

SPECIFICATION FOR FINISHES: ORCHARD ESTATE**ANNEXURE C (1)**

Version

2025/02/07

All materials are SANS approved, all designs are per architect and/ or engineer specification

FOUNDATION	
Slab	25MPa reinforced floating foundation per Engineer's specification
STRUCTURE	
Dampproofing	PVC on foundation below all walls
Walls	Cement brick and accent walls "Nevada Travertine Dark" facebricks
Concrete slab	Per Engineer's specification (1st floor where applicable)
Window frames	Bronze aluminium frames with burglar bars at all opening windows
Window sills	External sills pre-cast concrete
ROOF	
Pitch	26°
Covering	Grey Double Roman Cement Tiles
Trusses	Per Engineer's design - MiTek approved
INTERNAL FINISHINGS	
Plaster	15mm
Paint	First coat Plaster Primer, second coat per selected colour palette
Ceilings	Gypsum 6.4mm
Steel door frames	Paint Gloss per colour palette
Wall tiles	Ceramic, 1.2m in bathroom, 1.8m in kitchen, 2.7m in shower
Floor tiles	Ceramic 330mm x 330mm
Skirtings	As floor tiles
Window sills	As floor tiles
Front door	Meranti solid wooden frame and door
Back door	Bronze aluminium sliding door or 18 pane single door as per plan
Inside doors	Hollow core
Garage doors	Chromadeck motorised roll-up door with remote control
Built-in wardrobes	Inner door to house fire resistant 30 min Melamine with matte aluminium handles
KITCHEN	
Built-in cupboards	Melamine with matte aluminium handles
Worktops	Granite - "Rustenburg Black"
Zink	1.2m double stainless steel
BATHROOMS	
Sanitary ware	White enamel
Shower	Aluminium with glass door
Taps	Mixer taps bath, basins, shower and kitchen zink - Lyra range

ANNEXURE C (2)

ELECTRICAL INSTALLATION	
Geyser	150 liter
Oven, hob, cookerhood	Defy Slimline 600mm - black with gas hob
Light points	One per room, patio, entrance, staircase
Power points:	
Lounge	2 double
Dining	2 double
Kitchen	3 double
Bedrooms	2 double
Patio	1 single
Garage	2 double
Pajama lounge	1 double
TV points:	
Lounge	1
Lights:	
Lounge/ Dining	400mm ceiling light, silver clips, frosted glass OR 450mm Pen Oval décor hanging light, frosted glass
Kitchen	1200mm X-frame satin chrome white double fluorescent light
Main bedroom	3-spotlight, brushed aluminium
Bedroom 2 & 3	2-spotlight, brushed aluminium
Bathroom, Stairs, Patio	Cheese fitting, screw-on, small, frosted glass
Garage	1200mm single, open channel fluorescent light
External	Bulkhead oval eyelid, large, white
OUTSIDE	
Boundary wall	1.8m high semi-face brick walls on communal borders, excl. street fronts
Paving	"Rectangular bevelled" 50mm around house 1m wide