



PLOVER'S NEST

FINISHES SCHEDULE (standard specification)

Issue Rev 02 - 26/09/2017

FINISHES SCHEDULE

1. FOUNDATIONS AND STRUCTURE

- 1.1 Foundation to engineers design and specification.
- 1.2 Concrete surface beds to engineers design and specification.
- 1.3 Suspended concrete slabs to be precast concrete to engineers design and specification.
- 1.4 External and internal walls constructed in cement maxi brick according to the specification of the National Building Regulations.

2. ROOF CONSTRUCTION

- 2.1 Victorian profiled metal sheeting with pre-painted finish.
- 2.2 Trusses by approved supplier as per engineers design and specification.
- 2.3 Glass wool on-ceiling insulation provided.
- 2.4 Fibre cement bargeboards and fascias.
- 2.5 Aluminium gutters with PVC downpipes.

3. EXTERNAL WALL FINISHES

- 3.1 Plastered and painted.
- 3.2 All window sills to be plastered to fall, and painted.

4. INTERNAL WALL FINISHES

- 4.1 Internal walls, where not tiled, to be plastered and painted.
- 4.2 Window sills to be plastered and painted.
- 4.3 Kitchen walls tiled between counter and underside of cupboard.
- 4.4 Shower side walls tiled to top of shower screen/door only.
- 4.5 Tiled splash back behind basins.
- 4.6 Garages bagged and not painted.

5. FLOOR FINISHES

- 5.1 Floor tiling where selected to be 600 x 600mm gres porcelain tiles.
- 5.2 Pine skirtings 69 x 21mm (painted white) throughout.
- 5.3 Garage – screed finish no skirting.

6. CEILINGS

- 6.1 Ceiling on ground floor to be plastered / skimmed and painted.
- 6.2 Ceilings on first floor 6.4mm gypsum board on 38 x 38mm brandering skimmed and painted.
- 6.3 Shadow cornice formed by wall angle plaster trim.
- 6.4 Garage ceilings not plastered or painted.

7. EXTERNAL WINDOWS AND DOORS

- 7.1 Aluminium windows to be powder coated white.
- 7.2 Bedroom windows to have aluminium sliding shutter where shown on elevation.
- 7.3 Timber external doors in timber frames to be painted (colour to architect).
- 7.4 Garage door sectional overhead – automatic opener optional.

8. INTERNAL DOORS

- 8.1 Internal doors are semi-solid painted in timber frames.

9. IRONMONGERY

- 9.1 Stainless steel door handles with two lever mortice locks to all internal doors.
- 9.2 Stainless steel door handles with three lever mortice locks to front doors.

10. PLUMBING

- 10.1 Dishwasher and washing machine points provided.
- 10.2 Hot water generation system comprises a roof-mounted 'flat panel' solar system and in-roof 150L geysers.

11. SANITARYWARE

- 11.1 Basins – Vitra 65cm and 50cm wall hung basins.
- 11.2 Toilets – Betta Shortland close couple WC.
- 11.3 Bath – Libra Widestar (standard).
- 11.4 WHB Mixers – Hansgrohe Decor 100 (chrome).
- 11.5 Shower Mixer – Hansgrohe Décor (chrome).
- 11.6 Shower Rose – Hansgrohe Crometta Green wall mounted rose.
- 11.7 Bath Mixer - Hansgrohe Décor (chrome).
- 11.8 Kitchen sink – Teka Universo 2B stainless steel double bowl sink.
- 11.9 Kitchen mixer – Hansgrohe Décor 240 (chrome).
- 11.10 Accessories – Grohe Essential toilet roll holder and 600mm towel rail per bathroom.
- 11.11 Shower screens – 1.8m framed glass screens to be powder coated.

12. ELECTRICAL POINTS (refer Electrical layout drawings)

13. LIGHT FITTINGS (refer attached schedule)

- 13.1 Ceiling-mounted light - 230V Square surface mounted ceiling luminaire S/S satin silver trim and flat glass.
- 13.2 Exterior lights - Surface mounted rectangular 'bulkhead' wall luminaire.

14. PAINTING

- 14.1 All plastered areas will receive a single filler coat and 2 coats acrylic PVA to manufacturer's specification. (colour to architect specification).
- 14.2 All external timber will be painted with non-drip enamel to manufacturers spec. (colour to architect specification).
- 14.3 Ceilings will receive two coats white acrylic to manufacturer's specification.
- 14.4 All internal doors will be painted with non drip enamel to manufacturers spec. (painted white).
- 14.5 Garage interior walls unpainted.
- 14.6 Garage ceiling unpainted.

15. KITCHEN & BEDROOM CUPBOARDS (refer Kitchen and Cupboard drawings)

- 15.1 Kitchen - Melawood with Linear finish.
- 15.2 Bedroom cupboards - Melawood with Linear finish.
- 15.3 Interiors – Melawood with Peen finish.
- 15.4 Counters – Rustenburg granite tops (30mm).
- 15.5 Cupboard handles – 14mm cigar.
- 15.6 Kitchen and bedroom cupboards floor standing refer kitchen lay-outs.

16. APPLIANCES

- 16.1 Hob – 60cm stainless steel electric hob or optional gas/induction hob - Bosch
- 16.2 Oven – 60cm under counter electric oven - Bosch
- 16.3 Extractor – integrated hood filter only - Bosch

17. GLAZING

- 17.1 All glazing will be single glazing in accordance with SANS 10400-N.
- 17.2 Mirrors to bathrooms (width of basin x 900mm high)

18. PATIO and ENTRANCE PORCH

- 18.1 Porch to be tiled with Gres Porcelain tile to match interior floor tile.
- 18.2 Patio to be paved in cement pavers.

19. YARD WALLS, GATES & FENCES

- 19.1 Garden side walls 1.2m or 1.8m height (where applicable) will be plastered and painted masonry construction where applicable.
- 19.2 Gates to be PVC with stainless steel hinges and latch.
- 19.3 Garden fence/walls on private roads and green belts will be 1.2m x 190mm masonry block wall or PVC picket Fence if applicable. Gate in the wall optional extra.
- 19.4 Where units are back to back 1.8m x 190mm masonry block wall will be used.
- 19.5 Where units neighbour onto Copacabana Drive 1.8m x 190mm masonry block wall and/or steel mesh fence will be used.

20. LANDSCAPING

- 20.1 Only lawn will be provided.
- 20.2 One stand pipe (garden tap) to be provided in the garden of each unit.
- 20.3 Driveway and paving - Cement Paving – as per the detailed site plan.
- 20.4 Street landscaping – as per developer.

21. PARKING

- 21.1 2 Bed Unit: 2no. parking bays under PVC pergola in front of unit. Pergola covered in IBR sheeting with chromadek finish (colour to match roof).
- 21.2 3 Bed Unit: single garage and 1no. parking bays under PVC pergola in front of garage. Pergola covered in IBR sheeting with chromadek finish (colour to match roof).

22. PERGOLAS

- 22.1 Pergolas (no cover) manufactured in PVC or as per developers preferred material.

23. PRIVACY SCREEN (Optional)

- 23.1 1 x 3.2 x 600mm Screen manufactured in PVC or as per developers preferred material. Privacy Screen optional extra on 1.2m walls only.

24. BRAAI (Optional)

- 24.1 1m wide mild steel built-in braai with adjustable grid.
- 24.2 350mm Diameter fibre cement flue.

25. GENERAL ITEMS

- 25.1 No curtain rails or window blinds are included – these items are for the purchaser's account.
- 25.2 The material specified in this specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation in specification will be of similar quality.
- 25.3 Irrigation not included.

End.
