

Kingsley Apartments: Finishing Schedule

1 Building General

1.1 Roofs

Material: As per Architect and Engineers approved material with SABS approved underlay

Colour: As per Architect approval

1.2 Rainwater goods

Gutters: As per Architect approval Aluminium 125mm square

Down pipes: 80mm Ø round uPVC or Aluminium as per Architect

1.3 Fascia & bargeboards

225 x 12 mm high density Nutec, painted to Architect's specification

1.4 Walls

1.4.1 External walls: Cavity wall construction with cement bricks, with single coat wood floated plaster and painted to architects' specification

1.4.2 Internal walls: Single skin walls with cement bricks with single coat steel floated plaster and painted to architects' specification

1.4.3 Colours: As per Architect's specification and developers' choice

1.5 Windows

1.5.1 Aluminium window panes in powder coated finish as per Architect's window schedule

1.5.2 Internal window sills to be plastered and painted as per Architect's specification.

1.5.3 All glazing to windows to be SABS approved, with obscure glazing/sandblast vinyl to bathroom.

1.6 Doors

1.6.1.1 Front door to be solid engineered hardwood timber 40mm thick 4 panel door, primed and painted to Architect's specification

1.6.1.2 External and internal door frames to be engineered solid hardwood painted to Architect's specification

1.6.1.3 Internal doors to be hollow-core flush panel doors with concealed edges, primed and painted to Architect's specification

1.7 Floor finishes

1.7.1 Tiles throughout: 600x600mm Ceramic tile, square pattern as per developers choose

1.7.2 Shower floor to be tiled with square cut tiles not bigger than 100mm

1.7.3 100mm High tile skirting as per floor ceramic tile

1.8 Wall tiling

1.8.1 Inside Shower Tiles: 600x300mm Ceramic tile to 2.1m high as per developers choose

1.8.2 Kitchen: 600x300mm Ceramic tile to underside of top cupboard as per developers choose

- 1.8.3 Bathroom: Basin splashback 1 x 600 x 300mm Ceramic tile as per developers' choice
- 1.8.4 Natural aluminium edge trim to all edges and corners
- 1.8.5 "Cemflex" waterproofing to shower walls and floor where applicable

1.9 Ceilings

- 1.9.1 TopFloor finish with joint sealed and prepared with 30x20mm shadow line cornices painted to Architect's specification

1.10 Paint

- 1.10.1 SABS approved paint applied as per manufacturer's specification and colours as per developers' choice

1.11 Ironmongery

1.11.1 Locksets

- 1.11.1.1 Front doors: SABS approved Cylinder lock
- 1.11.1.2 Internal doors: 2 Lever SABS approved mortice locksets

1.11.2 Door handles

- 1.11.2.1 Front doors: Lever handles polished stainless steel as approved by developer
- 1.11.2.2 Internal doors: Lever handles polished aluminium as approved by developer

1.12 Joinery

- 1.12.1 Built-in cupboards in bedrooms, 16mm PG Bison Melamine Boards with 2mm HIE, Accent Range (Caraz, Congo, Preen) to specialist supplier design.
- 1.12.2 Kitchen unit, 16mm PG Bison Melamine Boards with 2mm HIE, Accent Range (Caraz, Congo, Preen) to specialist supplier design
- 1.12.3 Cupboard handles (BIC only) as per developers' choice
- 1.12.4 Kitchen counters 20mm white engineered stone as per developers' choice

1.13 Lighting and Electrical

- 1.13.3 Track light with 2 x Black spots in bedrooms and kitchen as per developers' choice
- 1.13.4 Track light with 3 x Black spot in lounge as per developers' choice
- 1.13.5 Black rim ceiling mounted luminaire in bathroom as per developers' choice
- 1.13.6 Single internet point to living room
- 1.13.7 One double plug point in bedroom
- 1.13.8 One Stove point with isolator
- 1.13.9 One single plug point for cooker hob
- 1.13.10 One single plug point for microwave
- 1.13.11 One double plug for fridge/washing machine
- 1.13.12 One double plug point in kitchen, above counter

- 1.13.13 One double plug point to lounge
- 1.13.14 Pre-paid meter and Distribution Board per unit

1.14 Sanitary Fittings

1.14.1 Bathrooms

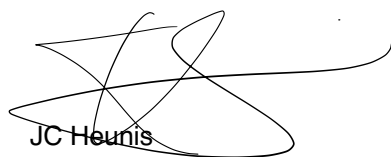
- 1.14.1.1 Basin Single vanity with basin as developers' choice
Hans Grohe Chrome Basin Mixer
- 1.14.1.2 WC White ceramic Close couple Pan
One toilet roll holder
- 1.14.1.3 Shower Hans Grohe Chrome Shower mixer
One Shower arm
One Shower rose
Framed Panel sliding glass doors as per developers' choice
- 1.14.1.4 General 300x800mm high mirror fixed to wall
2 xTowel hocks fitted and fixed as per developers' choice

1.14.2 Kitchen

- 1.14.2.1 Sink (Studio & 1 Bedrooms units): Stainless steel single drop-in Sink with drip tray and Hans Grohe Chrome Sink Mixer
- 1.14.2.2 Sink (2 Bedroom & Penthouse units): Stainless steel double drop-in Sink with drip tray and Hans Grohe Chrome Sink Mixer
- 1.14.2.3 Washing point: One water connection and waste pipe for dishwasher or washing machine
- 1.14.2.4 Oven and Hob: Defy electric box set bundle, 4 plate hob (DB0484E &DHD399) to all units except studio unit get a 2-plate hob or similar as approved by developer.
- 1.14.2.5 Cooker Hood: Slimline integrated stainless steel extractor or similar as approved by developer (expect for studio unit, no extractor)

Proposed Shadow Line Cornice




JC Heunis

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