

# SPECIFICATIONS & FINISHES



## 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:

**1200 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:

**1200 x 600mm matt porcelain tile as per selected mood board sample**

##### 2.3. Timber Decking:

Bedroom 1 Sundeck:

**Untreated Thermory Pine**

##### 2.4. Cobblestone:

Yard:

**110 x 110 x 50mm charcoal cobbles**

##### 2.5. Paving Slabs:

Driveway, Bedroom 2 Balcony:

**600 x 600 x 40mm cast in-situ panels**

##### 2.6. Stone Chip:

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

**19mm grey quarry stone chip**

# SPECIFICATIONS & FINISHES



## Annexure "B"

### 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):

# SPECIFICATIONS & FINISHES



## Annexure "B"

### 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:

- 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 aluminium doors to further detail – **Enclosure Below Braai**
- 6.1.5. Powder coated aluminium 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)
- 9.2.3. Miele Integrated Fridge/Freezer - KFN37232iD (or current replacement model)
- 9.2.4. Miele Integrated Dishwasher - G4263 SCVi (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

# SPECIFICATIONS & FINISHES



## Annexure "B"

- 9.6. DSTV: 2 x DSTV points with conduits and cabling for RGU6 for SD and CAT6 for HD in Bedroom 1, Lounge Area and Media Room. Connection using Smart Village fiber connection only. Conduits from distribution board and TV point only with no cabling in 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 board sample
  - 10.1.2. Vogue VD1 20 x 20mm aluminium black profile with 4mm grey tinted glass
  - 10.1.3. Grass DWD XP 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. Hafele LED strip in aluminium housing
  - 10.1.8. Kickplates – 1mm aluminium on plastic backing
  - 10.1.9. Worktops & Splashback– 12mm Infinity Range - Colour as per selected mood board sample. Splashback – 100mm
- 10.2. Built-in Cupboards:
- 10.2.1. 16mm Melamine carcass, doors, drawer fronts and kickplates – Colour as per selected mood board sample
  - 10.2.2. Vogue VD1 20 x 20mm aluminium black profile with 4mm grey tinted glass
  - 10.2.3. Grass Dynapro soft close runners
  - 10.2.4. Grass soft close hinges
  - 10.2.5. Raiel anodised aluminium Lgrip handle – Anthracite powder coat
  - 10.2.6. Hafele LED strip in aluminium housing
  - 10.2.7. Mirror – 4mm silver polished mirror on 16mm backing
  - 10.2.8. Kickplates – 16mm melamine – Colour as per selected mood board sample
- 10.3. Vanities:
- 10.3.1. 16mm Melamine carcass, doors and drawer fronts – Colour as per selected mood board sample
  - 10.3.2. Grass Dynapro soft close runners

# SPECIFICATIONS & FINISHES



## Annexure "B"

- 10.3.3. Anodised aluminium Gola handle – Anthracite powder coat
- 10.3.4. Mirror – 4mm silver polished mirror on fixed unit

## 11. SANITARYWARE

### 11.1. Sanitaryware & Brassware Fittings:

- 11.1.1. Toilet: Duravit Starck Three Wall Mounted Pan & Soft-close Seat
- 11.1.2. Cistern & Plate: Alpha 10 dual flash actuator & kombi fix cistern
- 11.1.3. Basin: Duravit Cape Code Washbowl 550x400mm
- 11.1.4. Basin Mixer: Meir chrome round tall basin mixer
- 11.1.5. Shower Mixer: Meir chrome round wall mixer
- 11.1.6. Shower Arm: Meir chrome 400mm shower arm
- 11.1.7. Shower Rose: Meir chrome round 200mm shower head
- 11.1.8. Shower Channel: Bella 250mm shower channel
- 11.1.9. Bath Mixer: Meir chrome round diverter wall mixer
- 11.1.10. Bath Spout: Meir chrome bath spout
- 11.1.11. Hand Shower: Meir chrome round hand shower set
- 11.1.12. Bath: White oval freestanding bath
- 11.1.13. Bottle Trap: Rubber Black Plain Trap 32x40mm
- 11.1.14. WC Bottle Trap: Meir chrome round bottle trap
- 11.1.15. Kitchen Mixer: Meir chrome kitchen mixer
- 11.1.16. Sink: Bella BE 2B765 765x464x200mm undermount
- 11.1.17. Prep Bowl: Bella BE4040 stainless steel 433x433x200
- 11.1.18. Basin Pop-up: Bella basin 30 mm pop-up waste unslotted
- 11.1.19. Bath Pop-up: Bella bath 40 mm pop-up waste unslotted

### 11.2. Accessories:

- 11.2.1. Toilet Roll Holder: Meir chrome round toilet roll holder
- 11.2.2. Bath Towel Rail: Meir round double towel rail (main bath)
- 11.2.3. Towel/Robe Hook: Meir chrome robe hook

11.3. Shower Doors – 2100mm frameless 8mm toughened safety glass with chrome fittings

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

## 12. METALWORK & BALUSTRADES

12.1. Braai – Home Fires Economaster 1000 Built in braai - 1030 x 510 x 780mm

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

12.3. Balustrades:

- 12.3.1. Frameless safety glass to specialist's detail on first storey bridge
- 12.3.2. 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)
- 12.3.3. Stainless steel vertical rods on staircase to specialist's detail

12.4. Driveway & pedestrian Gate:

- 12.4.1. Sectional overhead powder coated aluminium garage door as per architect's specification

# SPECIFICATIONS & FINISHES



## Annexure "B"

- 12.4.2. Horizontal slatted powder coated aluminium gate entrance gate
- 12.4.3. Horizontal slatted powder coated aluminium service side gate

### **13. SCREENING**

- 13.1. Vertical timber slats (Thermory Pine or similar self-weathering) – Double Volume façade, Bedroom 3 Balcony
- 13.2. Precast concrete panels to specialist's specification - painted to specification – WC garden enclosure (excluding Type E), Sundeck, 1<sup>st</sup> 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. 1 x Indogofera Shrub
- 15.3. 8 X Carissa Green Carpet 2/15cm
- 15.4. 37 x Miscanthus Zebra 4/17cm
- 15.5. 7 x Concrete Resin Pots – Large
- 15.6. 1 x Concrete Resin Pot - Medium
- 15.7. Landscaping in common areas and road frontage as per appointed Landscaper's specifications