

THE SUMMIT

Penthouse

ANNEXURE A

Outside & Standard Specifications

- ❖ Driveway : Will be tarred
- ❖ External Walls : Plastered and painted
- ❖ Pool : All units have access to pool
- ❖ Drying yard : All units have access to drying yard
- ❖ Landscaping : landscaping to communal areas not tarred
- ❖ Parking : Chromadek roof sheeting on painted m/s framing by specialist
- ❖ Boundary Wall : Brick wall, plastered and painted
- ❖ Roof : Hip Timber roof trusses and covering of Concrete Roof tiles
- ❖ External Lighting : Outside wall mounted light fittings on blocks as required
- ❖ Window frames : Aluminium
- ❖ Door frames : Timber (Internal and External door frames)
- ❖ Locksets : External doors Cylinder lockset / Internal doors 3 lever lockset
- ❖ Internal doors : Deep Moulded Hollow Core Doors
- ❖ Walls : Painted and plastered

Passages / Staircase / Lift

- ❖ Floor : 430 x 430 Ceramic Tile
- ❖ Ceilings : Painted
- ❖ Walls : Plastered and painted
- ❖ Light Fittings : 1 x Wall fitted light fitting
- ❖ Plugs : None
- ❖ Hand rails : Stainless Steel Handrails 316 to 1.1m high
- ❖ Balustrades : Stainless steel balustrading 316 with 1.1m handrail in accordance with Sans 10400
- ❖ Stairs : to be engineered staircases per location
- ❖ Lift : Lift to specialist design and detail on accordance to Sans 10400

Lounge/Dining room

- ❖ Entrance door : Horizontal Slotted Door 813 x 2032
- ❖ Floor : Glazed porcelain 600 x 600 Tiles as per sample
- ❖ Skirting : 70mm tile skirting
- ❖ Ceiling : Painted
- ❖ Cornices : 90mm Moulded Polystyrene Cornice
- ❖ Walls : Plastered and painted, feature wall cladded
- ❖ Light Fittings : 2 x Ceiling light fitting
- ❖ Plugs : 3 x Double Plugs
- ❖ Curtain rail : Double Kirsch rail provided
- ❖ TV point : 1 (25mm piping and socket only) with DSTV connection for HDPVR
- ❖ Air conditioner : Wall mounted single air conditioner 12000BTU
- ❖ Door : 1.8m Aluminium sliding Door

Patio/Cover balcony

- ❖ Floor : Glazed Porcelain 600 x 600 tiles
- ❖ Skirting : 70mm tile skirting
- ❖ Walls : Plastered and painted (Standard Colour)
- ❖ Light : 1 x central ceiling light
- ❖ Balustrades : Stainless steel balustrading 316 with 1.1m handrail in accordance with Sans 10400
- ❖ Braai : Stainless Steel 4 Gas Burner braai

Kitchen

- ❖ Floor : Glazed Porcelain tiles 600 x 600
- ❖ Ceiling : Painted
- ❖ Cornice : 90mm Moulded Polystyrene Cornice
- ❖ Walls : Tiled as per sample – wall tiles matching floor tiles up to max height 2100mm
: Plastered and painted above tile height, Breakfast counter wall Cladded
- ❖ Light Fittings : 1 x 600mm Fluorescent light fitting

Initial: _____

❖ Plugs	: Double plug points for D/W, T/D and W/M
❖ Bic's	: Kitchen unit as per layout plan Acrylic Wrap Finish
❖ Stove	: 1 x 900mm DEFY undercover with HOB and Chimney extractor fan
❖ Sink	: 1 x double (1500mm) s/s Frankie sink
❖ Taps	: Standard mixers Cachet Statute range
❖ Curtain rail	: Single Kirsch Rail
❖ Kitchen tops	: 30mm granite
❖ Geyser	: 1 x 200lt Kwikot Geysers with Heat Pump 5.5kw

Bathroom 1 & 2

❖ Floor	: 600 x 600 Glazed Porcelain Tiles – as per sample
❖ Skirting	: 70mm tile
❖ Ceiling	: Painted
❖ Walls	: Full height tiled walls as per sample 600 x 300mm
❖ Light fittings	: 1 x central ceiling light
❖ Bath	: Standard 1700 Bath
❖ Shower	: 900mm shower with clear glass door
❖ Toilet	: Close couple cistern + pan white top flush
❖ Basin	: Single Vanity with drop on Basin and 600 x 900 mirror above
❖ Taps	: Standard bath and basin mixers Cachet Statute range.
❖ Towel Holder	: Standard fitting as per sample board
❖ Roll Holder	: Standard fitting as per sample board
❖ Soap Dish	: Standard fitting as per sample board
❖ Curtain rails	: Single Kirsch Rail
❖ Extractor fans	: Bathrooms with no window to be fitted with extractor fan attached to lighting circuit

Bathroom 3 Main on Suite

❖ Floor	: 600 x 600 Glazed Porcelain Tiles – as per sample
❖ Skirting	: 70mm tile
❖ Ceiling	: Painted
❖ Walls	: Full height tiled walls as per sample 600 x 300mm
❖ Light fittings	: 1 x central ceiling light
❖ Bath	: Corner Bath
❖ Shower	: 900mm shower with clear glass door
❖ Toilet	: Close couple cistern + pan white top flush
❖ Basin	: Double Vanity with drop on Basin and 1200 x 900 mirror above
❖ Taps	: Standard bath and basin mixers Cachet Statute range.
❖ Towel Holder	: Standard fitting as per sample board
❖ Roll Holder	: Standard fitting as per sample board
❖ Soap Dish	: Standard fitting as per sample board
❖ Curtain rails	: Single Kirsch Rail
❖ Extractor fans	: Bathrooms with no window to be fitted with extractor fan attached to lighting circuit

Bedrooms

❖ Floor	: 600x600 Glazed Porcelain tiles
❖ Skirting	: 70mm tile skirting
❖ Ceiling	: Painted
❖ Cornices	: 90mm moulded cornice
❖ Walls	: Plastered and painted
❖ Door	: 1.8m aluminium sliding door to Bedroom 1 as per plan
❖ Light fittings	: 1 x central Ceiling light
❖ Plugs	: 2 x Double plugs
❖ Bic's	: Full height Bic's as per attached layout plan Acrylic Wrap Finish
❖ Curtain rails	: Double kirsch rails on all windows and sliding doors

Initial: _____



Glazed Porcelain 600 x 600 Tiles

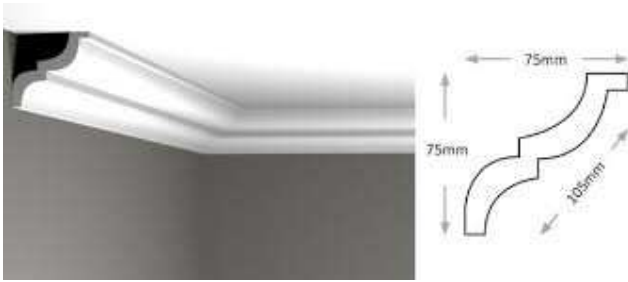


Horizontal Meranti Slatted Door 813x2032



Internal Doors

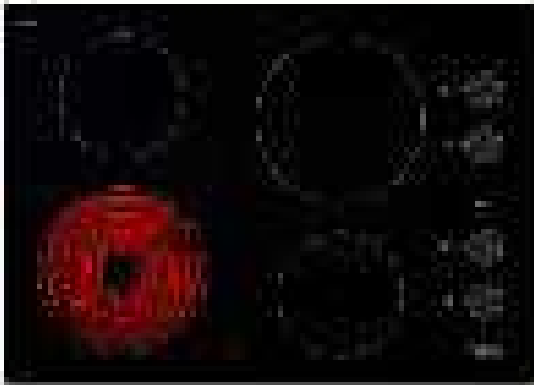
Initial: _____



90mm Moulded Polystyrene Cornice



900mm Defy Oven



730mm Ceramic Hob

Initial: _____



900mm Defy Chimney Extractor



Bronze Aluminium Windows



1800 Sliding Door Aluminium

Initial: _____



Vanity and Basin Combo



Corner Bath Main En-suite



Close Couple Toilet Top Flush Soft Close Lid

Initial: _____



1700 Standard Bath



Bathroom Accessories



Tap Range as per specification

Initial: _____



Granite Tops and Kitchen Cupboards



Lounge Fittings



Bathroom Fitting

Initial: _____



Kitchen Fitting



Front Door Lockset



Feature Wall Cladding

Initial: _____



4 Burner Gas Braai

Initial: _____