

26 De Longueville
APARTMENT BLOCK

07/06/2021

P E E R U T I N



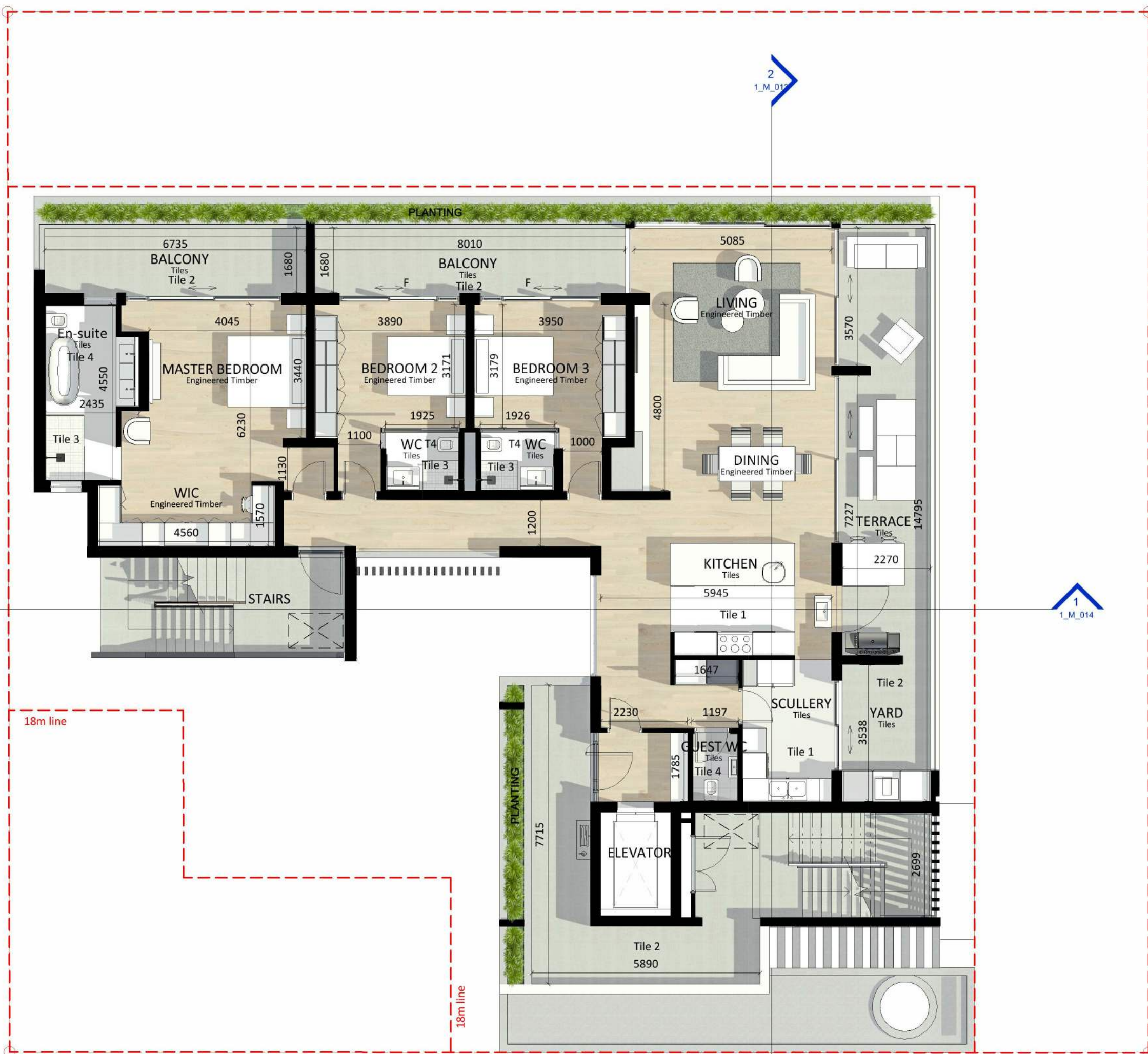


26 De Longueville | External Render





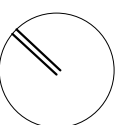
UNIT 1	
Unit area:	187 m ²
Balcony 1:	14 m ²
Balcony 2:	16 m ²
Terrace:	57 m ²

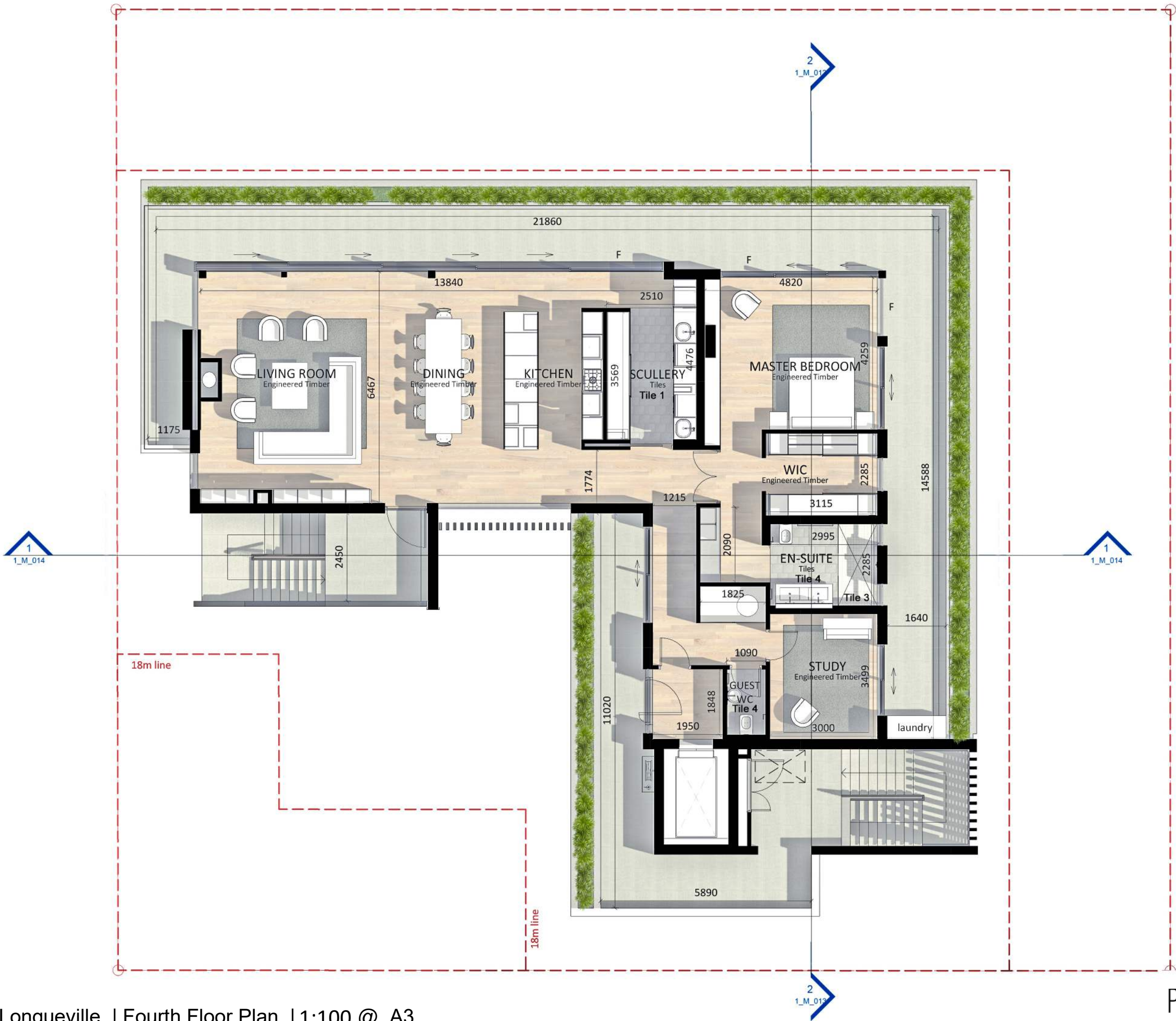


UNIT 2	
Unit area:	187 m ²
Balcony 1:	14 m ²
Balcony 2:	16 m ²
Terrace:	40 m ²



UNIT 3	
Unit area:	187 m ²
Balcony 1:	14 m ²
Balcony 2:	16 m ²
Terrace:	40 m ²





UNIT 4	
Unit area:	175 m ²
Terrace:	76 m ²



26 De Longueville | South Elevation | Not To Scale

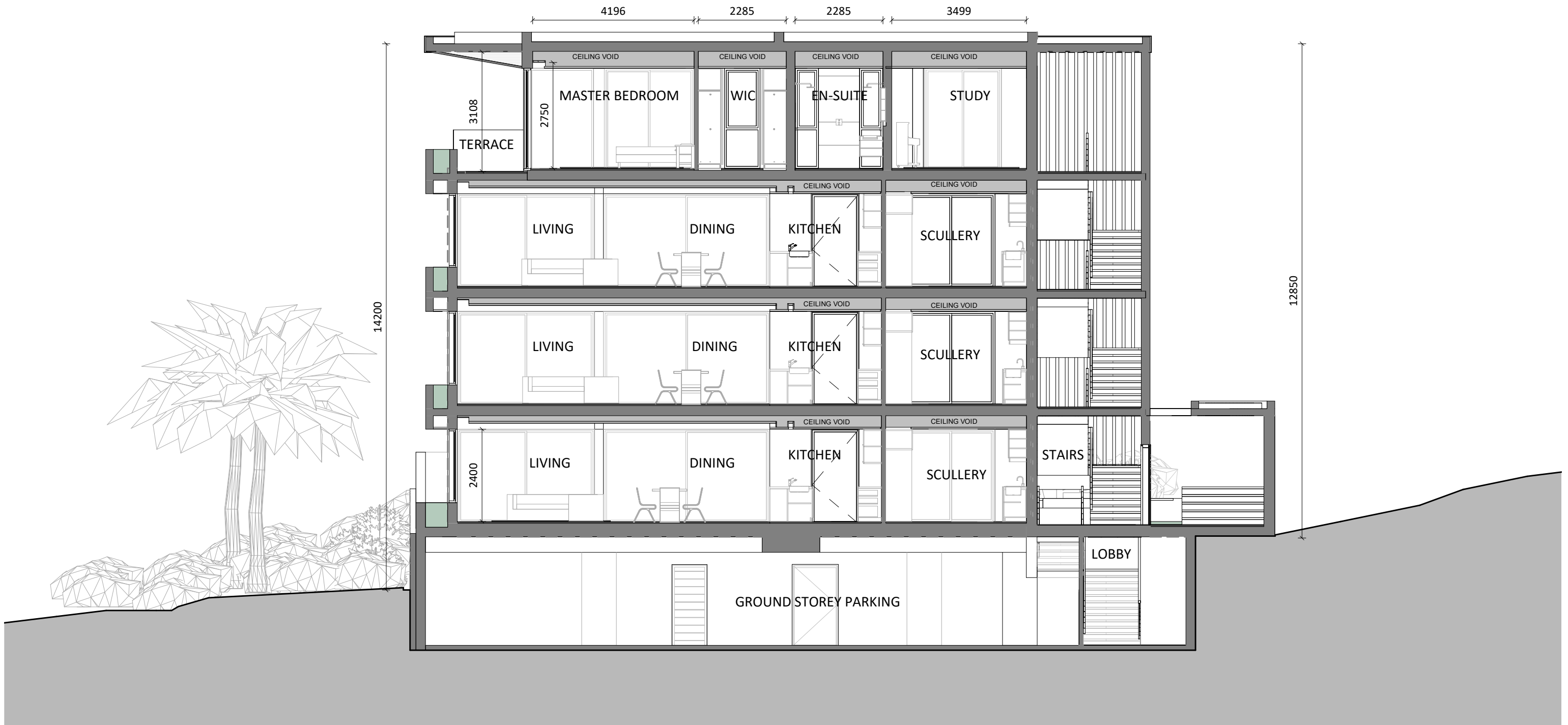


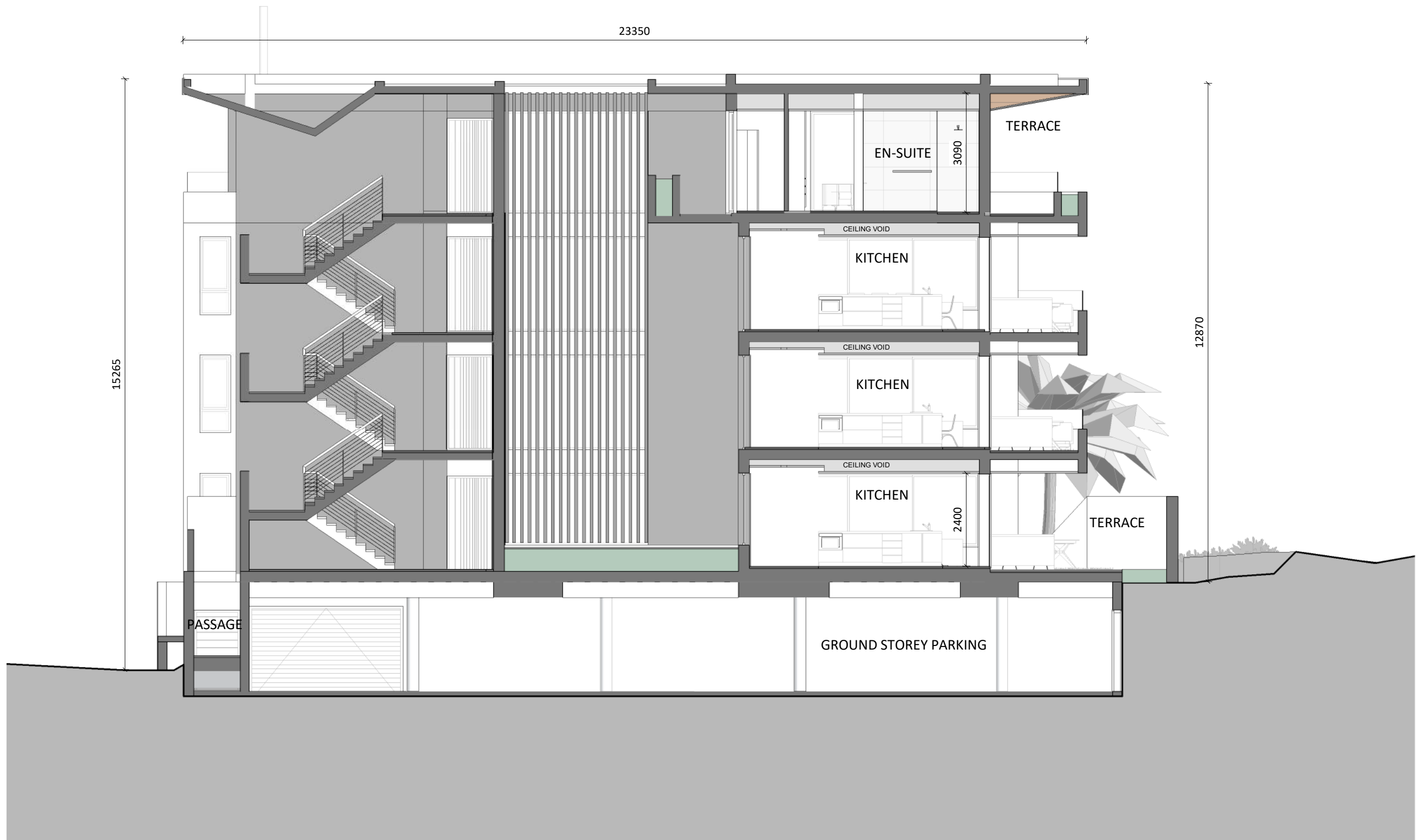
26 De Longueville | East Elevation | Not To Scale

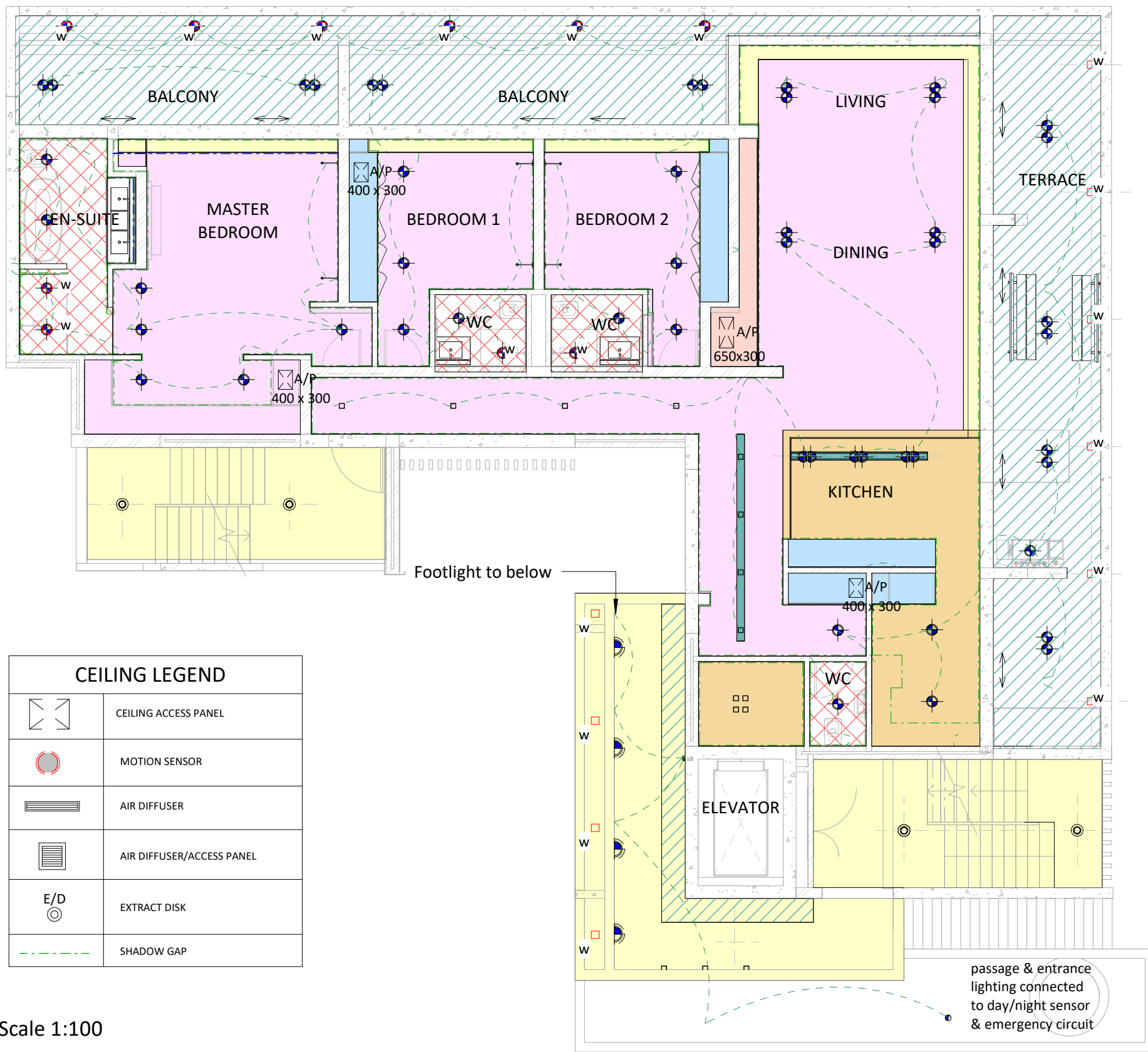




26 De Longueville | North Elevation | Not To Scale







CEILING LEGEND	
	CEILING ACCESS PANEL
	MOTION SENSOR
	AIR DIFFUSER
	AIR DIFFUSER/ACCESS PANEL
	EXTRACT DISK
	SHADOW GAP

Scale 1:100

Down light RND
Anti-glare
LRD52



Comet RO | colour
white
LF181311DTW



Downlight Surf RECT
LF701011ADG3K



Downlight Surf RECT
LSD062



LED Wall Washer 1.M
LEDWALL36WW24VP



Taj Medium Footlight
44951M3031



Suspended Ceiling
2230 AFFL
(above joinery)

Suspended Ceiling
2120 above
internal FFL

Suspended Ceiling
2550 above
internal FFL

Suspended Ceiling
2600 above
internal FFL

Suspended Ceiling
2400 above
internal FFL

Suspended Ceiling
2600 above
internal FFL

External Ceiling below
skimmed soffit
2400 above internal FFL

Suspended Ceiling
2720 above
internal FFL

Suspended Ceiling
2650 above
internal FFL

Skimmed Concrete
Soffit

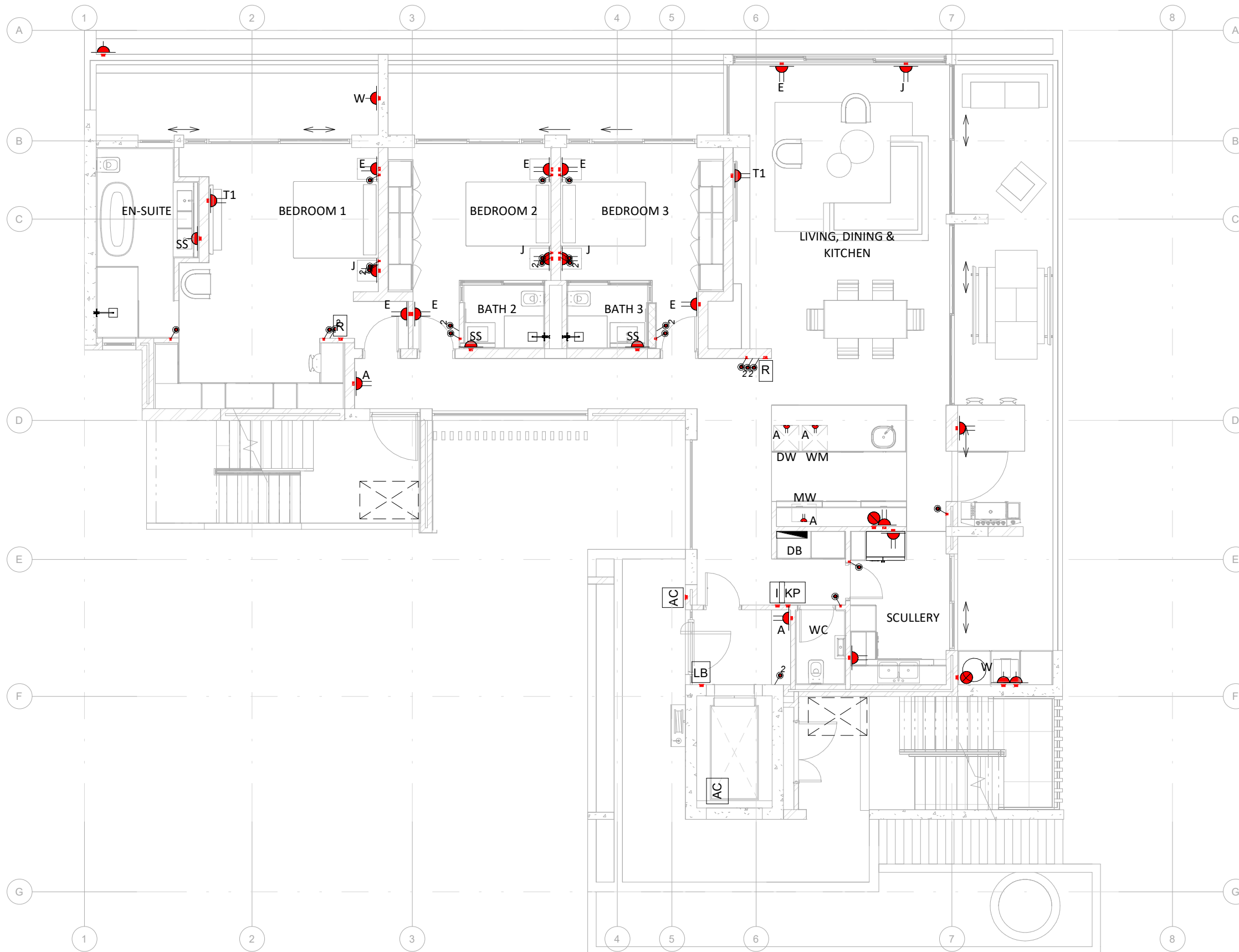
Moisture Resistant
Suspended Ceiling
2400 above internal
FFL

Moisture Resistant
Suspended Ceiling
2600 above internal
FFL

Red Cedar slanted,
slatted ceiling (as
per detail)

LIGHTING LEGEND

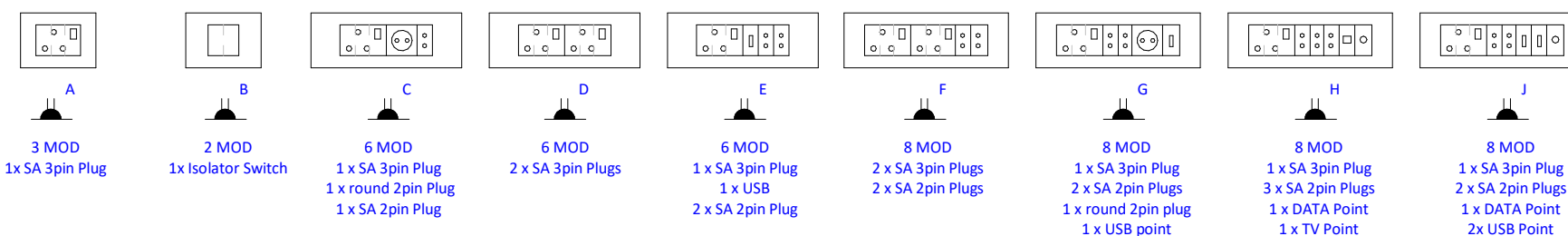
	Motion Sensor
	Comet Light (White for penthouse & black for typical)
	Adj. Comet Light
	Downlight (Ceiling Recessed)
	Waterproof downlights cast into concrete
	Day/night sensor
	Uplighter
	Surface mounted 'Boxy' light
	Cheese Fitting - surface mounted
	Feature Pendant
	Bedside Pendant ('Flying Saucers' bronze for penthouse & grey for typical)
	Garden Spike
	Wall Mounted Light
	External LED Strip Light
	LED Strip Light
	Pool Light
	Surface Mounted - Florescent
	Magnetic track
	Extract Disk. Connected to motion sensor & on timer
	Detector. See Fire Drawing for spec. & more info.
	Switch (all switches grouped in LeGrand boxes & as per typical elevations unless otherwise specified)
	Dimmable Switch (all switches grouped in LeGrand boxes & as per typical elevations unless otherwise specified)
	2way / dimmer switch (all switches grouped in LeGrand boxes & as per typical elevations unless otherwise specified)
	Downlight (surface mounted)



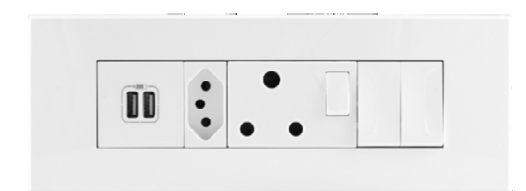
ELECTRICAL LEGEND	
	Socket as per 'Plug Point Legend' - 300AFFL (unless otherwise indicated)
	Waterproof electrical socket
	Shaver Socket
	Floor Plug Socket
	Isolator Point - AFFL as per specialist
	Intercom @ 1500 AFFL (back box to be provided by specialist)
	MAG lock on door
	Alarm LED Indicator - 25mm conduit to point. No back box required
	Alarm Keypad @1500 AFFL
	Lift Button @1000 AFFL
	Access Control @1500 AFFL (to electric striker & mag lock on door)
	Remote Control for HVAC @1500 AFFL
	PIR - AFFL as per specialist. No back box requirements. Surface mounted
	Beam - to be placed as per specialist requirements
	CCTV - Flush mount vertical 4x2 back box at height indicated AFFL
	Underfloor Heating Thermostat
	UFH Mat
	Distribution Board
	Power Skirting








Scale 1:100

PLUG POINT LEGEND



Legrand Arteor Switchgear to be used throughout



<p>Toilets thorough out project</p>	<p>Geberit cistern brushed stainless steel actuator</p>	<p>All vanity units</p>	<p>All basin mixers - 3 part italian T cross range in brushed stainless steel finish wall mounted through splash back of basin installation</p>
			
<p>Shower units thoughtout all flats - brushed stainless steel rain rose and arm gio 180 (Hot and cold taps)</p>	<p>Kessell shower trap with custom made chrome grid to detail (FDP)</p>	<p>Apartments 1-3 kitchen sink under mount stainless steel - Bongo bnrushed stainless steel finish T cross kitchen mixer</p>	
			



Sample of Brushed Stainless Steel to be used on all Sanitaryware throughout



Feature wall Main En-suite
Internal tiles - TSC1343TM -
Ashima white - 600X1200mm
Supply Rate **R475m²**



Tile 2 External
External Tiles - TSC1214TM -
Ashima External - 1200x600mm
Supply Rate **R480m²**



Tile 3 Bathroom
Internal Tiles - TSC1210TM -
Ashima Natural - 600x600mm
Supply Rate **R400m²**



Tile 4 Shower
Internal Tiles - TSC1210TM -
Ashima Natural - 600x600mm
Supply Rate **R400m²**



Living, Dining passages and bedrooms
White Oak engineered Timber
Supply Rate **R980m²**





Erf 198 Fresnaye

FINISHES SPECIFICATION:

22-Jul-19

EXTERNAL FINISHES:

FLOORS:

1 Drive way	Exposed aggregate concrete or cobbles
2 Balconies	10mm Porcelain Tile - Supply Rate at R480/m²
3 Passages	10mm Porcelain Tile - Supply Rate at R480/m²
4 Landscaping	Granite pavers (stepping stones) & landscaping - to be confirmed in landscaping design proposal

WALLS:

5 Lift Shaft	Lift Shaft - Marmoran (Natureplast)
External walls, planter walls and framing	
6 elements	1mm Natureplast or similar - White
7 Boundary walls	1mm Natureplast or similar - White
8 Feature walls	Purpose made cladding - TBC

External walls of apartments (2nd layer	
9 of external walls)	External plaster & paint - white

ROOF:

10 Roof build-up	Stone chip on 50mm isoboard on geotextile on one layer bitumen torch-on DPM on screed to fall to fullbores on flat concrete slab with crystalline waterproofing additive (Xypex) - Level 1 joint detail protocol Hulabond edging to concrete roof (to detail) - powder coated as per shopfronts
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POOL:

11 Shell	Fibreglass lined concrete
12 Scumline	150mm glass mosaic scumline (Reviglass or similar)

SCREENS:

13 Laser cut screens	pattern as per reference image powdercoated as per shopfronts
14 Feature box screens	powder coated as per shopfronts

EXTERNAL CEILINGS:

15 External Soffits	Skimmed & painted
16 Fourth Floor feature ceilings	Western Red Cedar (or similar) - slats to detail (Penthouse Only)

INTERNAL FINISHES:

LIFT LOBBIES:

17 FLOOR:	10mm Porcelain Tile - Supply Rate at R480/m²
18 WALLS:	Plastered & painted - Colour TBC
19 CEILINGS:	If external - skimmed & painted plasterboard If internal - skimmed painted plasterboard

GARAGE & SERVICE AREAS:

20 FLOOR:	Power floated
21 WALLS:	Bagged brickwork
22 CEILINGS:	Exposed soffit

ENTRANCE & CIRCULATION AREAS:

23 FLOOR:	10mm Porcelain Tile - Supply Rate at R480/m²
24 WALLS:	Plastered & painted - Colour TBC
25 CEILINGS:	If external - skimmed & painted plasterboard - external quality If internal - skimmed painted plasterboard

STAIRS:

26 FLOOR:	10mm Porcelain Tile - Supply Rate at R480/m²
27 WALLS:	Plastered & painted - Colour TBC
28 CEILINGS:	If external - skimmed & painted soffit If internal - skimmed painted plasterboard

TYPICAL UNITS

DOORS:

29 FRONT DOOR	2.4m high solid timber door with vertical grooves as per schedule. Light grey timber finish as per internal doors
30 INTERNAL DOORS	2.4m high semi-solid internal doors as per reference image & schedule
31 SKIRTINGS:	painted 150mm Meranti skirting

LIVING AREAS:

32 FLOOR:	10mm Porcelain Tile - Supply Rate at R400/m²
33 WALLS:	Plaster & paint - Colour TBC
34 CEILINGS:	Skimmed and painted plasterboard ceiling
35 FEATURE:	Slatted timber doors to DB

BEDROOMS:

36 FLOOR:	Timber engineered flooring - Supply Rate at R950/m²
37 WALLS:	Plaster & paint - Colour TBC
38 CEILINGS:	Skimmed and painted plasterboard ceiling
39 BUILT IN CUPBOARDS:	All joinery ironmongery to be soft closing (Grass or Blum or similar) 2.4m high joinery with bulkhead over melamine carcasses with impact edging - white Duco sprayed doors - white. W finger grips

EN-SUITE BATHROOMS

40 FLOOR:	10mm Porcelain Tile - Supply Rate at R480/m²
41 WALLS:	Full height 10mm Porcelain Tile - Supply Rate at R480/m²
42 FEATURE WALLS:	Full height 10mm Porcelain Tile - Supply Rate at R480/m²
43 CEILINGS:	Skimmed and painted moisture resistant plasterboard ceiling
44 VANITIES & MEDICINE CUPBOARDS:	Melamine carcasses with impact edging - white Duco sprayed doors & feature over veneered doors & finger grips Mirror cabinets above vanities to be allowed for (length to match vanity), with LED strip lights to top & bottom All joinery ironmongery to be soft closing (Grass or Blum or similar) as per Joinery drawings

KITCHEN

45 FLOOR:	10mm Porcelain Tile - Supply Rate at R400/m²
46 WALLS:	Plaster & paint - Colour TBC
48 CEILINGS:	Skimmed and painted moisture resistant plasterboard ceiling
49 KITCHEN CUPBOARDS:	Caesarstone tops or similar Melamine carcasses with impact edging - white Duco sprayed doors - white All joinery ironmongery to be soft closing (Grass or Blum or similar) Max height of joinery 2.4m high with bulkhead above Feature splashback (wall between counter-top and overhead kitchen cupbards) in all kitchen & scullery - TBC as per Joinery drawings Appliance Integrated fridge Free standing DW & WM & Microwave built in oven / gas HOB & extractor