

Upper Oak Development

Interior finishes

inoVISION
interior architecture & design

Upper Oak:

Colour samples and specs:

(To be interpreted in conjunction with 3D Renders)

General finishes:

- Wallfinish: Refer wallfinish layout
- Floorfinish: Vinyl as per sample board imported by client with matching skirtings
- Downlighters finish: Satin Chrome.
- Ceiling/slab over: Slab to receive rhinolite plaster and white paint
 - Cornice proposed: Shadowline poly product similar to image:
(product in image imported from Germany but can be sourced and manufactured locally at fraction of price: Nomastyl T4 from NMC Products South Africa)



Kitchen:

- Counter worktop surfaces: Engineered stone WG123
- Handles: Proposed handles to be “over the edge” handles to appear handleless.
- Island countertop worktop surface and waterfall legs: Engineered stone WG123
 - Detail on island waterfall legs: 100 mm Engineered stone frame with mitred edges and centre cutout
 - Centre cutout to be fitted with high gloss melamine insert to match majority of kitchen finish
 - Concept is to create illusion that island is fitted with engineered stone legs to introduce reduced cost
 - Decorative pendant lights over island unit proposed to have a natural finish e.g grass, cane or similir as per current trends. Underside of pendants to be installed at approximately 1800/1900mm a.f.f.l.
- Accent units in kitchen cabinetry all to be finished in Duco or similar in Plascon Essentails Colour Rhine Castle:
 - Corner unit
 - Microwave unit and
 - Unit over fridge/freezer
 - Please take note unit over fridge/freezer to receive adjustable lower shelf to accommodate different heights of appliances.
- Splashback:
 - 75/80mm engineered stone splashback over entire worktop counter with exception of area over hob.
 - Portion over hob: Engineered stone WG 123 to underside of top units

- Balance of wall over 75/80mm engineered splashback to receive Bronz mirror

Bathrooms:

- Floorfinish in shower:
 - Large format tile to accommodate fall of shower floor
 - Tile: Cloud Grey sample as per sample chosen at meeting
 - Grout: Grey to match colour of tile to appear seamless



- Wallfinish in shower:
 - White high gloss subway tile as per approved sample client spec (See wallfinish layout) to underside of slab)
 - Grout colour: Pro Grip Cloud Grey
- Splashback over whb:
 - Option 1:
 - Engineered stone to match kitchen counter surfaces @ height prescribed by client to accommodate costs
 - Option 2:
 - White high gloss subway tile as per approved sample client spec behind prefabricated whb unit. (Refer wallfinish layout)
 - Grout colour: Pro Grip Cloud Grey
- Vanities:
 - White high gloss prefabricated units with integrated basin and top (Integrated unit reduces costs by not having to source/purchase additional basin and engineered tops)

Bedrooms and others:

- Dressing table worktop surface: Engineered stone WG123
- General finishes to B.I.C's to be white high gloss.
- Handles: Proposed handles to be "over the edge" handles to appear handleless.
- Island countertop worktop surface and waterfall legs: Engineered stone WG123