

Saint Square Estate Schedule of Finishes - Apartment + Townhouse

As at 10.07.22

Element	Description
1.0	Foundation
1.1	Foundation Footings <ul style="list-style-type: none"> - Minimum 15 MPa concrete to strip footings as per the Engineer's details.
1.2	Foundation Plinths <ul style="list-style-type: none"> - Foundation brickwork above natural ground level (NGL) to be plastered and painted.
1.3	Surface Bed <ul style="list-style-type: none"> - 100 mm thick 15MPa concrete slab casted on compacted surface bed with SABS approved 250 micron under surface bed damp proof membrane.
2.0	Superstructure
2.1	Superstructure <ul style="list-style-type: none"> - Minimum 7MPa cement maxi brick or similar, SABS Approved.
2.2	Concrete Slab <ul style="list-style-type: none"> - Precast hollow core concrete slabs as per Engineer's specification.
2.3	Window Frames <ul style="list-style-type: none"> - Aluminium top hung windows, powder coated finish to Architect's specifications All glazing in accordance with the NHBRC and National Building Regulations.
2.4	Window Sills <ul style="list-style-type: none"> - External: Plastered & Painted - Internal: Plastered & Painted
2.5	External Finish <ul style="list-style-type: none"> - External walls - plastered, stipple and painted.
2.6	Waterproofing <ul style="list-style-type: none"> - Waterproof to balconies, external staircase landings, bathroom floors, shower floors & walls.
3.0	Roofs
3.1	Roof Trusses <ul style="list-style-type: none"> - Gang nail wood trusses designed by truss manufacturer.
3.2	Roof Coverage <ul style="list-style-type: none"> - Charcoal corrugated steel roof on Flat roof and Cement tile on Pitched roof min 25deg roof pitch.
3.3	Guttering, Down Pipes <ul style="list-style-type: none"> - Seamless aluminium gutter system with round PVC downpipes, as per municipal approval drawings.
3.4	Flat Roof <ul style="list-style-type: none"> - Flat roof structure designed to NHBRC standards at min fall of 3 deg, min 0.5mm steel sheeting cover.
4.0	Internal Finishes
4.1	Internal Wall finishes <ul style="list-style-type: none"> - Plaster finish, undercoat and two coats acrylic wall paint. Colour options as per Architect's options.
4.2	Wall Tiles <ul style="list-style-type: none"> - Tiles as per Architect's samples. - Bathroom Tile Skirting - Shower tiled floor to ceiling - 600mm wall tile area above kitchen counter to underside of top cupboards. - All tiles laid to a square pattern. - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
4.3	Ceilings <ul style="list-style-type: none"> - 6.4mm gypsum ceilings with 75mm minimum cornice on 38x38mm brandering to roof truss areas finished with one undercoat and two coats Acrylic paint. Paint to concrete ceilings will be one undercoat and two coats Acrylic paint.
4.4	Floor Tiles <ul style="list-style-type: none"> - Range of ceramic and hardbody tile options in varied sizes as per architect's samples. - All tiles laid to a square pattern. - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
4.5	Skirting <ul style="list-style-type: none"> - Wood skirting in all rooms excluding toilet and kitchen. One coat universal undercoat and two coats gloss enamel.
4.6	Front Door <ul style="list-style-type: none"> - Front door - 2032 x 813mm Aluminium door fitted to Aluminium door frame. Colour to be confirmed by developer.
4.7	Internal Doors <ul style="list-style-type: none"> - 2032 x 813mm hollow core doors fitted to timber frames. - Apartment Ensuite fitted with Hollow Core door to sliding cosy track and pelmet over top track - Door finished with one coat universal undercoat with white enamel finish.
4.8	Sliding Door <ul style="list-style-type: none"> - Sliding Door to Lounge + Townhouse Main Bedroom - 2 Panel single slider aluminium door minimum 1500 x 2100mm. White powder coat finish.
4.9	Ironmongery <ul style="list-style-type: none"> - Three lever chrome locksets to front door. - Two lever chrome locksets to all internal doors.
5.0	Sanitary Ware
5.1	W.H.B <ul style="list-style-type: none"> - Main Bathroom - Lecico Madison Wall Mount Basin on Half Pedestal White (Or Similar at Architect's discretion) - Ensuite - Lecico Madison Wall Mount Basin with exposed Chrome Bottle Trap White (Or Similar at Architect's discretion) - Guest Bathroom - Lecico Madison Wall Mount Basin with exposed Chrome Bottle Trap White (Or Similar at Architect's discretion) - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.

Element

Description

5.0	Sanitary Ware (Continued)	
5.2	Mixers	<ul style="list-style-type: none"> - Kitchen - Borras Mil Single Lever Sink Mixer (Or Similar at Architect's discretion) - Main Bathroom WHB - Borras Mil Single Lever Basin Mixer (Or Similar at Architect's discretion) - Ensuite WHB - Borras Single Lever Basin Mixer (Or Similar at Architect's discretion) - Guest WHB - Borras Single Lever Basin Mixer (Or Similar at Architect's discretion) - Shower / Bath - Borras Under tile Bath / Shower Mixer Single Lever (Or Similar at Architect's discretion)
5.3	Toilet	<ul style="list-style-type: none"> - Atsina white close coupled toilet, top flush, complete with seat. (Or Similar at Architect's discretion)
5.4	Bath	<ul style="list-style-type: none"> - Optional Extra - Discuss with Saint Marketing Team - 1700mm white built-in straight acrylic bath - Access panel to bath. Concealed bath mixer with mixer as per Architect's selection.
5.5	Shower (Bathroom and En Suite)	<ul style="list-style-type: none"> - Main Bathroom - Fixed 800mm - 1000mm Glass Shower Panel with stabilising arm (Installed where layout permits space for fitment, if not, shower style selected at Architect's Discretion) - Ensuite Bathroom - Minimum 800mm x 800mm shower with pivot door. Fitted with shower mixer, arm and rose as per Architect's selection.
6.0	Kitchen	
6.1	Sink	<ul style="list-style-type: none"> - 1200mm double bowl sink with waste strainer as per Architect's selection - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
6.2	Dishwasher Point	<ul style="list-style-type: none"> - Angle valve and drainage pipe as provision for a dishwasher.
7.0	Solar & Geysers	
7.1	Solar Hot Water System	<ul style="list-style-type: none"> - SolTech Solar Hot Water System with Geysewise controller.
8.0	Fittings	
8.1	Kitchen Cupboard and Worktops	<ul style="list-style-type: none"> - Melamine kitchen cupboards as per floor layout. Colour options as per Architect's samples. - Star Quartz engineered stone tops as per Architect's samples. - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
8.2	Bedroom BIC	<ul style="list-style-type: none"> - Main Bedroom - 4-door 1800mm bedroom built in cupboard set - Bedrooms 1 & 2 - 3-door 1350mm bedroom built in cupboard set - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
8.3	Kitchen Stove and Oven	<ul style="list-style-type: none"> - 600mm Defy Slimline 4-Plate Solid Hob + Oven + Extractor Fan. - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
8.4	Washing Machine Point	<ul style="list-style-type: none"> - Angle valve and drainage as provision for a washing machine - WM position determined by layout at Architect's discretion. - Optional Extra - BIC to Washing Machine opening. Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
9.0	Electrical Work	
9.1	Electrical Work - Internal	<ul style="list-style-type: none"> - Round Ceiling Light Fitting (Or Similar at Architect's discretion) - Upgrade Options Available. Refer to Optional Extras Sheet and discuss with the Saint Square Marketing Team.
9.2	Electrical Work - External	<ul style="list-style-type: none"> - Bulk head lights above all external doors.
9.3	Electrical Work	<ul style="list-style-type: none"> - Prepaid electrical meters to all units. - LESCO Cover Strip Range plugs + switches or similar as per Architect's selection. (Or Similar at Architect's discretion)
10.0	External Work	
10.1	Boundary Wall	<ul style="list-style-type: none"> - Perimeter block boundary wall. - Precast vibracrete wall as dividing walls. - Internal apartment units - 750mm high planter-box block boundary wall with landscaping installed in wall as per approved landscaping plan. 600mm walk-through opening with no openable closure.
10.2	Landscaping	<ul style="list-style-type: none"> - As per approved landscaping plan, adjustments at Landscaping Architect's discretion.
10.3	Staircase	<ul style="list-style-type: none"> - Concrete staircase with riven block treads and white steel galvanised poxy coated balustrade
10.4	Staircase Landing	<ul style="list-style-type: none"> - Landing waterproofed and tiled - tile selection at Architect's discretion.
10.5	Paving	<ul style="list-style-type: none"> - Paving of front pathways to front door and back yard of downstairs units. Layout at Architect's discretion.
10.6	Balconies	<ul style="list-style-type: none"> - Waterproofed and tiled as per Architect's tile selection. White steel galvanised poxy coated balustrade.
10.7	Juliette Balustrade	<ul style="list-style-type: none"> - Townhouse main bedroom sliding door fitted with steel white galvanised poxy coated Juliette balustrade.
11.0	Additional	
11.1	Insulated Hot Water Piping	<ul style="list-style-type: none"> - Piping to be insulated as per SANS 10400 XA.
11.2	External Tap	<ul style="list-style-type: none"> - Garden tap to back of each ground floor and townhouse unit.