

SPECIFICATIONS & FINISHES – CLASSIC RANGE



Annexure “B”

1. GENERAL

In the event of any discrepancy arising between the provisions of the building plan and those of the specifications, the provisions of the specifications will prevail. All materials herein specified are subject to availability. All items and specifications not specified by this schedule are to be specified by the Developer and/or Architect.

The Developer cannot guarantee that the materials or finishes used will be the same shade, colour or texture as any sample inspected by the Purchaser. In the event of materials or finishes not being readily available or if undue delay is experienced in obtaining them, then the Developer shall have the right to use the nearest similar material available. The Developer also reserves the right to change designated suppliers. Only approved suppliers and service providers, as per the Developer’s nominated list, are to be used in the development.

2. FLOOR FINISHES

2.1. Internal:

2.1.1. Tile – Porcelain:

Entrance, Lobby, Guest WC, Media Room, Dining Room, Bathroom 4, Guest Bathroom, Kitchen, Scullery, Laundry, Living Room, Bar Area, Staff Quarters, Staircase, Bathroom 1, Bathroom 2, Bathroom 3, Study, Bridge:

600 x 600mm matt porcelain tile as per selected mood board sample

2.1.2. Fitted Carpet or Timber Vinyl:

Bedroom 4, Guest Bedroom, Bedroom 1, Dressing Area, Bedroom 2, Bedroom 3:

To architect specification

2.1.3. Grano Screed:

Garage floor

2.2. External:

2.2.1. Tile – Porcelain:

Entrance Walkway, Dining Room Courtyard, Outdoor Patio, Pool Steppingstone, Bedroom 4 Step-out, Guest Bedroom Step-out, Media Room Step-out, Bedroom 1 Step-out, Bedroom 2 Step-out, Guest Bedroom Balcony, Bedroom 3 Balcony:

600 x 600mm matt porcelain tile as per selected mood board sample

2.3. Cobblestone:

Yard:

110 x 110 x 50mm charcoal cobbles

2.4. Paving Slabs:

Driveway, Bedroom 2 Balcony:

600 x 600 x 40mm cast in-situ panels

2.5. Stone Chip:

Bedroom 1 Balcony, Bedroom 2 Balcony, Exposed Torch-on Waterproofing:

19mm grey quarry stone chip

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3. WALL FINISHES

- 3.1. Internal: One coat wood floated cement plaster
1 coat Midas skimfill (or similar), primed and painted to specification
- 3.2. External: One coat wood floated cement plaster, primed and painted to specification
- 3.3. Skirtings:
 - 3.3.1. Hardwood skirting, 100 x 22mm to architect's detail, primed both sides and painted to specification
 - 3.3.2. Tile (as per floor tile) 100mm high in bathrooms walls where no wall tiles

4. CEILINGS & CORNICES

- 4.1. Internal:
 - 4.1.1. Concrete soffit, skimmed & painted: Garage, Dining Room, Lounge, Bedroom 4, Bathroom 4, Guest Bedroom, Guest Bathroom, Staff Quarters, Bar Area, Media Room, Guest WC, Staircase, Study, Bridge, Pyjama Lounge, Bedroom 1, Bedroom 2, Bedroom 3
 - 4.1.2. Skimmed Rhinoboard ceiling/bulkhead: Lobby, Entrance, Guest WC, Kitchen, Scullery, Laundry, Media Room, Lounge (Type E only), Bedroom 1, Bathroom 1, Bedroom 2, Bathroom 2, Bedroom 3, Bathroom 3, Guest Bedroom (Type E only), Guest Bathroom (Type E only), Dressing Area
- 4.2. External:
 - 4.2.1. Concrete soffit, skimmed & painted: Throughout

5. PAINT SPECIFICATION

- 5.1. Internal:
 - 5.1.1. 1 coat Midamax 190 (or Dulux Equivalent): **All plastered walls**
2 coats Midalux 240 (or Dulux Equivalent):
 - 5.1.2. 1 coat Midas Wood prime (or Dulux Equivalent): **Internal timber skirtings**
 - 5.1.3. 1 coat Midas Universal Undercoat (or Dulux Equivalent): **Internal timber doors**
2 coats Midacoat Satin (or Dulux Equivalent):
- 5.2. External:
 - 5.2.1. 1 coat Masonry Primer: **External plastered walls where indicated**
2 coats Midalux 230 (or Dulux Equivalent):

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5.3. Ceilings & Bulkheads:

- 5.3.1. 1 coat Midas Arogon EF thinned, white: **Bathroom ceilings**
2 coats Midas Arogon EF, Flat White (or Dulux Equivalent):
- 5.3.2. 2 coats Midas Midamax 190, white (or Dulux Equivalent): **Bulkheads & ceilings**

6. WINDOWS & DOORS

6.1. Aluminium Windows & Doors (Single Glazing throughout):

- 6.1.1. Powder coated aluminium, colour to be confirmed - **Throughout**
- 6.1.2. Powder coated aluminium framed glass door to further detail – **Front Door**
- 6.1.3. Powder coated aluminium framed glass door – **Yard Door**
- 6.1.4. Powder coated aluzinc weather louvre fixed panel to further detail – **Garage Door**

6.2. Timber Doors:

- 6.2.1. 2400mm height semi-solid doors with groove detail and rebated frames to architect's detail, primed & painted to specification – **All Internal Doors**
- 6.2.2. Solid core flush panel commercial door, ½ hour fire rated, painted to specification. Frame & hinges by door manufacturer with door closer to specialist's specification – **Garage Door**

7. IRONMONGERY

- 7.1. Locks, handles and hinges to further specialist specification

8. ROOF

- 8.1. Reinforced concrete roof slab with stone chip

9. ELECTRICAL

9.1. Plugs & Switches:

- 9.1.1. Legrand Arteor with white cover plates, switches & sockets: **Throughout**

9.2. Appliances:

- 9.2.1. Miele 60cm Oven – H2265-1 B (or current replacement model)
- 9.2.2. Miele 75cm Gas Hob – KM2032 G S/S (or current replacement model)

- 9.3. Distribution Board: Positioned in garage with prepaid electricity meter installed next to distribution board

- 9.4. Intercom: Provision for conduiting only. Located at front door

- 9.5. Telephone: 1 x Telkom point. Located at front door

- 9.6. DSTV: 1 x DSTV points with conduits and cabling for RGU6 for SD and CAT6 for HD in Lounge Area and Media Room. Connection using Smart Village fiber connection only. Conduits from distribution board and TV point only with no

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cabling in Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Guest Bedroom, Staff Quarters, Study

9.7. Lighting: As per Annexure C Lighting Layout:

- 9.7.1. **Wall light** – Capri up & down 3000K LED – Black
- 9.7.2. **Brick light** – Ozo down facing 3000K LED – Black
- 9.7.3. **Garage light** – 36W LED Nano Linear 4000K fluorescent 1205mm
- 9.7.4. **Ground light** – Ceci buried in-ground fitting LED – Black
- 9.7.5. **Wall Bulkhead light** – Square Bulkhead 195mm SQ 14W LED – Black
- 9.7.6. **Spike light** – Plastic garden spike GU10 LED – Black
- 9.7.7. **Downlight** – 2223 Tilt Down Lighter 75mm 7W Dimmable 3000K LED – Black & White 7W GU10 Dimmable 3000K LED - White
- 9.7.8. **Downlight** – SQ26 3 Light Surface Mount 300 x 100 x 110mm
- 9.7.9. **LED strip** – IP65 5W P/M & 2 amp LED driver including aluminium channel & diffuser
- 9.7.10. **Downlight in shower** – 2303 Down Lighter 72mm 7W Dimmable 3000K LED – White
- 9.7.11. **Track & Spots** – 220V Track and Lone Spot 7W Dimmable 3000K LED – Black
- 9.7.12. **Foot light** – Round Rational LED – Black
- 9.7.13. **Pendant** – Fumo Smoke Ball 300mm diam. 4W ES LED Pear Shape Filament Warm White

10. JOINERY

10.1. Kitchen, Scullery & Laundry:

- 10.1.1. 16mm Melamine carcass, doors and drawer fronts with finger grip handle detail – Colour as per selected mood
- 10.1.2. Vogue VD1 20 x 20mm aluminium black profile with 4mm grey tinted glass
- 10.1.3. Harn soft close runners – silver
- 10.1.4. Grass soft close hinges
- 10.1.5. Raiel anodised aluminium Lgrip handle – Anthracite powder coat
- 10.1.6. 47 liter Addis bin
- 10.1.7. Kickplates – 1mm aluminium on plastic backing
- 10.1.8. Worktops & Splashback– 20mm Eezi Quartz Range - Colour as per selected mood. Splashback – 100mm

10.2. Built-in Cupboards:

- 10.2.1. 16mm Melamine carcass, doors, drawer fronts and kickplates – Colour as per selected mood
- 10.2.2. Ball-bearing runners
- 10.2.3. Omni soft close hinges
- 10.2.4. Raiel anodised aluminium Lgrip handle – Anthracite powder coat
- 10.2.5. Mirror – 4mm silver polished mirror on 16mm backing
- 10.2.6. Kickplates – 16mm melamine – Colour as per selected mood

10.3. Vanities:

- 10.3.1. 16mm Melamine carcass, doors and drawer fronts – Colour as per selected mood board sample
- 10.3.2. Ball-bearing runners
- 10.3.3. Anodised aluminium Gola handle – Anthracite powder coat
- 10.3.4. Mirror – 4mm silver polished mirror on fixed unit

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11. SANITARYWARE

11.1. Sanitaryware & Brassware Fittings:

11.1.1.	Toilet:	Eurotrend Pointer wall hung toilet
11.1.2.	Cistern & Plate:	Alpha 10 dual flash actuator & kombi fix cistern
11.1.3.	Basin:	Eurotrend Valentia basin - Line
11.1.4.	Basin Mixer:	Eurotrend Tall Blanco basin mixer
11.1.5.	Shower Mixer:	Eurotrend Blanco wall mixer
11.1.6.	Shower Arm:	Eurotrend wall shower arm
11.1.7.	Shower Rose:	Eurotrend Slim square shower head (200 x 200)
11.1.8.	Shower Channel:	Bella 250mm shower channel
11.1.9.	Bath Mixer:	Eurotrend Blanco round diverter bath mixer
11.1.10.	Bath Spout:	Eurotrend wall mounted Blanco mixer
11.1.11.	Bath:	White oval freestanding bath
11.1.12.	Bottle Trap:	Rubber Black Plain Trap 32x40mm
11.1.13.	WC Bottle Trap:	Chrome round bottle trap
11.1.14.	Kitchen Mixer:	Black flexopipe kitchen mixer kitchen mixer
11.1.15.	Sink:	Bella BE 2B765 765x464x200mm undermount
11.1.16.	Prep Bowl:	Bella BE4040 stainless steel 433x433x200
11.1.17.	Basin Pop-up:	Bella basin 30 mm pop-up waste unslotted

11.2. Accessories:

11.2.1.	Toilet Roll Holder:	Eurotrend flat toilet roll holder
11.2.2.	Bath Towel Rail:	Eurotrend flat towel rail (600mm) (main bath)
11.2.3.	Towel/Robe Hook:	Eurotrend flat chrome robe hook

11.3. Shower Glass – 2100mm x 950mm fixed panel frameless 8mm toughened safety glass with chrome fittings

11.4. Toilet Enclosures - 2100mm frameless sandblasted (or similar) 8mm toughened safety glass with chrome fittings – Bedroom 1

12. METALWORK & BALUSTRADES

12.1. Signage – 1 x Unit/House number in driveway as per architect's specification

12.2. Balustrades:

12.2.1.	Frameless safety glass to specialist's detail on first storey bridge and staircase
12.2.2.	Brushed stainless steel handrails and verticals with stainless steel cabling as per architect's specification – Roof 1, Sundeck, Bedroom 3 Balcony (Type E only), Guest Bedroom Balcony (Type E only)

12.3. Driveway & pedestrian Gate:

12.3.1.	Sectional overhead powder coated aluzinc garage door as per architect's specification
12.3.2.	Horizontal slatted powder coated aluminium gate entrance gate
12.3.3.	Horizontal slatted powder coated aluminium service side gate

12.4. Staircase: steel stringer with steel treads and tile inlay

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13. SCREENING

- 13.1. Precast concrete panels to specialist's specification - painted to specification – WC garden enclosure (excluding Type E), Sundeck, 1st Floor Bridge

14. WATER HEATER SYSTEM

- 14.1. 1 x 250L HWC linked to Heat Pump (or similar) with aluminium louvre to garage wall

15. INTERNAL UNIT LANDSCAPING

- 15.1. Kikuyu Lawn
- 15.2. Landscaping in common areas and road frontage as per appointed Landscaper's specifications