Erf 2095 316 Bryanston Drive, Bryanston



EXTERNAL GENERAL		INTERNAL KITCHEN	
Foundation	Foundation - As engineers spec.	Kitchen Cupboards	CombreImpact Doors with 2 white deco accent
Bricks	Cement 10MPA Stock Bricks		As per approved sample
Roof	Concrete	Kitchen Counter Tops	20mm Café Quarts Tops . Color as approved
ilabs	Insulation Slab - As engineers spec.		sample
Paving	Charcoal Paver , beveled or similar	Double Bowl Sink	Stainless steel
	for parking , driveways and general garden	Prep Bowl	Stainless Steel Prep Bowl for kitchen Scullery
	pavers - As engineers spec.	Sink Mixer	Blue motion range/H20 Flow
External Boundary Wall	2.4 High flush Crete Walling and Brick Walling	Built -in Oven	
	Boundary Wall to Include 8 Strand Electric Fencing	Hob	Defy Hob with controls
	3.2m in Front	Cimney Extractor	Defy extractor
nternal Garden Walls	Plaster and Paint - As engineer spec.	INTERNAL BATHROOM	
arage Door	Automated Chromade Garage Door: Colour:TBC		
Vindows	Powder Coated Aluminum Color:Black Glazing -Single	Main En-Suite Bath	Granada range bath with no handles
Vindow Sills	Plaster Brick on edge	Bath Mixer	blue motion range Concealed Mixer
liding Doors	Powder coated Aluminum Color:Black Glazing-single	Showers	900x900 Enclosed Walls
ront Door	Aluminum Glazed Front Door		Glass Shower Door
uilt-in Braai	braai	Shower - Arm	395mm square shower arm
atio Tiles	Porcline Tile - As approved sample	Shower Rose	Chrome Rose
alustrading	Stainless Steel	Shower Mixer	blue motion range Concealed Mixer
		Mirror	Beveled Edges and Floating Shelf
INTERNAL GENERAL		Main En-Suite Basin	Floating Duce double Vanity
			Composite Top
Walls - Internal	One Coat Plaster and Filler Coat . One undercoat and	Basin	Floating Duce double Vanity
	Two coats interior wall paint.		Composite Top
	Paint color to specification - Plascon manufactured	Basin Mixer	ISCA Bordo/H20 Flow
	brand.	WC	Geberit Wall Handing Toilet system
Ceiling	Flush plastered ceiling - 6.4mm Rhinoboard on battern system	INTERNAL ELECTRICAL	
	Top floor only		
Floor - Internal	600mmx600mm Porceline floor tiles with light grey	Plug Points	Verti Range
	grouted joints . As per approved sample	Light Switches	smart switches connected through phone device as well
Skirting	high gloss wooden Skirting Through out	Kitchen Island Plug	
	Bathroom - Tiled Skirting	Light Fittings	Down Lighters throught out rope light on lounge upstairs
loor - Bedrooms	Tiles / Laminated wood flooring as per approved sample	TV & DSTV	Individual DSTV Satellite dish - TV and DSTV points
loor - shower	Mosaic tiles as per approved sample		to bedrooms, lounge and pyjama lounge where applicable
Wall Tiles - Shower	600mmx600mm Porceline tiles cut to 300mmx600mm	Geyser	Electric
	horizontal wall tiles to full height with grouted joint	NOTE:	While every attempt will be made to addhere to the standard
	as per approved sample		specification, changes may be made by the Architect
Wall Tiles - Bath Splash Back	600mmx600mm Porceline tiles cut to 300mmx600mm		according to the availability of materials
	horizontal wall tiles to full height with grouted joint	Rates	as per council
	as per approved sample	Levies	security guards and garden boy for the complex
		Other	Fiber connectivity
			3 KW Inverter battery power backup