



- 3.8 Slip joints - Malthoid joints to engineers' detail
- 3.9 Control Joints - Jointex to be place inside joint, Polyurethane sealed with finish
- 3.10 Air Bricks - Provide Air bricks to all internal spaces on inner and outer walls as per detailed. Specification TBC.

#### 4. **Plastering:**

To all buildings including ancillary buildings not limited to but including drying yards, storerooms & boundary walls.

- 4.1 External - Textured plaster and paint – Texture finish to Spec.
- 4.2 Internal - Smooth plaster and paint - wood trowel.
- 4.3 Soffits external - Painted Soffit - Remove all edges, rub it smooth and paint. Excessive joints to be sealed with Polyurethane sealant in the "lows" or "joints"

#### 5. **Screed:**

- 5.1 External - min 30mm Thick on floors and landings. Screed to fall Wood trowel finish to take tiles.
- 5.2 Internal - 40mm thick on floors – Wood floated – to take tiles
- 5.3 Bathroom - 40mm thick + step in bathroom slab – Wood floated
- 5.4 Shower - Average 50mm thick on shower floors to falls and currents

#### 6. **Window Sills:**

- 6.1 External - Plastered sills to match wall finish with external fall
- 6.2 Internal - Plastered sills to match wall finish

#### 7. **Roofing, Eaves, Waterproofing & Pergola:**

- 7.1 Roof covering with pitches 3 - 5 degrees.
- 7.2 50 x 76mm Sawn softwood purlins that pass though fire wall between units to be treated with fire retardant paint 1000mm on either side of walls (Specification to be provided by fire specialist)
- 7.3 Facias – Nutec Plain (Medium Density) Un-grooved 12x225mm fibre-cement screw fixed.
- 7.4 Parapet Wall Heads and side walls – flashing by roof supplier, as per Architectural detail, colour to match roof. Flashed and counter flashed to detail.
- 7.5 Nutec eaves soffit coverings of 4mm thick sheets.
- 7.6 Walkway and play area 4<sup>th</sup> floor – Polyglass 4mm Evolite MS torch on membrane.
- 7.7 Walkways (1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors) and Balconies - Sika® Cemflex® waterproofing to all suspended balconies and passageways. Wood floated screed for optimum bonding – as per manufacturer specified.

# THE Radley

## 8. Metal Roof & Substrate:

- 8.1 Roof Sheeting -0.47 Saflok 700 ColorPlus sheets & accessories, concealed fix roof sheeting fixed as per manufacturer's instructions. Colour: White
- 8.2 Galvanised Hoop Iron Roof ties - 30mm x 1.6mm.
- 8.3 Alububble insulation 4mm Thick foil insulation OR Coverland Radenshield double sided insulation over purlins.
- 8.4 Isotherm flexible non-combustible lightweight insulation. Thickness to be determined by Energy efficiency consultant.
- 8.5 Painted Fascia boards 12 x 225mm Nutec medium density plain fiber-cement screw fixed.

## 9. Gutters and RWDP's:

- 9.1 Gutters - Powder coated 125mm x 85mm Domestic OGEE aluminum – to match roof
- 9.2 RWDP's - 75mm diameter uPVC rainwater downpipe and shoe, painted to match wall colour.

## 10. Secondary storm water management:

- 10.1 Storm water sumps (cast Iron gratings), trenching and piping (class uPVC pipes) as detailed by Civil Engineer's layout.

## 11. Ceilings:

- 11.1 Internal Ceilings (Floors 1-3) - Painted Soffit - Remove all edges, rub it smooth paint. Excessive joints to be sealed with Polyurethane sealant in the "lows" or "joints"
- 11.2 Internal Flush Plastered Ceiling (4<sup>th</sup> floor) -6,4 mm Rhino gypsum plasterboard with 63mm wide strips of mesh scrim nailed screw fixed over joints and the whole finished with gypsum skim plaster. 100x100mm, Polystyrene moulded cornice – Nomastyle Pure
- 11.3 Floors 1-3, Provide – 10mm horizontal cut joint around perimeter of internal building with polysulphide seal.

## 12. Aluminium Windows, Doors & Louvres:

- 12.1 Windows - Powder coated aluminium with single glazing (6.38mm Safety glazing where indicated) Overall U value of 5.80W/m<sup>2</sup>k & SHGC of 0.81 Required. Windows as per Window Schedule & shop drawing to be signed off by architectural professional.), Obscure glass to all bathroom windows.
  - 12.2 Doors - Powder coated aluminium with single glazing (6.38mm Safety glazing where indicated) Overall U-value of 5.80W/m<sup>2</sup>k & SHGC of 0.81 Required. Doors as per door Schedule & shop drawings to be signed off by architectural professional.) Ironmongery to be supplied by the manufacturer.
  - 12.3 Louvres - Powder coated aluminium. Louvers as per Schedule & shop drawings to be signed off by architectural professional)
- Colour: Charcoal Matt (Code: ANP 3055)

# THE Radley

## 13. Timber Door Frames, Doors and Riser cladding:

- 13.1 Internal Doors - Painted Swartland Kayo – Hollow-core timber door, Interior, 813mm x 2032. 86 x 67mm Rebated hardwood frames to suit door size 813 x 2032mm (H)(FB1/NS).  
Colour: White
- 13.2 External Front Doors - Full external Horizontal Slatted Meranti timber door 813x2032mm Marine ply (code: PD652)  
Meranti Timber door frame FB1/NS 86x42 section (with gasket seal in rebate) including brackets to fit frame in reveal 150mm long 3 per side (6 total).  
Colour: Natural Varnished
- 13.3 Storeroom Doors: Painted Hollow core doors with inset louvres with painted GMS frame to schedule. See detailed paint specification from paint specialist.
- 13.4 Stair Core Doors: Fire Rated doors (rating as per Fire Engineer) with steel frames painted to spec.  
Ironmongery: Doors to be on hold open devices with fire-activated self-closers.
- 13.5 External Risers: Nutec Painted shiplap cladding on frame to all vertical risers to detail. See paint specification for product specs.  
Colour: TBC

## 14. Shower Door and Screens:

- 14.1 White powder-coated Aluminium Glazed shower enclosure of 8mm clear TSG 2084mm high, (to match U/S of Internal door lintel heights).

## 15. Ironmongery: All ironmongery, schedule to be provided by ironmongery specialist. Double curtain tracks in all rooms and living area, single in bathrooms and kitchens.

## 16. Entrance Signage – Design and Supply to be signed off by Architectural Professional.

## 17. Skirting and stairs

- 17.1 Tiled skirting - Tile to match floor finish, 100mm (h)
- 17.2 Stairs nosing trim - Straight Edge Floor Trimming – Surestrip Aluminium SEA12 – height 12mm, width 3mm, length 2.5m

# THE Radley

## **18. Water, Plumbing and Drain laying:**

- 18.1 Sewerage: Polyethylene (PE) pipes for coil and waste discharge (low and high temperature) inside buildings connections to main line sewerage per specialist detail.
- 18.2 Water Supply: Separate hot and cold-water meters to be provided for each unit. SENSUS-120 Dry dial single jet water meter.
- 18.3 House reticulation: Multilayer piping systems PEX for hot and cold-water installations inside buildings

## **19. Sanitary ware And Fittings:**

- 19.1 Centralized Hot Water System: Details to Specialist - UV solar lagging on all hot water pipes (22mm)
- 19.2 Outside Tap: Cobra 20mm RB garden hose bib tap over precast concrete gully.

## **20. Wash Hand Basin:**

- 20.1 Atlas 50cm basin and full pedestal
- 20.2 Cobra Zambezi pillar type single basin mixer (3.6 max. flow rate)
- 20.3 15x15mm A5188 angle valve (Benkiser)
- 20.4 40mm CO Bath/sink waste+plug
- 20.5 DB1A basin trap

## **21. Toilet:**

- 21.1 Neon t/f suite with plastic seat
- 21.2 15x350mm FxF braided hose (SABS)
- 21.3 15x15mm A5188 angle valve (BENKISER)

## **22. Shower:**

- 22.1 Cobra Zambezi shower mixer
- 22.2 SA02400 15MM Shower arm and cover plate
- 22.3 Cobra Zambezi Shower head round with ball joint connector Flow restricted to 8L/m
- 22.4 Seaqual Lola shower drain

## **23. Kitchen:**

- 23.1 SDI-860 Double Bowl Sink
- 23.2 15x15mm A5188 angle valve (Benkiser)
- 23.3 SPAZIO 1 plumbing kit
- 23.4 Zambezi pillar type single lever sink mixer (3.6 max. flow rate)
- 23.5 Washing machine point provided

## 24. Electrical:

- 24.1 Electrical connection from Main distribution board to each unit. Position inside each unit to be indicated on Electrical Engineer's layout
- 24.2 Testing and commissioning the complete electrical installation and COC's to be issued.
- 24.3 Meters to be provided by council to Elec. Eng detail.

## 25. Light Fittings:

- 25.1 Internal Ceilings: LLC SA Round LED C/Light (LLC-18W-INT-4K)
- 25.2 External: LLC SA Maddi B/Head White 12W Interchangeable (LLC-MDI-12W-4K)

Light Allocation: See Electrical Engineers layout for light allocation and quantities.

## 26. Switches, Telephone, Data and Plugs:

- 26.1 Internal: Single lever light switches
- 26.2 Kitchen, Living Area: SA / Euro combined double socket outlet 4x4
- 26.3 Bedrooms: USB/SA/Euro double switched socket outlet
- 26.4 Kitchens, appliances: SA/Euro combined single socket outlet 2x4
- 26.5 Kitchen, stove: Stove isolator

## 27. Painting:

- 27.1 All painting as per Plascon/Prominent Paints, Paint Specification. To be approved by the Architect.

Internal colour: TBC

Internal Kitchen Splashback colour: TBC

**External colours: See Architectural Elevation Drawings for Allocation:**

General colour: TBC

Secondary colour: TBC

Accent colour: TBC

**A comprehensive paint specification for all substrates is to be provided by the Paint Specialist.**

## 28. Floor Covering:

- 28.1 Floor tiled areas as indicated on Architect's drawing.
- 28.2 All Interior: Johnson Glazed floor tiles TU143 (internal) Toulouse Grey Shift 18/20
- 28.3 All Exterior: TU 142 (external nonslip) Toulouse Grey Shift 48/19
- 28.4 Fourth Floor Play Area: Synthetic Grass to Specification

# THE Radley

## 29. Wall Coverings and Splashbacks:

- 29.1 Kitchen Splash Back - Johnson 200x200mm white matt Johnson tiles.
- 29.2 Bathroom shower internal wall: Johnson Glazed floor tiles TU143 (internal) Toulouse Grey Shift 18/20: to screen height, (to match U/S of door lintel heights)
- 29.3 Shower Floor: 48x48mm Porcelain nonslip mosaic white.
- 29.4 Bathroom bath splashback - Johnson Glazed floor tiles TU143 (internal) Toulouse Grey Shift 18/20: to 1200mm high,

## 30. Built-in Cupboards & Kitchen Units:

### 30.1 Kitchens:

#### Wall Units

- Doors - 16mm Super White Peen on Chip PG Bison Melawood with 2mm matched edging
- Exposed Parts - 16mm Super White Peen on Chip PG Bison Melawood with 1mm matched edging
- Carcass Interior - 16mm Super White Peen on Chip Melamine with matched 1mm Edging
- Backings - 3mm MDF White Single Face
- Ceiling Filler - NA

### 30.2 Floor & Tall Units

- Doors - 16mm Storm Grey Peen on Chip PG Bison Melawood with matched 2mm Edging
- Drawer Fronts - 16mm Storm Grey Peen on Chip PG Bison Melawood with matched 2mm Edging
- Exposed Parts - 16mm Storm Grey Peen on Chip PG Bison Melawood with matched 1mm Edging
- Carcass Interior - 16mm Super White Peen on Chip Melamine with matched 1mm Edging
- Backings - 3mm MDF White Single Face
- Sink Unit Backing - No Backing
- Kickplates - 16mm Storm Grey Peen on Chip PG Bison Melawood with matched 1mm Edging

### 30.3 Hardware

- Handles - Handleless Scoop System (Top units)  
- 192mm Stainless Steel Bar Handles
- Hinges - Full Overlay – Slide on non soft close
- Runners - Metabox

**Countertops** - EeziQuartz 20mm Magnolia

### 30.4 BIC's

- Doors - 16mm Super White Peen on Chip Melawood with matched 2mm Edging
- Exposed Parts - 16mm Super White Peen on Chip Melawood with matched 1mm Edging
- Carcass Interior - 16mm Super White Peen on Chip Melamine with matched 1mm Edging
- Backings - 3mm Hardboard backing
- Kickplate - 16mm Super White Peen on Chip Melamine with matched 1mm Edging

# THE Radley

## 30.5 Hardware

- Handles - 192mm Stainless Steel Bar Handles
- Hinges - Half Overlay Slide on non soft close
- Hanging Rails - Aluminium Hanging Rail 19mm with Plastic End Cups

## 30.6 Appliances:

- 1 x Hob: - DHD 409 600NCP Glass Hob (TBC)
- 1 x Oven: - Defy DBO 458 600U oven black (TBC)
- 1 x Extractor: - DCH 290 600 Hood black (TBC)

## 31. Gates:

- 31.1 Refuse Room - Painted GMS Gates to detail, Colour Charcoal.
- 31.2 Vehicular Motorized Slider Gate - Betafence/Cochrane design & supply – Charcoal powder coated
- 31.3 Ground floor Service enclosure/s - Betafence/Cochrane design & supply fencing and gate Charcoal powder coated

## 32. Paving:

As per Civil layout and specification.

One Parking bay per unit

## 33. Balustrading and Handrails:

Painted GMS - 25 x 50 mm for post and 38 x 50 for top and mid rail, then 19mm round tube for droppers. Shop drawings to be provided and signed off by Architect before manufacture.

All material herein specified or displayed on the mood boards are subject to availability. If any of the materials are not readily available or undue delay is experienced in procurement, the Seller shall have the right to the nearest similar material available. The Seller also reserves the right to change designated suppliers.

The Seller cannot guarantee that the material used will be the same colour or texture as the sample inspected by the Purchaser or shown to the Purchaser by the Seller or its representative. Where the material is not clearly specified, or indicated on the drawings, the Seller shall have the right to use the material they consider to be the most suitable for the intended purpose. No plan changes allowed. Items excluded: Municipal connection fees, fibre activation fees, bond registration fees



# THE Radley

Accepted and agreed to at \_\_\_\_\_ On this the \_\_\_\_\_ DAY

OF \_\_\_\_\_.

The Developer:

The Purchaser:

\_\_\_\_\_

\_\_\_\_\_

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_