

Specifications and Schedule of Finishes

LateganMuller
GROUP



Fleur de Vie
LIFESTYLE ESTATE



Client name and surname:..... Erf number:..... Date:..... Signature:.....

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1.GENERAL

1.1.Building works shall comply with:

- 1.1.1 Local Authority regulations.
- 1.1.2 NHBRC regulations.
- 1.1.3 National Building Regulations.
- 1.1.4 Building Standards Act No. 103 of 1977.
- 1.1.5 Model Preambles of Trades (2008 edition).
- 1.1.6 Approved building plans and specifications.
- 1.1.7 All building materials SABS approved.
- 1.1.8 SANS 10400 including Part XA for single and double storey homes.
- 1.1.9 A competent person, Structural Engineer, will design, specify, and certify parts H, J, K, L, and M.

1.2.Contractual arrangements:

- 1.2.1 The specification list serves as guideline. The Contractor 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.
- 1.2.2 Should the specifications differ from architect's drawings, this specification will take preference.
- 1.2.3 Engineer's drawings take preference over architect's drawings, and the specification list.
- 1.2.4 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.
- 1.2.5 Owners are expected to communicate all building-related issues with the Contract Manager.
- 1.2.6 The Owner will NOT be permitted to do any work on site while construction is underway, and without written permission of the Contractor.
- 1.2.7 The Contractor will notify the Owner at an appropriate time during construction to finalise items not selected at signing of the building contract.
- 1.2.8 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 Contractors Standard Offering/Range.



2. FOUNDATIONS AND WALLS

2.1.General:

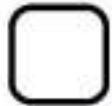
- 2.1.1 Foundations as per Engineer's specifications.
- 2.1.2 All walls built with Cement Maxi-bricks, plastered, and painted.
- 2.1.3 All internal/external windowsills to be plastered.

2.2.Exterior of house:

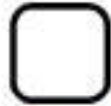
- 2.2.1 Cement Maxi-brick, plastered and painted with Masonry Primer and two coats approved acrylic PVA selected by Contractor. Colour as per Contractors Standard Offering.
- 2.2.2 Stone cladding as per architect drawings.
- 2.2.3 Pine Timber pergolas as per architect drawings.

2.3.Interior of house:

- 2.3.1 All internal walls painted with one coat plaster primer and two coats acrylic PVA selected by Contractor. Colour as per Contractors Standard Offering.
- Garage internal walls to bagged and painted.



Cement Maxi-brick
INCLUDED STANDARD



Clay Maxi-brick
OPTIONAL EXTRA
Additional charges apply



Stone cladding



Pine Timber pergolas



bagged and painted



3. ROOF

3.1. General:

3.1.1 High-Pitch Corrugated or Kliplok Chromadek sheeting (Dove Grey or Dark Dolphin):

3.1.1.1 Pitched roof with Corrugated or Kliplok Chromadek long span single length metal roof sheeting or similar approved, on sisalation roof insulation laid per supplier specification, on 75 x 50 mm purlins at 1200 mm max. c/c spacings on 114/150/228 x 38/50 mm timber rafters at 1200 mm max. c/c spacings built into the wall with 375 brick grips. Counter flashing to be introduced where applicable. Design and details of roof to be done and supplied by roof specialist. Sisalation 350 insulation between purlins and roof sheeting.

3.1.2 Lean to Roofs:

3.1.2.1 Corrugated or Kliplok Chromadek sheeting (Dove Grey or Dark Dolphin) in single lengths, on sisalation roof insulation laid per supplier specification, on 75x50mm SA pine purlins @ 1200mm c/c max. on 150/228 x 38/50mm timber rafters at 1200mm c/c bolt fixed to inside wall with galvanised mild steel truss hangers. Design and details of roof to be done and supplied by roof specialist.

SAFLOK 700
concealed fix roofing



Dark Dolphin

Dove Grey

SAFINTRA

classiCORR
corrugated



Dark Dolphin

Dove Grey

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3.1.1 Concrete Roofs:

3.1.1.1 Smooth chip stone, waterproofing on 45mm cement screeds with min 1° fall to full-bore on reinforcing 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 stormwater drain.

3.1.2 Facias and Barge Boards:

3.1.2.1 Fibre Cement Facias and Barge Boards.

3.1.3 Roof Insulation:

3.1.3.1 Insulation as per SANS 10400-XA.

3.1.4 Waterproofing:

3.1.4.1 All waterproofing specifications to be detailed, overseen and approved by specialist contractor.

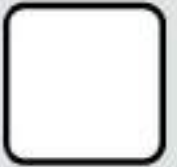
3.1.4.2 Apply cemflex waterproofing to showers.



Concrete roofs example



Smooth chip stone



4. WINDOWS

- 4.1 All windows and doors will be powder-coated aluminium as per approved accent palette.
- 4.2 All glass in accordance with applicable SANS regulation at the time of approval.

5. DOORS & FRAMES

- 5.1 Internal Doors and frames:
 - 5.1.1 Semi-solid wooden doors. Painted white. (Door profile as per Contractors Standard Offering).
 - 5.1.2 Frames to timber doors - Hardwood, painted white.
 - 5.1.3 Fire Door to garage - 1/2h Fire rated door between house and garage to be solid hardcore timber doors, painted white.
- 5.2 External Doors:
 - 5.2.1 Powder-coated aluminium doorframes (as per approved accent palette) with glass pane, cylinder lockset, one pair hinges and doorstop.
- 5.3 Garage Door:
 - 5.3.1 Standard height, Aluminium overhead garage door with automation. As per Contractors Standard Offering and approved accent palette.

6. Ironmongery

- 6.1 Internal doors are to be fitted with standard two lever mortice locksets with stainless steel handles selected from the Contractors Standard Offering.



Inner doors



Ironmongery



Aluminium options

Dove Grey

Dark Dolphin

7. ELECTRICAL INSTALLATION

7.1 General:

- 7.1.1 Standard specification as per standard electrical layout.
- 7.1.2 Light switches & plugs: Vetri 3-range or similar selected by Contractor.
- 7.1.3 DB supplier / make - to be confirmed.
- 7.1.4 Single phase electrical supply.
- 7.1.5 Telephone, TV & Data - Conduit to point only. Connection to telecommunications and television service provider for Owner Account.
- 7.1.6 Light fittings as per Contractors Standard Offering.
- 7.1.7 DEYE 5kW Hybrid inverter and Volta 51.2V 5.32kWh Wall-Mounted LiFePO4 Battery included - Solar panels optional extra.



Vetri 3 - plugs



Vetri 3 - plugs



Vetri 3 - Switches



Vetri 3 - Cable



Vetri 3 - Data

BACKUP POWER SYSTEM INCLUDED AS STANDARD - SOLAR PANELS OPTIONAL EXTRA AND ADDITIONAL CHARGES APPLY



VOLTA 51.2V 5.32kWh
Wall-Mounted LiFePO4 Battery



DEYE 5KW INVERTER

8. PLUMBING, DRAINAGE AND SANITARY WARE

8.1 General:

- 8.1.1 Cold water supply and outlet for washing machine and dishwasher.
- 8.1.2 No water supply provided for freezer.

8.2 Geyser:

- 8.2.1 20L Poloma gas geyser as per Contractors Standard Offering.

8.3 Sanitary Ware:

- 8.3.1 Sanitary ware, shower doors and bathroom accessories as per Contractors Standard Offering/Range.

8.4 Stormwater:

8.4.1 Roof Drainage:

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



20L Poloma Gas Geyser

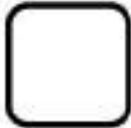
Please see sanitary ware options on next page





SANITARY WARE:

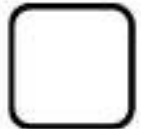
Standard - No additional charges apply



Luximo ASP Provia Freestanding
Skirted Bath 1700x700mm



BETTA SUITE EURO TF
BOTTOM ENTRY WHITE



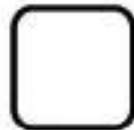


SANITARY WARE:

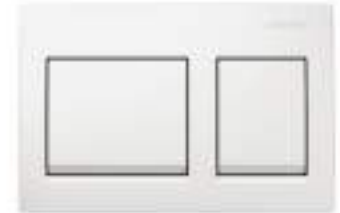
Optional extra - Additional charges apply



Nala Baths Cosmos Freestanding
Gloss White Bath 1630x773mm



Geberit Kombifix
for Wall-hung
Alpha Concealed
Cistern 120mm

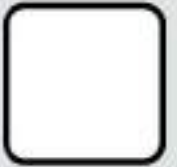


Nala Baths Cosmos Freestanding
Gloss White Bath 1630x773mm



Gio Bella Ivy Evora Vortex
Wall-hung Pan and Soft Close
Seat 515x355x365mm

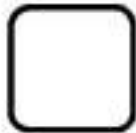




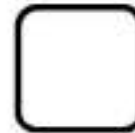
VANITY BASIN OPTIONS:



Clear Cube Tenerife Counter Top
Basin 420x420x120mm



Clear Cube Valencia Counter Top
Basin 450x450x135mm



Clear Cube Vigo Round Counter
Top Basin 380x380x110mm



**BLUETIDE
NEO RANGE - CHROME**

INCLUDED - NO
ADDITIONAL CHARGES



Please mark with X



Bluetide Basin Mixer -
NEO



Blutide Stainless Steel Shower
Rose 250mm



Blutide Long Stainless Steel
Shower Arm 300mm



Blutide Bath Mixer - SHORE



Blutide Concealed Mixer -
SHORE



Blutide Square Brushed
Stainless Steel Shower
Trap

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**BLUETIDE
NEO RANGE - BLACK**

INCLUDED - NO
ADDITIONAL CHARGES



Please mark with X



Blutide Basin Mixer -
NEO BLACK



Blutide Stainless Steel Shower
Rose 250mm BLACK



Blutide Long Stainless Steel
Shower Arm 300mm BLACK



Blutide Bath Mixer -
NEO BLACK



Blutide Concealed Mixer -
NEO BLACK



Blutide Square Brushed
Stainless Steel Shower
Trap

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**BLUETIDE
SHORE RANGE - CHROME**

OPTIONAL EXTRA -
ADDITIONAL CHARGES
APPLY



Please mark with X



Bluetide Basin Mixer -
SHORE



Blutide Stainless Steel Shower
Rose 250mm



Blutide Long Stainless Steel
Shower Arm 300mm

Blutide Bath Mixer - SHORE



Blutide Concealed Mixer -
SHORE



Blutide Square Brushed
Stainless Steel Shower
Trap

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**BLUETIDE
SHORE RANGE - BLACK**

OPTIONAL EXTRA -
ADDITIONAL CHARGES
APPLY



Please mark with X



Bluetide Basin Mixer -
SHORE BLACK



Blutide Stainless Steel Shower
Rose 250mm BLACK



Blutide Long Stainless Steel
Shower Arm 300mm BLACK



Blutide Bath Mixer - SHORE
BLACK



Blutide Concealed Mixer -
SHORE BLACK



Blutide Square Brushed
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BLUETIDE ACCESSORIES
SAGE RANGE - CHROME

INCLUDED - NO
ADDITIONAL CHARGES



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Please mark with X



SAGE RANGE - Towel Rail



SAGE RANGE - Towel Ring



SAGE RANGE - Paper Holder



SAGE RANGE - Toilet Brush
Holder

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BLUETIDE ACCESSORIES
SAGE RANGE - BLACK

INCLUDED - NO
ADDITIONAL CHARGES



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SAGE RANGE - Towel Rail



SAGE RANGE - Towel Ring



SAGE RANGE - Paper Holder



SAGE RANGE - Toilet Brush
Holder

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9. CEILINGS AND CORNICE

- 9.1 Concrete soffits/Flat ceilings: Skimmed and painted 6.4 mm Rhino board ceiling on 38 x 38 mm bracing at max. 400 mm c/c.
- 9.2 Cornice: SIGMA plaster trim 20 painted white
- 9.3 Exposed roof rafters: 30mm Grooved Isoboard laid on top of rafters with 50mm Knauf Glasswool insulation in-between purlines.
- 9.4 Garage: There will be no ceiling in the garage.

10. SKIRTINGS

- 10.1 Standard Wooden Skirting:
 - 10.1.1 22 mm x 105 WSK5 softwood (pine) skirting. Skirting up to cupboards, not around.
- 10.2 Tiled Skirtings:
Tiled skirting (100 mm) to all patios.

11. ACCESSORIES AND FIXTURES

- 11.1 Curtain rails and blinds are excluded from this contract.
- 11.2 Washing lines are excluded from this contract.
- 11.3 Fibre-network provided, owner to arrange for own telecommunication connectivity and installation.
- 11.4 DSTV access points provide on all houses. Owners to arrange for own satellite connectivity.
- 11.5 Air conditioning systems excluded from this contract.



SIGMA plaster trim



WSK5 Skirting

12. TILES AND VINYL

12.1 General Information:

12.1.1 All internal floor finishes comes with tiles as standard, with vinyl as an optional extra. Bathrooms will be tiled floors only - as per Contractors Standard Offering:

12.1.1.1 All tiling and vinyl-flooring laid with standard high-quality adhesive on level surface-bed to supplier's recommendation appointed by the Contractor.

12.1.2 Wall tiles:

12.1.2.1 Bathroom floors with 100mm tile skirting.

12.1.2.2 In showers tiled to 2.4m above FFL.

12.1.2.3 Splashbacks (600mm):

12.1.2.3.1 Standard tiles laid between work-top and bottom of wall-cupboards and tiles behind "wet-areas" (basins and sinks).

12.2 Floor and kitchen splash-back tiles (internal):

12.2.1 As per Contractors Standard Range.

12.3 Vinyl floors:

12.3.1 As per Contractors Standard Range.

13. WALL PAINT

13.1 General Wall Paint Information:

13.1.1 Exterior walls:

13.1.1.1 Painted with one coat plaster primer and two coats acrylic. Colour combination as per Contractors Standard Range.

13.1 Internal walls:

13.1.1 All walls painted with one coat plaster primer and two coats acrylic. Colour as per Contractors Standard Range.

13.2 Ceiling and cornices:

13.2.1 General: Two coats of WeatherPrufe ceiling paint or equivalent alternative.

13.2.2 Bathroom ceilings - As above but with nontoxic fungicide additive.

13.3 Internal doors and frames:

13.3.1 To receive one coat of universal undercoat and two coats of water-based enamel (white).

Please see flooring options on next page





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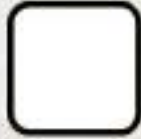


TILE FLOORING OPTIONS:

All area's applicable



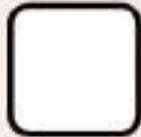
Miami Light Grey
600 x 600



Sanctuary Bone
600 x 600



Miami Smoke Pol
600 x 600



Miami White Pol
600 x 600

VINYL FLOORING OPTIONS: (OPTIONAL EXTRA)

Bathrooms and patio's not applicable - Additional charges apply



Jasper Oak



Limed Oak



Blizzard Pine



Bourbon Oak

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WALL TILING OPTIONS:

Kitchen walls applicable



BULEVAR WHITE
BRILLO CERAMIC
WALL 100 X 305



ZELLIGE WHITE
GLOSSY WALL
TILE 75 X 300



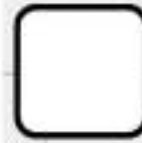
LIGHT GREY GLOSS
FLAT 100 X 300



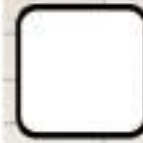
ICE 0535-WHT
60 X 246

WALL TILING OPTIONS:

Shower walls applicable



BULEVAR WHITE
BRILLO CERAMIC
WALL 100 X 305



ZELLIGE WHITE
GLOSSY WALL
TILE 75 X 300



LIGHT GREY GLOSS
FLAT 100 X 300



ICE 0535-WHT
60 X 246

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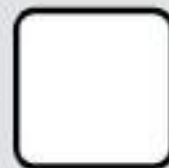
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! Please refer to architectural guidelines
for allowed wall coverage percentages



Please mark with X



EXTERIOR WALL PAINT OPTIONS:

Primary color will be white - Feature walls options below



Opal



Grey Steel



Sea Mist



New Sand

INTERIOR WALL PAINT OPTIONS:

Interior applicable



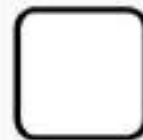
Opal



Grey Steel



Sea Mist



Off White

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14. KITCHEN CUPBOARDS (STANDARD DESIGN):

14.1 Kitchen Cupboards:

14.1.1 Top and bottom White melamine carcasses as per lay-out plan with impact edging and engineered stone type kitchen top. Colour and engineered stonework tops as per Contractors Standard Range.

14.2 Cupboard Handles, hinges, and mechanisms:

14.2.1 Handles as per as per Contractors Standard Range and soft close hinges and mechanisms.

15. BEDROOM CUPBOARDS (STANDARD DESIGN):

15.2 Bedroom cupboards:

15.2.1 White melamine carcasses with impact edging. Colour as per Contractors Standard Range.

15.3 Cupboard Handles, hinges, and mechanisms:

15.2.2 Handles as per as per Contractors Standard Range and soft close hinges and mechanisms.



Please see cabinetry colour options on next page



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COUNTER TOP OPTIONS:
Kitchen and bathrooms applicable



Magnolia



Bianco Cloud



Nero



Whisper

CABINETRY OPTIONS:
All area's applicable



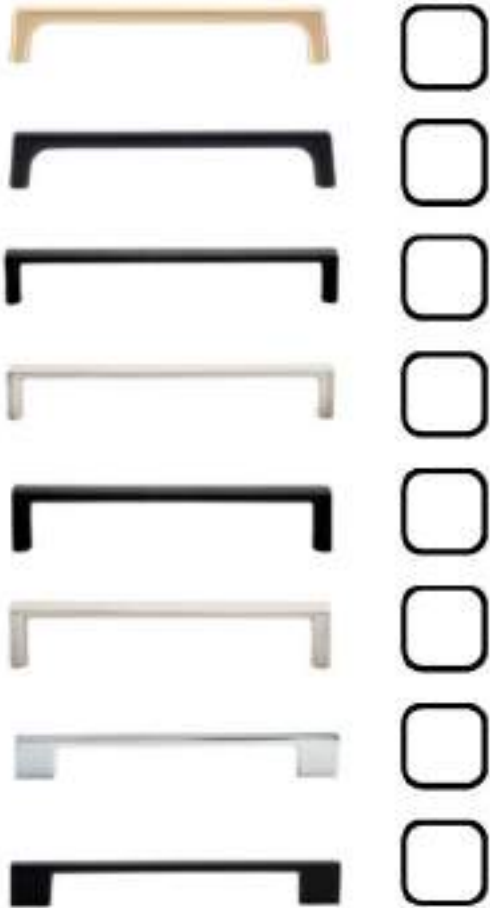
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CUPBOARD HANDLE OPTIONS:
Bedrooms and bathrooms applicable





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KITCHEN APPLIANCE OPTION A:

Standard option - No additional charges apply

☐

Bosch - Series 2 Built-in Extractor Hood - DHU635HZA

☐

Bosch 60cm Stainless Steel Gas Hob - PCP6A5B90Z

☐

Bosch 60cm Built-in Oven - HBF010BRIZ

KITCHEN APPLIANCE OPTION B:

Optional extra - Additional charges apply

☐

Defy 90cm Stainless Steel Premium Extractor - DCH318

☐

Defy 90cm Gas Electric Cooker - DGS90Z

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KITCHEN SINKS OPTION A:

Standard option - No additional charges apply



Blanco Supra 340/340-U
Stainless Steel Undercounter
Sink 450x765x175mm



Blanco Supra Stainless Steel
Undercounter Sink
430x340x175mm

KITCHEN SINKS OPTION B:

Optional extra - Additional charges apply



Blanco IKON33 Undercounter
Sink



Blanco IKON27 Undercounter
Sink

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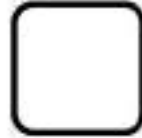
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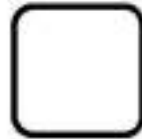


KITCHEN TAPS OPTION A:

Standard option - No additional charges apply



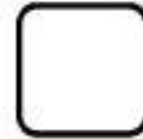
Bluetide - NEO CHROME



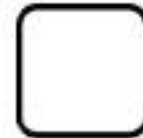
Bluetide - NEO BLACK

KITCHEN TAPS OPTION B:

Optional extra - Additional charges apply



Bluetide - SHORE CHROME



Bluetide - SHORE BLACK

16. EXTERNAL WORK

16.1 Boundary Walls:

16.1.1 All yard-walls: Built with M140 cement blocks, plastered, and painted to average height of 1.2m/1.8m from natural ground level. Paint colour – Contractors Standard Range.

16.2 Paving:

16.2.1 As per standard layout and as per developer specifications.

16.3 Landscaping:

16.3.1 As per Architectural guidelines and by homeowner.

16.4 Drainage:

16.4.1 110mm uPVC drainpipe connected to internal drainage system: min 1:60 and max 1:5 fall. Invert level to be min 450 mm. Rodding Eye at every bend and min, every 25.0m. Every drain line to ventilate with 50 mm dia. vent pipe. Drainage fixtures to be ant syphoned or deep seal traps provided (where applicable). Drainpipe to be encased in 300 mm 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 2m height from finish floor level. WC pan heights to standard-height.



S - Interlocker
Road surfaces



Camel Tan Bevel Paver
Driveways and pathways



Typical balustrade design

17 BALUSTRADES

17.1 Internal & External:

17.1.1 Balustrade to be galvanized mild steel and as per approved accent palette.