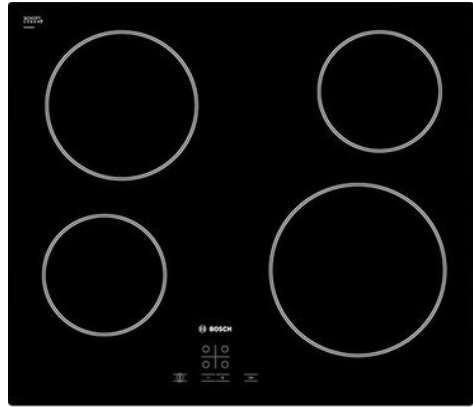


# THE ALXNDR

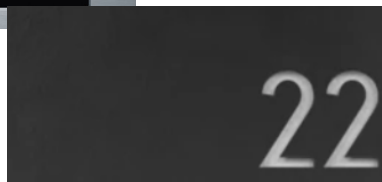
MATERIALS AND FINISHES

\ **Luxury**

[thealxndr.co.za](http://thealxndr.co.za)



**Luxury  
Finishes.**



# \ Specifications

## 1 Structure

In accordance with the building plans.

External walls to be 230mm masonry cavity walls or in-situ cast reinforced concrete walls.

Internal and external masonry walls to be built with NFP Clay Maxi bricks.

## 2 Pitched Roofs

The roof covering is Safintra Saflok 410 metal roof sheeting – Color Cape Charcoal

4th Floor Level – Roofs to be constructed with pre-manufactured roof trusses as per the engineer's design.

Fascia to be Nutec high density fibre cement fascia. Painted as per architect's paint specification to match roof sheeting color.

Aluminum gutters and downpipes – Color to match roof sheeting. Saflok 700

## 3 Reinforced Concrete Flat Roofs

In-situ cast concrete roof slab with screed to fall on top.

To be waterproofed with approved torch-on waterproofing membrane by architect's specification.

To be thermal insulated as per SANS 10400 regulations and covered with 25mm stone chips as ballast.

## 4 Ceilings

Ground floor, 1st, and 2nd Floor Levels – Concrete slabs. Skimmed & painted. Color White.

3rd Floor – Units 19 – 21 \_Gypsum Rhino board ceiling. Skimmed & painted. Color White.

3rd Floor – Units 22 – 27 \_ Exposed roof trusses with 40mm T&G Isoboard ceiling boards installed over rafters. Color White.

135mm Thick thermal roof insulation to be provided above nailed up ceilings.

## 5 Windows

All window frames aluminium. Powdercoated Charcoal Grey.

Exterior and interior window sills to be plastered and painted.

Clear Glazing to all aluminium windows..

Glazing to bathroom windows to be obscured.

## 6 Timber Doors

Interior Swing Door – Swartland Cape Culture single MDF internal door with horizontal slats, opening as per building plans. Product Code: MDFHRZHI0. Provide 15mm undercut. To be painted as per architect's paint specification.

Interior Swing Door Frame – Standard Swartland Cape Culture hardwood doorframe without sill, opening as per building plans. Rubber buffer to inside of door frame. To be painted as per architect's paint specification.

Interior Sliding Door – Swartland Cape Culture single MDF internal door with horizontal slats, opening as per building plans. Product Code: MDFHRZHI0. Provide 25mm undercut. To be painted as per architect's paint specification.

Interior Sliding Door Track – Hillaldam Coburn systems  
Cosy sliding door hardware.

Exterior Entrance Door Frame – Standard Swartland Cape Culture hardwood doorframe with sill, open inward. Rubber buffer to inside of door frame. To be painted as per architect's paint specification.

Exterior Entrance Door – Swartland Winster single solid hardwood entrance door with horizontal slats opening inward. Product code: PD60. Provide 15mm undercut. To be painted as per architect's paint specification.

Interior & Entrance Door Ironmongery – Lockset – Dormakaba DCE-002 stainless steel escutcheons on both sides with 1 each Dormakaba D036S SS euro profile cylinder sash lock & 1 each Dormakaba DDC106500 65mm euro profile nickel plated double cylinder.

Interior & Entrance Door Ironmongery – Door Handle – Dormakaba TH125 stainless steel lever handles on rose without escutcheons.

Interior Sliding Door Ironmongery – Door Handles – Dormakaba DPH210 300mm x 32mm stainless steel "t" shaped straight bolt through pull handles. ( on outside only). Recessed grip handle to inside of door. Dormakaba DFP-SS-025 stainless steel flush pull handle.



## \ Door Handles

Interior & Entrance  
Door Handles



## \ Door Lock

Door Lock  
Escutcheons



## \ Unit Number

Unit Number on Front Door

## 7 Aluminum Doors

All door frames to be aluminium. Powder coated Charcoal Grey.

Clear laminated safety glazing to all aluminium sliding and swing doors.

## 8 Paint Work

External timber doors & frames to be painted with Plascon waterbase Velvaglo paint. Color to architect's specifications.

Internal timber doors & frames to be painted with Plascon waterbase Velvaglo paint. Color to architect's specifications.

All internal walls – Plascon primer plus 2 over coats Plascon PEM 1000 Low Sheen. Color to architect's specifications.

All external walls – Plascon primer plus 2 over coats Plascon PEM 1000 Low Sheen. Color to architect's specifications.

Internal skirtings to be painted with Plascon waterbase Velvaglopaint. Color to architect's specifications.

Internal ceilings and cornices cornices to be painted with Plascon Polvin paint. Color white.

All external steel to be painted with Plascon waterbase Velvaglo paint. Color to architect's specifications.

All external timber cladding to be painted with Plascon timber sealant. Color to architect's specifications.

## 9 Plumbing

1 x Waterpoint for Washing Machine, Dishwasher or Wash/Dryer Combo

Franke Kubus KBG 110 – 34 Fragnite Pure white Undermount

Meka White Wall Hung Vanity, Basin & Mirror 595 x 450 x 450

Verdi Metis White Toilet. Seat & bottom entry water supply – White.

Taps – Hansgrohe

Shower doors – Pivot type or sliding (Chrome framed)

## 10 Sanitary Ware



### \ Toilet

TYPE A: BE1WH9110  
\_ Verdi Metis White Toilet.  
Seat & bottom entry  
water supply



### \ Basin

Meka White Wall Hung  
Vanity & Basin



### \ Basin Mixer

GBB007 Brushed Gold  
Short Round Basin Mixer



### \ Shower Head & Mixer

GBB009 Brushed Gold Shower  
Head & Mixer



### \ Shower Trap

GBB020 Brushed Gold  
Shower Trap



## \ Kitchen Mixer

GBB003 – Brushed Gold  
Kitchen mixer (by Trendy  
Taps)



## \ Kitchen Basin

Franke Kubus KBG 110 – 34  
Fragnite Pure white  
Undermount



## 11 Finishes | Floors & Walls



### \ Floor Tiles [Italtile]

Unit Floor:  
Polished concrete floor

Bathroom Floor:  
Polished concrete floor

Shower Floor:  
GR1/SP200EA \_ Spazio Gris Eco  
Cut100x100 A-Grade (shower)

Balcony/Patio Floor:  
Polished concrete floor

### \ Wall Paint

Unit Wall Plaster  
& Paint

Colour: White  
(Egyptian Cotton  
or Similar)



### \ Wall Tiles [Italtile]

Kitchen Splashback: Area  
White Gloss Glazed Ce-  
ramic Wall Tile 75 x 300 or  
100 x 300mm (Depending  
on availability)



### \ Shower Wall

Shower Wall:  
GR1/SP200EA  
\_ Spazio Gris Eco

600x600 A-Grade

## 11 Finishes | Cupboards



### \ Kitchen Cupboards

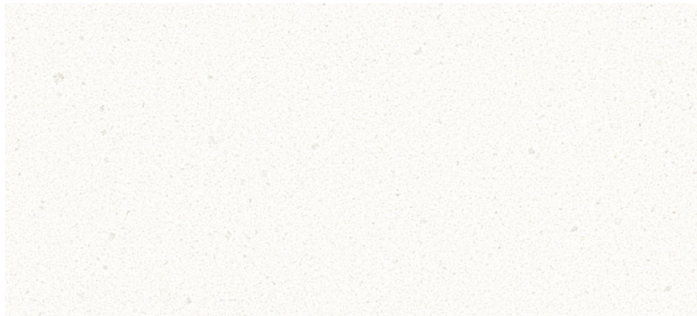
Shaker Style Cupboard Door and drawers

Plascon Plaster



### \ Kitchen Cupboards Handles

SKU:CH031 Square Handle Satin Brass 256mm (By Handles inc.)



### \ Countertops

Caeserstone Worktop 1141 Pure White

### \ Bedroom Cupboards

White Melamine Plain Style Cupboard Doors

## 11 Finishes | Bathroom Accessories



### \ Towel Rail

Semplice Chiara S/S  
Towel Rail



### \ Soap Dish

Doccia S/S Rectangular  
Soap Dish with Insert  
320x135x60



### \ Toilet Roll Holder

Semplice Chiara S/S  
Toilet Roll Holder



### \ Towel Rail

Semplice Chiara S/S  
Towel Rail

## 12 Appliances & Electrical

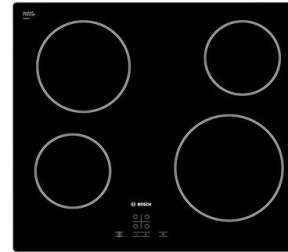
Electrical layout as per building plans.

Appliances: Bosch Under counter Built in Oven, Electric Hob & Extractor Fan



### \ Oven

Serie 6 Built-in Oven 60 x 60cm HBJ354ES0Z  
\_ Stainless Steel



### \ Hob

Serie 6 Electric Hob 60 cm  
PKF675FP1E \_ Black Glass



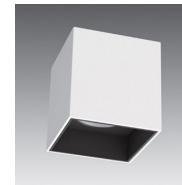
### \ Extractor

Serie 2 Built-in Extractor  
Hood \_ Stainless Steel



### \ Bedroom, Bathroom & Passage Lights

TYPE A: White LRD52 \_ Recessed GU10  
Downlight (by Lights by Linea)



### \ Lounge & Kitchen Lights

TYPE B: White LSD06 \_ Surface GU10  
Downlight Square (by Lights by Linea)



### \ Plugs & Light Switches

USB Socket & Light Switch by Vetri  
\*or similar

## \ Items Included

VAT included (no transfer duty applicable)

DSTV point

High speed Fibre

Air-conditioner LG 18000 BTU inverter mid-wall

Facial recognition access with camera security system Roof top clubhouse.

Secure off street parking

Secure off street lockable bicycle rack

Secure off street motorbike parking

Limited number of units with dedicated open plan study area

Private patio or balcony area complete with braai area

## \ Items Excluded

Curtain rails or blinds.

Dishes, aerals (One central point provided)

## \ General

1 Should any of the items specified not be available (for whatever reason) the contractor reserves the right to amend and/or substitute these items with similar look and quality

2 The Purchaser is not permitted to do any work on site while construction is under way without the permission of Brick 'n Board Group (Pty) Ltd

3 Settlement cracks are regarded as a maintenance item and are not covered under the contractor's guarantee.

# THE **ALXNDR**

This document is intended only for promotional purposes and has no legal value. The images, perspectives and finishes shown in this document are merely indicative impressions of the proposed development and are therefore subject to change at the developer's discretion. The developer will not be held liable for any changes.