

THE ALXNDR

MATERIALS AND FINISHES

\ **Premium**

thealxndr.co.za



Premium Finishes.



\ Upgraded Specifications

1 Flooring

Belgotex Hampton Vinyl _ Carlo Walnut (Excluding Bathroom being polished concrete floor)

2 Kitchen Worktop

Solid timber kitchen worktop to match Oggy Ona Rustic Natural in colour

3 Kitchen Appliances

Smeg freestanding oven and integrated extractor

\ Specifications

4 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.

5 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

6 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.

7 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.

8 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.

9 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

10 Aluminum Doors

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

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

11 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 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.

12 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.

Brushed gold Taps and Sanitaryware

Shower doors – Pivot type or sliding (Black framed)

13 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

14 Finishes | Floors & Walls

\ Floor Tiles

Belgotex – Hampton Vinyl _
Claro Walnut



Bathroom Floor:
Polished concrete floor



Shower Floor:
GR1/SP200EA _ Spazio Gris
Eco Cut 100x100 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

15 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

Solid timber kitchen worktop to match Oggy Ona Rustic Natural in colour

\ Bedroom Cupboards

White Melamine Plain Style Cupboard Doors

16 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

17 Appliances & Electrical

Electrical layout as per building plans.

Appliances: Smeg freestanding oven and integrated extractor

\ Oven



Smeg 115L Cream Gas Electric
Cooker 900mm
This is limited to units I, G, H, F



Smeg 72L Cream Gas Electric
Cooker 600mm

\ Extractor



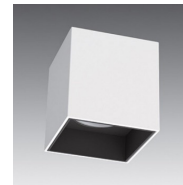
Smeg KSET900XE 900mm
Smeg KTE60EX 600mm

\ 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 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**

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