINGS

MSP GROUP

BLUE DOWNS

Project number	471
Date	29 - 10- 2009
Drawn by	BP
Checked by	PHG
Scale	1 : 100
Drawing No.	Type 45a Hipped

TYPICAL 2 - BEDROOM LAYOUT

Type 45a Hipped

3/10/2010 9:46:35 AM