



# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### **1 GENERAL**

#### **Building works shall comply with:**

- : Local Authority regulations.
- : NHBRC regulations.
- : National Building Regulations.
- : Building Standards Act No. 103 of 1977.
- : Model Preambles of Trades (2008 edition).
- : Approved building plans and specifications.
- : All building materials SABS approved.
- : SANS 10400 including Part XA for single and double storey homes. (Note that standard double-storey homes are exempt from new SANS 10400 regulations. If any structural changes are made to current double storey homes, the said regulations will apply.)
- : A competent person, Structural Engineer, will design, specify and certify parts H, J, K, L, and M.

#### **Building prices include:**

- : Once-off Architectural fees for standard house plan, without changes.
- : Once-off Plan approval fees for standard house, without changes.
- : NHBRC fees.
- : All municipal connections, including water, electrical, sanitation, roads and electricity.
- : Builder is responsible for water and electrical usage during construction only.
- : Site clearance and removal of rubble.

#### **Contractual arrangements:**

- : The Schedule of Finishes serves as guideline. The Builder will endeavour to install the items specified herein, but reserves the right to amend and / or substitute items at his discretion in the event of items being discontinued, or in short supply.
- : Should the specifications in this Schedule of Finishes differ from architect's drawings, this specification will take preference.
- : Engineers drawings take preference over architects drawings, and the Schedule of Finishes.
- : Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- : Owners are expected to communicate all building-related issues with the Building Contract Manager.
- : The Owner will NOT be permitted to do any work on site while construction is underway, and without written permission of the Builder.
- : The Builder will notify the Owner at an appropriate time during construction to finalise items not selected at signing of the building contract.
- : The Owner is required to select ALL finishes AND Optional Extras at signing of the Building Agreement. If no selection is confirmed within the required timeframe, finishes will be as per Standard Builders Offering.

### **2 FOUNDATIONS AND WALLS**

#### **General:**

- : Foundations as per Engineer's specifications.
- : All walls built with clay maxi-bricks, plastered and painted.
- : All internal/external window sills to be plastered.

#### **Exterior of house:**

- : Clay maxi-brick, plastered and painted with Masonry Primer and two coats approved acrylic white PVA selected by Builder.

#### **Interior of house:**

- : All internal walls of house poly-skimmed and painted with one coat plaster primer and two coats acrylic PVA selected by Builder. Colour as per clients choice.
- : Garage internal walls to plastered and painted.

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### 3 ROOF, FASCIA, BARGE BOARD, GUTTERS, ETC.

#### **General:**

##### **Pitch Roofs:**

3 degree Pitched roof with Chromadek long span single length Klip-Lok metal roof sheeting or similar approved, on 75x50mm purlins at 1000mm max. c/c spacings on 228x50mm timber rafters at 1000mm max. c/c spacings built into the wall with 375 brick grip. Counter flashing to be introduced where applicable. Details of roof construction to be supplied by roof specialist. Sisalation 420 insulation between purlins and roof sheeting.

##### **Concrete Roofs:**

Smooth chip stone, waterproofing on 35mm cement screed with min 1' fall to full-bore on reinforced concrete slab according to Engineer's details and specifications. Minimum 150mm upstand to be introduced. Full-bore connected to 75mm dia. downpipe with built in stormwater downpipe and connected to storm water drain. Over flow water spouts to be build in upstand.

#### **Trusses:**

: Purpose built gang-nail timber roof trusses supplied and installed as per Engineer's design.

#### **Barge-boards and Facias:**

: Fibre Cement Facia and barge boards Colour - Builders choice.

#### **Gutters and downpipes:**

Pre-coated Aluminium "Ogee" gutters, fixed to 220x32mm Nutec cement fascia, at rafter ends with high-grade stainless steel screws. 70mm Diameter uPVC down pipes, fixed to walls with down pipe clips. Refer to plan for down pipe positions. (Downpipes can be painted the same colour as the wall where applicable)

#### **Roof Insulation:**

: Insulation as per SANS 10400-XA.

#### **Waterproofing:**

Apply INDEX FIDIA P torch-on membrane on concrete primed with BITUPRIME. After minimum 8 weeks of weathering, apply reflective coat of SILVACOAT bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (ABE). All waterproofing specifications to be overseen and approved by specialist contractor.

### 4 WINDOWS

: All windows and double patio doors will be white powder coated aluminium.

: All glass in accordance with applicable SANS regulation at the time of approval.

: Frosted film glass to bathrooms and guest toilets.

### 5 DOORS, FRAMES & IRONMONGERY

#### **Internal Doors and frames:**

: Semi-solid wooden doors. Painted white. (door profile to be confirmed by client)

: Frames to timber doors - Hardwood, painted white.

#### **External Doors:**

: Front Entrance door - White powder-coated aluminium door frame with glass pane, cylinder lockset, one pair hinges and doorstep.

: Back door - White powder-coated aluminium door frame with glass pane, cylinder lockset, one pair hinges and doorstep.

: Fire Door to garage - 1/2h Fire rated door between house and garage to be solid hardcore timber doors, painted white.

#### **Garage Door:**

: Standard height, Coroma Coro smooth or similar approved aluminium sectional overhead garage door with automation, white powder coated.

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Ironmongery:

The following is a list of standard ironmongery items for all houses. No other options are available:

External Door Handles: Union 3-Level Stainless Steel Lock-set  
Code: 2252

Internal Door Handles: Union 2-Level Stainless Steel Lock-set  
Code: 2295-76SS

DCLSA sash lock S/S 76mm p/cyl 22mm cp p-pack  
Code - MAC-DCLSA096/76

DCLSA Satin Doorstop (where required)  
Code - DCLSA140/01P

Wall-mounted Door Stop (where required)  
Code QS4420 (or similar)

Door Closer to garage fire-door  
Code QS680 (or similar).

Cabin Hook (where required)  
Code 166150CS (or similar).

DCLSA Hinges Stainless Steel 100x75x2mm (pair)  
Code - DCLSA096/76



## 6 ELECTRICAL INSTALLATION

### General:

- : Standard specification for prototype houses as per standard electrical layout plans.
- : Lights, switches & plugs: Onesto Matrix-range or similar selected by Builder.
- : DB with pre-paid meter: DB supplier / make - to be confirmed
- : Single phase electrical supply.
- : Telephone, TV & Data - Conduit to point only. Connection to telecommunications and television service provider for Owner Account.
- : Alarm - Conduit to keypad point only. Alarm installation for Owner Account.

### Power points (standard electrical layout takes preference):

- : All power outlets as per electrical plan.

Kitchen and Scullery: 6 x Single 1.5amp power plugs (Onesto Matrix)

- 1 x Stove point + above counter isolator switch (1,2m above ffl);
- 2 x standard plugs above counter plugs (1,2m above ffl);
- 1 x for extractor above stove-hob (1,8m above ffl);
- 1 x for fridge (1,5m above ffl);
- 1 x for dishwasher (300mm above ffl).

Lounge / Dining / Passage: (Onesto Matrix)

- 3 x Double 15 amp power plugs: Onesto matrix;
- 1 x Fibre-connection + DSTV combination-point (1 at 1,5m above ffl for TV;);
- 2 x Single 15 amp plugs ( at 300mm above ffl);
- 1 x Single 15 amp plug hidden in ceiling for future lift;
- 1 x Alarm keypad point: 1 x keypad at front door connected to alarm-point in garage (1,5m above ffl);
- 1 x Intercom-point connected to Intercom-point outside at front door (1,5m above ffl). Owner to install own intercom.

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Patio:

- 2 x Single 15amp power plugs (Onesto Matrix)
- 1 x Double 15 amp plug - above counter (1,2m above ffl);
- 1 x Single 15 amp plug ( 300mm above ffl)

### Garage: 3 x Single 15amp power plugs (Onesto Matrix)

- 1 x Single 15 amp plug (1,5m above ffl) - utility plug;
- 2 x Single 15 amp plugs (300mm above ffl) - washing machine + tumble-dryer.

### Main bedroom: (Onesto Matrix)

- 2 x Double 15amp power plugs (at 300mm above ffl);
- 1x Double 15amp power plugs (at 300mm above ffl);
- 1 x Single 15 amp plug for TV (at 800mm above ffl);
- 1 x Fibre-connection + DSTV combination-point.

### Bedroom 2: (Onesto Matrix)

- 2 x Double 15amp power plugs (at 300mm above ffl);
- 1 x Single 15 amp plug for TV (at 800mm above ffl);

### En-suite (Main bedroom)Onesto Matrix:

- 1 x 15 amp shaver-plug (at 1,5m above ffl);

### Bedroom 3: (Onesto Matrix)

- 2 x Double 15amp power plugs (at 300mm above ffl);
- 1 x Single 15 amp plug for TV (at 800mm above ffl);

### Garage: (Onesto Matrix)

- 1 x Single 15 amp power plug for washing machine;
- 1 x Single 15 amp power plug for tumble dryer;
- 1 x Single 15 amp power plug for alarm-unit;
- 1 x Single 15 amp power plug for geyser installation;
- 1 x Single 15 amp power plug for garage door automation

### First-floor Passage:(Onesto Matrix)

- 1 x Single 15 amp power plug (at 300mm above ffl);

### Balcony:(Onesto Matrix)

- 1 x Waterproof, Single 15 amp power plug (at 300mm above ffl);

### Data / DSTV conduits:

- all conduits to be 25mm and all data and TV-points through-out the house to be connected

### Light Fittings & Globes (as per Architects Drawing):

Entrance: Outside: 1 x LED ceiling light: 220V LED;

Kitchen / Scullery: 4 x LED Downlighters: 220V LED Downlighters cut out size 68mm

Lounge / Dining: 6 x LED Downlighters: 220V LED Downlighters cut out size 68mm

Guest toilet: 1 x LED Downlighters: 220V LED Downlighters cut out size 68mm

Main Bedroom: 7 x LED Downlighters: 220V LED Downlighters cut out size 68mm

Bedroom 2: 4 x LED Downlighters: 220V LED Downlighters cut out size 68mm

Bedroom 3: 5 x LED Downlighters: 220V LED Downlighters cut out size 68mm

En-suite (Main bedroom): 3 x LED Downlighters: 220V LED Downlighters cut out size 68mm

Bathroom (Bedroom 2): 3 x LED Downlighters: 220V LED Downlighters cut out size 68mm

Bathroom (Bedroom 3): 3 x LED Downlighters: 220V LED Downlighters cut out size 68mm

### Patio:

- 4 x LED Downlighters: 220V LED Downlighters cut out size 68mm;

- 2 x LED Downlighters (above counter): 220V LED Downlighters cut out size 68mm;

- 1 x Light inside barbeque / braai.

### Ground-floor Passage:

- 1 x LED Downlighters: 220V LED Downlighters cut out size 68mm

- 1 x Chandelier in double-volume area: 220V LED

### Garage:

- 2 x fluorescent light + Tube: 2 x LED tube (cool white).

### External Lights:

Ground Floor: 4 x Trio Rectangular Bulkhead with 3 Crossbars lamps used by Fitting: G23 11W PL CFL (cool white);

- Balcony: 1 x Trio Rectangular Bulkhead with 3 Crossbars lamps used by Fitting: G23 11W PL CFL (cool white);

Entrance to front door: 1 x waterproof garden-light in planter (up light - type to be confirmed).



# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### 7 PLUMBING, DRAINAGE AND SANITARY WARE

#### **General:**

- : Cold water supply and outlet for washing machine (garage) and dishwasher (kitchen).
- : No water supply provided for fridge/freezer

#### **Geyser:**

- : As per SANS regulation, 200 litre, Solar Geyser Installation. Solar panels on North-facing roof

#### **Showers and Enclosure:**

- : Shower in Main Bedroom En-suite - Walk-in with shower screen, no door
- : Shower in second and third bathroom - Frameless Shower screen on bath-edge, no door.
- : Frameless Shower screen supplier, as per Builders choice and specification

#### **Sanitary Ware:**

##### **External:**

##### Garden Tap:

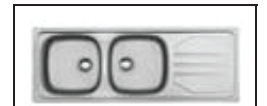
- : 2 x Cobra (CODE: COB-209-15X3/4PL ) hose bib tap, brass with 3/4" hose union, wing nut, lining for 3/4" hose pipe, and 1/2" BSP male inlet. SANS 226 Type 2, DZR brass, JASWIC-listed. 136mm, or similar.



##### **Kitchen / Scullery:**

##### Kitchen - Sink:

- : 1 x Franke: Nouveau NVN621 double sink bowl (CODE: FRA-1990002) 1160 x 460 x 149mm satin stainless steel) or similar.



##### Kitchen - Sink Mixer:

- : - 1 x HG DECOR KITCHEN MIX.SWIVEL SPOUT - Hansgrohe (Single lever kitchen mixer 260 chrome) or similar.



##### **Patio:**

##### Patio - Prep bowl:

- : - 1 x RONDO RDX610-45 INSET PREP BOWL NO TAP LANDING - Franke (Rondo RDX610-45, round prep bowl with no tap landing (90mm waste - no overflow), 450 dia x 161mm, satin stainless steel) or similar.



##### Patio - Prep bowl Sink Mixer:

- : - 1 x LOGIS KM 260 SWIVEL SPOUT CHROME - Hansgrohe (Single lever kitchen mixer) or similar.



##### **Guest Toilet:**

##### Guest Toilet - Basin:

- : - 1 x Selnova Square Wall-Hung Basin with 1 Tap Hole -450mm x 350mm White - Geberit (Geberit Selnova square wall-hung basin with 1 tap hole -450mm x 350mm white) or similar;
- 1 x Lux Bottle Trap Brass - Vici (Lux bottle trap chrome) or similar.



##### Guest Toilet - Basin Mixer:

- : - 1 x HG DECOR 70 SINGLE LEVER BASIN MIXER - Hansgrohe (Single lever basin mixer 70 chrome) or similar.



##### Guest Toilet - Clicker-waste (all basins and baths):

- : - 1 x Vici Bath Clicker Waste 40mm Brass (CODE: VCI-VICB40)



##### Guest Toilet - WC:

- : - 1 x Duravit - D-Code - Toilets - Wall-Hung - White Alpine (D-Code wall mounted pan rimless 355 x 545mm, white alpine) or similar;



##### Guest Toilet - WC:

- : - 1 x Duravit - D-Code - Toilets - Seats - White Alpine (D-Code toilet seat & cover soft close white alpine - Related to DUR-25700900002) or similar;



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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

**Guest Toilet - WC:**

- 1 x Actuator Plate Alpha 10 for d/f Bright Chrome - Geberit (Actuator plate Alpha 10 for dual flush bright chrome) or similar;

**Guest Toilet - WC:**

- 1 x Kombi fix Element for Wall-Hung WC 109cm - Geberit (Kombi fix element for wall-hung WC 109cm Alpha concealed cistern 8cm. Cistern Code Change - Refer to New Code 110.179.00.1 / Related To: GEB-115.040.21.1) or similar.

**Guest Toilet - Accessories:**

- 1 x Saturn Toilet Roll Holder Brushed Stainless Steel - Stunning Bathrooms or similar;

**Guest Toilet - Accessories:**

- 1 x Saturn Towel Ring Brushed Stainless Steel - Stunning Bathrooms or similar;

**Guest Toilet - Accessories:**

- 1 x Saturn Toilet Brush Brushed Stainless Steel - Stunning Bathrooms or similar;

**En Suite:**

**En suite (Main bed bathroom)- Bath:**

- 1 x White Bergamo built-in bath 1700mm x 800mm white. (CODE: LUX-BTH-TUB-SQUA-W H-005) or similar.

**En suite (Main bed bathroom) - Bath Mixer:**

- 1 x HG DECOR SHOWER MIX.CONC.CHR.EXPORT - Hansgrohe (Decor shower mixer for concealed installation, export, chrome or similar.

**En suite (Main bed bathroom) - Bath-inlet:**

- 1 x Gio Plumbing stainless steel round Gio Spout. (CODE: GIO-A101) or similar.

**En-suite - Shower Rose:**

- 1 x Slique Vici, thin stainless steel shower rose 250mm round. (CODE: VCI-VISR250) or similar.

**En-suite - Shower Arm:**

- 1 x Vici Round Shower Arm 400mm Stainless 304mm. (CODE: VCI-VIRA400) or similar.

**En-suite - Shower Mixer:**

- 1 x HG DECOR SHOWER MIX.CONC.CHR.EXPORT - Hansgrohe (Decor shower mixer for concealed installation, export, chrome or similar.

**En-Suite - Shower screen:**

- 1 x Finestra - - Showers - Shower Screens & Enclosures (Finestra shower screen 1200x2000mm) or similar.

**En-Suite - Shower channel:**

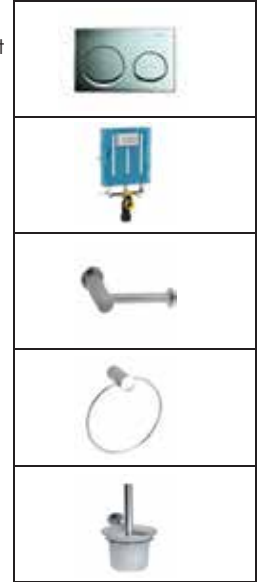
- 1 x Shower Channel Stainless Steel Solid 600mm - Vici (Shower channel solid/reversible (file-in) with horizontal pipe and adaptor 600mm stainless steel) or similar.

**En-Suite - WC:**

- 1 x Duravit - D-Code - Toilets - Wall-Hung - White Alpine (D-Code wall mounted pan rimless 355 x 545mm, white alpine) or similar;

**En-Suite - WC:**

- 1 x Duravit - D-Code - Toilets - Seats - White Alpine (D-Code toilet seat & cover soft close white alpine - Related to DUR-25700900002) or similar;



# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### En-Suite - WC:

- 1 x Actuator Plate Alpha 10 for d/f Bright Chrome - Geberit (Actuator plate Alpha 10 for dual flush bright chrome) or similar;

### En-Suite - WC:

- 1 x Kombi fix Element for Wall-Hung WC 109cm - Geberit (Kombi fix element for wall-hung WC 109cm Alpha concealed cistern 8cm. Cistern Code Change - Refer to New Code 110.179.00.1 / Related To: GEB-115.040.21.1) or similar.

### En Suite - Vanity & basins:

- 1 x Gio Simplicity 1200 Slimline Cupboard & Basin White - Gio Plumbing (Simplicity 1200 slimline cupboard & basin white) or similar.

### En Suite - basins mixers:

- 2 x HG DECOR BASIN MIXER 100 W/O ROD CHROME - Hansgrohe (Single lever basin mixer 100 chrome) or similar.

### En Suite - Clicker-waste (all basins and baths):

- 2 x Vici Bath Clicker Waste 40mm Brass (CODE: VCI-VICB40)

### En-Suite - Bathroom mirror:

- 2 x AVEC Carol Mirror 800 x 500mm - AVEC mirror (CODE: LUX-MIR-AVC-KDNL-X X-004) or similar.

### En Suite - Accessories:

- 1 x Saturn Toilet Roll Holder Brushed Stainless Steel - Stunning Bathrooms or similar;

### En Suite - Accessories:

- 1 x Saturn Towel Ring Brushed Stainless Steel - Stunning Bathrooms or similar;

### En Suite - Accessories:

- 1 x Saturn Toilet Brush Brushed Stainless Steel - Stunning Bathrooms or similar;

### En Suite - Accessories:

- 1 x Towel rail by Stunning Bathrooms, Saturn Double Towel Rail 600mm Brushed stainless steel. (CODE: STU-463) or similar.

### Bathroom 2 & 3

### Bathroom 2 - Shower Rose:

- 1 x Slique Vici, thin stainless steel shower rose 250mm round. (CODE: VCI-VISR250) or similar.

### Bathroom 2 - Shower Arm:

- 1 x Vici Round Shower Arm 400mm Stainless 304mm. (CODE: VCI-VIRA400) or similar.

### Bathroom 2 - Shower Mixer:

- 1 x HG DECOR SHOWER MIX.CONC.CHR.EXPORT - Hansgrohe (Decor shower mixer for concealed installation, export, chrome. Replaces 31967003) or similar.

### Bathroom 2 - Shower screen:

- 1 x Finestra - Showers - Shower Screens & Enclosures (Finestra shower screen 1200x2000mm) or similar.

### Bathroom 2 - Shower channel:

- 1 x Shower Channel Stainless Steel Solid 600mm - Vici (Shower channel solid/reversible (tile-in) with horizontal pipe and adaptor 600mm stainless steel) or similar.



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## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Bathroom 2 - WC:

- 1 x Duravit - D-Code - Toilets - Wall-Hung - White Alpine (D-Code wall mounted pan rimless 355 x 545mm, white alpine) or similar;

### Bathroom 2 - WC:

- 1 x Duravit - D-Code - Toilets - Seats - White Alpine (D-Code toilet seat & cover soft close white alpine - Related to DUR-25700900002) or similar;

### Bathroom 2 - WC:

- 1 x Actuator Plate Alpha 10 for d/f Bright Chrome - Geberit (Actuator plate Alpha 10 for dual flush bright chrome) or similar;

### Bathroom 2 - WC:

- 1 x Kombi fix Element for Wall-Hung WC 109cm - Geberit (Kombi fix element for wall-hung WC 109cm Alpha concealed cistern 8cm. Cistern Code Change - Refer to New Code 110.179.00.1 / Related To: GEB-115.040.21.1) or similar.

### Bathroom 2 - Vanity & basin:

- 1 x Gio Simplicity 600 Slimline Cupboard & Basin White - Gio Plumbing or similar.

### Bathroom 2 - basin mixer:

- 1 x HG DECOR BASIN MIXER 100 W/O ROD CHROME - Hansgrohe (Single lever basin mixer 100 chrome) or similar.

### Bathroom 2 - Clicker-waste (all basins and baths):

- 1 x Vici Bath Clicker Waste 40mm Brass (CODE: VCI-VICB40)

### Bathroom 2 - Bathroom mirror:

- 1 x AVEC Carol Mirror 800 x 500mm - AVEC mirror (CODE: LUX-MIR-AVC-KDNL-X X-004) or similar.

### Bathroom 2 - Accessories:

- 1 x Saturn Toilet Roll Holder Brushed Stainless Steel - Stunning Bathrooms or similar;

### Bathroom 2 - Accessories:

- 1 x Saturn Towel Ring Brushed Stainless Steel - Stunning Bathrooms or similar;

### Bathroom 2 - Accessories:

- 1 x Saturn Toilet Brush Brushed Stainless Steel - Stunning Bathrooms or similar;

### Bathroom 2 - Accessories:

- 1 x Towel rail by Stunning Bathrooms, Saturn Double Towel Rail 600mm Brushed stainless steel. (CODE: STU-463) or similar.



### Stormwater:

- Roof Drainage: All roof drainage from gutters and down-pipes into gully, subsurface drainage network (underground), to discard into street (lowest point on erf) or stormwater mains.
- Take note that subsurface rainwater pipes from gulleys to street are installed approximately 200mm below N.G.L.



# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### 8 CEILINGS AND CORNICE

- : Ground-floor Soffit of concrete slab to be skimmed and painted. Cornice as specified
- First Floor ceiling: Skimmed and painted 6.4mm Rhino board ceiling & ceiling bulk heads on allocation
- : on 38x38mm branderling at max. 400mm c/c between rafters/trusses. 135mm Thick Isotherm insulation over ceiling branderling. (Roof insulation, refer to XA-notes).
- : Underside of all internal soft-wood roof-trusses to receive 6.4 mm, skimmed gypsum-board ceiling, fixed with screws (NOT NAILED) - painted white.
- : 100 mm Extruded polystyrene cornice code: CS03 painted white from cornice specialists. As installed in show-house.



### 9 WINDOW SILLS AND SKIRTINGS

- : Standard Wooden Skirting: 22mm x 105 WSK5 softwood (pine) skirting.
- : Painted white. Skirting up to cupboards, not around.
- Skirtings:
  - : - Standard wooden skirting to: Passage, lounge, dining, bedrooms;
  - Tiled skirting (100mm) to: Bathrooms



### 10 ACCESSORIES AND FIXTURES

- : Curtain rails and blinds are excluded from this contract.
- : Washing lines not included. Clients may select as OPTIONAL EXTRA. See Optional Extras (Appendix 3).
- : Alarm system and / or Intercom not included - Owner to contract directly with suppliers
- Fibre-network Switch works (note that a fibre cable is provided at the first point of access to all houses, preferably the TV-point. This installation includes wiring only, and excludes swith-gear for internal Data-network) See Optional Extras for Data-network switchgear.
- DSTV network Switch works (note that a fibre cable is provided at the first point of access to the house, preferably the TV-point in the lounge. This installation includes wiring only, and excludes swith-gear for your DSTV Connection) See Optional Extras for DSTV switchgear.

Optional Extra

Optional Extra

Optional Extra

### 11 Tiles and Carpets

#### General Information :

- All floor surfaces in houses tiled, except in bedrooms and garage - as standard finishing;
- Tile colour to be selected by Owner;
- : All tiles laid with standard high quality tile adhesive and grout with tile-spacing to suppliers recommendation.
- Carpets to all bedrooms (and study);
  - : - Owner to select colour as per standard options provided;
  - All carpets laid on approved underfelt and to supplier specification.
- Wall-tiles:
  - In bathrooms laid to 1,2m from final floor level (FFL);
  - : - In showers laid to 2,0m or first full tile thereafter from FFL in "wet-area"Tiles on shower-walls laid from floor to cornice.
- Kitchen Splash-backs:
  - : - Standard tiles laid between work-top and bottom of wall-cupboards;
  - Standard tiles behind "wet-areas" (basins and sinks).
- Garage:
  - : - Standard Grano Screed Finish to garage floors;
  - : - Tiles in garage NOT INCLUDED. Clients may request tiles to garage as OPTIONAL EXTRA (See Optional Extras)

Optional Extra

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Floor and kitchen splash-back tiles: (Internal)

: Owner my select one of the following tile options:

: Silkstone Grey Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10017IJ by Tiletoria)

: Atlantic Sand Cream Gres Porcelain grade 1, 600 x 600mm (CODE: 10019IJ by Tiletoria)

: Atlantic Sand Grey Gres Porcelain grade 1, 600 x 600mm (CODE: 10020IJ by Tiletoria)

: Beige Marfil Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10028IJ by Tiletoria)

: Iceberg Bianco Grey Gres Porcelain grade 1, 600 x 600mm (CODE: RG-6172 by Tiletoria)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

### Tiles (floor and walls) to Bathrooms:

: Owner my select one of the following tile options:

: Silkstone Grey Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10017IJ by Tiletoria)

: Atlantic Sand Cream Gres Porcelain grade 1, 600 x 600mm (CODE: 10019IJ by Tiletoria)

: Atlantic Sand Grey Gres Porcelain grade 1, 600 x 600mm (CODE: 10020IJ by Tiletoria)

: Beige Marfil Inkjet Gres Porcelain grade 1, 600 x 600mm (CODE: 10028IJ by Tiletoria)

: Iceberg Bianco Grey Gres Porcelain grade 1, 600 x 600mm (CODE: RG-6172 by Tiletoria)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>




### Carpet selection (bedrooms / study):

: Owner my select one of the following carpet options:

: Super Tweed Range (colour to be confirmed)

: Super Tweed Range (colour to be confirmed)

: Super Tweed Range (colour to be confirmed)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Vinyl Selection (in lieu of carpets or tiles)

- : Owner may select one of the following three vinyl options, in lieu of tiles or carpets:
  - . Burwell 0.3
  - . Supplied by Evaluation
  - . Rhee 0.3
  - . Supplied by Evaluation
  - . Wicken 0.3
  - . Supplied by Evaluation

Product	Select
Optional Extra	
Optional Extra	
Optional Extra	

## 12 Wall Paint

### General Wall Paint Information :

Exterior walls:

- . - Painted with one coat plaster primer and two coats acrylic;
- . - Colour combination as per Builders choice.

Internal walls:

- . - All walls skimmed and painted with one coat plaster primer and two coats acrylic;
- . - Manufacturer as per Builder's choice;
- . - Garage wall finish to be bagged and painted - same colour as inside of house.
- . - Colour as per Owners' selection.

Ceiling and cornices:

- . - General: Two coats of Plascon PEM 800 or equivalent alternative;
- . - Bathroom ceilings: As above but with non toxic fungicide additive.

Metal Works:

- . - All exposed metalwork is to be finished with one coat of metal primer and two coats enamel (white).

Woodwork:

- . - All internal and external woodwork (except internal doors) to receive one coat of wood primer and two coats water-based enamel (white)

Internal doors and frames:

- . - To receive one coat of universal undercoat and two coats of water-based enamel (white).
- . - Owner may select one of the following standard-colour internal wall-paint options:

Plascon Colour: Mandarin Tusk (Code 49), or similar paint, as preferred by developer

Plascon Colour: Geneva Morn (Code 51), or similar paint, as preferred by developer


Plascon Colour: Happy Ending (Code Y5-B2-3), or similar paint, as preferred by developer

Plascon Colour: Resplendent (Code Y4-D2-3), or similar paint, as preferred by developer

- . Clients may select to have a single wall on the ground floor be painted with one of the following colours, at no additional cost.

Plascon Colour: Aegean Splendour (Code 40), or similar paint, as preferred by developer

Plascon Colour: Thames Dusk (Code 41), or similar paint, as preferred by developer

Product	Select
 Mandarin Tusk 49	
 Geneva Morn 51	
 Happy Ending Y5-B2-3	
 Resplendent Y4-D2-3	

Product	Select
 Aegean Splendour 40	
 Thames Dusk 41	

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### 13 Kitchen Cupboards (Standard Designs):

#### Cupboard Handles, hinges and mechanisms:

: Standard Neptune Satin Chrome, as per sample board.



#### Kitchen Cupboards:

: As per Architectural design, installed from FFL to ceiling.

: All cupboards as indicated on plan. Melamine with impact edging on exposed doors and sides of cupboard carcass.

: Colour of cupboards as per client's choice. Internal colour and backing is white.

: Owner may select one of the following colours for kitchen cupboards


: Iceberg White  
: (PG Bison Mela wood Linear finish or similar)

: Storm Grey  
: (PG Bison Mela wood Linear finish or similar)

: Folkstone Grey"  
: (PG Bison Mela wood Linear finish or similar)

: Esperanza Oak  
: (PG Bison Mela wood Linear finish or similar)

: "Lunar ash"  
: (PG Bison Mela wood Linear finish or similar)


Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

#### Kitchen Tops:

: Rustenburg Grey Granite



: See Optional Extras for alternative Work-top Option (White Quartz Engineered Stone)

Optional Extra	
	<input type="checkbox"/>

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### Bedroom Cupboards:

- : As per Architectural design, to ceiling-height.
  - : All cupboards as indicated on plan. Melamine with impact edging on exposed doors and sides of cupboard carcass.
  - : Colour of cupboards as per client's choice. Internal colour and backing is white.
- Owner may select one of the following colours for bedroom (and study) cupboards

- : Iceberg White  
(PG Bison Mela wood Linear finish or similar)
- : Storm Grey  
(PG Bison Mela wood Linear finish or similar)
- : Folkstone Grey"  
(PG Bison Mela wood Linear finish or similar)
- : Esperanza Oak  
(PG Bison Mela wood Linear finish or similar)
- : "Lunar ash"  
(PG Bison Mela wood Linear finish or similar)

Product	Select
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

## 14 APPLIANCES, FIREPLACES AND BRAAI

### Kitchen Appliances:

- : Bosch electric hob (600mm)
- : Bosch electric oven (600mm)
- : Bosch extractor (600mm)





### External Braai / Barbeque:

- : Built Fireplace, clad with de-hoop red pavers. Dimensions as indicated on plan.

# VUE DES BALEINES

## BUILDING SPECIFICATIONS & SCHEDULE OF FINISHES

### 15 EXTERNAL WORK

**Boundary Walls:**

- : All yard-walls: Built with cement blocks, plastered and painted to average height of 1,8m from natural ground level. Paint colour - developers choice

**Garden Gate:**

- : 1,8m Galvanised and powder coated white + slatted nutec Board panels primed and painted white with lock and key, final height - level with top of garden wall, 100mm opening below.

**Pergolas:**

- : Pergola on balcony is an Optional Extra for owners account. See list of Optional Extras.

Optional Extra

**Paving:**

- : Paving - 50mm Cement pavers as indicated on construction drawings. Additional paving offered as Optional Extra. See Optional Extras.

Optional Extra

**Landscaping:**

- : All gardens levelled to natural slope. No filling to retain.  
Back-yard:
  - No Landscaping to back-yard;
  - No Imported topsoil or grass to back-yard;
  - Soil-treatment - Builders rubble to be removed, and soil levelled to natural fall;
  - No compaction or treatment.
- : Landscaping options offered. See Optional Extras

Optional Extra

**Drainage:**

110mm uPVC drainpipe connected to internal drainage system: min 1:60 and max 1:5 fall. Invert level to be min 450mm. Rodding Eye at every bend and min. every 25.0m. Every drain line to ventilate with 50mm dia. vent pipe. Drainage fixtures to be ant syphoned or deep seal traps provided (where applicable). Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway. No visible pipes on outside of building, all pipework to be concealed. Dual flush toilets to be used. Shower head to be at min 2,0m height from finish floor level. WC pan heights to standard-height.

### 15 BALUSTRADES

**Internal:**

Balustrade to be square mild steel tubing, galvanised and epoxy powder-coated with timber handrail to

**External:**

Balustrade to be square mild steel tubing, galvanised and epoxy powder-coated with timber handrail to

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Builder Signature: \_\_\_\_\_

Date: \_\_\_\_\_