

SPECIFICATIONS SUMMARY

EXTERNAL WALLS: *Completions*

Completions within external walls are comprised of the following features:

Cast stone sills externally and timber window boards internally with deep angled plaster reveals.

Hardwood casement windows supplied by Dask.

Hardwood mahogany doors and screens with glazed panels, painted, with high quality ironmongery throughout.

Certain Cottage plans call for a glass and wood (or steel) Conservatory at the primary or secondary entrance to the Cottage.

INTERNAL WALLS, PARTITIONS: *Completions*

Completions within internal walls and partitions are comprised of the following features:

Solid hardwood paneled doors with iron hinges and hardware, painted finish.

Decorative architrave/reveal linings to all internal door openings, painted finish.

Stone mantles on plastered fireplaces with reveals and niches with decorative doors, designed and developed especially to suit the Cottages.

Minimum 9' ceiling heights in living rooms; approximately 8' 10" or more in bedrooms.

STAIRS, RAMPS: *Completions*

Painted softwood stairs, stringers, and risers.

Balustrades to stairways within Cottages will be in hardwood with a hardwood handrail; approximately 1100mm high (3'7") and hardwood treads.

INTERNAL WALLS, PARTITIONS: *Finishes*

Roughcast/textured skim plaster to all walls.

Highest quality marble in bathrooms and showers.

FLOORS, GALLERIES: *Finishes*

All Cottages have four bedrooms and four bathrooms; each bedroom is to be fitted out with plush wall-to-wall carpeting with carpet pad. French Limestone flooring (as in The Garden House Suites) throughout ground floor living, dining, kitchen, hall, and Conservatory areas.

Bathroom floors shall be highest quality marble flooring.

CEILINGS: *Finishes*

Ceilings to all Cottages are comprised of 12.5mm (1/2") foil backed plasterboard with finish skim coat applied to plasterboard. Plaster texture to ceilings to be slightly smoother than walls.

Beautiful antique beams and lintels to be provided in the living, dining, and bedrooms and antique wood lintels above all entries to bedrooms.

Antique wood posts to join beams at certain kitchen entries.

MECHANICAL INSTALLATIONS

Each Cottage will be provided with separate heating and air-conditioning systems/controls. Flooring on both floors will be heated. Ultra quiet air-conditioning by Sanyo in each room.

Continuous hot water to all bathrooms with additional storage capacity.

High pressure pumps to accommodate vigorous showers in each bathroom.

A gas supply fireplace appliance with coal or peat effect to living areas; insulated metal flue.

ELECTRICAL INSTALLATIONS

High specification lighting package to be provided to all Cottages.

Power points are to be provided within Cottages with bronze finish to switches.

SPECIFICATIONS SUMMARY

Wiring will be installed for the transmission of satellite/cable TV/Movies on Demand in the living room and all bedrooms of each Cottage.

All Cottages will be provided with smoke alarm systems.

Communications wiring (phone and wireless internet) will be available to living areas.

Telephone wiring also available to all bedrooms.

CULINARY FITTINGS

Custom-designed kitchens with granite countertops, touch-close drawers, oak raised paneling cabinetry, and stone or tile backsplashes. All appliances manufactured in Germany by Neff: Fully integrated dishwasher 4 Zone ceramic hob Fridge freezer with icemaker Lin 60cm wall mounted extractor Model 55 insinkerator Combination microwave oven

SANITARY, HYGIENE FITTINGS

Each bedroom to have full adjoining bathroom with shower.

Luxury fittings in bathroom by Grohe/shower by Hudson Reed (polished chrome) including hand held unit.

Large, sumptuous marble shower installations.

Water closets with wood seats; hinge and handle to be best quality chrome finish or equal.

Wash hand basins by Armitage Shanks.

Custom made vanity units with stone countertops (white with grey veining).

STORAGE, SCREENING FITTINGS

Closets will be provided in all bedrooms, with hat shelf and rod. Safes to be provided with safe shelf unit.

Note: These Outline Specifications are part of a work in progress, and may be altered at the Developer's sole discretion.

BUILDING STRUCTURE ELEMENTS

The overall structure of the building is comprised of the following key elements:

SUBSTRUCTURE: The substructure of the building (i.e., that below finished ground level) consists of 350mm diameter cast in place bored reinforced concrete piled foundations underneath reinforced concrete pile caps/pad foundations with a 325mm (13") thick reinforced, insulated concrete slab.

EXTERNAL WALLS: The external walls of the building are in cavity blockwork comprised of a 215mm (9") thick solid, concrete blockwork inner leaf, a 100mm (4") cavity enclosing a 60mm (2 1/2") layer of high density insulation and a 100mm thick, solid concrete blockwork outer leaf. The external face of walls will then be finished with a rough-cast plaster finish to walls above ground floor level. Pre-stressed concrete or pressed steel lintels over all doors and window openings and natural ventilation will be provided to each individual room.

INTERNAL WALLS, PARTITIONS: The internal walls and loadbearing partitions of each Cottage will be: loadbearing ground floor partitions to be in high-density, concrete blockwork. First floor partition and non-loadbearing partitions to ground floor to be steel studs with incorporated Acoustic Mats.

FLOORS, GALLERIES: Floors to all Cottages will be in 100mm wideslab precast concrete floor construction with a 100mm (4") thick mesh reinforced concrete. All floors will be supported on load bearing masonry.

STAIRS, RAMPS: All stairs and landings structure to the Cottages are to be in red deal wood.

ROOFS: Classic Vermont natural slate roof (black). The roof will be a traditional cut timber pitched roof or constructed from timber trusses. 150mm (6") thick quilt insulations will be laid between all ceiling joists.

