



Luxury Suites - Building and Interior Specifications

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Walls</b>            | Bricks - Cement Maxi's                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Exterior:                  | Plastered and painted with one coat Sabre Masonry Primer and two coats Sabre Flexi Seal.<br>Colour – Summer Cloud                                                                                                                                                                                                                                                                                                                                                                     |
| Interior:                  | Plastered and painted with one coat Sabre S888 Acrylic, one coat Sabre Masonry Primer and two coats Sabre In & Ex Acrylic, including Garage.<br>Colour – Summer Cloud                                                                                                                                                                                                                                                                                                                 |
| <b>2. Shutters</b>         | Aluminium Fixed Shutters – White (where applicable on plan)                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>3. Roof:</b>            | Springlock (Concealed Fix) Sheets and Flashing Complete *Colour Bond to all Roofs – Grey. Insulation as per SANS 10400-XA                                                                                                                                                                                                                                                                                                                                                             |
| Trusses:                   | Purpose built timber roof trusses supplied and installed as per Engineer's design                                                                                                                                                                                                                                                                                                                                                                                                     |
| Facias:                    | Fibre cement painted same as wall colour                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>4. Rain water goods</b> | Aluminium gutters with PVC down pipes – White                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>5. Windows</b>          | Double Glazed UPVC windows – Dove Grey                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>6. Door frames</b>      | Front – Fire Frame<br>Interior – 900 x 550 x 2450 – No Sill – Painted Summer Cloud<br>Between Garage & Store Room – Painted Summer Cloud                                                                                                                                                                                                                                                                                                                                              |
| <b>7. Doors</b>            | Patio – Double Glazed UPVC windows – Dove Grey<br>Front – Fire Door Pre-hung in Frame with Hinges (Class A Fire Door) Horizontal Veneer – 925 x 2440 with Sill – Painted Summer Cloud<br>Interior – Wood – Horizontal Grooved Semi-Solid Door – 2450 – Painted Summer Cloud<br>Between Garage & Store Room – Fire door – Pre-hung in Frame with Hinges (Class A Fire Door) Hardboard Horizontal – 895 x 2135 – Painted Summer Cloud                                                   |
| <b>8. Ironmongery</b>      | Front Door Handle – Pull Handle Satin Stainless Steel – 600mm Round<br>Internal & Between Garage & Store Room handles – Pull Handle Satin Stainless Steel – 450mm Round<br>Internal & Between Garage & Store Room doors – Roller Lock Euro Brass Cylinder Type – Steel Finish<br>Escutchen Satin Steel<br>Cylinder Thumb Lock – Stainless Steel<br>Hinges – Stainless Steel – Heavy Duty<br>Door Closer – Front Door & Garage & Store Room – EN2-5 D/A/S/Chan Cam Action Closer Slide |
| <b>9. Ceilings</b>         | Skimmed rhino board. Shadow Line Ceiling<br>Painted with two coats Sabre S888 Acrylic – Painted Summer Cloud<br>Ceiling to garage included – Painted Summer Cloud                                                                                                                                                                                                                                                                                                                     |

INITIAL

10. Sanitary ware

Toilets:

White throughout  
Bali Wall Hung Toilet with Soft Closing lid, Conceal Cistern and Duel Flush Plate



Basins:

Main Bathroom & En – Suite – Single or Double where applicable  
Livingstone Sophia Counter Top Basin – 550 x 335 x 145  
Trap – Chrome



Vanities:

Top – Glazier Quartz Stone  
Bottom – Natural Concrete  
Drawers – Pure White  
Sides – Natural Concrete  
No Handle Grip



Basin Mixer:

Grohe BauEdge Tall Body Mixer

Shower:

Frameless Shower panels – Chrome Finish

Shower Arm & Rose:

Gio Square Chrome Shower arm – 400mm  
Gio Square Shower Head – 200mm



Shower Mixer:

Grohe BauEdge Diverter Mixer with Grohe Euphoria Cube Stick on Rail & Flexi Hose



Shower Waste:

Stainless Steel 300mm Shower Channel



INITIAL

10. Sanitary ware continued

Kitchen Sink: Franke Selene Satin Finish Underslung x 2  
with 90mm Strainer waste – 428 x 428



Prep Bowl: Franke 450 x 450 x 161mm Round Prep Bowl with 90mm Strainer Wate – Drop in



Sink & Prep Bowl Mixer: Grohe BauEdge Sink Mixer



Geyser: Horizontal 200 litre with master flow valve with Solar panels  
General: Washing machine point (cold water)  
Dishwasher point (cold water)

11. Floor, wall covering and cupboards

Wall tiles: Kitchen & Scullery Splash Back above Countertop – CVA Blanco Biselado Brillo – Vertical Railway Style  
Bathroom Splash Back above Vanity – Atlantic White – Tiled Railway Style  
Shower Wall – Tiled Ceiling Height – Atlantic White  
Shower Floor – Screed Mud – Atlantic White – Tiled Railway Style



Floor Covering: External & Patio Tiles – Slip Resistant – Tiled Standard Screed Plaster Rough  
Vinyl Flooring to all Rooms and Staircase – deZign Series XL – Chalked Oak

Cupboards: Cupboards where indicated on plan.  
Tops – Glazier Quartz Stone  
Floor Cupboards – Natural Concrete  
Top Cupboards – Pure White  
Melamine Interior & White Backing  
No Handle Grip  
Bedroom Cupboards – Natural Concrete



Skirting: 96 mm Bullnose – Throughout House – Painted Summer Cloud

Light Fittings: Kitchen – White Track Light with Spotlights  
LED Lights under Kithen Cupboards  
Downlights – Aluminium (Silver) – Code: DL087 Throughout except Bathrooms  
Bathrooms – Aluminium (Silver) – Code: DL032  
Garage – 2 Tube Fluorescent Lights  
Outside Lights – Ric Lantern – Up/Down Light – Stainless Steel



12. Other

|                                     |                                                                                                                                                                                                            |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Telephone/TV and electrical points: | As per plan                                                                                                                                                                                                |
| Braai:                              | Undercover roof – Brick Build Braai with Stainless Steel Insert                                                                                                                                            |
| Balustrade:                         | Internal: Stainless Steel<br>External: Grey                                                                                                                                                                |
| Pergolas:                           | PVC Pergolas – White                                                                                                                                                                                       |
| Garage:                             | Aluzinc Sectional Overhead – White<br>Garage Door Automation included<br>Garage Walls Painted Stucco White<br>Ceiling to Garage Painted Stucco White                                                       |
| Included:                           | Transfer duty not payable (VAT included in price)<br>Architectural Fees<br>Plan Fees<br>NHBRC Fees<br>Aircon Points to Lounge<br>Fibre Ready<br>SMEG – Free Standing 900 Smeg Oven & Hob and Extractor Fan |



|               |                                                     |
|---------------|-----------------------------------------------------|
| Not Included: | Curtail Rails<br>Washing Line<br>Toilet Accessories |
|---------------|-----------------------------------------------------|

INITIAL

## General

1. These specifications serve as guidelines only and Contractor reserves the right to amend and / or substitute items, at its sole discretion.
2. The employer is not permitted to do any work on site while construction is under way without the permission of TGP Construction Cape Town (Pty) Ltd.
3. Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

**NOTE:** Should the specifications contained herein differ from the specifications in the final plans or construction drawings, then this specification will be the final ruling document, subject to substitution envisioned in clause 1 above.

**EMPLOYER(S):** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**CONTRACTOR:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

INITIAL

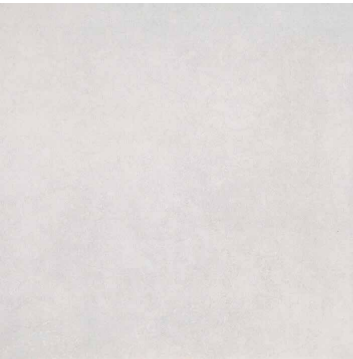


# FINISHES - LUXURY SUITES

## TILES



EXTERNAL TILES  
(Patio's & Entrance)  
SLIP RESISTANT  
Screed Plaster



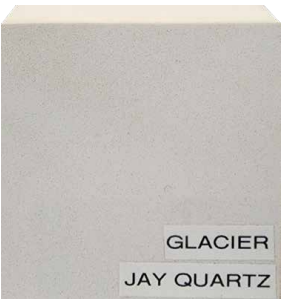
BASIN SPLASHBACK  
Railway Style - Atlantic White  
  
SHOWER FLOOR  
Railway Style - Atlantic White  
  
SHOWER WALL  
To Ceiling Height - Atlantic White



KITCHEN & SCULLERY SPLASHBACK  
Vertical Railway Style - CVA Blanco Biselado Brillo

## CUPBOARDS

### KITCHEN & SCULLERY



TOP  
Glazier Quartz Stone



TOP CUPBOARDS  
Pure White



BOTTOM CUPBOARDS  
Natural Concrete

### BEDROOMS



Natural Concrete

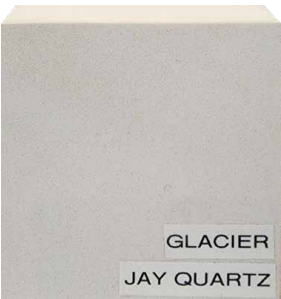
## VINYL FLOORING



deZign - Series XL  
Chalked Oak

## PAINT

### BATHROOM & EN-SUITE VANITIES



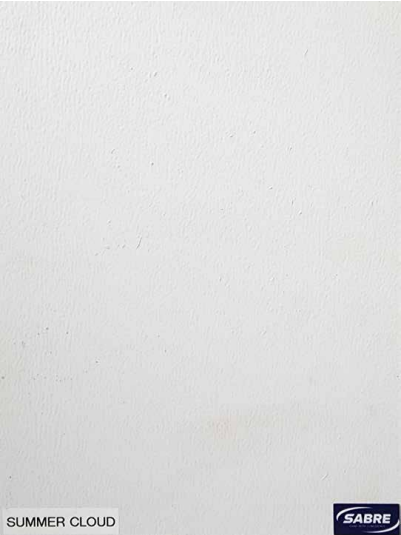
TOP  
Glazier Quartz Stone



SIDES & BOTTOM  
Natural Concrete



DRAWERS  
Pure White



INTERNAL  
incl. Ceilings & Skirtings  
Summer Cloud