



LE PARC

RESIDENTIAL
ESTATE

— *paarl* —

OPTION 1
MODERN FRENCH

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1. Foundation

- 1.1. Geotechnical investigation has been completed for the project and structural engineers are responsible for design and commissioning of all structural elements.
- 1.2. Reinforced concrete footings.
- 1.3. Compaction and filling as per Engineers detail specification.
- 1.4. -Foundation walls higher than 1000mm above natural ground level must be 330mm solid walls. All details to engineer specifications.

2. Super Structure

- 2.1. External wall: min. 280mm brick cavity wall construction.
- 2.2. Internal walls: 230mm & 115mm brick walls.
- 2.3. Foundation walling: min. 280mm cavity brick concrete filled up to stepped DPC.
- 2.4. All Damp proof membranes to be of high quality, SABS approved, laid to manufacturers specification.
- 2.5. Precast concrete lintels & brick force are to be used over all openings unless engineer designed beams are required.
- 2.6. Control joints, if required, on all large wall panels as per SANS detail requirements.

3. Floors

- 3.1. Ground and first floor slab to be done in accordance with structural engineer's drawings.
- 3.2. Min 100mm reinforced (25mpa) ground floor slabs on approved moisture barriers and compacted sand fill bedding at 150mm layers.
- 3.3. First floor to be reinforced cast in situ concrete constructed.
- 3.4. Movement and slip joints for all slab and wall connections to be done in accordance with engineer's specifications.
- 3.5. Min 25mm cement screed on in-situ floors under floor finish.

4. Roof construction:

- 4.1. Roof Sheeting: 25° pitched 'Safintra' 0,5mm SAFLOK 410 profile 'Zincal' sheeting with 'Colorplus' finish & matching flashings, closures and fixings as per manufacturers details.
- 4.2. Colour to be Raincloud.
- 4.3. All roof insulation to be in accordance with SANS XA regulations.
- 4.4. All flat roofed concrete roofs to be waterproofed and insulated in accordance with SANS regulations.
- 4.5. Roof Structure: Pre-manufactured SA Pine gang nail trusses, Purlins and wall plate fixings as per manufacturers design and supply. Installation and commissioning to be done by appointed structural engineer.
- 4.6. Exposed mono pitch roofs to be Laminated SA Pine beams primed and painted white. Exposed beam hangers to be primed and painted.
- 4.7. Facia and Barge Boards to be Treated SA Pine to be primed and painted.
- 4.8. Closed fibre cement Soffits on all roof overhangs.

- 4.9. Seamless aluminium Victorian Profiled gutters and downpipes.
- 4.10. Pergola on units to be PVC structures design and supplied by Value Fencing or similar approved alternatives.

5. Ceilings:

- 5.1. Ceilings: Rhinoboard or, similar, skimmed plasterboard ceiling fixed to approved support structure installed with shadow line trims where applicable to the underside of roof trusses.
- 5.2. Skimmed plasterboard ceilings fixed between beams.
- 5.3. Concrete soffits to be skimmed and gypsum plaster, prime and painted finished.
- 5.4. Surface fixed cornices at soffits with shadow line cornice at all flat ceilings under trusses.
- 5.5. Unless otherwise specified no ceilings in garages.
- 5.6. Standard Plaster board trapdoors in ceilings as per access requirements for roof void.

6. Windows and glazing

- 6.1. All windows to be epoxy powder coated aluminium colour to be *Matt Stone Grey*.
- 6.2. Glazing to comply with SANS XA and SANS Part N.
- 6.3. All profiles, manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements.

7. Doors

- 7.1. Front door, scullery and Garage exterior doors to be solid horizontal framed timber construction with prime and pre-determined painted finish.
- 7.2. Aluminium slide/stack doors to be epoxy powder coated aluminium colour to be *Matt Stone Grey*.
- 7.3. Glazing to comply with SANS XA and SANS Part N.
- 7.4. All profiles, manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements.
- 7.5. Motorised sectional overhead epoxy powder coated garage door in standard colour to match roof sheets.
- 7.6. Internal doors to be horizontal grooved in semi solid meranti doors primed and painted as per colour scheme.
- 7.7. External gate to be horizontal slatted PVC design and supplied by *Value Fencing* or similar approved.
- 7.8. Required Fire Doors between garage and home and at some units between external garage door and boundary to be as per min SANS requirements for solid timber door construction fitted with approved self-closing mechanism as per SANS Part T requirements.
- 7.9. All doors to be fitted with hinges and handles as per developer's determined specification.

8. Wall finishes- Note wall colours to run with chosen finishing scheme- **Modern French**

- 8.1. External walls to be plastered, primed and painted as per National Building specifications as per the chosen finishing scheme and resultant paint colours for the chosen scheme.

- 8.2. External division walls between units to be PVC treated *Value fencing* or approved similar.
- 8.3. Painted Bagged brick window panel details below window sill on front elevations or else specified.
- 8.4. Built in braais will be constructed as per detailed drawings.
- 8.5. Chimneys and cowls as per developer's specifications.
- 8.6. Plaster Trims and details to be white.
- 8.7. Colour schemes works on the principal of a Main colour with then some accent colour on predetermined areas.
- 8.8. Colour scheme for **MODERN FRENCH** palate.

8.8.1.External wall colour:

- 8.8.1.1. Main colour: Grey Clouds Code: 08GG72/006
- 8.8.1.2. Accent colour: Ascot Blue Code : 90BG41/040

8.8.2.Internal Wall colour:

- 8.8.2.1. General colour: Midas Arniston White, or similar approved
- 8.8.2.2. Accent Colour: Dulux Silver Buckle, or similar approved

9. Internal finishes- **MODERN FRENCH**

- 9.1. Laminated Flooring in al living and bedroom areas.
- 9.2. Specification for laminated floors: KRONO original super natural classic boulder oak 5542, or similar approved.
- 9.3. Floor Tiles in bathrooms. Specification: COR PEARL TSC1152TM or similar approved
- 9.4. Guest WC wall tiles, wall behind WC only, WHITE METRO TILE.
- 9.5. Bathroom 2 wall tiles as per layout: GLOSS WHITE TSC1153
- 9.6. Main bathroom feature tile: GREY WOOD TSC1158TM
- 9.7. Main Bathroom wall tiles as per layout: GLOSSY WHITE TSC1153TM
- 9.8. Primed and painted SA Pine skirtings in rooms. No skirtings in bathrooms.
- 9.9. Garage floors to be unpainted Grano. No skirtings in Garages.

10. Cupboards and joinery items- Note finishes to run with chosen finishing scheme- **Modern French**

- 10.1. All cupboards as per detail interior designer's layout drawings. Standard and additional items as per sales agreement.
- 10.2. Built in bedroom cupboards to be melamine colour: WHITE
- 10.3. Duco kitchen doors. Bottom units to be COLOUR STORM GREY with top units finished in WHITE.
- 10.4. Kitchen tops engineered stone: LEGACY QUARTZ NIVEOUS
- 10.5. Kitchen splashback: LEGACY QUARTZ NIVEOUS

11. Plumbing and Sanitary ware (Or similar products)

- 11.1. All plumbing point as indicated on layout drawings.
- 11.2. Specification and installation to comply with all relevant regulations.
- 11.3. *Ecogator* or similar approved greywater irrigation system to be installed. Layout connected to this system as per predetermined runs on technical documentation. Water to be used for irrigation purposes only.
- 11.4. Grohe Single lever kitchen sink Mixer for kitchen sink. (Or similar Hansgrohe)
- 11.5. Other mixers to be Hansgrohe Décor E2. (Or similar Grohe)
- 11.6. Concealed wall hung cisterns with Geberit or similar approved dual flush actuators.
- 11.7. GIO GUCCI or similar combination vanities in bathrooms.
- 11.8. Wall hung basin in guest WC.
- 11.9. OTTAWA 1720X800mm or similar Freestanding Baths for units so specified.
- 11.10. GRANDA 1700X750mm or similar built in baths for units so specified.
- 11.11. GIO or similar Bathroom accessories.
- 11.12. Glass shower screens.
- 11.13. Walk in and step in showers as per layouts.
- 11.14. Solar geysers to be provided. Specification as per developer choice.

12. Electrical reticulation

- 12.1. Electrical layout for all items as per electrical layout drawings.
- 12.2. Installation to comply with all relevant regulations.
- 12.3. Feature light as per chosen finishing schedule on predetermined position as per layout drawings.
- 12.4. Light fittings and layout as per electrical drawings
- 12.5. Downlighters and ceiling fittings to be LED compatible.
- 12.6. Dimmers on downlighters at main bedroom and living areas.
- 12.7. All units to have freestanding SMEG Gas stove with integrated extractor.

13. Landscaping

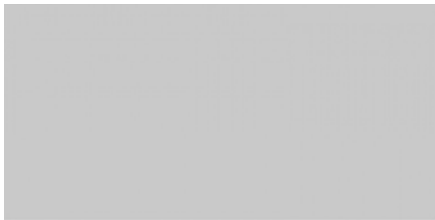
- 13.1. Specification and finishing as per detailed landscaping layout and Landscaping guidelines.

14. General

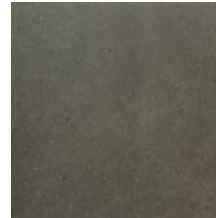
- 14.1. All curtain rails and blinds are excluded from the standard specification list.
- 14.2. Alarms system is excluded.
- 14.3. Burglar bars is excluded.
- 14.4. All Furniture and decorations shown on marketing material is for the intended purpose of an indicative representation and not included in the standard selling price.
- 14.5. Material specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation and substitution in specification will be of similar quality.
- 14.6. All extras and or changes from standard specification will be quoted separately and will only be executed on the acceptance of the quotation by the client.

- 14.7. Payment for changes will be payable in full within 48 hours of acceptance of the quotation, as per the final specification list.
- 14.8. No structural changes to the units will be allowed.
- 14.9. Depending on the nature of the changes the developer reserves the right to charge admin fee which will be presented to the client and upon acceptance thereof payable to developer.
- 14.10. Depending on the changes a rider plan might be required. The cost for this resubmission needs to be presented to the client when approving extras.
- 14.11. No external façade changes or changes in standard design elements.

COMBINATIONS FOR BEDROOM & BATHROOM



Family Bathroom Feature
Wall Tile: Glossy White



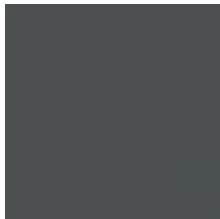
Floor Tile: Cor Pearl Grey



Main En-Suite Feature
Wall Tile: Grey Wood



Guest Wc Feature Wall
Tile: White Railway Tile



Bedroom Bic Melamine:
Vermont Slate

COMBINATIONS FOR BATHROOM



Floor Tile: Cor Pearl Grey



Outdoor Tile: Ash Stone



Laminate: Boulder Oak

COMBINATIONS FOR BATHROOM SANITARYWARE



Hansgrohe Décor
Shower Finish Set



Hansgrohe Décor
Mixer Diverter



Hansgrohe Décor
Basin Mixer



Gio Nicci
Spout



La Gio Bella Slim Round
Shower Head



Gio Tubular
Hand Shower

BATHROOM SANITARYWARE



**Gio Gucci
Double Basin and Cupboard**



**Gio Gucci
Basin and Cupboard**



**Ottawa Skirted
Free Standing Bath**



Granada Build-in Bath



Betta Toilet

COMBINATIONS FOR BATHROOM ACCESSORIES



La Gio Bella Demola
Paper Holder



La Gio Bella Demola
Double Robe Hooks



La Gio Bella Demola
Towel Ring



La Gio Bella Demola
Single Towel Rail

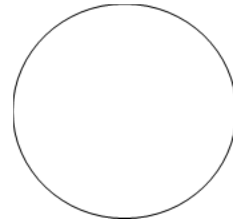


Gio Mirror 900x400x20mm
Aluminium Framed

COMBINATIONS FOR KITCHEN



Kitchen Wrap Colour:
Storm Grey



Kitchen Wrap Colour:
White



Kitchen Joinery Handles



Kitchen Stone Top &
Splashback: Legacy Quartz:
Niveous



Kitchen Sink Mixer:
Grohe Single Lever Mixer



Kitchen Sink: Blanco Supra
Under Mounted Sink

COMBINATIONS FOR KITCHEN



Kitchen Sink:
Nouveau Stainless Steel



Kitchen Joinery Style:
Shaker Panel



Kitchen Lights

COMBINATIONS FOR LIGHTING



Feature Light Option:
Barn Industrial
Wall Light White



Feature Light Option:
Barn Industrial
Wall Light Black



Central Light: Spazio Saturn Surface



Downlight: Spazio



Feature Light Option:
Grayson Latern Pendant



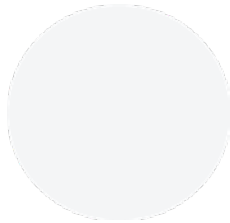
Exterior Wall Light:
Klight



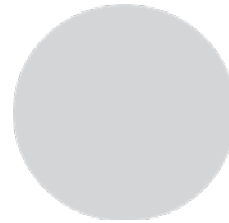
Exterior Wall Light:
Spazio Solo Square White



COMBINATIONS FOR EXTERIOR PAINT



Main Colour:
Dulux Grey Cloud



Main Accent Colour:
Dulux Ascot Blue