



ANNEXURE A GENERAL SPECIFICATIONS AND FINISHING SCHEDULE

GENERAL

Building activities and standards to be in strict accordance with the standards and guidelines set by the following:

- NHBRC
- SANS 10400
- South African National Building Regulations
- Materials used will be of standard quality, readily available from local suppliers.

BRICKWORK

EXTERNAL brickwork	230mm cavity walls with clay maxi brick construction
INTERNAL brickwork	90mm or 190mm clay maxi brick construction

CONCRETE

Foundations	concrete strip foundations to Engineer's design
Surface beds	minimum 90mm thick on well compacted fill and DPM
Structural elements	beams, columns, slabs, stiffeners, as required, shall be to Engineer's design

WINDOWS

Frames	White epoxy coated aluminium
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Glass	4mm clear float glass as standard, or better as required by SANS 10400 XA Obscured glass to bathroom windows Safety glazing where required in terms of SANS 10400 N
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BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



Burglar bars

horizontal galvanised steel bars fixed to window frame to opening sections only
powder coated in colour WHITE to match window frame



DOORS

Interior doors
Interior frames

Swartland Cape Culture MDF Elegance, or equal, painted WHITE
Swartland Winsters hardwood frame without sill, or equal, painted WHITE



Entrance door

Swartland Cape Culture SD18 hardwood door + glass panel, or equal, painted WHITE



Back door (garage)

Swartland Cape Culture SD14 hardwood door, or equal, painted WHITE





BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



Kitchen

Swartland Cape Culture SD 14S hardwood door + glass panel, or equal, painted WHITE



Patio Door

Swartland Cape Culture SD20 hardwood doors + glass panel, or equal, painted WHITE



Exterior frames

Swartland Winsters hardwood frame with sill, or equal, painted WHITE



Garage Door

Swartland Hydrodoor Raised and Fielded single skin sectional garage door. Colour: WHITE



Fire door

Swartland Kayo Hardboard Standard 30-minute fire door, or equal, painted



ROOF

Roof structure
Roof covering

SAP timber roof trusses as per engineer
Coverland Elite Through Slate Grey concrete roof tiles





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LIFESTYLE VILLAGE

V r e d e n d a l



Fascia

Everite medium density plain ungrooved Nutec boards

RAINWATER GOODS

Gutter

Epoxy coated extruded aluminium gutters

Downpipe

75mm downpipes

CEILINGS

Ground Storey soffit

Skimmed and painted

First Storey soffit

25mm Isoboard bevelled edge ceiling boards, painted

Cornices

Shapesmart XPS Premium Range polystyrene cornice, Type SNA 110mm, painted



FLOOR COVERING

Interior Tiles

Tiletoria @R200/sqm (excl. VAT)



Seattle Grey Gres Porcelain

SKU: VH151GR



Seattle Grey Rough Gres Porcelain

SKU: VH0516GR



White Marfil Porcelain

SKU: VHJ172001



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LIFESTYLE VILLAGE

V r e d e n d a l



Vinyl

LVT Creation 30 indoor vinyl flooring @R450/sqm (excl. VAT, incl. installation)



Ranch



Cedar Brown



Bostonian Oak Beige

Carpet

Van Dyck heavy residential carpets – Berberesque Range



Mercury



Coral



Vanilla

PLASTERING

Exterior

One coat floated plaster and plaster mouldings at corners and around openings, painted

Interior

One coat plaster with steel trowelled finish, painted

Garage

One coat floated plaster, painted



BORDEAUX

LIFESTYLE VILLAGE

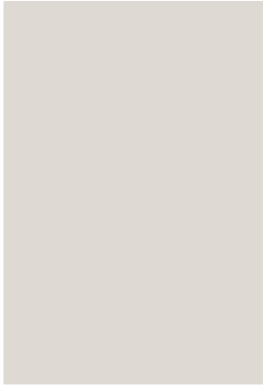
V r e d e n d a l



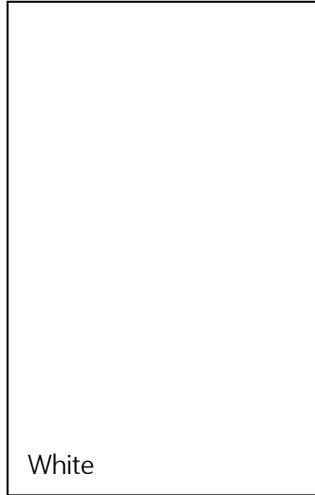
PAINTING

Exterior

Plascon or equal exterior high-build paint



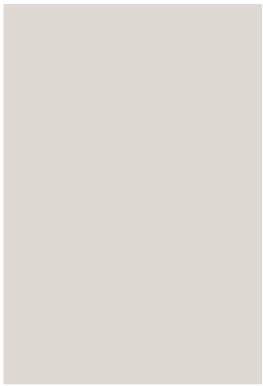
Antique Petal 43



White

Interior

Plascon Sheer Satin or equal sheen PVA



Antique Petal 43

Woodwork

Plascon or equal

WALL TILING

Kitchen
Bathroom
Shower

450mm high splashback above counter tops
1200mm high
Full height tiling in showers



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Seattle Grey Gres Porcelain

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PLUMBING AND DRAIN LAYING

Complete split solar unit with hot and cold water reticulation and a 150 litre pressurized geyser complete with pressure release valves, electrical thermostat and connection (No gravity feed geysers to be installed).

SANITARY FITTINGS

Vanity

Victoria 600 wall-hung vanity and basin combination



Basin

Ivy Gabi Art wall-hung basin (Product code: ivy-2368)





BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



H2Flo Bottle Trap 32mm Chrome (Product code: HFAC0184/CH)



Basin taps

MEISSEN Onex Chrome Single-lever basin mixer



Bath

Viking 1700 bath – White, with Nikki spout, chrome



WC

Shortland close-coupled soft-close seat, pan and dual flush cistern – white



Shower door

Zodiac extendable pivot shower door with toughened glass, clear/white





BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



Shower mixer

MEISSEN Onex Chrome Single-lever shower mixer (Product number SLX100OX)



Shower arm

EDGE Vos 150mm round shower arm, chrome (Product number: MVSAR150)



Shower rose

EDGE Vos water saving shower rose, 3 function, chrome (Code: OD MVSRR3)



Shower drain

Wirquin Venisio floor drain



Towel rail

Double towel rail, chrome (Code: AB407)



Towel ring

Towel ring, chrome (Code: AB207)



BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



Toilet roll holder

Toilet roll holder, chrome (Code: AB287)



Towel hook

Towel hook, chrome



Mirrors

400 x 600mm mirror with bevelled edges and chrome dome screw heads

Mirrors cabinet (en-suite)

Denver Athena Nalini 1 door mirror cabinet, Coimbra



Kitchen sink

Franke Nouveau stainless steel reversible drop in double end bowl sink NVN621





BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



Kitchen tap

GROHE BauEdge Chrome Single-lever sink mixer (Product number 31233000)



IRONMONGERY

Door handles

Handles INC. Pello-Design in Satin Chrome finish (Product Code: PELLO) or equal.



Outside doors

Cylinder lockset

Inside doors

3 lever latch lock and deadbolt

Cupboard handles

Handles INC. Satin Chrome finish (Product Code: 3064)





BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



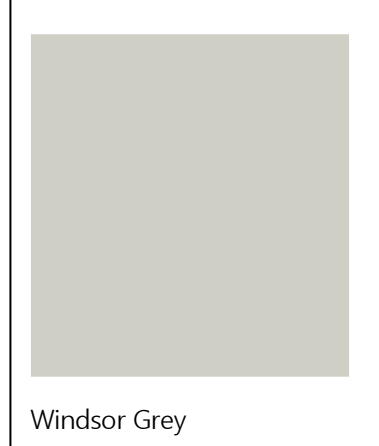
KITCHEN AND CUPBOARDS

Kitchen cupboards

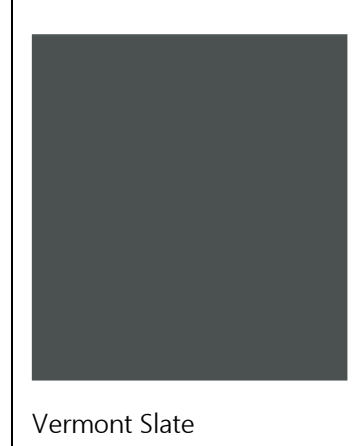


Pure White

Novolam Unicolours range in Silhouette finish



Windsor Grey



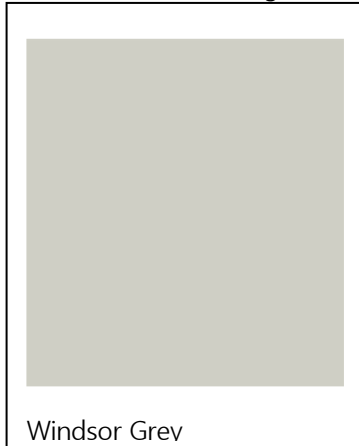
Vermont Slate

Top cupboards

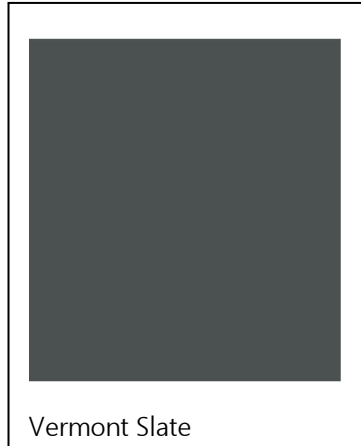


Pure White

Novolam Unicolours range in Silhouette finish



Windsor Grey



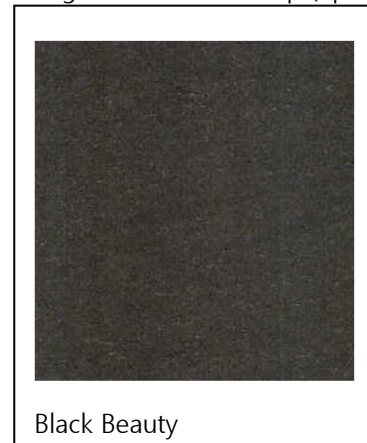
Vermont Slate

Kitchen counter



White Monk

Womag Granite countertop (optional)



Black Beauty



Caledonia



BORDEAUX

LIFESTYLE VILLAGE

V r e d e n d a l



Kitchen counter

Novodecor Post-formed laminate countertop



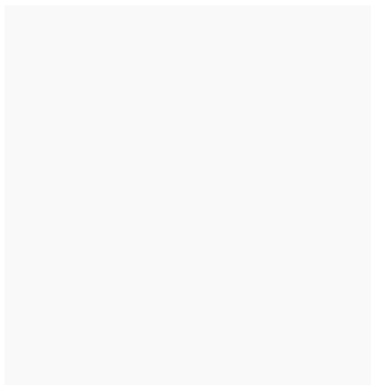
Oxyde



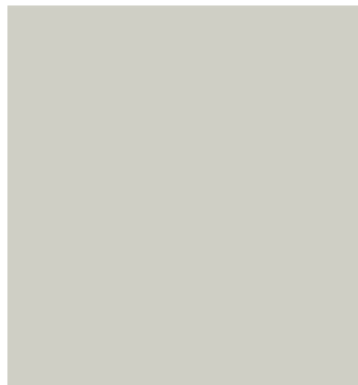
Elegant Elm Grey

Bedroom

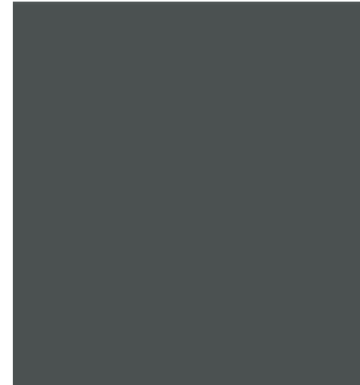
Novolam Unicolours range in Silhouette finish



Pure White



Windsor Grey



Vermont Slate

KITCHEN APPLIANCES

Oven

Bosch Serie 2 undercounter electric built-in oven (Product Code: HBN301E2Z), or equal





BORDEAUX

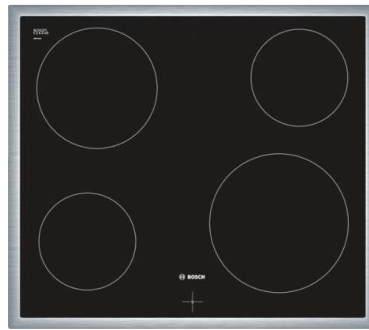
LIFESTYLE VILLAGE

V r e d e n d a l



Hob

Bosch Serie 4 ceramic 4 plate hob (Product Code: NKE645G17), or equal



Hood

Bosch Serie 2 Slimline conventional hood (Product Code: DHU635GZA), or equal



SUBSTITUTION OF SPECIFICATION:

The developer retains the right to substitute materials specified with equal alternatives at his own discretion should the specified products not be available.

This specification takes precedence over information contained in marketing plans / artist impressions.

Loose furniture and fittings shown on the plans, marketing plans or sale agreement are for illustrative purposes only and not included in the sale.

The terms Prime Cost shall mean the nett cost of the material mentioned and shall exclude VAT.

All Marketing material including 3D views of the Development are Artists' impressions and are subject to change at the Developer's discretion.