



BARAKA READ

FINISHES SCHEDULE

GENERAL

- The building will be erected substantially in compliance with the National Building Regulations, SABS 0400, and the requirements of the local authority.
- In the event of any discrepancy arising between the provision of the plans and those of the specifications, the provision of the plans will prevail.
- All materials herein specified are subject to availability.

EXTERIOR ELEMENTS

LANDSCAPING TO GARDENS

- As per 3D virtual layout.

BOUNDARY WALLS

- Two brick wall to form the boundary.
- 4 wire electric fence above the brick wall.
- Paint colour - To match Izinga design code - Dark Brown.
- Coping - Modcon precast conc. coping or similar approved.
- West section of the property has clear view fence as per the following spec:
 - Two separate Clear View fences along the West boundary wall.
 - 8 Wire electric fence between the two Clear View fences.

REFUSE YARD

- Doors - wood care sun proof varnish or similar approved.
- Doors - Timber frames to match timber door.
- Must be grass or grass block as per regulations of the estate and to keep the percentage of green area above min %

- ALL drying areas/courtyards to be Mid Brown as per estates rules.

SECURITY SYSTEMS

- All equip to be weather proof.
- Boom gates x 3 with gates that close at night.
- Exit boom and gate will always be closed.
- 24 x High resolution CCTV camera's.
- Estate is split into 6 ZONES to ensure monitoring.
- Switches POD - calculate on zones and cameras.
- 8 Wire electric fence Y FRAME.
- 4 Wire electric fence Y FRAME.
- 120 Biometric system.

GUARDROOM

- Floor tile - Non-slip ceramic tile.
- Wall skirting - Bullnose timber skirting.
- Wall paint - PLASCON Semi-Sheen interior paint (colour).
- WC - Toilet and Wash Basin.

PAVING

- Road paving - Main paving: Building main entrance and refuse area - interlocking "G-Blok" or similar approved by Izinga code.

EXTERNAL ITEMS

- Light fittings - To be Dark Brown and Light to be white light only - To comply with Izinga codes.
- Pergola - Everite composite wooden material with 5 year guarantee.
- Clay paver tile around the pool.
- Concrete foundation, concrete pool.

MAIN BUILDING (EXTERNAL)

PAINT COLOUR OF WALLS

- Paint colour 1 - Meadow Yellow.
- Paint colour 2 - Plaster bands to be Lemony Mist as per 3D images.

STONE CLADDING TO WALLS

- Stone cladding - Natural stone cladding as per Izinga code.

ROOFS

- Roof tile - new concrete roof tile (Double Roman, Antique Terracotta).
- Rain water down pipes & gutters - Brown powder coated aluminium.

ALUMINIUM DOORS AND WINDOWS

- Alum. window frames and slider frame - aluminium frame - Bronze anodized.
- Window sill - To match window frame.
- Glass (glazing) - All glazing to comply with most recent part of sans 10400.
- Main entrance door - Aluminium frame - bronze anodize.d
- Main entrance door (glazing / glass) - to comply with most recent part of sans 10400.

EXTERNAL BALUSTRADE

- All balconies - 1,1m high balustrade with handrails - wrought iron balustrades to be painted dark brown.

GARAGE DOOR

- Aluminium door and frame - bronze anodized.

DOORS

- Frames - Bedrooms, bathrooms, store rooms, lounge, laundry, domestic room - Aluminium frame - Bronze anodized.
- Doors - Bedrooms, bathrooms, store rooms, lounge, laundry, domestic room - 40mm hard wood fire door – as per fire specialist.
- Sliding doors frames -dining; kitchen/garden and bedroom 2 balcony - aluminium frame - bronze anodized.
- Sliding doors glazing (glass) - dining ; kitchen/garden and bedroom 2 balcony to comply with most recent part of SANS 10400.

INTERNAL FINISHES

UNIT TYPE A FLOORS AND WALLS

- Garage - Full body Ceramic tile: Epoxy coated.
- Entrance Hall - Porcelain tile / Pulpish Ice Matt / Walls: Plaster & paint with Park Dark Grey tile.
- Maids Room W/C - Porcelain tile / Epoxy coated / Walls: Plaster & Paint.
- Stairs - Porcelain tile / Pulpish Ice Matt / Walls: Plaster and Paint.
- Lounge, Dining & W/C - Porcelain tile / Pulpish Ice Matt / Walls: Plaster & paint.
- Kitchen - Porcelain tile / Pulpish Ice Matt / Wall Tile - Pulpish Ice Matt.
- Porch - Porcelain tile / Pulpish Ice Matt
- TV Lounge - Porcelain tile / Pulpish Ice Matt / Plaster & paint.
- Balcony - Porcelain tile / Pulpish Ice Matt /
- Master Bedroom - Porcelain tile / Pulpish Ice Matt / Walls: Plaster & paint.

- Master BTH - Porcelain tile / Pulpish Ice Matt / Wall Tile - Pulpish Ice Matt & Cubica Silver.
- Bedroom 2 & ENS - Porcelain tile / Pulpish Ice Matt / Plaster & paint / Wall Tile - Pulpish Ice Matt.
- Bedroom 3 & ENS - Porcelain tile / Pulpish Ice Matt / Plaster & paint.

UNIT TYPE B FLOORS AND WALLS

- Garage - Epoxy coated.
- Entrance Hall - Porcelain tile / Pulpish Ice Matt / Plaster & paint.
- Maids room W/C - Epoxy coated / Plaster & paint.
- Stairs - Porcelain tile / Pulpish Ice Matt / Wall Tile - Park Dark Gray.
- Lounge, Dining & W/C - Porcelain tile / Pulpish Ice Matt / Plaster & paint / Section of the Lounge & Dining to be Wall Tile - Park Dark Grey.
- Kitchen - Porcelain tile / Pulpish Ice Matt / Wall Tile - Pulpish Ice Matt.
- Porch - Porcelain tile / Pulpish Ice Matt.
- TV Lounge - Porcelain tile / Pulpish Ice Matt / Plaster & paint.
- Balcony - Porcelain tile / Pulpish Ice Matt.
- Master Bedroom - Porcelain tile / Pulpish Ice Matt / Plaster & paint.
- Master BTH - Porcelain tile / Pulpish Ice Matt / Wall Tile - Pulpish Ice Matt and Cubica Silver.
- Bedroom 2 & ENS - Porcelain tile / Pulpish Ice Matt / Plaster & paint / Wall Tile - Pulpish Ice Matt.
- Bedroom 3 & ENS - Porcelain tile / Pulpish Ice Matt / Plaster & paint / Wall Tile - Pulpish Ice Matt.

BULKHEAD CEILINGS UNIT A & B CEILINGS

- Kitchen & Scullery - Plaster Board and skimmed finish.
- Dining & Lounge - Plaster Board and skimmed finish.
- Master Bedroom - Plaster Board and skimmed finish.
- Entrance Hall - Plaster Board and skimmed finish.

KITCHEN - STOVES TYPES A + B

- Smeg 60cm Black Glass with Straight Edge Ceramic Hob - -UNIT SPEC A+B.
- Smeg 77cm Black Glass with Straight Edge Ceramic Hob - UPGRADE OPTION.
- Smeg 90cm Black Glass with Angled Edge Ceramic Hob - UPGRADE OPTION.

KITCHEN -OVENS TYPES A + B

- Smeg 70L Oven.
- Smeg 60cm Classic Stainless Steel and Black 70L Oven - UPGRADE OPTIONS.
- Smeg 70cm Classic Electric Oven 77L - UPGRADE OPTIONS.

KITCHEN - HOB TYPE A + B

- Smeg 90cm Stainless Steel and Glass Mounted Extractor Hood.
- Smeg 90cm Curved Glass Island Extractor - UPGRADE OPTIONS.

SINKS/TAPS (KITCHEN & SCULLERY)

- Blanco - Naya 8 S sink drop-in double bowl.
- Hansgrohe - Decor - Taps - Sink Mixers - Chrome. Notes: Single lever kitchen mixer 260 chrome.
- Franke (Kitchen Systems) - Stella - Sinks - Underslung - Stainless Steel. Notes: Includes 1 x 90mm basket strainer waste fittings (with Overflow).

SANITARY WARE UNIT TYPE A AND B

- BASIN - Catalano Basins - Countertop - White.
- BASIN TAPS - Hansgrohe Taps - Basin Mixers - Chrome. Notes: Single lever basin mixer.
- SHOWER HEAD AND ARM - Hansgrohe Croma Showers - Chrome. Notes: Over head Shower and shower arm.
- OTHER TAPS - Hansgrohe Taps for Bath/ Shower Mixers - Chrome. Notes: Single lever shower mixer, concealed.
- TOILET - Jika Deep Toilets - Wall-Hung - White. Notes: pan white with white soft close seat.
- TOILET - Geberit Toilets Actuator Plates - Bright Chrome. TOILET - Geberit Cisterns Concealed Cisterns - White.
- BATH - Elegancia built-in bath. Notes: Comfortable modern. bath with soft curve back at each end and a little extra depth. Centre waste bath.
- DIVERTERS - Hansgrohe Taps - Bath/ Shower Diverter Mixers - Chrome. Notes: Single lever bath mixer.
- HAND SHOWER - Hansgrohe Showers - Shower Accessories Chrome. Notes: Rim-Mounted Shower for all Hansgrohe hand showers.
- ACCESSORIES - Hansgrohe Bathroom Accessories - Towel Holders - Chrome. Notes: double bath lower rail wall-mounted brass 600mm chrome.
- ACCESSORIES - Hansgrohe Towel Holders - Chrome.
- ACCESSORIES - Hansgrohe Toilet Roll Holders - Chrome.

Mastrer Bedroom Bathroom

- BASIN - Catalano Basins wall-hung White.
- TAPS - Hansgrohe Taps Basin Mixers - Chrome.
- OTHER TAPS - Hansgrohe taps - Bath/ Shower Mixers - Chrome.
- SHOWER HEAD AND ARM - Hansgrohe - Round Rain Shower with arm.
- TOILET - Jika Dino Toilets - Wall-Hung - White.
- TOILET - Geberit Actuator Plates - Bright Chrome.
- TOILET - Geberit Concealed Cisterns - White.
- ACCESSORIES - Hansgrohe Towel Holders - Chrome.
- ACCESSORIES - Toilet Roll Holders - Chrome.

ELECTRICAL

LIGHTS

- LED Garage Lighting.
- 230v Downlighter.
- Up Down Lighter.
- Vapour Proof.
- Bulkhead.
- Pendant.

PLUGS AND LIGHT SWITCHES

- Un-switched socket outlet comprising combination of 164-1 and 164-2 and 2 x USB charging points.
- Light Switches to be of the lever type with indicative LED to the approval of the appointed electrical engineer.

GENERAL ELECTRICAL

- Each unit is equipped with an internet connection point.
- Each unit is equipped with a telephone point.
- Each unit is equipped with an intercom point.
- A distribution board to be installed on each floor of each unit.

MAIN INTERNAL BALUSTRADE

- 1,1m High balustrade with hand rail.
- Stainless steel.
- Glass panel infill.

AIRCON SYSTEM

- Central Aircon system.

GEYSERS

- 100L Geysers x 2.

SKIRTINGS

- Wall skirting -Bullnose Timber skirting, painted satin enamel in wall colour or similar approved.

LAUNDRY ROOM

- Floors - Epoxy finish.
- Aluminium Door frame - Bronze anodized or Dark brown epoxy coated.
- Doors 40mm hard wood fire door - 1 hour rating.
- Wall paint - PLASCON contractors matt or similar approved.
- Wall skirting -Bullnose Timber skirting, painted or similar approved.
- Floor drains - wet floor drain, single stack or similar approved.
- To point of first fix.

DOMESTIC ROOM

- Floor - Epoxy finish.
- Walls – PLASCON contractors matt or similar approved.
- WC floors – porcelain tile – pulpish ice matt
- WC – toilet, basin with tap and shower.
- Toilet – wall-hung pan.

GUEST ROOM – ADDITIONAL UPON REQUEST

- Floor – as per the main house.
- Walls – as per the main house.
- WC Floors – as per the main house.
- WC Walls – as per the main house.
- WC – Toilet, as per bathroom.
- Accessories as per the main house.

OPTIONAL EXTRAS

- Home Automation system – Elite Audio (to be defined by the client spec).
- 10kw Battery back-up system (essentially power for 4 hours to basic appliance such as Fridge, 4 Plugs, TV, Lights in Kitchen, Bedrooms).
- Solar system to back up power to the battery for basic appliances (essentially power for 4 hours to basic appliance such as Fridge, 4 Plugs, TV, Lights in Kitchen, Bedrooms).
- Door specification shown in the Virtual Tour in the Bedrooms.
- Chandelier.
- Add aircon vents to garage, guest room etc.

KITCHENS UPGRADES

- The colour of the Kitchen can be changed.
- The rounded edges of the Kitchen carcasses can be changed to flat edged.
- Island – A wine rack can be added to middle counter.
- Tandem pull outs can be added.
- Spice pull outs racks.
- Upgrade stove to gas.
- Hettich soft close system.
- Larder Cupboard system.

BATHROOMS

- Taps in Bathrooms upgrade to a – Citterio single mixer basin tap.
- Shower to Main Bathroom upgrade to – Hansgrohe – Radiance select 240 shower Chrome.

 **BARAKA READ**

Signature Residences

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