



# LE PARC

RESIDENTIAL  
ESTATE

— *paarl* —

MOOD OPTION 1  
**MODERN FRENCH**

---

leparc.co.za



## **1. Foundation**

- 1.1. Geotechnical investigation has been completed for the project and structural Engineers are responsible for design and commissioning of all structural elements.
- 1.2. Reinforced concrete footings.
- 1.3. Compaction and filling as per Engineers detail specification.
- 1.4. Foundation walls higher than 1000mm above natural ground level must be 330mm solid walls. All details to engineer specifications.

## **2. Super Structure**

- 2.1. External wall: min. 280mm brick cavity wall construction.
- 2.2. Internal walls: 230mm & 115mm brick walls.
- 2.3. Foundation walling: min. 280mm cavity brick concrete filled up to stepped DPC.
- 2.4. All Damp-proof membranes to be of high quality, SABS approved, laid to manufacturers specification.
- 2.5. Precast concrete lintels & brick force are to be used over all openings unless engineer designed beams are required.
- 2.6. Control joints, if required, on all large wall panels as per SANS detail requirements.

## **3. Floors**

- 3.1. Ground and first floor slab to be done in accordance with structural engineer's drawings.
- 3.2. Min 100mm reinforced (25mpa) ground floor slabs on approved moisture barriers and compacted sand fill bedding at 150mm layers.
- 3.3. First floor to be reinforced cast in situ concrete constructed.
- 3.4. Movement and slip joints for all slab and wall connections to be done in accordance with engineer's specifications.
- 3.5. Min 25mm cement screed on in-situ floors under floor finish.

## **4. Roof Construction:**

- 4.1. Roof Sheeting: 25° pitched 'Safintra' 0,5mm SAFLOK 700 profile 'Zincal' sheeting with 'Colorplus' finish, or similar, & matching flashings, closures, and fixings as per manufacturers details.
- 4.2. Colour to be Raincloud.
- 4.3. All roof insulation to be in accordance with SANS XA regulations.
- 4.4. All flat roofed concrete roofs to be waterproofed and insulated in accordance with SANS regulations.
- 4.5. Roof Structure: Pre-manufactured SA Pine gang nail trusses, Purlins and wall plate fixings as per manufacturers design and supply. Installation and commissioning to be done by appointed structural engineer.

- 4.6 Exposed mono pitch roofs to be Laminated SA Pine beams primed and painted white.
- 4.7 Facia and Barge Boards to be Nutec, to be primed and Painted
- 4.8 Closed fibre cement Soffits on all roof overhangs.
- 4.9 Seamless aluminium Victorian Profiled gutters and downpipes.
- 4.10 Pergola on units to be PVC structures design or similar approved alternatives. Exposed mono pitch roofs to be Laminated SA Pine beams primed and painted white.

## **5. Ceilings:**

- 5.1 Ceilings: Thick Rhinoboard or, similar, skimmed plasterboard ceiling fixed to approved support structure installed with shadow line trims where applicable to the underside of roof trusses.
- 5.2 Skimmed plasterboard ceilings fixed between beams.
- 5.3 Concrete soffits to be skimmed and gypsum plaster, prime and painted finished.
- 5.4 Surface fixed cornices at soffits and shadow line cornices at all flat ceilings under trusses.
- 5.5 Unless otherwise specified no ceilings in garages.
- 5.6 Standard Plaster board trapdoors in ceilings as per access requirements for roof void.

## **6. Windows And Glazing**

- 6.1 All windows to be epoxy powder coated aluminium colour to be Matt Stone Grey.
- 6.2 Glazing to comply with SANS XA and SANS Part N.
- 6.3 All profiles, manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements

## **7. Doors**

- 7.1 Front door, scullery, and Garage exterior doors to be solid horizontal framed timber construction with prime and pre-determined painted finish.
- 7.2 Aluminium slide/stack doors to be epoxy powder coated aluminium colour to be Matt Stone Grey.
- 7.3 Glazing to comply with SANS XA and SANS Part N.
- 7.4 All profiles, manufacturing, glazing and installation to comply with detail requirements of AAMSA and NHBRC requirements.
- 7.5 Motorised sectional overhead epoxy powder coated garage door in standard colour to match roofsheets.
- 7.6 Internal doors to be horizontal grooved semi solid primed and painted as per colour scheme.
- 7.7 External gate to be horizontal slatted PVC design or similar approved.
- 7.8 Required Fire Doors between garage and home and at some units between external garage door and boundary to be as per min SANS requirements for solid timber door construction fitted with approved self-closing mechanism as per SANS Part T requirements.
- 7.9 All doors to be fitted with hinges and handles as per developer's determined specification.

## 8. Wall Finishes - Note wall colours to run with chosen finishing scheme - MODERN FRENCH

- 8.1. External walls to be plastered, primed, and painted as per National Building specifications as per the chosen finishing scheme and resultant paint colours for the chosen scheme.
- 8.2. External division walls between units to be PVC treated fencing or similar approved.
- 8.3. Painted Bagged brick window panel details below windowsill on front elevations or else specified.
- 8.4. Built in braais will be constructed as per detailed drawings.
- 8.5. Chimneys and cowls as per developer's specifications.
- 8.6. Plaster Trims and details to be white.
- 8.7. Colour schemes works on the principal of a Main colour with then some accent colour on predetermined areas.
- 8.8. Colour scheme for **MODERN FRENCH** palate.
  - 8.8.1. External wall colour:
    - 8.8.1.1. Main colour: Dulux Weather Guard Texture: Light Charcoal
    - 8.8.1.2. Accent colour: Dulux Weather Guard Texture: Light Charcoal Plus
  - 8.8.2. Internal wall colour:
    - 8.8.2.1. General colour: Midas Arniston White, or similar approved
    - 8.8.2.2. Accent Colour: Dulux Silver Buckle, or similar approved

## 9. Internal Finishes - MODERN FRENCH

- 9.1. Vinyl Flooring in al living and bedroom areas.
- 9.2. Specification for vinyl floors: Como Mountain Weisshorn
- 9.3. Floor Tiles in bathrooms. Specification: PSC 20 R 00 EA, Grade 1 - 600 x 600 or similar approved
- 9.4. Guest WC wall tiles, wall behind WC only, Touch Pearl Brillo 100 x 305
- 9.5. Bathroom 2 wall tiles as per layout: Star Tile White.
- 9.6. Main bathroom feature tile: Touch Grey Brillo 100 x 305
- 9.7. Main Bathroom wall tiles as per layout: Star Tile White.
- 9.8. Primed and painted SA Pine skirtings in rooms. No skirtings in bathrooms.
- 9.9. Garage floors to be painted. No skirtings in Garages. Hi-Chem Dulux: Dark Sea Grey (Polyurethane paint)

## 10. Cupboards and Joinery Items. Note finishes to run with chosen finishing scheme - MODERN FRENCH

- 10.1 All cupboards as per detail interior designer's layout drawings. Standard and additional items as per sales agreement.
- 10.2 Built in bedroom cupboards to be melamine, colour: Vermont Slate
- 10.3 Duco kitchen doors. All joinery to be Dunblane Grey.
- 10.4 Kitchen tops engineered stone: Eezi Quartz Wisper – 20mm thickness or similar approved.
- 10.5 Kitchen splashback: Eezi Quartz Whisper – 20mm thickness, or similar approved based on availability.

## **11. Plumbing and Sanitaryware**

- 11.1. All plumbing point as indicated on layout drawings.
- 11.2. Specification and installation to comply with all relevant regulations.
- 11.3. Ecogator or similar approved greywater irrigation system to be installed. Layout connected to this system as per predetermined runs on technical documentation. Water to be used for irrigation purposes only.
- 11.4. Grohe Single lever kitchen sink Mixer for kitchen sink. (Or similar Hansgrohe)
- 11.5. Other mixers to be Hansgrohe (Or similar Grohe)
- 11.6. Concealed wall hung cisterns with Geberit or similar approved dual flush actuators.
- 11.7. GIO or similar combination vanities in bathrooms.
- 11.8. Wall hung basin in guest WC.
- 11.9. OTTAWA 1720X800mm or similar Free-standing Baths for units so specified.
- 11.10. GIO or similar Bathroom accessories.
- 11.11. Glass shower screens.
- 11.12. Walk in and step in showers as per layouts.
- 11.13. Solar geysers to be provided. Specification as per developer choice.

## **12. Electrical reticulation**

- 12.1. Electrical layout for all items as per electrical layout drawings.
- 12.2. Installation to comply with all relevant regulations.
- 12.3. Feature light as per chosen finishing schedule on predetermined position as per layout drawings.
- 12.4. Light fittings and layout as per electrical drawings
- 12.5. Downlighters and ceiling fittings to be LED compatible.
- 12.6. Dimmers on downlighters at main bedroom and living areas.
- 12.7. All units to have freestanding SMEG Gas stove with integrated extractor.
- 12.8. DAIKIN or similar air-conditioning units in Living/Dining area and Main Bedroom for units so specified.

## **13. Landscaping**

- 13.1. Specification and finishing as per detailed landscaping layout and Landscaping guidelines.

## **14. General**

- 14.1. All curtain rails and blinds are excluded from the standard specification list.
- 14.2. Alarms system is excluded.
- 14.3. Burglar bars is excluded.
- 14.4. All furniture and decorations shown on marketing material is for the intended purpose of an indicative representation and not included in the standard selling price.
- 14.5. Material specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation and substitution in specification will be of similar quality.

- 14.6. All extras and or changes from standard specification will be quoted separately and will only be executed on the acceptance of the quotation by the client.
- 14.7. Payment for changes will be payable in full within 48 hours of acceptance of the quotation, as per the final specification list.
- 14.8. No structural changes to the units will be allowed.
- 14.9. Depending on the nature of the changes the developer reserves the right to charge admin fee which will be presented to the client and upon acceptance thereof payable to developer.
- 14.10. Depending on the changes a rider plan might be required. The cost for this resubmission needs to be presented to the client when approving extras.
- 14.11. No external façade changes or changes in standard design elements.



### **Joinery**

- Built In Bedroom Melamine Cupboard. Colour: Vermont Slate
- Kitchen Joinery: Dunblane Grey
- Kitchen Splashback: Eezi Quartz Whisper or Similar Approved Based on Availability.

### **Kitchen Counter Tops**

- Stone: Eezi Quartz Whisper (20mm)

### **Flooring**

- Vinyl Floor: Como Mountain Weisshorn

### **Bathroom Tiles**

- Floor Tile: PSC 20 R 00 EA 600 x 600
- Guest WC Feature Wall: Touch Pearl Brillo 100 x 305
- Family Bathroom & Shower Wall Tile: Star Tile White

### **Main**

- Main Bathroom Feature Tile: Touch Grey Brillo 100 x 305

### **Paint Colours**

- General Colour: Midas Arniston White
- Accent Paint: Dulux Silver Buckle

By Niche Interiors  
COMBINATIONS FOR  
BEDROOM & BATHROOM



BATHROOM FLOOR TILE:  
PSC 20 R 00 EA, 600 X 600



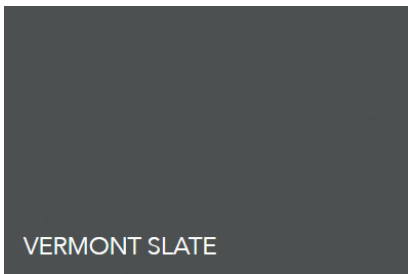
FAMILY BATHROOM SHOWER WALL TILE:  
STAR TILE COL. WHITE 600 X 300



MAIN EN-SUITE SHOWER WALL TILE:  
TOUCH GREY BRILLO CERAMIC WALL 100 X 305



GUEST WC FEATURE WALL TILE:  
TOUCH PEARL BRILLO CERAMIC WALL 100 X 305



VERMONT SLATE

BEDROOM BIC MELAMINE:  
VERMONT SLATE



By Niche Interiors  
COMBINATIONS FOR  
FLOOR FINISHES



OUTDOOR TILE:  
ASH STONE TSC1147TM



MAIN FLOOR FINISH:  
VINYL, COMO MOUNTAINWEISSHORN

By Niche Interiors  
COMBINATIONS FOR  
BATHROOM SANITARYWARE



BATHROOM VANITY:  
GIO PH 1200MM DOUBLE BASIN AND CUPBOARD



BATHROOM VANITY:  
GIO PH 600MM BASIN AND CUPBOARD



BETTA TOILET



OTTAWA SKIRTED  
FREE STANDING BATH

By Niche Interiors  
COMBINATIONS FOR  
GUEST WC SANITARYWARE



GUEST WC VANITY:  
Duravit 0738500041 D-Neo450x335x130



HANSGROHE DÉCOR  
E2 BASIN MIXER



BETTA TOILET

By Niche Interiors  
COMBINATIONS FOR  
BATHROOM SANITARYWARE



HANSGROHE DÉCOR  
E2 SHOWER FINISH SET



GIO NICCI SPOUT



HANSGROHE DÉCOR  
E2 MIXER DIVERTER



HANSGROHE DÉCOR  
E2 BASIN MIXER



GIO TUBULAR HAND SHOWER



LA GIO BELLA SLIM  
ROUND SHOWER HEAD

By Niche Interiors  
COMBINATIONS FOR  
BATHROOM SANITARYWARE



LA GIO BELLA DEMOLA 3300 SERIES  
DEMOLA PAPER HOLDER



LA GIO BELLA DEMOLA 3300 SERIES  
DEMOLA DOUBLE ROBE HOOKS



LA GIO BELLA DEMOLA 3300 SERIES  
DEMOLA TOWEL RING



LA GIO BELLA DEMOLA 3300 SERIES  
DEMOLA SINGLE TOWEL RAIL 760MM

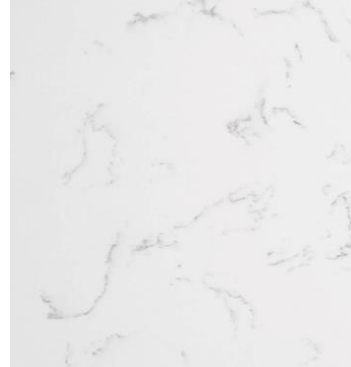


GIO MIRROR 900X400X20MM  
ALUMINIUM FRAMED

By Niche Interiors  
COMBINATIONS FOR  
KITCHEN



KITCHEN DUCO COLOUR:  
DUNBLANE GREY



KITCHEN STONE TOP & SPLASHBACK:  
EEZI QUARTZ WHISPER

KITCHEN JOINERY STYLE:  
SHAKER STYLE WITH HANDLES



KITCHEN LIGHTS:  
PENDANT LIGHTS



KITCHEN SINK:  
NOUVEAU NVN 621 STAINLESS STEEL



KITCHEN SINK MIXER:  
GROHE SINGLE LEVER MIXER

By Niche Interiors  
COMBINATIONS FOR  
LIGHTING



KITCHEN PENDANT:  
EUROLUX HALLSAT PENDANT CLEAR GLASS



CENTRAL LIGHT:  
SPAZIO SATURN SURFACE 18W – 3000K



DOWNLIGHT:  
SPAZIO 2303



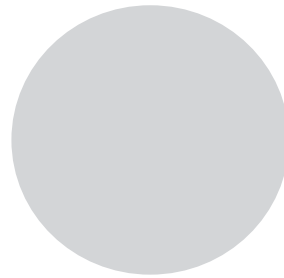
EXTERIOR WALL LIGHT:  
KLIGHT KLB-5371/SL

By Niche Interiors  
COMBINATIONS FOR  
EXTERIOR PAINT



MAIN COLOUR:  
Dulux Weather Guard

TEXTURE:  
Light Charcoal Plus  
Code: 808BG62/005



MAIN ACCENT COLOUR:  
Dulux Weather Guard

TEXTURE:  
Light Charcoal Plus