



Bruce Burmeister Architects

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## ERF 624 & 642 – MARINE DRIVE, HERMANUS

### Finishes Schedule to Units 105-114, 205-214 & 303-312.

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#### INTERNAL

#### 1.0 Flooring:

##### 1.1 Bathrooms:

1.1.1 General – 600x600 porcelain non slip tiles to Developers selection. Grouting to Architects specs.

1.1.2 Showers – 100x100 non-slip tiles to Architects layout. Cement grouting to detail.

##### 1.2 Living areas/ kitchens (options):

1.2.1 600x600 porcelain non-slip tiles to Developers selections. Grouting to Architects specs.

1.2.2 Engineered timber flooring as per selection by Developer inclusive supply and installation.

##### 1.3 Balconies:

1.3.1 600x600 porcelain non-slip tiles to Developers selection. Grouting to Architects specs. Balconies to be tiles to the upstands as well.

##### 1.4 Bedrooms:

1.4.1 Bedrooms to be carpeted to Developers selection incl. of underfelt.

#### 2.0 Skirtings:

2.1 Where the surfaces are tiles, the skirtings will be 100mm tiles skirtings with stainless steel trim edging. Tiles will match the flooring.

2.2 Where the surfaces are either engineered wood or carpeting, the skirtings will be 100x19mm SAP, painted.

#### 3.0 Walls:

3.1 Walls to be 1 coat plaster to receive painted finish.

3.2 Bathroom walls to receive wall tiling of porcelain 600x600 to Developers selection to accent walls only as per Architects layouts.

3.3 Splashbacks to be 600x600 porcelain tiles to specified areas in kitchen as per Architects layouts. These include areas behind fridges, washing machines and dish-washers, etc.

#### 4.0 Ceilings:

4.1 Gypsum skimmed flush ceilings with bulkheads to areas as defined on Architects layouts. Ceilings to be painted to Architects spec. cornices to be shadow line to Architects specs.

4.2 Slab soffits to be plastered and painted.

#### 5.0 Aluminium doors & windows:

- 5.1 All external windows and doors/ sliding doors or sliding/ stacking doors are to be aluminium – Palace or equal specification with colour to Architects / Developers selection.
- 5.2 All sliding doors to have Cisa locking mechanisms

#### 6.0 Timber doors & frames:

- 6.1 Front entry door to be hardwood solid timber door in timber frame to Architects schedule. All doors to be painted to Architects selection.
- 6.2 All internal doors to be semi-solid 2400x813mm doors with timber frames to Architects schedules.
- 6.3 Internal doors to have 100x20mm architraves to both sides of each door frame to Architects specs.
- 6.4 Ironmongery to Architects specifications. External doors to have brushed stainless steel handles with 3-level locksets and cylinders. Internal doors to have as per the above with 2-level locksets.

#### 7.0 Electrical:

- 7.1 Le Grand Arteur Range plugs and switches throughout the unit with white cover plates.
- 7.2 Refer to Architects layout for each unit (attached) in terms of position of plugs, lights, switches, fans, etc.
- 7.3 60 Amps single phase per unit as per Electrical Engineer. Prepaid electricity meter to be installed in the kitchen.
- 7.4 Light fittings supplied and installed as per Developers selection. All lights will be warm white LED down lighters and/ or surface fittings with dimmable operations to each.
- 7.5 400 Kpa 150 litre hot water cylinders installed in semi basement.

#### 8.0 Kitchens:

- 8.1 All tops to the kitchen will be Caesarstone 20mm to the selection range as noted by the Developer. Splashback above the Hob and below the extractor to be Caesarstone 20mm as per above selection.
- 8.2 Upper and lower cupboards to be high gloss/ satin duco sprayed finish to all doors, side panels and exposed shelving. Choice of colours to Developers palette or selections offered.
- 8.3 All carcasses to be white melamine 16mm boarding with white high impact edging.
- 8.4 All carcasses to be free standing off the floor with skirtings to be brushed stainless steel or equal.
- 8.5 All kitchen drawers to have soft-close runners – Blum intebo self-closing mechanisms. Handles to be “whale bone” aluminium 150mm or equal approved to Developers selection.

#### 9.0 Built-In Cupboards:

- 9.1 All built-in cupboards to be floor to ceiling in design.
- 9.2 Satin duco or similar finish to Architects layouts. Cupboards to have combination of shelving and hanging space inclusive of drawers to later detail.
- 9.3 Carcasses to be white melamine with high impact edges – colours and types to Architects/ Developers selection.
- 9.4 Handles to cupboards and drawers to Developers selection.

#### 10.0 Plumbing & Sanitary ware:

- 10.1 WC's to be Geberit wall hung pans with Geberit concealed flush system and plate to Architects specs.
- 10.2 Vanities – cantilevered vanity units with Caesarstone tops and underhung basins.
- 10.3 Sinks to kitchens – double bowl Franke sinks to Architects specs.
- 10.4 Taps/ Mixes to be “Hans Grohe” or equal approved to Architects specs.

**11.0 Bathroom Accessories:**

- 11.1 All as per Bathroom Butler or equal approved inclusive of toilet roll holder, 2x single towel rails, basin ring.
- 11.2 Heated towel rail not provided.
- 11.3 Frameless glass shower panels to each shower on plan (no doors).

**12.0 Extraction:**

- 12.1 Bathroom extraction system to be Décor 100 cz (silent) or equal approved linked to separate switch.

**13.0 Hob/ Extractor/ Oven:**

- 13.1 All as per Bosch models:
  - 1x Bosch 71 L eye level oven – s/steel
  - 1x Bosch 60cm cookerhood – s/steel
  - 1x Bosch 60cm 4 zone touch control ceramic hob.

**14.0 DSTV/ Internet/ Fibre:**

- 14.1 Two DSTV points will be provided to each unit.
- 14.2 1x fibre point will be provided to each unit.
- 14.3 1x intercom point will be provided to the front access point on Marine Drive.

- 15.0 **Alarm:** optional – not included.

**EXTERNAL**

**16.0 Courtyards – Ground Floor:**

- 16.1 600x600 Porcelain non-slip tiles laid to falls to outlets. Perimeter fencing on G.F units to be galvanised framed with 150 wide fibre cement planks with 10mm joints painted to Architects detail.

**17.0 Balustrading:**

- 18.1 Stainless steel to Architects detail.



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## ERF 624 & 642 – MARINE DRIVE, HERMANUS

### Finishes Schedule to Units 101-104, 201-204 & 301, 302.

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#### INTERNAL

#### 1.0 Flooring:

##### 1.1 Bathrooms:

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1.1.2 Showers – 100x100 non-slip tiles to Architects layout. Cement grouting to detail.

##### 1.2 Living areas/ kitchens (options):

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##### 1.4 Bedrooms:

1.4.1 Bedrooms to be carpeted to Developers selection incl. of underfelt.

#### 2.0 Skirtings:

2.1 Where the surfaces are tiles, the skirtings will be 100mm tiles skirtings with stainless steel trim edging. Tiles will match the flooring.

2.2 Where the surfaces are either engineered wood or carpeting, the skirtings will be 100x19mm SAP, painted.

#### 3.0 Walls:

3.1 Walls to be 2 coat plaster to receive painted finish.

3.2 Bathroom walls to receive wall tiling of porcelain 600x600 to Developers selection to accent walls only as per Architects layouts.

3.3 Splashbacks to be 600x600 porcelain tiles to specified areas in kitchen as per Architects layouts. These include areas behind fridges, washing machines and dish-washers, etc.

#### 4.0 Ceilings:

4.1 Gypsum skimmed flush ceilings with bulkheads to areas as defined on Architects layouts. Ceilings to be painted to Architects spec. cornices to be shadow line to Architects specs.

#### 5.0 Aluminium doors & windows:

- 5.1 All external windows and doors/ sliding doors or sliding/ stacking doors are to be aluminium – Palace or equal specification with colour to Architects / Developers selection.
- 5.2 All sliding doors to have Cisa locking mechanisms
- 5.3 All glazing facing Marine Drive to be double glazed.

#### 6.0 Timber doors & frames:

- 6.1 Front entry door to be hardwood solid timber door in timber frame to Architects schedule. All doors to be painted to Architects selection.
- 6.2 All internal doors to be semi-solid 2400x813mm doors with timber frames to Architects schedules.
- 6.3 Internal doors to have 100x20mm architraves to both sides of each door frame to Architects specs.
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**12.0 Extraction:**

- 12.1 Bathroom extraction system to be Décor 100 cz (silent) or equal approved linked to separate switch.

**13.0 Hob/ Extractor/ Oven:**

- 13.1 All as per Bosch models:
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  - 1x Bosch 60cm cookerhood – s/steel
  - 1x Bosch 60cm 4 zone touch control ceramic hob.

**14.0 DSTV/ Internet/ Fibre:**

- 14.1 Two DSTV points will be provided to each unit.
- 14.2 1x fibre point will be provided to each unit.
- 14.3 1x intercom point will be provided to the front access point on Marine Drive.

**15.0 AC units:**

- 15.1 1x AC units (12 000 btu) to be provided to lounge/ dining area and 1x AC unit to be provided to the main bedroom (9000 btu). Units to be Samsung inverter or equal approved.

**16.0 Fireplace:**

- 16.1 Units 301 & 302 to be provided with 1x Infiniti Insert 18kw fireplace.

- 17.0 **Alarm:** optional – not included.

**EXTERNAL**

**18.0 Balustrading:**

- 18.1 Glazed balustrading set in concrete upstands to Architects detail.