



MEADOW

— LANE —

FINISHING SCHEDULE

INTRODUCTION

All works to be carried out by qualified and registered Architects and Engineers. Main Contractor and Sub-Contractors: Under the principals of the JBCC Principal Building Agreement. All Professionals and Contractors to be registered with the NHBRC. Health and Safety of all contractors work to be carried out in terms of the Occupational Health and Safety Act. All civil services to be installed as per the design and specifications of the registered Civil Engineers.

1. FOUNDATION

- 1.1. Geo-technical soil testing has been conducted on Erf 131 by a Geo-Technical Engineer.
- 1.2. Geo-technical report results all confirmed suitable ground conditions for the erection of a three story apartment building.
- 1.3. All foundation works are done in accordance to the design specifications of the Structural Engineer.
- 1.4. All filling and density tests in accordance with SABS 1200D.
- 1.5. All re-enforced concrete for foundations to be 25MPa /20 mm.
- 1.6. All concrete surface beds according to Structural Engineer's design and specifications.
- 1.7. Load bearing walls to be concrete strip footings or as otherwise designed by Structural Engineer.
- 1.8. Non load bearing walls on thickened surface beds as per Structural Engineer's design and specifications.
- 1.9. Suspended slabs and columns in accordance to Structural Engineer's designs and specifications.
- 1.10. Water proofing of foundations as per Architect's design and specifications.
- 1.11. Moisture barrier at least 250 mic DPM as per Structural Engineer's design and specifications (SANS 952-1985 type A).
- 1.12. External and internal walls constructed with SABS approved Maxi bricks used according to the specifications of the National Building Regulations.

2. SUPER STRUCTURE

- 2.1. Movement joints: Two layers of 275 Micron damp-proof cause in slip joints between horizontal concrete and brick surfaces including cement mortar bed.

- 2.2. Expansion joints with 10 mm "sondor jointex expanded polyethylene" between vertical concrete and brick surfaces, or similar as approved by Structural Engineer.
- 2.3. Surface beds to be 100 mm with steel mesh or similar re-enforcement in accordance with Structural Engineer's specifications.
- 2.4. Brick work of cement Maxi bricks (14MPa nominal compressive strength) in class II mortar and load bearing walls.

3. ROOF CONSTRUCTION

- 3.1. Roof trusses to be as per Engineer's design and specifications, and at maximum centers of 1200 mm.
- 3.2. Roof pitch as per Architect's specification and in accordance with National Building Regulations guidelines.
- 3.3. Color bond roof sheets AZ200 (diamond deck) roof sheeting or similar fixed and fitted to timber purlins as per manufacturer's specifications.
- 3.4. Fascia boards to be of fiber cement and to be fixed as per manufacturer's specifications.
- 3.5. Aluminum seamless gutters throughout and color as per Architect's specifications.
- 3.6. Insulation as per Mechanical Engineer's design in accordance to SANS 10400XS specifications.

4. CEILING

- 4.1. Ceilings of all floors units to be "Rhino Gypsun" plaster board or similar, plaster troweled to smooth polished surface finished with "Don" or similar cornices or shadow line if required.
- 4.2. Above all subject to developer's range and choice.

5. WINDOWS AND GLAZING

- 5.1. Windows: To be epoxy coated aluminum frame in dark charcoal as per Architect's specifications.
- 5.2. Laminated safety glass to all windows in accordance to Mechanical Engineer's design as per SANS 0137 and SANS 10400XA specifications.
- 5.3. All aluminum profiles, manufacturing and fixing methods are to comply with AAMSA specifications and NHBRC Installations Standards, as per specialist.
- 5.4. All glazing shall comply with SABS and SANS 10400 regulations and specifications, as per Mechanical Engineer's design.
- 5.5. Above subject to developer's design and choice.

6. EXTERNAL DOORS AND WINDOWS

- 6.1. Front door to all units: Aluminum epoxy coated frame, safety glass sandblasted or similar finish with width of 950 mm and height of 2400 mm.
- 6.2. Internal sliding doors, where applicable to unit layout: Aluminum epoxy coated frame with glazing, in accordance with SANS 0137 and NHBRC specifications with a height of 2400 mm.
- 6.3. External sliding doors and Fold-A-stack doors: Applicable to ground floor units and units with main bedroom to balcony, aluminum framed and glazed in accordance to SANS 0137 and NHBRC specifications. Top frame of 300 mm with top-hung air vents and fold-A-stack doors with a height of 2100 mm.
- 6.4. Balustrade: Applicable to certain unit types. Aluminum framed and glazed with safety glass to the height of 1100 mm, as per NHBRC regulations and specifications.

- 6.5. Fold-A-stack windows on top of balustrade: Aluminum framed, safety glass to the height of 2400 mm.
- 6.6. All aluminum to be epoxy coated in dark charcoal to match window and door frames. Design as per specialist's specifications.
- 6.7. All windows to be top hung for ease of use, safety and security.
- 6.8. All the above is subject to the developer's range and choice.

7. INTERNAL DOORS

- 7.1. Smooth veneer doors to the height of 2400 mm with Meranti frames, painted in color to match interior walls of unit.
- 7.2. Above subject to developer's range and choice.

8. EXTERNAL WALL FINISHES

- 8.1. External walls to be plastered with one coat of cement plaster in accordance to National Building Standards and painted with exterior waterproof plaster primer paint or similar.
- 8.2. Finished with one coat of PVC acrylic paint as per specialist's specifications.
- 8.3. Paint color to conform to Sitari guidelines and as per Architect's choice.
- 8.4. Window sills will be plastered and painted with two coats as above.
- 8.5. Above subject to developer's range and choice.

9. INTERNAL WALL FINISHES

- 9.1. Internal walls to be coated with one coat of cement plaster in accordance to National Building Standards and painted in colors as per Interior Designer's specifications. One coat of plaster primer and one coat of washable PVC acrylic as per manufacturer's specifications.
- 9.2. Kitchen walls to be tiled between counter tops and the underside of top cupboards, where applicable to unit type.
- 9.3. Shower walls to be tiled to a ceiling height of 2400 mm above finished floor level with 600 x 600 mm imported porcelain tiles.
- 9.4. Waterproofing of shower walls and floors as per specialist's specifications.
- 9.5. Timber skirtings' to be painted in accordance to manufacturer's specifications and color as per Interior Designer.

10. IRONMONGERY

- 10.1. All internal doors to be fitted with a two lever mortice lockset.
- 10.2. All external doors to be fitted with a three lever mortice lockset.
- 10.3. SABS approved stainless steel hinges to be fitted to all doors.
- 10.4. All door handles as per developer's range and choice.

11. FLOOR FINISHES

- 11.1. Minimum of 25 mm screed to all surface beds in accordance with Engineer's specifications.
- 11.2. Bathrooms: To be tiled with a 600 x 600 mm anti-slip imported porcelain tile or similar.
- 11.3. Walk-in shower floors to be tiled with slip resistant 100 mm x 100 mm tiles or similar tiled to slope to shower trap and waterproofed as per specialist's specifications.

- 11.4. Bedrooms, Kitchen, Dining Room & Lounge: To be wooden laminated flooring, carrying a 10 year residential use warranty or similar as approved. Unifit patented technology, make it suitable to use in kitchens. Through the specialized installation process it is water resistant. Customer care to be taken as per specifications to validate warranty.
- 11.5. As an optional extra, Lalegno wooden floors can be fitted in units as per customer's choice.
- 11.6. Braai Rooms: To be finished with 600 x 600 mm imported anti-slip tiles or similar to match wooden laminated flooring pallet.
- 11.7. As per customer's choice, any of the unit areas can be tiled with a 600 x 600 mm imported ceramic tile in any color as per pre-selected color range. Floor tiling to carry a one year warrantee as per developer.
- 11.8. Lounge, Dining, Living and Bedrooms to be finished with 100 mm wooden skirting to be painted in wall color.
- 11.9. Bathrooms and braai rooms to be finished with a 100 mm tile skirting, similar to tile on floor.
- 11.10. Above subject to developer's range and choice.

12. KITCHEN AND BEDROOM CUPBOARDS

- 12.1. Kitchen cupboard doors and drawer fronts to be 16 mm white gloss PET board, with 2 mm high impact edging. Design & layout as per manufacturer's details.
- 12.2. Bedroom cupboard doors to be 16 mm white gloss PET board with 2 mm thick impact edging. Design and layout as per manufacturer's details.
- 12.3. Bedroom & Kitchen cupboards: Side panels to be contrast colour, 16 mm Melamine with 2 mm high impact edging. Color as per Interior Designer's color choice. Design and layout as per manufacturer's details.
- 12.4. Kitchen layout as per unit type and specialist's specifications.
- 12.5. Kitchen drawer fronts & cupboard doors designed without any handles showing, where possible.
- 12.6. Kitchen cupboard doors and drawer hardware are soft closing and of a very high quality.
- 12.7. All of the above as per the developer's preferred range and choice.

13. WORK SURFACES

- 13.1. Kitchen work surfaces and island tops to be 20mm Caesarstone with a 40 mm edge where possible as per the kitchen layout plans.
- 13.2. Braai room work surfaces to be covered with a non porous material, for easy cleaning and hygienic purposes.
- 13.3. All of the above as per the developer's preferred range and choice.

14. PLUMBING AND SANITARY

- 14.1. Dishwasher and washing machine points as indicated on unit layout types.
- 14.2. Hot water cylinder new Kwikot Superline 400 range with 7 year Kwikot warrantee on inner cylinder. Polyurethane insulation 120% thicker, decreasing standing water heat-loss by 50%. Two bedroom units will have a 150 liter and three bedroom units a 200 liter capacity geyser.
- 14.3. Solar system with latest technology providing the highest kW energy per square meter solar panel. To comply with SABS specifications & SANS 10124 requirements.
- 14.4. Basins & baths: In white, manufactured from acrylic material.
- 14.5. Toilets are white, wall hung with Grohe or similar concealed system, fitted with dual flush water saving device.

- 14.6. Tap Mixers (sinks, hand basins, bath & showers): To be Grohe or similar. Single lever mixers.
- 14.7. Toilet roll holder, soap holder & bath towel rail/ring depending on unit type layout.
- 14.8. Showers: Glass panel walk-in showers as per unit type. Glass shower doors where applicable to unit type. As an optional extra, additional glass panels and shower doors can be selected by client. All glass panels to be as per SANS 10400 safety specifications.
- 14.9. Shower rose: Wall mounted shower arm with water saving shower rose, using less than 10 liter/minute as per COCT By-laws.
- 14.10. Kitchen Sink: Stainless steel, underslung double sink.
- 14.11. Kitchen Mixer: Grohe or similar, single lever mixer.
- 14.12. All of the above subject to developer's range, choice and color.

15. ELECTRICAL POINTS

- 15.1. Kitchen : 4-5 double pug points depending on unit type.
- 15.2. One isolator switch for electrical oven/hob.
- 15.3. Dining Room: 1-2 double plug points depending on unit type.
- 15.4. Lounge Area: 2-3 double plug points depending on unit type.
- 15.5. Braai Room: 1 - 2 double plug points depending on unit type.
- 15.6. Bedrooms: 2 - 3 double plug points depending on unit type.
- 15.7. One TV point as per convenient location on unit type layout.
- 15.8. One Fiber Optic Internet/ Communication point at convenient location.
- 15.9. One telephone point at convenient location as per unit layout type.
- 15.10. Individual pre-paid electrical meters to be installed.
- 15.11. Additional electrical points can be added as a client optional extra. Please refer to the optional extra list attached.
- 15.12. All of the above as per the developer's range, color and choice.

16. LIGHT FITTINGS

- 16.1. Dining Room & Lounge: Recessed LED downlights or Single ceiling light fitting depending on unit type.
- 16.2. Bedrooms: One or two ceiling light fittings depending on unit type layout. Where bulkheads are applicable , two downlights.
- 16.3. Bathrooms: Single ceiling light fitting. Extractor fans where applicable to unit type layout. Two downlights in bulkhead where applicable in bathroom layouts with no outside windows.
- 16.4. Kitchen: 3 x Pendants over kitchen counter. One or two ceiling light fittings depending on unit type layout.
- 16.5. LED strip light underneath top kitchen cupboards where applicable to unit types.
- 16.6. Entrance Hall: Recessed LED strip light. Only applicable to unit types E&E1.
- 16.7. Braai Room: One or two ceiling light fittings depending on unit type.
- 16.8. Built-in braais have one single light fitting as per manufacturer's specifications.

16.9. For specific lighting layouts standard to the unit types, please refer to the unit type layouts. Buyers will be allowed to make changes as per the additional optional list.

16.10. All of the above subject to the developer's choice and range.

17. APPLIANCES

ALL UNITS COME STANDARD WITH THE FOLLOWING MIELE APPLIANCES

17.1. Oven: MIELE Model: H2265B Built in, 76 liter capacity, electric eyelevel oven.

17.2. Hob: MIELE Model: KM5617 76 cm electric ceramic hob with touch controls.

17.3. Extractor: MIELE Model: DA 2450 60 cm wide built in extractor, with LED downlights.

17.4. Microwave: MIELE Model: M6262TC 46 liter built in clean steel microwave.

17.5. Fridge/Freezer: MIELE Model: KFN29032D silver 60 cm.

OPTIONAL BUYER'S CHANGES

17.6. Clients may upgrade to a Miele Model: H6200BM 75 cm gas hob with a 5 burner of which 1 wok burner, stainless steel with cast iron pot rests. Stainless steel knobs and automatic gas cut-off.

17.7. Clients may upgrade to a MIELE Model: H6200BM clean steel combination micro/oven with 3 cooking levels, 9 cooking functions and Popcorn & a 1 000 W micro.

17.8. Clients may upgrade to a side by side MIELE FN12827S Clean Steel Freezer & MIELE K12820SD Clean Steel Fridge.

17.9. All MIELE products are German manufactured and backed by a 2 year on site warrantee.

17.10. Buyers will be allowed to make changes as per the additional optional list.

17.11. All of the above, subject to developer's range, choice and color.

18. BRAAI ROOM

18.1. Black steel built in wood fire braai: 1000 mm with stainless steel closing doors, built in at a lower height as to also serve as a fire place.

18.2. Built-in braai comes with a coal maker, full grid and a potjie hook.

18.3. Installation as per manufacturer's specifications by specialist installer.

18.4. The above is subject to developer's range and choice.

19. LANDSCAPING

19.1. Gardens of ground floor units will be covered with roll-on lawn.

19.2. An outside tap will be provided to all ground floor units.

19.3. Garden walls and gates at a height of 1200 mm.

19.4. Above subject to the developer's range and choice.

19.5. Colors as per Sitari guidelines and Architect's choice.

20. GENERAL

20.1. All curtain rails and window blinds are excluded.

20.2. All furniture & decorations shown in any documentation or presentation, is only for effect and visualization and is not included in the selling price.

- 20.3. The material specification will serve only as a guideline and the developer reserves the right to amend the specification at his sole discretion. Any deviation and substitution in specification will be of similar quality.
- 20.4. All extras and or changes from the general specification shall be quoted separately and will only be executed on the acceptance of the quotation by the client.
- 20.5. The finishing list is very detailed and will be finalized by each client and the developer and will service as the final specification list.
- 20.6. Payment for any changes will be payable in full within 48 hours of acceptance of the quotation, as per the final specification list.
- 20.7. No structural changes to the unit will be allowed.
- 20.8. Depending on the complexity of the changes required, the developer reserve the right to charge an administration fee, which will be agreed with the client prior to acceptance of the quotation.
- 20.9. No changes to the external façade will be allowed.
- 20.10. Once quotations have been approved and accepted by the Purchaser, no variations will be accepted or allowed. Should the Purchaser cancel after acceptance, cost will be payable by the Purchaser for "costs incurred" by the transaction pertaining to the purchase of the property.
- 20.11. Neither the Developer nor Sitari Property Sales will not be held liable for any changes and deviation of above ranges, specifications and colors.