



BY RÉMEY

NOOITGEDACHT

VILLAGE | STELLENBOSCH

APPENDIX 2

NOOITGEDACHT SIMONSBERG MANOR SPECIFICATION AND SCHEDULE OF FINISHES

1. BRICKWORK

- **Exterior walls:** All Exterior brickwork to consist of clay Maxi bricks and finished in one coat plaster. Painted to manufacturer's specification to **DEVELOPER**'s selection
- **Interior walls:** All internal walls to consist of clay Maxi bricks and finished in a one coat system. Painted to manufacturer's specification to **CLIENT**'s selection. Selection of paint options available.
- **Feature Walls:** To **DEVELOPER**'s selection as indicated on plan.

2. WINDOW SILLS:

- **Exterior:** Plastered & Painted
- **Interior:** Plastered & Painted

3. WINDOWS:

- As indicated on Architectural plans. All White aluminium

4. DOORS & DOOR FRAMES:

- **Front/ back door:** Painted Timber Doors by SWARTLAND Cape Culture Range: Front door painted to **DEVELOPER**'s selection. All other doors painted white
- **Patio doors:** As indicated on Architectural plans. All White aluminium
- **Internal doors:** Painted Hollow core Timber Doors by SWARTLAND Cape Culture Range
- **Garage:** Automated sectional overhead door

5. ROOF TRUSSES & COVERING:

- **Roof trusses:** Pre-fabricated roof trusses
- **Roof Covering:** Profiled charcoal roof sheeting
- **Flat roofs:** Profiled charcoal roof sheeting
- **Flat roofs:** Concrete as indicated on architectural plan
- **Patios:** Profiled roof sheeting with exposed painted rafters



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6. FLOORS:

- **Lounge/ Dining/ Kitchen:** 600x600mm Porcelain floor tile by Tiletoria. Selection of colours available
- **Stairs/ Passage:** 600x600mm Porcelain floor tile by Tiletoria. Selection of colours available
- **Bedrooms:** Van Dyck Supertweed II Range. Selection of colours available.
- **Loft:** 600x600mm Porcelain floor tile by Tiletoria. Selection of colours available
- **Balconies:** 600x600mm Porcelain non-slip floor tile by Tiletoria. Selection of colours available
- **Patio:** 600x600mm Porcelain non-slip floor tile by Tiletoria on concrete surface bed. Selection of colours available
- **Driveway:** Cement cobble to **DEVELOPER's** selection

7. WALL TILES:

- **Bathrooms:** 600x600mm Porcelain tile by Tiletoria. Selection of colours available. Showers tiled to 2.2m. 1.2m wall tiles all round capped off with anodized aluminium bead.
- **Kitchen splash back:** Selection of tiles available. 600mm above kitchen worktop

8. BUILT IN CUPBOARDS:

- **Kitchen cupboards:** Melamine carcass with melamine exposed sides. Impact edging with Rustenburg Granite tops. As indicated on architectural plan. Selection of melamine finishes available.
- **Bedroom cupboards:** Melamine carcass with melamine exposed sides with Impact edging. As indicated on architectural plan. Selection of melamine finishes available.

9. PLUMBING:

Sanitary Ware

- **Bath:** Bergamo 1800x800 Bath & Hans Grohe Mixer
- **Vanity:** 800 Pammy Vanity Combo & Hans Grohe Basin Mixer
- **Toilet & cistern:** Geberit Alpha & Betta Diplomat Wall Hung Pan
- **Kitchen sink:** Standard drop in Franke Kitchen Dbl Bowl Sink CDX 621.120 1200x500. Hans Grohe mixer.
- **Shower:** Frameless glass with Hans Grohe mixer and shower head

Plumbing points:

- **Geyser:** Integrated 200l geyser heat pump combination
- **Garden taps:** 1 x front & 1 x rear garden taps provided
- **Washing machine:** 1 x point provided
- **Dish washer:** 1 x point provided

Bathroom accessories:

- **Toilet roll holder**
- **Towel rail**
- **Soap dish holder Shower caddie**



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10. ELECTRICAL INSTALLATION:

Positions of switchboard, electrical outlets & switches may for practical reasons be altered. The distribution board, pre-paid meter & fibre optic connection will be located inside the garage. The following installations have been included (Specific Unit type Electrical layout may vary from list below and might be adjusted to suit Unit specific layout):

Power sockets:

- **Lounge:** 2 x double power sockets
- **Dining:** 1 x double power socket
- **Kitchen work space:** 2 x double power sockets
- **Refrigerator:** 1 x single power socket
- **Washing machine:** 1 x single power socket
- **Dish washer:** 1 x single power socket
- **Microwave:** 1 x single power socket
- **Stove:** 1 x stove point with isolator
- **Extractor:** 1 x single power socket
- **Main bedroom:** 3 x double power sockets
- **Bedroom 2:** 2 x double power sockets
- **Bedroom 3** 2 x double power sockets
- **Loft (where required):** 1 x double power socket
- **Garage:** 2 x double power sockets
- **Garage door:** 2 x single power socket

Other:

- **Lounge:** 1 x tv point
- **Lounge:** 1 x telephone/data point
- **Main Bedroom:** 1 x tv point
- **Main Bedroom:** 1 x telephone/data point

Light fittings:

- **Lounge:** 2 x ceiling mounted light fitting
- **Dining:** 1 x ceiling mounted light fitting
- **Kitchen:** 1 x fluorescent light fitting
- **Garage:** 2 x fluorescent light fittings
- **Stairs:** 1 x chandelier fitting
- **Passage:** As indicated on standard Architectural Unit Type plan
- **Main Bedroom:** 6 x LED downlights
- **Bedroom 2/3:** 4 x LED downlights
- **En-Suite:** 2 x LED downlights
- **Bathroom 1:** 2 x LED downlights
- **Loft:** 1 x chandelier fitting
- **External** As indicated on standard Architectural Unit Type plan



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11. CEILINGS:

- **Ground floor:** Exposed pre-stressed slab under 1st floor areas. Painted. Standard Coved cornice, painted. Skimmed rhino board, painted in all other areas.
- **1st floor:** generally, at 2.6m height above finished floor level. Skimmed rhino board, painted.
- **2nd floor:** Skimmed rhino board to underside of rafters, painted.

12. KITCHEN FIXTURES:

- **Stove:** Bosch Built in Oven 60cm HBA23B150Z
- **Hob:** Bosch Electric Ceramic 60cm Hob NKE645G17
- **Extractor:** Bosch Slimline Conventional Hood DHU635GZA

13. BRAAI:

- Braai included. Position as indicated on architectural plan. Standard 1m Jetmaster or similar approved metal insert braai provided.

14. LANDSCAPING & GARDENING:

- Cobbling & paving as per Architects plan. Standard Kikuyu roll on grass to be provided by **DEVELOPER** for rest of garden space.

15. GENERAL:

- Barge/ Facia boards: painted fibre cement
- Skirtings: 150mm painted Pine skirtings
- Pergolas: As indicated on architectural plan.
- Balustrades: To conform to SANS 10400. Painted mild steel.

16. OPTIONAL EXTRAS:

- All optional extras to be finalized with Architect prior to construction. All extras to be costed, signed off and paid to the **DEVELOPER** prior to construction.
- Absolutely no changes allowed to the building plan during the construction period. Changes to be done after completion of building contract.

17. FINISHES:

- The **EMPLOYER** hereby acknowledges and agrees that the choice of finishes limited to the range offered by the **DEVELOPER** as per this specifications list and shall be subject to the availability thereof, or a similar product may be substituted.