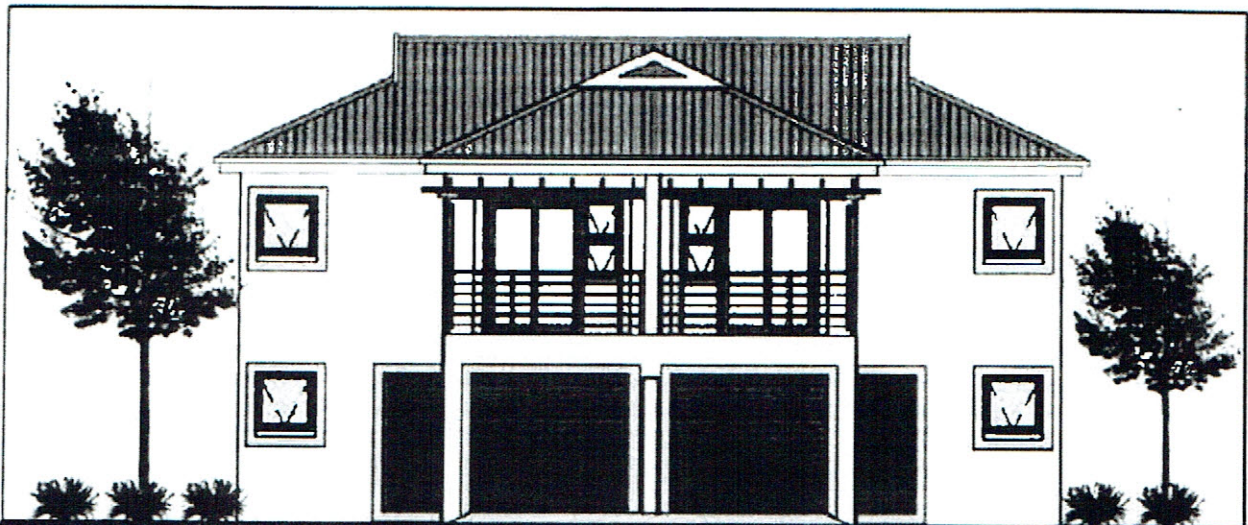
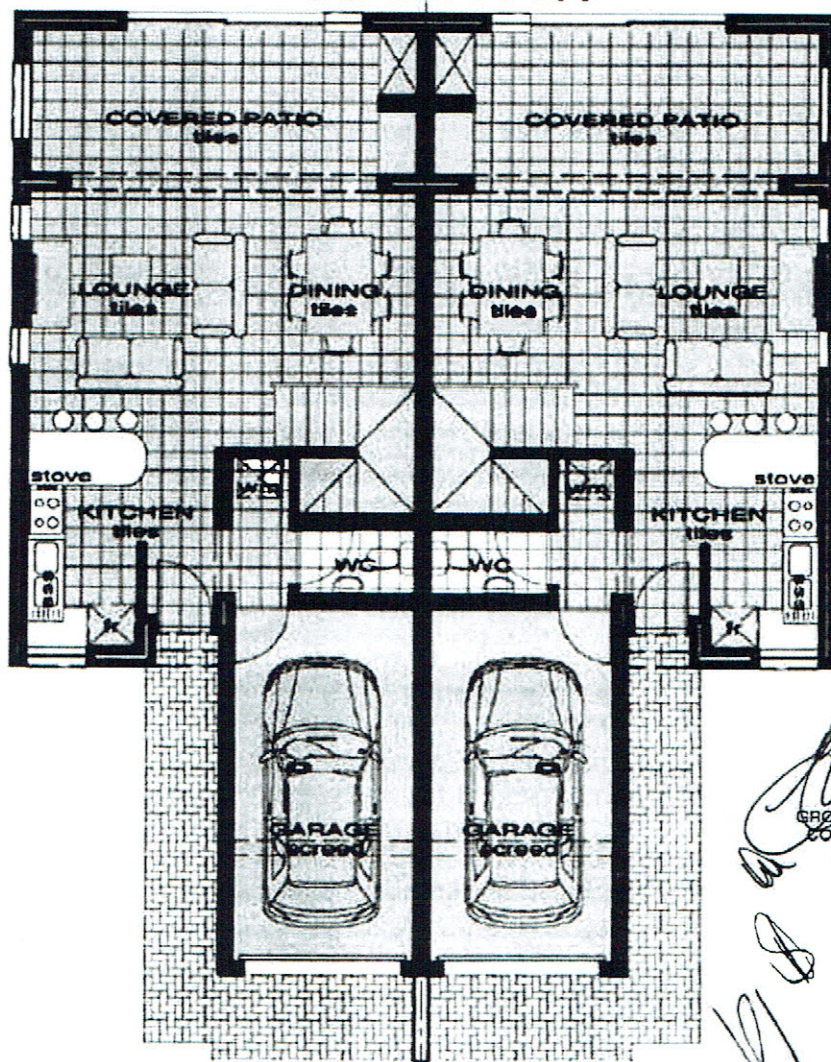




TYPICAL FRONT ELEVATION
SCALE 1 : 100



GROUND STOREY PLAN
SCALE 1 : 100

TYPE A

AREA:
GROUND STOREY: 64m²
COVERED PATIO: 16m²
FIRST FLOOR: 58m²
PATIO: 8m²

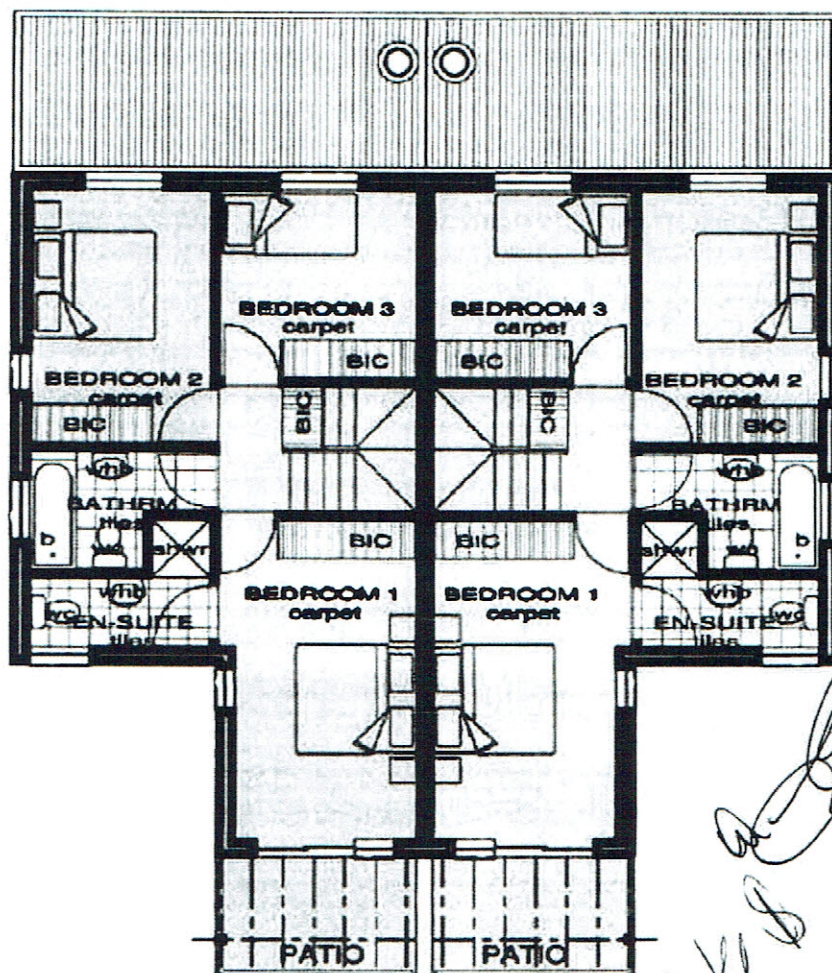
TOTAL: 144m²



BASSON
BASSON
ARCHITECTS
CAPE TOWN
SCALE 1:100 @A4



TYPICAL BACK ELEVATION
SCALE 1 : 100



FIRST STOREY PLAN
SCALE 1 : 100

TYPE A

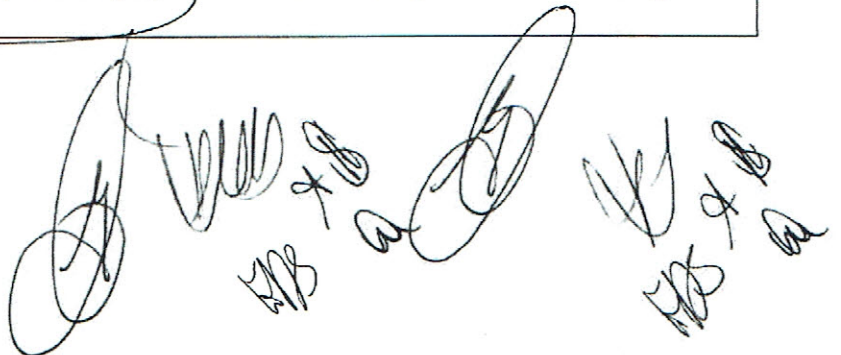
bbd

**BASSON
BASSON
ARCHITECTS**
CAPE TOWN
SCALE 1:100 @A4

Planhangsel "c"

SPECIFICATIONS – ZANDWIJK ESTATE

WALLS	External: Plastered and painted Internal: Load bearing Clay Maxi bricks for plaster
WINDOWS	Epoxy coated aluminium window frames
GLAZING	Clear sheet glass windows throughout except bathrooms to be obscure glass
WINDOW SILLS	External: Plastered and painted Internal: Plastered and painted except where tiling is applicable
DOOR FRAMES	External: Hardwood (varnished – dark) Internal: Pressed steel (primed and enamel painted – white)
DOORS	Entrance: Hardwood (varnished – dark) Internal: Hollow core masonite (enamel painted – white) Shower: Triglode door (as provided by developer)
HARDWARE	Entrance: 3 Lever union mortice Internal: 2 Lever union mortice
ROOF	Corrugated sheeting secured to prefabricated roof trusses trimmed with fibre cement fascia boards Aluminium gutters with PVC downpipes
CEILINGS	6.4mm Rhino board, skimmed, fixed to 38x38mm branderling 75mm Rhino coved cornice (PVA painted – white)
SKIRTINGS	70mm SA pine (enamel painted – white or varnished – dark)
FLOOR FINISHES	Kitchen, bathrooms, living area: ceramic tiles (no porcelain tiles) Tiles allowed amount: R70.00 per m ² <u>Bedrooms: carpets (as per developer samples at contractor)</u> Tiles to replace carpets: additional R70.00 per m ² will be charged



WALL TILES	Bathrooms: tiled to ceiling – ceramic tiles (no porcelain tiles) Kitchen: tiled above counter to 1.4m height – ceramic tiles (no porcelain tiles) Tiles allowed amount: R70.00 per m ²
ELECTRICAL	Oven, hob & extractor fan: Defy 600 Slimline – black Light and plug points as per plan
CUPBOARDS	As per layout
TAPS & SANITARY WARE	Bath: 700 x 1700mm PVC – white WC: ceramic close coupled cistern – white Basins: courier – white Taps: as per developer samples at contractor Geyser: 150 liter 400KPA Sink: double bowl – stainless steel 2 x garden taps
LIGHT FITTINGS	As per developer samples at contractor
GARDEN WALL	As indicated on architectural plan
PAVING	Driveway & pathway to front door
GENERAL	Transfer costs & bond registration costs are not included No curtain rails and bathroom fittings provided Plot to be cleaned of building rubble No roll on lawn or landscaping provided

Handwritten signatures and initials, including a large circular signature on the left and several smaller initials and signatures on the right.