

# KINGS GATE RESIDENTIAL DEVELOPMENT AT HILLCREST SCHEDULE OF FINISHES ETC

## Revision 3

All building work and materials to be in compliance with N.B.R (National Building Regulations) SANS 10400. All work standards to be in compliance with the NHBRC regulations.

### FOUNDATIONS

- Conventional reinforced concrete strip foundations with cement Maxi-brickwork to engineer's details
- 100mm Mesh reinforced concrete surface beds with plastic underlay and soil poisoned

### STRUCTURE (WHERE APPLICABLE)

- Precast concrete rib-and-block suspended slabs with reinforced concrete in-fill or precast concrete "Eco" slabs all to engineer's detail
- Reinforced concrete framed stairs where applicable

### WALLS

- Cement Maxi brick walls 90mm internally with 190mm party walls and 190mm external walls
- Galvanized steel brick reinforcing and precast concrete lintels over openings
- Nominal floor-to-ceiling height internally of 2.5m

### ROOFS

- Coloured precast concrete roof tiles with matching ridges etc
- Plastic underlay
- Prefabricated timber roof trusses to engineer's detail on 38 x 76mm treated pine wall plates
- 38 x 38mm Sawn treated pine tiling battens
- Bargeboards – painted – no fascias
- Coloured aluminium gutters and PVC downpipes
- Galvanised steel valley irons
- Acrylic flashings

### DOORS

#### Internal doors

Hollow core flush doors size 813 x 2032mm in galvanized steel frames with pair of 100mm sinkless hinges and with 2-lever mortice lockset with chrome plated handles – undercoat and 2-coats gloss enamel paint

#### Front doors

Meranti framed front doors size 813 x 2,032mm in meranti frames, hung on one pair of 100mm butt hinges and fitted with 3 lever mortice chrome plated lockset – 3-coats clear polyurethane varnish

### Alternative front doors

Powder coated aluminium framed part glazed door in aluminium frame with flush-butt hinges and cylinder lever lockset - colour to architect choice

## **WINDOWS AND SLIDING DOORS ETC**

### Windows

Powder coated aluminium framed windows glazed with clear sheet glass (obscure glass to bathrooms etc) – pivot type opening out sashes with easy-clean hinges – colour to architect choice

### Window sills

Externally - Plastered with projecting moulding – PVA painted to match walls

Internally – Plastered and PVA painted

### Sliding doors and frames

Powder coated aluminium framed sliding doors and fixed sidelights glazed with clear laminated or toughened safety glass in accordance with glazing regulations – colour to architect choice

### Door thresholds

Screed and ceramic tiles

### Shower screens

Aluminium framed clear glass shower screens

## **BALUSTRADES**

- To stairs and access corridors - 90mm Maxi brick balustrades plastered and PVA painted
- To stairs - Painted galvanized steel handrail
- To upper level balconies – Painted galvanized steel balustrades to architect detail

## **INTERNAL FINISHES**

### Walls generally

- Plastered and painted one coat sealer (or filler coat) and two finishing coats of PVA  
Ceramic wall tiles selected from options as presented on sales board with joints grouted
- To bathrooms – to riser wall of baths, 900mm high to side and back walls of baths, 600 x 600mm splashbacks to basins and 1.8m high to walls of shower recesses
- To kitchens – 600mm high above cupboard counter units and 1.8m high to fridge and stove recesses

### Ceilings

- At nominally 2.5m above finished floor level
- To upper levels below roof trusses - suspended 9.5mm plasterboard on 38 x 38mm sawn pine support grid and with taped and skimmed joints and painted with two coats of PVA
- To lower levels below concrete - plastered and painted one coat sealer (or filler coat) two finishing coats of PVA to lower level of units under concrete slabs

### Floors

- To inside of apartments – Screed and ceramic tiles selected from options as presented on sales board with joints grouted with tile grout
- To outside veranda of apartments – Screed to falls and ceramic tiles selected by developer
- Skirtings - 19 x 40mm Pine skirtings painted undercoat and 2-coats gloss enamel paint

## OUTSIDE COMMON AREAS

- Walls etc - Plaster painted with one coat sealer (or filler coat) and two finishing coats of PVA
- Some feature areas of face bricks

## PLUMBING

### Hot water

Two bedroom	Type A2 apartments	150 litre pressure geyser
Three bedroom	Type A3 apartments	200 litre pressure geyser
Two bedroom	Duplex units	150 litre pressure geyser with solar panel on roof
Three bedroom	Duplex units	200 litre pressure geyser with solar panel on roof
Three and four bedroom	Simplexes and Freestanding	200 litre pressure geyser with solar panel on roof

- 15mm metered water connection will be provided adjacent to or near to the apartment front door
- Plumbing installation will be done by a licensed plumber and to comply with local authority requirements
- Sanware and brassware – selected from display in sales office
- Hot and cold water reticulation in PEX or similar water piping and fittings
- PVC waste and vent piping and fittings
- Underground drainage as necessary to comply with municipal regulations
- 15mm hose tap outside each unit (except to Type A2 and A3 apartments)

## ELECTRICAL

### Connections

40 Amp single phase electrical connection – pre-paid meter

	Type A2	Type A3	Type D2	Type D3	Type F3	Type F4	Type S3
Ceiling light	5	6	8	9	9	10	9
Ceiling light (bathroom)	1	2	1	1	2	2	2
Bulkhead light point (outside)	1	1	2	2	2	2	2
15-amp plug	4	5	4	5	5	6	5
15-amp double plug	4	5	4	5	5	5	5
Waterproof plug on veranda	1	1	1	1	1	1	1
Stove isolator	0	0	0	0	0	0	0
Geyser isolator	1	1	1	1	1	1	1
Data point	1	1	1	1	1	1	1
T V Aerial point	1	1	1	1	1	1	1
Single phase distribution board	1	1	1	1	1	1	1

### Generally

- Reticulation to comply with municipal supply authority
- Central TV satellite dish will be provided on the Estate (connection fee to central TV satellite dish; monthly subscriptions for owners account)
- Free-standing 3-plate plug-in stove installed in recess between kitchen cupboards

## **CUPBOARDS**

### Kitchen cupboards

- Carcass, shelves and doors etc of white melamine or similar with matching edge strips with drawer runners, chrome plated steel offset hinges and handles
- Post formed Formica worktops as per samples at Sales office
- Space will be left under counter for single appliance and the necessary plumbing will be provided

### Bedroom cupboards

- Carcass, shelves and doors etc of white melamine or similar with matching edge strips with chrome plated steel offset hinges, handles and aluminium hanging rails (two-thirds hanging and one-third shelves)

## **AIR-CONDITIONING**

No provision for any air-conditioning

## **SUNDRIES**

A retractable wash line will be provided on the balconies of each apartment (Apartments A2 & A3)

## **ROADS AND PAVING AND RETAINING STRUCTURES ETC**

### Roads and parking generally

- Roads of 30mm Asphalt on layerworks as required by the engineer with Fig-6 concrete kerbs to one side only
- Covered parking spaces of 25mm Asphalt on layerworks as required by the engineer and with carport to architect's detail
- Open parking spaces of precast concrete grassed blocks on layerworks as required by the engineer

### Roads in feature areas at intersections

- Precast concrete cobble paving on sand bed on layerworks as required by the engineer with Fig-6 concrete kerbs to one side only

### Sidewalks and pathways

- Generally of 20mm Asphalt on layerworks as required by the engineer
- Feature areas as required by the architect of precast concrete pavers on sand bed on compacted in-situ material as required by the engineer

### Retaining structures

Very nominal precast concrete dry-stack retaining structures as necessary planted with appropriate ground covers as required by the engineer

## **BOUNDARY WALLING AND FENCING**

- 100m Along Fischer Road and Ngweni Road corner – 1.8m High concrete block boundary wall with 6-strand electrification all to architect detail
- Remainder of site perimeter – "Clearvu" or similar steel fencing 1.8m high with 600mm high post-extensions with 6-strand electrification with underdig

## **LANDSCAPING AND PLANTING**

- All level and gently sloping areas to be grassed with runners with limited areas of instant turf
- Banks etc to have approved ground covers
- Indigenous trees, shrubs etc planted as directed by landscaping specialist
- All planted areas are to be maintained for 3 months after handover of the planted spaces to the Body Corporate including regular mowing and weeding as necessary