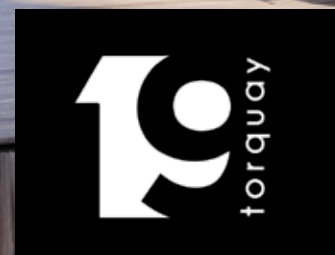




DEVELOPMENTS

19 ON TORQUAY FINISHING SCHEDULE



HEAD OFFICE **021 433 2580**

dgproperties.co.za



DEVELOPMENTS

COMPANY PARTICULARS

Established in 2002, DG Properties has proven to be a true real estate success story. The DG name has become synonymous with the proficient and effective marketing and selling of premium grade properties in Cape Town and particularly the sought-after Atlantic Seaboard. DG currently have offices in high profile positions in Sea Point and Southern Suburbs.

DG Properties prides itself on its unique and focused approach to marketing and sales, providing a comprehensive and tailored solution to ensure that sales occur at the optimum price within a compressed space of time. The company utilizes an evolved and distinctive sales force of highly adept and skilled sales agents who are selected for their extensive experience, professionalism and successful track records.

Headed by Managing Director Alexa Horne, DG Properties has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary DG database combined with its eye-catching and prominent advertising, both in print and digital media, together with our visible network of sales offices support our strong performance on the Western Cape's Atlantic Seaboard, Southern Suburbs, Western Seaboard and surrounding areas.

DOGON GROUP (PTY) LTD
REGISTRATION NO: 2002/020365/07
REGISTERED WITH THE PPRA - FFC No. F110941
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d g p r o p e r t i e s . c o . z a



DEVELOPMENTS



FINISHES SPECIFICATION

19 TORQUAY AVENUE, CLAREMONT

INDEX

1. EXTERNAL FINISHES
2. FLOOR FINISHES
3. INTERNAL WALL FINISHES
4. INTERIOR FIT OUT
5. KITCHEN APPLIANCES
6. SANITARY WARE

FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



1. EXTERNAL FINISHES

1.1 STONE WALL CLADDING

AREA: EXTERIOR FEATURE WALLS & CHIMNEYS

PRODUCT SPEC: PACKED SLATE

SIZE: N/A

FINISH: COLOUR BLACK

NOTE: ELEVATIONS REPRESENT EXTENT OF STONE



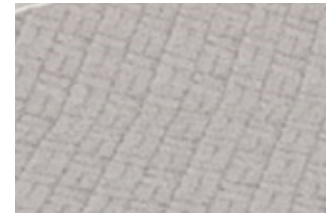
1.2 BRICK PAVING

AREA: DRIVEWAY

PRODUCT SPEC: BRICKS

SIZE: N/A

NOTE: TO BE LAID DIAGONALLY



1.3 TIMBER SCREEN

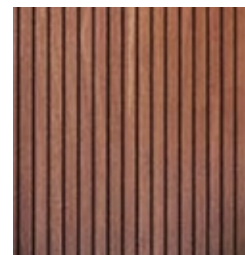
AREA: PATIO (NEXT TO THE BRAAI)

PRODUCT SPEC: OAK (VERTICAL STRIPS)

SIZE: 2.8m HEIGHT

FINISH: TREATED TIMBER

NOTE: COATING TO BE SPECIFIED



1.4 GLASS BALUSTRADES

AREA: BALCONIES

PRODUCT SPEC: LAMINATED SAFETY GLASS

SIZE: 1m HIGH CHANNEL FIXED GLASS BALUSTRADE

NOTE: STEEL CAPPING FIXED ON TOP



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



1. EXTERNAL FINISHES

1.5 GARAGE DOORS

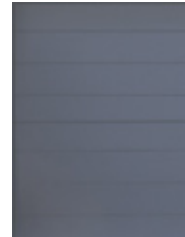
AREA: GARAGE

PRODUCT SPEC: ALUMINIUM SECTIONAL OVERHEAD

SIZE: 2.8m & 4.8m WIDTH

FINISH: BLACK STAIN GARAGE DOOR (WITH HORIZONTAL GROOVES)

NOTE: AUTOMATED



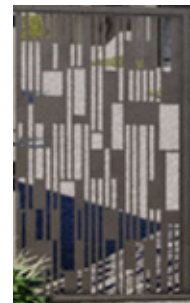
1.6 LASER CUT GATE

AREA: ENTRANCE TO THE PROPERTY

PRODUCT SPEC: ALUMINIUM LASER CUT SCREEN

SIZE: 3m HEIGHT WITH VARIOUS SIZES RECTANGULAR CUT OUTS

FINISH: POWDER COATED OR ANODIZED



1.7 ALUMINIUM SLIDING DOORS & WINDOWS (DOUBLE GLAZED)

AREA: LIVING ROOM, DINING, KITCHEN, BEDROOMS, PJ LOUNGE

PRODUCT SPEC: HBS NUNKLIP GALAXY SLIDING SYSTEM

SIZE: 2.4m U/S LINTEL HEIGHT, 120mm WIDE DOOR FRAME

FINISH: COLOUR CHARCOAL, DARK UMBER GREY ANP 3057

NOTE: INCLUDES POSTBOX FLUSH PULL HANDLE & LOCKSET



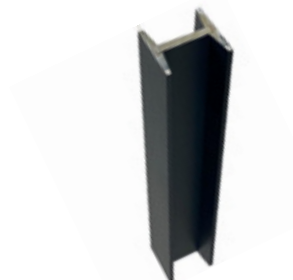
1.8 STEEL COLUMNS

AREA: OUTDOOR PATIO

PRODUCT SPEC: STEEL I BEAM COLUMNS

COLOUR: BLACK

FINISH: STEEL TO BE COATED



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



1. EXTERNAL FINISHES

1.9 SWIMMING POOL

AREA: GARDEN

PRODUCT SPEC: STRUCTURE PREPARED FOR POOL COVER

NOTE: POOL COVER BY PURCHASER

NOTE: OPTIONAL POOL HEATING SYSTEMS BY PURCHASER



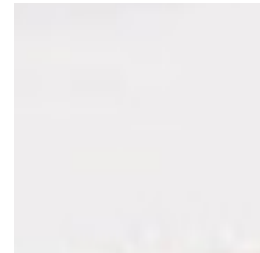
1.10 PLASTER & PAINT

AREA: OUTDOOR FRAMES/EYE-LASHES

PRODUCT SPEC: PLASTER AND PAINT

COLOUR: REFER TO ARCHITECTURAL GUIDELINES

NOTE: REFER TO ELEVATIONS FOR EXTENT OF PAINT



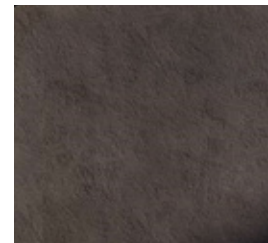
1.11 PLASTER & PAINT

AREA: OUTDOOR WALLS

PRODUCT SPEC: PLASTER AND PAINT

COLOUR: REFER TO ARCHITECTURAL GUIDELINES

NOTE: REFER TO ELEVATIONS FOR EXTENT OF PAINT



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



1. EXTERNAL FINISHES

1.12 ROK BRICKS

AREA: WALLS

PRODUCT SPEC: ROK BRICKS

NOTE: PLASTER & PAINTED



1.13 FIRE PIT

AREA: GARDENS

PRODUCT SPEC: CONCRETE

NOTE: AS PER PLAN, TO LATER DETAIL



1.14 PLANTED ROOF

AREA: ROOFS

NOTE: AS PER PLAN, TO LATER DETAIL



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



2. FLOOR FINISHES

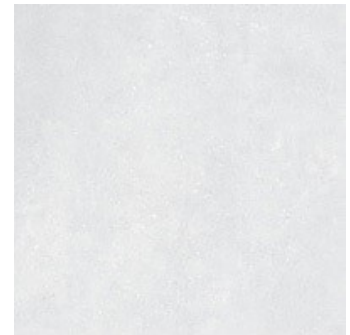
2.1 INTERNAL FLOOR TILE

AREA: BATHROOMS
PRODUCT SPEC: GREY PORCELAIN TILE
SIZE: 1200mm x 600mm



2.2 BATHROOM SHOWER FLOOR TILE

AREA: BATHROOMS
PRODUCT SPEC: GREY PORCELAIN TILE
SIZE: 1200mm x 600mm



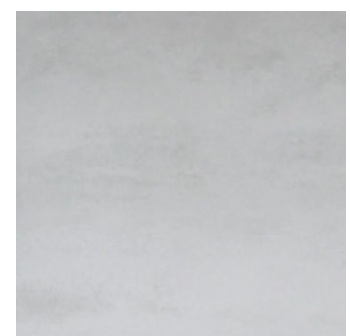
2.3 EXTERIOR BALCONY FLOOR TILE

AREA: BALCONIES
PRODUCT SPEC: EXTERNAL NON-SLIP TILE
SIZE: 1200mm x 600mm
COLOUR: GREY
NOTE: GROUTING COLOUR TO MATCH



2.4 EXTERIOR BALCONY FLOOR TILE

AREA: PATIOS
PRODUCT SPEC: EXTERNAL NON-SLIP TILE
SIZE: 1200mm x 600mm
COLOUR: GREY
NOTE: GROUTING COLOUR TO MATCH



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



2. FLOOR FINISHES

2.5 GARAGE FLOOR FINISH

AREA: GARAGE

PRODUCT SPEC: PAINTED TO SPEC.

FINISH: COLOUR TO BE CONFIRMED



2.6 TIMBER FLOORING

AREA: LIVING ROOM, DINING, KITCHEN (GROUND FLOOR)

PRODUCT SPEC: OAK

NOTE: HERRINGBONE PATTERN



2.7 SKIRTINGS

AREA: LIVING ROOM, DINING, KITCHEN, BEDROOMS, PJ LOUNGE

PRODUCT SPEC: PAINTED HARDWOOD

SIZE: 100mm x 22mm HIGH SKIRTING STRIP

COLOUR: TO SPECIFICATION



2.8 STEPPING STONES

AREA: PATHWAY TO THE FRONT DOOR

PRODUCT SPEC: EXPOSED AGGREGATE CEMENT PAVING BLOCKS

SIZE: 1500mm x 500mm x 50mm

FINISH: CONCRETE CAST



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



3. INTERNAL WALL FINISHES

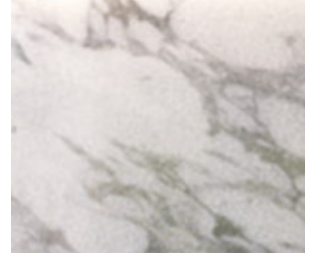
3.1 WALL TILES (SPLASH BACKS)

AREA: KITCHEN & SCULLERY

PRODUCT SPEC: WHITE PORCELAIN TILE WITH GRAIN

SIZE: 1200mm x 600mm

NOTE: SUPPLIER TO PURCHASER'S SELECTION



3.2 WALL TILES (SHOWER WALLS)

AREA: BATHROOMS

PRODUCT SPEC: WHITE PORCELAIN TILE WITH GRAIN

SIZE: 1200mm x 600mm

NOTE: SUPPLIER TO PURCHASER'S SELECTION



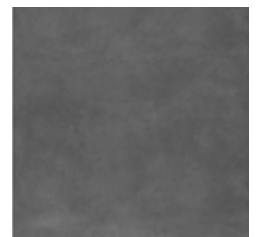
3.3 WALL TILES (SWIMMING POOL EDGE)

AREA: POOL

PRODUCT SPEC: ANTHRACITE LAPPARTO (OR SIMILAR APPROVED)

SIZE: 1200mm x 600mm

COLOUR: TO PURCHASER'S SELECTION



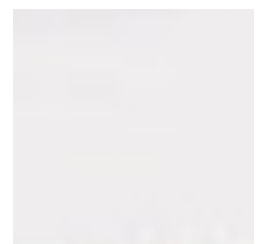
3.4 PLASTER & PAINT

AREA: INTERNAL SPACES

PRODUCT SPEC: PLASTER AND PAINT

COLOUR: REFER TO ARCHITECTURAL GUIDELINES

NOTE: REFER TO ELEVATIONS FOR EXTENT OF PAINT



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



3. INTERNAL WALL FINISHES

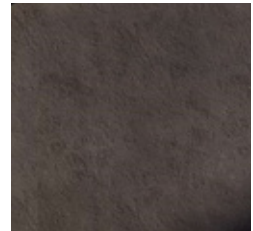
3.5 FEATURE WALL (PAINT)

AREA: BEDROOM

PRODUCT SPEC: PLASTER AND PAINT

COLOUR: REFER TO ARCHITECTURAL GUIDELINES

NOTE: REFER TO ELEVATIONS FOR EXTENT OF PAINT



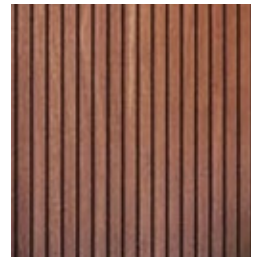
3.6 1 x FEATURE WALL (TIMBER)

AREA: BEDROOM, BATHROOM & LIVING ROOM

PRODUCT SPEC: OAK (VERTICAL STRIPS)

SIZE: N/A

NOTE: TO BE DECIDED BY BUYER



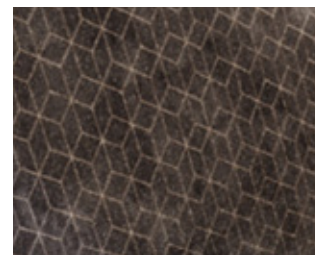
3.7 1 x FEATURE WALL (WALLPAPER)

AREA: PJ LOUNGE

PRODUCT SPEC: BLACK WALLPAPER WITH PATTERN

SIZE: N/A

NOTE: TO BE DECIDED BY BUYER



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



4. INTERIOR FIT OUT

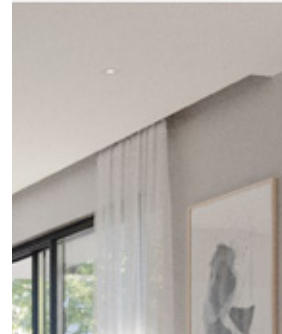
4.1 INTERIOR CEILINGS

AREA: INTERIOR SPACES

PRODUCT SPEC: SUSPENDED SKIMMED & PLASTER GYPSUM BOARD

COLOUR: WHITE

NOTE: SHADOW LINE RECESSES ALONG WALLS AND 250mm RECESS FOR CURTAIN TRACK



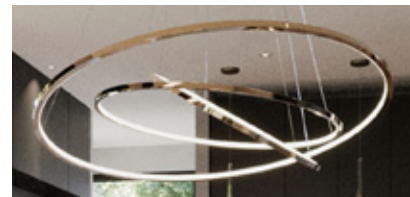
4.2 1 x FEATURE LIGHT FITTING

AREA: ABOVE DINING TABLE

PRODUCT SPEC:

SIZE: TO FIT WITHIN ALLOWANCE

NOTE: TO BE DECIDED BY BUYER



4.3 INTERNAL DOOR FRAMES

AREA: ALL INTERIOR DOORS

PRODUCT SPEC: OAK VENEER DOORS

FINISH: OAK DOOR LININGS



4.4 INTERNAL DOOR IRONMONGERY

AREA: ALL INTERIOR DOORS, EXCLUDING ALUMINIUM SLIDING DOORS

PRODUCT SPEC: TO PURCHASER'S SELECTION

NOTE: PER DOOR FOR LOCKSET, HINGES, HANDLES, AND DOOR STOP



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



4. INTERIOR FIT OUT

4.5 INTERIOR JOINERY (BEDROOMS)

AREA: BEDROOMS

PRODUCT SPEC: DUCO MATT

SIZE: TO BE CONFIRMED

FINISH: DUCO COLOUR TO THE PURCHASER'S SELECTION

NOTE: ENGINEERED OAK STAINED TO LATER DETAIL



4.6 INTERIOR JOINERY (KITCHEN)

AREA: KITCHEN

PRODUCT SPEC: DUCO AND OAK VENEER

SIZE: TO BE CONFIRMED

FINISH: DUCO COLOUR BLACK

NOTE: TO BE DECIDED BY BUYER



4.7 COUNTER TOP (KITCHEN)

AREA: KITCHEN

PRODUCT SPEC: BLACK LEATHERED GRANITE

NOTE: TO BE DECIDED BY BUYER



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



4. INTERIOR FIT OUT

4.8 INTERIOR JOINERY (VANITIES)

AREA: BATHROOMS

PRODUCT SPEC: DUCO MATT

SIZE: TO BE CONFIRMED

FINISH: DUCO COLOUR TO THE PURCHASER'S SELECTION

NOTE: ENGINEERED OAK STAINED TO LATER DETAIL



4.9 ELECTRICAL SWITCHGEAR & LIGHTING CONTROL

AREA: INTERIOR SPACES & PATIO

PRODUCT SPEC: LE GRAND ARTEOR RANGE WITH COVERS

COLOUR: BLACK OR WHITE

NOTE: PURCHASER'S REQUIREMENTS TO BE CONFIRMED



4.10 HEATING & COOLING (OPTIONAL)

AREA: LIVING ROOM AND BEDROOMS

PRODUCT SPEC: AIR CONDITIONING UNITS

NOTE: SPLIT UNIT AIR CONDITIONING

NOTE: TO SPECIALIST'S DETAIL



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



5. KITCHEN APPLIANCES

5.1 OVEN

AREA: KITCHEN

PRODUCT SPEC: SIEMENS 90cm BUILT-IN ELECTRIC OVEN

SIZE: 896mm x 594mm x 570mm

FINISH: STAINLESS STEEL WITH BLACK FRONT

SUPPLIER: SIEMENS



(VB554DFR0)

5.2 HOB

AREA: KITCHEN

PRODUCT SPEC: SIEMENS 90cm GAS CERAMIC HOB

SIZE: 912mm x 520mm

FINISH: CERAMIC TOP SHEET WITH CAST IRON PAN SUPPORT

SUPPLIER: SIEMENS



(ER9A6SD70Z)

5.3 EXTRACTOR FAN

AREA: KITCHEN

PRODUCT SPEC: SIEMENS ISLAND CHIMNEY HOOD

SIZE: 898mm x 600mm

FINISH: STAINLESS STEEL

SUPPLIER: SIEMENS



(LF97BBM50)

5.4 INTEGRATED MICROWAVE

AREA: KITCHEN

PRODUCT SPEC: SIEMENS COMPACT MICROWAVE & OVEN

SIZE: 594mm x 455mm x 548mm

FINISH: STAINLESS STEEL WITH BLACK FRONT

SUPPLIER: SIEMENS



(ET375FFP1E)

FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



6. SANITARY WARE

6.1 BASIN

AREA: ALL BATHROOMS

PRODUCT SPEC: GEBERIT VARIFORM COUNTERTOP BASIN

SIZE: 550mm x 400mm x 178mm

FINISH: WHITE

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.2 BASIN MIXER

AREA: ALL BATHROOMS

PRODUCT SPEC: TALIS 190 BASIN MIXER (HANSGROHE)

SIZE: 154mm x 46mm x 332mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.3 BATH

AREA: MASTER BATHROOM & UNIT 1 BATHROOM 2

PRODUCT SPEC: LIVINGSTONE BATHS CHARLOTTE FREE STANDING

SIZE: 1600mm x 735mm x 530mm

FINISH: WHITE (POLISHED OR MATT TO BE CONFIRMED)

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.4 BATH MIXER

AREA: MASTER BATHROOM & UNIT 1 BATHROOM 2

PRODUCT SPEC: TALIS S BATH MIXER HANSGROHE

SIZE: 120mm x 150mm x 150mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



6. SANITARY WARE

6.5 BATH SPOUT

AREA: MASTER BATHROOM & UNIT 1 BATHROOM 2

PRODUCT SPEC: GIO PLUMBING WALL SPOUT

SIZE: 185mm x 25mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.6 SHOWER HEAD

AREA: ALL BATHROOMS

PRODUCT SPEC: LA GIO BELLA ROUND ROSE

SIZE: 250mm DIAMETER

FINISH: STAINLESS STEEL

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.7 SHOWER ARM

AREA: ALL BATHROOMS

PRODUCT SPEC: LA GIO BELLA CEILING SHOWER ARM

SIZE: 24mm x 150mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.8 SHOWER MIXER

AREA: ALL BATHROOMS

PRODUCT SPEC: TALIS S BATH MIXER HANSGROHE

SIZE: 120mm x 150mm x 150mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



6. SANITARY WARE

6.9 ACTUATOR PLATE

AREA: ALL BATHROOMS

PRODUCT SPEC: ALPHA 15 DUAL FLUSH GEBERIT

SIZE: 213mm x 16mm x 142mm

FINISH: BRIGHT CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.10 TOILET

AREA: ALL BATHROOMS

PRODUCT SPEC: D-NEO WALL MOUNTED TOILET DURAVIT

SIZE: 540mm

FINISH: WHITE HIGH GLOSS

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.11 KITCHEN MIXER (PREP BOWL)

AREA: SCULLERY

PRODUCT SPEC: DÉCOR KITCHEN MIXER 260 SWIVEL SPOUT HANSGROHE

SIZE: 237mm x 104mm x 338mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.12 SINK (DOUBLE)

AREA: SCULLERY

PRODUCT SPEC: SELENE SLX110-40 UNDERSLUNG SINK FRANKE

SIZE: 428mm x 428mm x 190mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



FINISHES SPECIFICATION
19 TORQUAY AVENUE, CLAREMONT



6. SANITARY WARE

6.13 SINK MIXER

AREA: KITCHEN

PRODUCT SPEC: DÉCOR KITCHEN MIXER PULL-ROD-OUT HANSGROHE

SIZE: 272mm x 104mm x 411mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



6.14 PREP BOWL

AREA: KITCHEN

PRODUCT SPEC: SELENE SLX110-40 UNDERSLUNG SINK FRANKE

SIZE: 428mm x 428mm x 190mm

FINISH: CHROME

SUPPLIER: ON TAP PLUMBING & BATHROOMS



NOTES:

INVERTER

FULL UPGARDE TO SOLAR (PER HOUSE). AVAILABLE WITH CAR CHARGER AT ADDITIONAL COST.

POOLS

EACH HOME HAS THE OPTION OF THE POOL.

BIN ROOM

PROVISION FOR A BIN ROOM NEAR THE FRONT GATE.

SECURITY INSTALLATION

CCTV CAMERA INSTALLATION.

GUARD HOUSE

24/7 GUARD WITH THE GUARD HOUSE AT THE FRONT GATE.