

DESIGN AND ARCHITECTURAL GUIDELINES

GENERAL SPECIFICATIONS

Core building details

1. Foundations and structure

- 1.1 Construction has been done to an existing building.

2. Floor slabs

- 2.1 Construction has been done to an existing building.

3. Walls

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

4. External envelope

- 4.1 Masonry.

5. Roof

- 5.1 Timber structure with IBR Steel Sheeting, insulated on top floor. The lower floor soffit/ ceiling is concrete slab.

6. Internal plumbing and fire services

- 6.1 HDPE drainage pipes with natural vent stacks,

HDPE water reticulation pipes from individual hot water system, and pressurised fire hose reels and hydrants all according to national building regulations. Tanks to systems located at basement level.

7. Balustrades

- 7.1 Painted mild steel external.
- 7.2 Glass, steel and stainless handrails and masonry interior.

8. Lift installation

- 8.1 Lift refurbishment of existing, with car interior refurbished to existing spec.
- 8.2 2 x Passenger elevators, load capacity about 1350kg.

9. Security system

- 9.1 Access control to vehicle and building entrances.
- 9.2 24-Hour onsite security guarding; with CCTV monitoring and recording.

10. Electrical installation

- 10.1 Individual electrical meters for all residential units.

- 10.2 Emergency power supply for full building.
- 10.3 Standby generator for essential services.

11. Television and telephone

- 11.1 Fibre and GTU to unit.

12. Water system

- 12.1 Mains water supply with 1-day reserve water supply held on site.
- 12.2 Individual water meters for all residential units.
- 12.3 Centralised hot water system providing hot water to units.

13. Wastewater treatment system

- 13.1 N/A All wastewater disposed into municipal waste system.

14. Lightning protection

- 14.1 None required as per electrical installation earthing.

15. Signage

- 15.1 Unit and directory signage to Interior Designer's specifications and to match existing development signage.



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16. Boundary and screen walls

- 16.1 Boundary and screen walls including entrance gates to all Architect's designs and specifications.

17. Gardens and terraces

- 17.1 Landscaping to Landscape Architect's designs and specifications.

18. Car parking

- 18.1 Approximately 280 car parking bays allocated accordingly to sale agreement.
- 18.2 Automatic cars access control to gate.

19. General drainage and mains

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

Apartment internal finishes

1. Floors

- 1.1 Tiled Floors 600 x 600.

2. Skirting

- 2.1 Tiled skirting.

3. Doors

- 3.1 Entrance door – Solid fire rated door.
- 3.2 Internal doors – Semi solid internal doors.

4. Ceilings

- 4.1 Flush plastered ceiling with cornice details fixed with patented suspension system, to the top floor.
- 4.2 Painted slab soffit ceilings to all other floors.

5. Bedroom cupboards

- 5.1 Fitted built-in cupboard doors.

6. Bathrooms

- 6.1 Custom designed vanities.
- 6.3 Chrome Sanware fitted to all bathrooms.

7. Kitchen

- 7.1 Engineered Quartz counter tops.
- 7.2 Stainless steel sink and drainer with Chrome mixer.

8. Walls

- 8.1 Masonry wall, plastered and painted 2 coat PVA.
- 8.2 Tiled kitchen splash backs.
- 8.3 Tiled bathroom splash backs.

9. Electrical

9.1 Bedrooms

- 9.1.1 Two sockets allowed per bedroom with Gu10 fitted light fittings.

9.2 Communal areas

- 9.2.1 Communal areas have one double socket in the living area. The kitchen is provided with with one normal and USB sockets, stove and geyser isolator. All lighting GU10 fitted light fittings. Fibre outlet provided in the living area.

NOTE: Selected natural materials, such as stone and timber, will have some variations in colour and tone.

FREQUENTLY ASKED QUESTIONS

Which municipal body governs this area?

City of Tshwane Municipality

Where are the nearest education, business, shopping and hospital nodes in the area?

Living at Circa Lynnwood, you are surrounded by high-performing academic institutions including, Lynnwood Ridge Primary School, St Albans College, Laerskool Lynnwood, and the Hoërskool Menlopark. Within this well-known school district, you can also find quick access to office parks such as Lynnwood Bridge, Menlyn Maine and some smaller parks like Sanlam Business Park, and Eastwood Office Park. Indulge in the retail offering from malls close to home such as Lynnwood Bridge, larger malls such as Lynnridge Mall, Willows Crossing Shopping Centre, and Menlyn Maine close by. There is also a plethora of medical offerings close by including Life Glen Faerie Hospital and Die Wilgers Hospital.

What security measures are in place for the protection of residents?

Residents will have 24-hour security, with strong perimeter fencing, key card access control and a

manned gatehouse to enter and exit the premises. There will be CCTV in strategic locations as well.

How is the residential property ownership managed?

A Body Corporate manager will be appointed.

When will I be able to move into my home after completion of construction?

You will be able to move into your home once transfer is complete, currently estimated to be February/March 2023.

Who is responsible for electricity, water and property rate payments within the residential component?

Each owner will pay this directly.

Will I be allowed to rent out my property?

Yes, owners may elect their own estate agents to manage the rental of their property.

Are pets allowed?

Unfortunately, pets will not be allowed within the development.

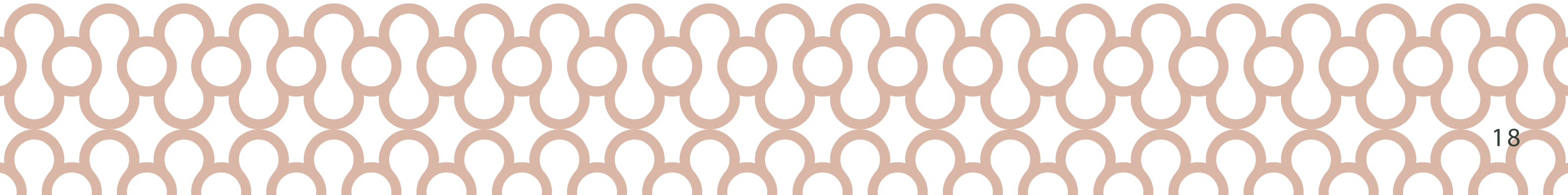
Can I use my own architect for amendments to my apartment?

Yes, once you have taken transfer you can change the internal of the apartment only, but with the consent of the Body Corporate.

As an owner, will I have access to all the facilities?

Residents at Circa Lynnwood will have access to all the facilities.

Owners who do not reside within Circa Lynnwood can note there will be commercial spaces which will be open to the public and will be paid for as used, including a proposed gym, coffee shop and co-working space.



FREQUENTLY ASKED QUESTIONS

How many parking bays do I get and can I purchase additional bays?

1 parking will be assigned per apartment. Additional bays will not be available for purchase.

How do I get internet connection, telephone connection and satellite?

An approved service provider will be appointed to provide a fixed-line fibre service to the development. All units are already wired for fibre and the levy will include this service. The resident may however elect to upgrade their package to a faster line if they so choose.

Who takes care of the maintenance of the building?

The appointed Body Corporate will be in charge of maintaining the building.

Where can I hang my washing?

There is an onsite laundry and drying yards are provided on each floor.

Will there be a generator?

Yes, there will be a generator, the costs of which will be included in the levy.

Will the building have a NHBRC certificate?

No. Being an existing building converted to housing, it is exempt from NHBRC enrolment and considered to be structurally sound.

What is the residential building's warranty?

The construction guarantee is based on the JBCC standard, which is 5 years from date of practical completion for structural issues and one year for plumbing and electrical issues.

What fire protection systems are in place?

The building is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation, and fire doors.

