

**PROJECT SPECIFICATION
DOCUMENT**

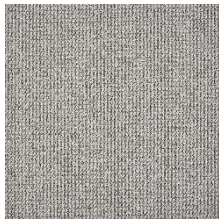
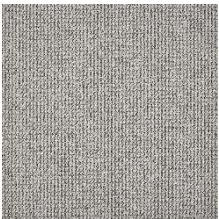
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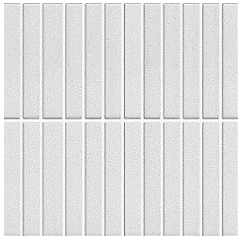
DATE: FEBRUARY 2024



BOARDWALK
E S T A T E

INTERNAL AND EXTERNAL FLOORING				
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE	CHOICE
GROUND FLOOR LIVING AREAS, STAIRCASE AND GUEST WC	PORCELAIN TILE 1200X600	UNION TILES UTMV002DC LIGHT GREY / SINO TILE OR SIMILAR PRODUCT		
BEDROOM 4	VINYL PLANK GLUE DOWN	ASPEN FLOORING PROJECT RANGE SWEDISH OAK COLOUR OR SIMILAR PRODUCT		
	CARPET BROADLOOM	BELGOTEX MINDFUL - ACCEPT		
FIRST FLOOR, PASSAGE & BEDROOMS	VINYL PLANK GLUE DOWN	ASPEN FLOORING PROJECT RANGE SWEDISH OAK COLOUR OR SIMILAR PRODUCT		
	CARPET BROADLOOM	BELGOTEX MINDFUL - ACCEPT		
BATHROOMS	PORCELAIN TILE 1200X600	UNION TILES UTMV002DC LIGHT GREY / SINO TILE OR SIMILAR PRODUCT		
INTERNAL FLOOR FINISH - SHOWER	SHOWER MOSAICS	DOUGLAS JONES CEMENT GREY OR SIMILAR		

EXTERIOR PATIOS	PORCELAIN TILE 1200X600	UNION TILES UTMV002DC LIGHT GREY / SINO TILE OR SIMILAR PRODUCT	
ENTRANCE	DECKING	DECKING TO ARCHITECT'S DETAIL	
DRIVEWAYS	INTERLOCKING PAVING		
VISITOR'S PARKING BAY	INTERLOCKING PAVING		
BALCONIES	DECKING	DECKING TO ARCHITECT'S DETAIL	
YARDS	INTERLOCKING PAVING		
LANDSCAPING	INDIGENOUS LANDSCAPING TO LANDSCAPER'S SPEC		

INTERNAL WALL FINISHES			
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE
BATHROOM WALLS	PORCELAIN TILE 1200 X 1600 (SAME AS FLOOR TILE)	UNION TILES UTMV002DC LIGHT GREY / SINO TILE OR SIMILAR PRODUCT	
KITCHEN SPLASHBACK	FEATURE TILE	WHITE KITKAT TILE OR SIMILAR	
SKIRTINGS	PORCELAIN TILE TO MATCH FLOOR TILE OR PAINTED WOOD 75MM FOR VINYL FLOORS. PAINTED TIMBER THROUGHOUT	70X20 PAINTED TIMBER	
LIVING AREA, BEDROOMS & PASSAGE WALLS	2 COAT PLASTER AND PAINT		
EXTERIOR WALLS	BAGGED BRICKWORK PAINTED		
	PLASTER AND PAINT	MEDIUM GREY TO MATCH ALUMINIUM WORK	
ENTRANCE FEATURE WALLS	STONE CLADDING WITH PRECAST CONCRETE COPING.	TO ARCHITECT'S LATER DETAIL	

BATHROOM SANITARYWARE FITTINGS & FINISHES			
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE
WC	WALL HUNG PAN WITH CONCEALED CISTERN AND FLUSHPLATE	TO BE DECIDED	
BASINS	VANITY UNIT WITH INTEGRATED BASIN DOUBLE VANITY TO MAIN EN-SUITES ONLY	GIO SIMPLICITY RANGE	
BATH	FREESTANDING BATH (MAIN EN-SUITES)	LUSSO ELLA FREESTANDING BATH OR SIMILAR	
SHOWER DOOR	FRAMELESS TYPE		
BATHROOM MIRRORS	FRAMELESS ON BACKBOARD TO ARCHITECTS DETAILS		
BASIN MIXER	DECK MOUNTED SINGLE LEVER MIXER	BLUTIDE NEO STAINLESS STEEL	
SHOWER ROSE & MIXER	250MM DIAMETER WALL MOUNTED SHOWER ROSE ON 400MM SHOWER ARM	BLUETIDE NEO STAINLESS STEEL	

BATHROOM ACCESSORIES	DOUBLE TOWEL RAIL	BLUTIDE SAGE STAINLESS STEEL	
	TOILET ROLL HOLDER	BLUTIDE SAGE STAINLESS STEEL	
	ROBE HOOK	BLUTIDE SAGE STAINLESS STEEL	

KITCHEN FITTINGS			
KITCHEN MIXER	KITCHEN MIXER	BLUTIDE NEO STAINLESS STEEL	
KITCHEN PREP BOWL	STAINLESS STEEL UNDERSLUNG PREP BOWL	BLANCO SUPRA 340 U	
KITCHEN / SCULLERY SINK	STAINLESS STEEL DOUBLE BOWL SINK	BLANCO SUPRA 340/340 U	

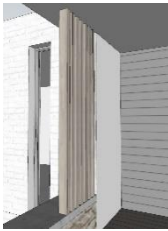
KITCHEN APPLIANCES			
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE
KITCHEN HOB	5 BURNER GAS HOB STAINLESS STEEL	SMEG PS60GHC	
FRIDGE/ FREEZER	INTEGRATED 254L FRIDGE/ FREEZER COMBO	SMEG C8173N1F	

KITCHEN OVEN	60CM UNDER COUNTER OVEN	SMEG SF6385XA	
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ELECTRICAL FITTINGS AND LIGHTING			
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE
PLUGS & SWITCHES	WHITE THROUGHOUT	MITECH VETI	
LIGHTING : GARAGE	1200MM WHITE LED WITH 1 X38W GLOBE	RC186 - RADIANT LIGHTING	
LIGHTING: EXTERNAL LIGHTS	EXTERNAL WALL LIGHTS	KUBE TWIN GREY 2 X30W 180MM X 85MM X 120MM	
LIGHTING: EXTERNAL LIGHTS	BULKHEADS LIGHTS AS PER ARCHITECTS DRAWINGS	RADIANT BULKHEAD SQUARE SATIN SILVER E14 1 X 60W	
BACKUP POWER SYSTEM	SELECT LIGHTING AND PLUGS TO BE FITTED WITH OFF GRID BATTERY BACKUP SYSTEM		
GENERAL INTERNAL LIGHTING	RECESSED DOWNLIGHTERS	STANDARD RADIANT	

KITCHEN UNIT FINISHES			
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE
KITCHEN: FLOOR UNITS	PG BISON	OAK COLOUR	
KITCHEN: WALL UNITS	PG BISON	MATT WHITE	
KITCHEN: COUNTERTOPS	ENGINEERED STONE	VICOSTONE ARGENTO OR SIMILAR	
BEDROOMS: BICS	PG BISON	MATT WHITE	

INTERNAL & EXTERNAL BUILDING COMPONENTS			
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE
FIREPLACE	CLOSED COMBUSTION FREESTANDING FIREPLACE	HYDROFIRE WOOD BURNING FIREPLACE	
BRAAI	1000MM WOOD BURNING BRAAI PORTAL	BRICKWORK TO ARCHITECT'S DETAIL	
WASHING LINE	ALUMINIUM FOLD DOWN WASHING LINE		

INTERNAL DOORS	SEMI-SOLID FLUSH PANEL DOORS GROOVED AND PAINTED		
EXTERNAL ENTRANCE	TIMBER SLATTED SCREEN	TIMBER SLATS TO ARCHITECT'S LATER DETAIL	
EXTERNAL ENTRANCE DOOR	SOLID HARDWOOD GROOVED AND PAINTED		
ALUMINIUM DOORS & WINDOWS	POWDERCOATED ALUMINIUM DOORS & WINDOWS	VP 7114 HI-Q TRAFFIC GREY MATT	
GARAGE DOOR	AUTOMATED SECTIONAL DOOR CHROMODEK	MATT TRAFFIC GREY SIZE 4,88 WIDTH X 2,1M HEIGHT WITH FIXED PANEL ABOVE	
BALUSTRADE: INTERNAL	PAINTED STEEL HANDRAIL WITH STAINLESS STEEL CABLES		
BALUSTRADE: EXTERNAL	SELF WEATHERING TIMBER WITH PAINTED GALVANISED MILD STEEL WITH STAINLESS STEEL CABLING		
CEILINGS (GROUND FLOOR)	PLASTER AND PAINT		
CEILINGS (FIRST FLOOR)	WHITE PAINTED		

CEILING CORNICES	SEALED AND PAINTED JOINT		
GARDEN FENCING	CLEARVIEW/MESH O 1800MM HIGH		
GEYSER	26L PALOMA GAS GEYSER		
IRONMONGERY	STAINLESS STEEL LEVER HANDLES & LOCKSETS	CISA	
ROOF SHEETING	ROOF SHEETING WITH COLORBOND FINISH		
YARD RAINWATER TANK	JOJO SLIMLINE	1000 LITRE	

OPTIONAL EXTRAS				
ITEM/AREA	DESCRIPTION	SPECIFICATION	IMAGE	CHOICE
MICROWAVE	ELECTRIC 26L MICROWAVE OVEN	SMEG FMI325X		
WASHING MACHINE/TUMBLE DRYER COMBO	ELECTRIC 9KG WASHING MACHINE & 9KG TUMBLE DRYER UNIT	SMEG WD3T964SSA		
DISHWASHER	ELECTRIC 14 PLACE DISHWASHER	SMEG DW7QSXSA-1		
KITCHEN AND LIVING AREA PENDANTS	FEATURE PENDANT LIGHT			
AIRCONDITIONING	SPLIT WALL UNITS BEDROOM 1 & LOUNGE	SAMSUNG AR4500 WALL SPLIT 12000 BTU/HR INVERTOR AIR CONDITIONER OR SIMILAR		
HEATED TOWEL RAIL	MAIN EN-SUITE	JEEVES - SPARTAN 4 BAR STRAIGHT STAINLESS STEEL		
ROOF SOLAR POWER	5KV INVERTER & 5KV BATTERY BACKUP WITH SOLAR PV PANELS	LUXPOWER 5KW LXP FULL HYBRID INVERTOR, 5.1 KWH HINA POWERGEM LITYIUM-ION (LIFEPO4) BATTERY, 8 X 460W JA SOLAR PANELS, OR SIMILAR		
PERGOLA	EXTERIOR PATIO	PAINTED TIMBER		

UNDERGROUND BACKUP WATER TANK PLUS PUMP	JOJO	6000 LITRE		
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