



DOGON | GROUP

PROPERTIES

STATION HOUSE

FINISHING SCHEDULE - FLOORS 1 - 3 (HOTEL)



HEAD OFFICE **021 433 2580**

dogongroup.com

A visionary company with decades of experience



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PROPERTIES

COMPANY PARTICULARS

Established in 2002, Dogon Group Properties has proven to be a true real estate success story. The Dogon 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. Dogon Group currently have offices in high profile positions in Sea Point and Southern Suburbs.

Dogon Group 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, Dogon Group has a dedicated in-house marketing department ensuring that focused and specialized marketing strategies are implemented. The powerful proprietary Dogon Group 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 PROPERTIES (PTY) LTD
REGISTRATION NO: 2002/020365/07
REGISTERED WITH THE PPRA - FFC NO. F110941
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FINISHING SCHEDULE

ANNEXURE 3

MAY 2021

1st-3rd FLOOR APARTMENT SPECIFICATIONS (BOUTIQUE HOTEL)

FLOOR FINISHES

Living area and bedroom	Vinyl flooring or similar approved by architect.
Bathroom	Terrazzo look, porcelain tile or similar approved by architect.
Balconies	Anti-slip tiles or similar to architect's design and specification laid on screed to fall on waterproof membrane.

WALL FINISHES

General interior	Taped, skimmed and painted gypsum drywall to comply with applicable acoustic and fire rating together with noggins required to support services, fixtures and fittings.
Shower wall	Full height white metro tiles, stackbond pattern.
Bathroom	1200mm (h) white metro tiles, stackbond pattern.
Kitchen splashback	White subway tiles or similar.
Balconies	Painted fair face brickwork to architect's design and specification.

CEILINGS

General	Exposed concrete soffit with feature skimmed bulkhead to architect's design.
Bathrooms	Skimmed and painted gypsum ceilings.

DOORS & WINDOWS

External doors (Balconies)	Aluminium glazed sliding doors to architect's design and manufacturer's specification.
Internal doors	2100mm white painted timber doors. Matte black aluminium door frames or similar, matte black Ironmongery.



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MAY 2021

SKIRTINGS

General	Hardwood timber skirtings painted to architect's design.
Balconies	Tiles to architect's design and specification.

SANITARY FITTINGS/PLUMBING

WC / Toilet	White wall hung pan.
Wash hand basin	Wall mounted white basin and black vanity, matte black mixer and waste.
Shower	Framed glass screen matte black shower rose, arm and mixer.
Kitchen sink	Stainless steel single sink matte black mixer.

LIGHTING

General and bathrooms	Black track and pendant lighting to exposed concrete soffits downlights in bathroom and general ceilings.
Balconies	Surface mounted downlights.

BATHROOM ACCESSORIES

Matte black bathroom accessories.

BALCONIES

Balustrade	Glass balustrade to architect's design and manufacturer's specification.
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ANNEXURE 3

MAY 2021

KITCHEN & BUILT-IN CUPBOARDS

Kitchen cupboard	Melamine with black steel plate to front or similar black round handles to manufacturer's specification, black steel round legs.
Kitchen open shelving	Duco sprayed, black.
Worktops	20mm polished stone worktop.
Appliances	Compact microwave, bar fridge, *see note below.
Bedroom cupboards	Scratch resistance melamine, black aluminium hanging rail and frame, black round handles to manufacturer's specification black steel round legs.

*Note: Electrical connections will be provided for a hob, oven, extractor and full fridge, should these appliances be installed in the future.

INTERNAL CIRCULATION & COMMON PASSAGES

FLOOR FINISHES

Internal circulation	Vinyl flooring or porcelain tile or similar approved by architect.
Fire escape	Floors, treads and risers to be granolithic screed.

WALL FINISHES

Internal circulation	Off-shutter concrete. Masonary with 2 coat plaster or fair face brickwork finished with paint, accent walls to architect's detail.
Fire escape	Bagged masonry walls. Columns and bagged walls to receive paint finish.

CEILINGS

Internal circulation	Exposed concrete soffits or skimmed and painted gypsum ceilings.
Fire escape	Exposed concrete soffits.



FINISHING SCHEDULE

ANNEXURE 3

MAY 2021

EXTERNAL WORKS

Façade	Combination of painted fair face brickwork, powder coated aluminium profiles and accent walls to architect's specification.
Landscape	Provided to later design and specification.

BASEMENT LEVELS

FLOOR FINISHES

Parking areas	Power floated concrete complete with road markings and signage.
Utility rooms and storage	Granolithic screed.

WALL FINISHES

Parking areas	Off-shutter concrete or masonry with 1 coat plaster or fair face brickwork. All finished with paint.
Utility rooms and storage	Off-shutter concrete or masonry with 1 coat plaster or steel frame with expanded mesh infill. All finished with paint.

CEILINGS

Parking areas	Exposed concrete soffits.
Utility rooms and storage	Exposed concrete soffits.

DOORS

Parking areas	Fire rated as required by the rational fire design.
Utility rooms and storage	Fire rated as required by the rational fire design. Ironmongery will comprise of mortice locksets with door furniture of a local manufacturer.



GENERAL NOTES

APARTMENTS

- All bathrooms include 1 mirror per wash hand basin.
- Apartment numbering included in fit-out.
- Wired DSTV point to lounge only, with wireways and drawboxes to/in each separate bedroom.
- All doors and windows by design supply specialist, subcontractor to architect's aesthetic intent and XA consultants requirements.
- Each apartment receive AC to mechanical engineer's specification.
- Condenser units for AC to be housed on the unit balcony which will receive a screening element to later specification.

ELECTRICAL AND LOW VOLTAGE

- Electrical prepaid meter to be provided per apartment. This unit may be installed outside/inside the apartment, with an app based viewing and payment platform.
- Lightning protection will be provided if required by relevant SANS codes.
- Earthing will be to relevant SANS code.
- Surge protection will be provided to all main and sub-distribution boards.
- A wired point will be provided to each apartment. The common areas will be Wi-Fi enabled.
- Access control will be by means of either card facial recognition or app-based system with CCTV throughout.
- On-site full generator capacity provided.

WATER RETICULATION AND FIRE PROTECTION

- Hot and cold water will be provided to each apartment, to be metered by means of electronic meters.
- Domestic hot water will be generated using heat pump technology and utilising waste-heat from the VRF air-conditioning system when available to ensure maximum energy efficiency. This decentralised system will be located in the building's service core at each floor level.
- On-site water treatment provided to supplement the municipal water supply.
- On-site back-up water storage provided.
- Building sprinkler protected.

LIFTS

- 4 high-speed lifts exclusively serve residential floors.
- 2 high-speed lifts exclusively serve the rooftop restaurant, bar and pool area.
- 1 lift at ground floor exclusively serve the retail section.