



FYNBOS
VILLAGE
NOORDHOEK VALLEY

ANNEXURE D

Specification



FYNBOS VILLAGE

SCHEDULE OF FINISHES

I. ROOF COVERINGS

Roof pitch 30 main roof – Victorian profile metal roof sheeting, gray, on 50 x 230 rafter/purlins at 1050mm centres maximum. Rafters tied down with 30mm 1,2mm thick galvanized hoop iron built into brickwork 600mm down.

Roof pitch 3 to secondary roof over garage and bedroom 1

Roof finish to be DIAMOND EK steel roof sheets, with selected COLORBOND paint finish, gray, in single lengths with secret fixings. All to manufacturer's best instructions, on 50 x 152mm rafter/purlins at 750mm centres maximum. Rafters tied down with 30mm 1,2mm thick galvanized hoop iron built into brickwork 600mm down.

Durapenta "Penthouse" U.P.V.C. gutters with round downpipes.

2. CEILINGS

Suspended ceilings, Rhinoboard on 38 x 50mm ceiling battens at 450mm centres, wire scrim to joints, 2 skim coats with Acrylic PVA to finish. Sloping ceilings over living area. Entire roof area to have 50mm Isotherm thermal roof insulation as well as dakseal yellow underlay.

3. PLASTER

280mm Brick cavity external walls. Plastered and painted on concrete foundations to engineer's details. 230mm and 100mm internal walls on concrete foundations to engineer's details. Wood-floated plaster externally, steel-floated internally.

4. PAINTING

4.1 Internal walls

All walls to be plaster primed, and to receive two coats of finishing wash and wear paint. Colour to be finalized.

4.2 Internal walls

All walls to be plaster primed, and to receive two coats of finishing wash and wear paint. Colour to be finalized.



5. WINDOWS AND DOORS

5.1 Window, sliding doors and stacking doors

External window frames and sliding doors to be manufactured out of aluminium.

No double glazing has been allowed for.

5.2 Front door

Timber, horizontal, pivot door and frame with sill

Size – 2032mm x 1200mm



5.3 Internal Doors



Horizontal door (semi solid)

Size – 2032mm x 813mm



Hard wood door frame

Dimensions – 70mm x 45mm x 813mm

5.4 Door Hinges and Handles



Satin finish, stainless steel, medium duty, Escutcheons with chrome plated keyhole



2 Lever, Chrome plated faceplate, SABS approved



Stainless steel butt hinge

6. ELECTRICAL INSTALLATION

6.1 Switches and Sockets – General Range



3 Lever Switch
and Plate – White

4 Lever Switch
and Plate – White

Socket – White

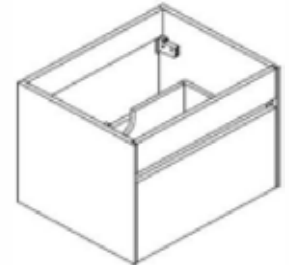
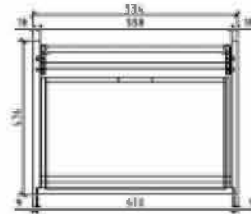
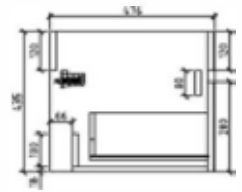
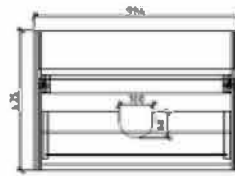
6.1 Down Lights

To be fitted to all bedrooms, kitchen,
lounge, bathrooms and passages.

Eurolux – white



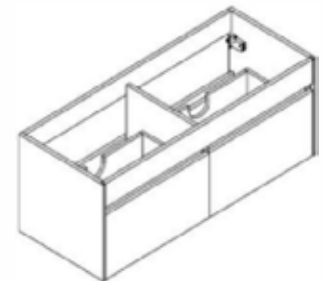
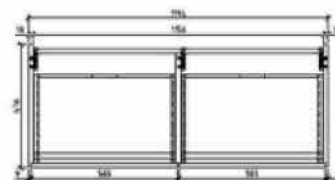
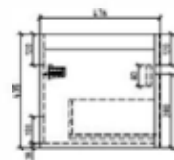
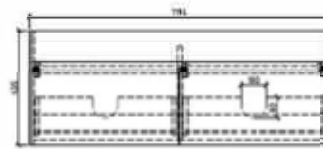
7. SANITARY WARE



7.1 Vanity with cabinet Gio Collection

G-600 – Single

Single Simplicity 600 slimline vanity & cabinet in white with Gio pop up waste grating



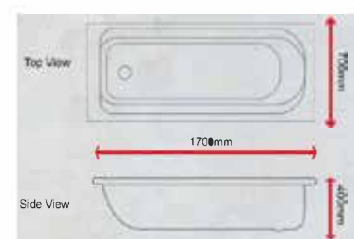
R-1200 – Double

Double vanity & cabinet in white with Gio pop up waste grating

7.2 Bath

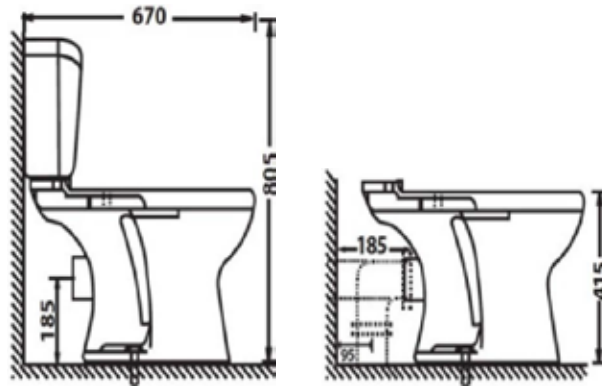
G-600 – Single

Single Simplicity 600 slimline vanity & cabinet in white with Gio pop up waste grating



7.3 Toilet

Astina floor mounted toilet with close couple cistern and open rim pan. Dual flush toilet system allows the choice of a full flush or short flush for significant water savings. Cistern sits directly on the pan surface allowing the direct transfer of water. Standard seat included.



7.4 Taps – Cobra Amazon range



Pillar type, single lever basin mixer
Flow rate restricted to 5.0 l/m
G1/2" female connection ends



Concealed single lever
bath /shower mixer
2 x G1/2" female inlet
G1/2" female outlet



Pillar type, single lever sink mixer
Flow rate restricted to 6.2 l/m
G1/2" female connection ends



1 outside 1/2" brass
hose bib tap per unit



7.5 Bathroom Accessories



Chrome plated toilet roll holder



Chrome plated double towel rail

7.6 Bathroom Accessories



Brass chrome plated square shower grating with trap



Cobra Zambezi shower head
- chrome plated 200mm

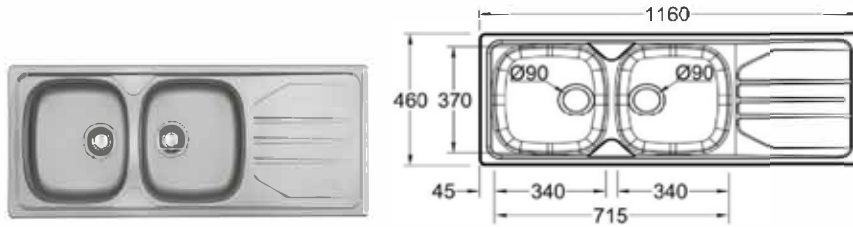
7.7 Geyser

150lt 600kPa geysers to freestanding units
No solar panels or heat pumps allowed for.



8. KITCHEN

8.1 Kitchen Sink



Stainless steel kitchen inset double bowl sink

8.2 Kitchen Cupboards

Carcasses to be manufactured out of white melamine, with double impact edging.

All doors to be made of supawood panelled doors and sprayed white.

Cupboard door hinges to be the cabix hinge.

The draw runners to be a ball bearing self-closing runner – 500mm long.

200mm long brush handle.



8.3 Kitchen Tops

Kitchen counter tops to be 20mm manufactured easy quartz.

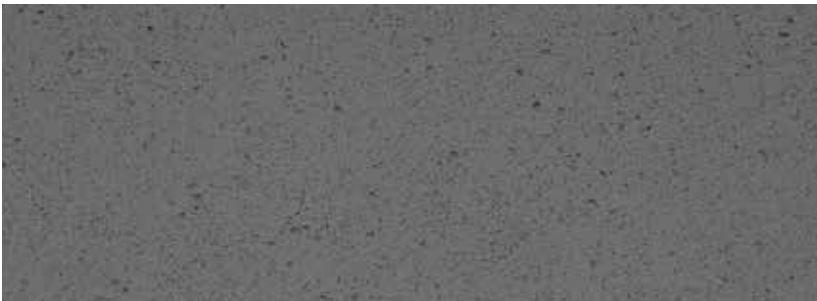
Colour choices below:



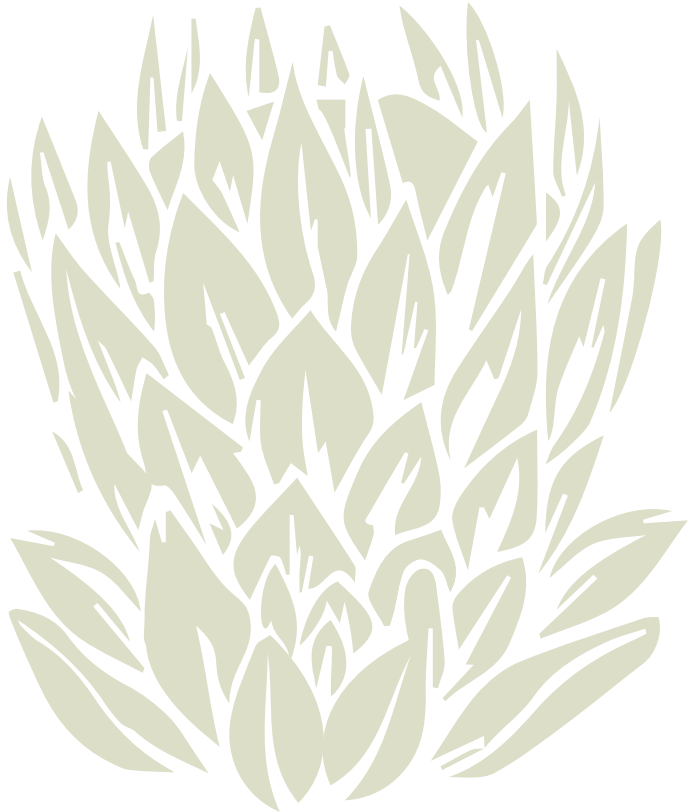
Magnolia



Slate



Thunder



8.2 Kitchen Cupboards



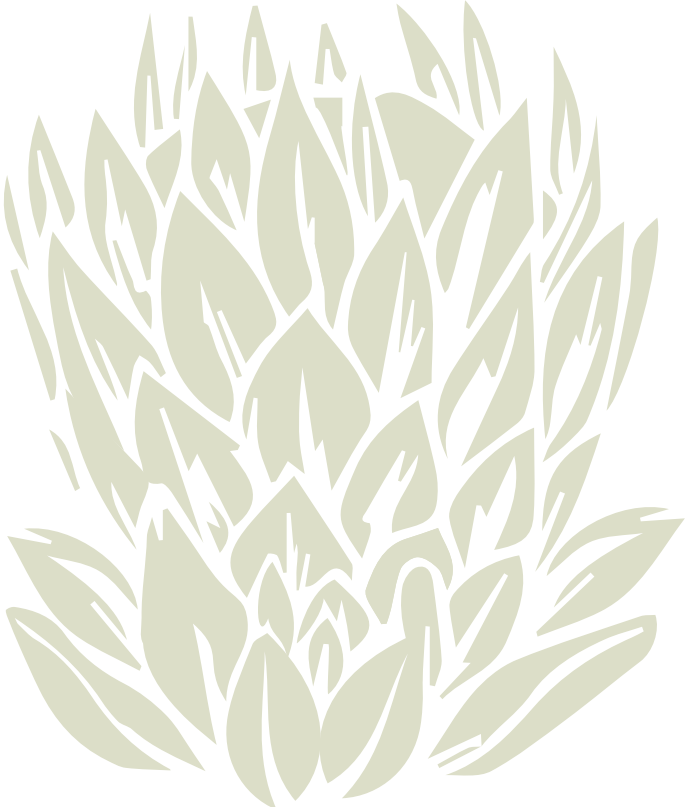
Bosch 4 gas hob 60cm



Bosch 66L Series 2 Built-in Oven (electrical)



Bosch extractor fan



9. WALL AND FLOOR FINISHES

9.1 Floor Finishes

Carpet allowance of R350/m² incl. carpet and underlay (excl. labour)

9.2 Tiles to Bathrooms

9.2.1 Wall Tiles

Wall tiles with an allowance of R150/m² includes tile, adhesive and grouting (excl. labour)

Tiling to shower cubicle only up to 2.1m high.

Wall tiles up to 1.2m high.

The untilled walls to be painted.

9.2.2 Floor Tiles

Floor tiles with an allowance of R185/m² includes tile, adhesive and grouting (excl. labour)

Shower floor to be tiled with 100x100mm squares cut from the bathroom floor tile.

9.3 Tiles to Kitchen

9.3.1 Wall Tiles

Splash back to kitchen tops only.

The untilled walls to be painted.

9.3.2 Floor Tiles

Floor tiles with an allowance of R185/m² includes tile, adhesive and grouting (excl. labour)

10. BUILT-IN C UPBOARDS

Carcasses and doors to be manufactured out of white melamine with mm impact edging throughout.

All doors to be made of supawood panelled doors and sprayed white. Brush 200mm handle.



11. MIRRORS

No allowance

12. CURTAIN RAILS

No allowance

13. OTHER

13.1 Skirting



94 mm pine skirting to be primed and painted white

13.2 Cornice



Gyproc 75 mm cove cornice

13.3 Garage Door



Single automated sectional door manufactured out of Aluzinc, white

13.4 Wall Tiles

All exterior timber pergolas to be constructed out of SA treated pine and to be primed and painted white

NOTES:

1. All PC and provisional sums are excluding VAT.
2. Should an instance arise where this schedule or provisions are in conflict with the working drawings, this schedule will override the working drawings.
3. Should the items not be available, a similar sample of the same quality will be offered.
4. Should the client wish to change the specification, a signed off quote will be finalised beforehand.

