



BY RÉMEY

# NOOITGEDACHT

VILLAGE | STELLENBOSCH

## APPENDIX 2

### NOOITGEDACHT VILLAGE CLOSE 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 two coat system consisting of one coat plaster combined with one coat skim finish. 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 Hollowcore Timber Doors by SWARTLAND Cape Culture Range
- **Garage:** Automated sectional overhead door

#### 5. ROOF TRUSSES & COVERING:

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

#### 6. FLOORS:

- **Lounge/ Dining/ Kitchen:** Laguna floor tile range by Tiletoria. Selection of colours available
- **Stairs/ Passage:** Laguna floor tile range by Tiletoria. Selection of colours available
- **Bedrooms:** Van Dyck Supertweed Range. Selection of colours available.
- **Loft:** Laguna floor tile range by Tiletoria. Selection of colours available.
- **Balconies:** 20mm Cement tile in Sandstone finish. Selection of colours available
- **Patio:** Cement Paver. Selection of finishes available
- **Driveway:** Cement cobble to **DEVELOPER's** selection



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## 7. WALL TILES:

- **Bathrooms:** Laguna tile range by Tiletoria. Selection of colours available Showers fully tiled. 1.2m wall tiles all round capped off with Kwela bullnose listello.
- **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. 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 caddy**



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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 mini server will be located inside the garage. The following installations have been included:

#### 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
- **Study:** 2 x double power sockets
- **Loft:** 1 x double power socket
- **Garage:** 2 x single power sockets
- **Garage door:** 2 x single power socket

#### Other:

- **Lounge:** 1 x tv point
- **Lounge:** 1 x telephone point
- **Main Bedroom:** 1 x tv point
- **Garage:** WiFi router

#### Light fittings:

- **Lounge:** 1 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:** 3 x LED downlights
- **Main Bedroom:** 6 x LED downlights
- **Bedroom 2/3:** 4 x LED downlights
- **Study:** 4 x LED downlights
- **En-Suite:** 2 x LED downlights
- **Bathroom 1:** 2 x LED downlights
- **Loft:** 1 x chandelier fitting
- **External** 3 x external fittings



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## 11. CEILINGS:

- **Ground floor:** Exposed pre-stressed slab. Painted. Standard Coved cornice, painted.
- **1<sup>st</sup> floor:** generally at 2.6m height above finished floor level. Skimmed rhino board, painted.
- **2<sup>nd</sup> 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 Chimney Extractor DWW06W650

## 13. BRAAI:

- Braai included. Position to be finalized with Architect prior to construction to the approval of the **DEVELOPER**. Standard 1m Homefires 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 Supawood skirtings
- Pergolas: As indicated on architectural plan. All pergolas to be treated hardwood.
- 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.