

LAKEVIEW TERRACE

SOMERSET WEST



MARIETTE
BARNARD
ARCHITECTS

New 26 apartment development at Somerset Lakes Estate, erf 20149, Somerset West

24 Two -bedroom units

2 Three- bedroom units

Finishes Schedule & Specification

1. FOUNDATIONS & STRUCTURE

- 1.1 Raft foundation to Engineer's design and specification.
- 1.2 Hollow core concrete slabs to Engineer's design and specification.
- 1.3 External and Internal walls constructed in cement maxi brick according to the specification of the National Building Regulations.

2. ROOF CONSTRUCTION

- 2.1 Corrugated profiled metal sheeting with pre-painted finish & concrete slabs to Engineers details.
- 2.2 Trusses by approved supplier as per Engineer's design and specification.
- 2.3 Fibre cements bargeboards and fascias.
- 2.4 Aluminium gutters & down pipes.
- 2.5 "Fulbore" rainwater outlets to flat roofs.

3. EXTERNAL WALL FINISHES

- 3.1 Plastered and painted (colour to architect's specification)
- 3.2 All windowsills to be plastered to fall and painted.

4. INTERNAL WALL FINISHES

- 4.1 Internal walls to be plastered and painted unless otherwise specified.
- 4.2 Windowsills to be plastered and painted.
- 4.3 Large format, i.e. 800x800 or 600x1200 glazed porcelain wall tiles to shower walls only up to ± 2100 mm high.
- 4.4 300mm Splash back above basins to architect 's specification.
- 4.5 Kitchen walls tiled between counter and underside of cupboard according to tiled with large format porcelain tile.

LAKEVIEW TERRACE

SOMERSET WEST



MARIETTE
BARNARD
ARCHITECTS

5. FLOOR FINISHES

- 5.1 Large format i.e. 800x800 or 600x1200 matt glazed Porcelain floor tiles to living areas, bathrooms & kitchen.
- 5.2 Vinyl flooring to bedrooms to architect's specification
- 5.3 Skirting to be painted timber profile

6. CEILINGS

- 6.1 Ground & First Floor: Underside of hollow core slab to be painted.
- 6.2 Second Floor: Rhino board ceiling, fitted to timber battens, skimmed, and painted.
- 6.3 Cornice to be simplistic timber profile.

7. EXTERNAL WINDOWS AND DOORS

- 7.1 Aluminium windows & sliding doors to be powder coated (colour to Architect's specification).
- 7.2 Timber front door to be painted to match Aluminium window frames.

8. INTERNAL DOORS

- 8.1 Internal doors are horizontal slatted in timber frames painted to Architect's specification.

9. IRONMONGERY

- 9.1 Aluminium door handles with two lever mortice locks to all internal doors.
- 9.2 Aluminium door handles with cylinder locks to front doors.

10. PLUMBING

- 10.1 Dishwasher and washing machine point provided.
- 10.2 Hot water generation system by "Freepower "

11. SANITARYWARE

- 11.1 Basins – Vitra 65cm and 50cm wall hung basins or equal.
- 11.2 Toilets – Enclosed coupled WC or equal.

LAKEVIEW TERRACE

SOMERSET WEST



MARIETTE
BARNARD
ARCHITECTS

- 11.3 1700 x 800 free standing white acrylic bath.
- 11.4 WHB Mixers – Grohe Décor 100 (chrome) or equal.
- 11.5 Shower Mixer – Grohe Décor (chrome) or equal.
- 11.6 Shower Rose – Grohe Crometta Green wall mounted rose or equal.
- 11.7 Bath Mixer – Grohe Décor (chrome) or equal.
- 11.8 Kitchen sink – Franke Undercounter single stainless steel bowl or equal.
- 11.9 Kitchen mixer – Grohe Décor 240 (chrome) or equal.
- 11.10 Accessories – Toilet roll holder and 900mm towel rail to architect's spec per bathroom fitted
- 11.11 Frameless glass shower screens.

12. ELECTRICAL POINTS (refer Electrical layout drawings)

13. LIGHT FITTINGS (refer attached schedule)

- 13.1 Down lights – white with GU10 holder (LED lamp).
- 13.2 Exterior lights – Surface mounted rectangular “bulkhead” wall luminaire or equal.
- 13.3 Ceiling light fittings to architect's design.

14. PAINTING

- 14.1 All plastered areas will receive a single filler coat and 2 coats acrylic PVA to manufacturer's specification (colour to Architects specification).
- 14.2 All external timber will be painted with non-drip enamel to manufacturer's specification (colour to Architects specification).
- 14.3 Ceilings will receive two coats white acrylic to manufacturer's specification.
- 14.4 All internal doors will be painted with non-drip enamel to manufacturer's specification (colour to Architect specification).

All paint colors to be according to approved building plans – not according to the 3Ds.

15. KITCHEN & BEDROOM CUPBOARDS (refer Kitchen and Cupboard drawings – all as per Architect design)

- 15.1 Doors & seen sides – 16mm Melawood with linear finish according to kitchen and BIC design.
- 15.2 Interiors – Melawood (white) according to kitchen and BIC design.

LAKEVIEW TERRACE

SOMERSET WEST



MARIETTE
BARNARD
ARCHITECTS

- 15.3 Counters – Engineered stone (20mm) as per architect’s specification.
- 15.4 Splashbacks – Tiled to underside of top cupboards.

16. APPLIANCES

- 16.1 Electrical Hob – 60cm or similar approved.
- 16.2 Electrical Oven – 60cm or similar approved.

17. GLAZING

- 17.1 All glazing will be in accordance with SANS 10400-N

18. PATIO, ENTRANCE PORCH & DRIVEWAY

- 18.1 Patios and balconies to be tiled with similar tile to match interior floor tile.
- 18.2 Driveway paving to be exposed aggregate pavers (to Architects specification)

19. YARD WALLS, GATES & FENCES

- 19.1 Garden front and perimeter walls will be plastered and painted masonry construction where applicable. To also have 1200mm “Clearview” panels to estate guidelines where required. Walls specification may be revised on recommendation by Somerset Lakes estate or the city council.
- 19.2 Other gates in development to also be constructed from “Clearview” fencing to match panels.

20. BRAAI

- 20.1 External 900mm wood burning brick built braai with brick chimney.

21. LANDSCAPING

- 21.1 Soil Preparation will be provided with compost and cultivation.
- 21.2 Lawn to be laid as per architect plan.
- 21.3 1x Standpipe (garden taps) to be provided in the garden of each ground floor unit.

LAKEVIEW TERRACE

SOMERSET WEST



MARIETTE
BARNARD
ARCHITECTS

22. CAR PORTS

22.1 1 x 2.5 x 5m Steel carport, with corrugated roof

23. HANDRAILS

23.1 Painted mild steel galvanized handrails to be fitted to balconies where

23.2 applicable (colour to match aluminium doors).

23.3 Handrail to staircase to be painted mild steel.

24. GENERAL ITEMS

24.1 All curtains rails and window blinds are not included – these items are for the purchaser's account.

24.2 The material specified in this specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality.