

Crescent Villa Specifications, Materials & Finishes Schedule

Specifications

Items	Specifications	
Configuration	2 Story with Vaulted Ceiling in Living Room	
Living Areas:	m ²	ft ²
Crescent A – External Carport:		
Internal Floor Area	222	2,390
External	130	1,399
Total	352	3,789
Crescent B – Internal Carport:		
Internal Floor Area	230	2,476
External	102	1,098
Total	332	3,574
Key Features:		
No. of Rooms		11
No. of Bedrooms		3
No. of Bathrooms		4
Carport		Single

Crescent Villa

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Materials & Finishes Schedule

<u>A. External Landscape Area</u>	
Driveway	Concrete brushed finish.
Entry Foyer & Living Deck	
Walls	Cement render and painted.
Floor	Non-slip ceramic floor tiles.
Ceiling	Fibre Cement boarding painted. Recessed down light.
Pool Decks & Terraces	
Floor	Sandwashed patterned finish on concrete base.
Pool	Ceramic tiles with sandwash pool edge.
Footpaths	Sandwash finished concrete pavers with grass infill.
Balcony	
Floor	Ceramic tiles and sandwashed patterned finish on concrete base. Fibre cement board strips painted. Recessed down light.
Ceiling	
<u>B. External Building Finishes Schedule</u>	
Building Envelope	
Walls Typical	14 cm total thickness (10 cm block and 4 cm plastering) of block work and sand cement render, painted with external quality acrylic paint.
Windows	Sliding aluminum windows with 6mm thick laminated clear glass. Insect protection screens optional.
Doors	Stained hardwood solid core doors in hardwood framing. All ironmongery non ferrous metal with handles and locksets
Steps	Leading to foyer or patio areas to be sandwashed with non slip groove edge.
Roof	Concrete roof tiles with insulation and waterproofing as recommended by the manufacturer.
Decks	Non-slip ceramic tiles with sandwash edges and metal balustrades with Timber handrail.
<u>C. Internal Building Finishes Schedule</u>	
<u>Lower Level</u>	
Entry Lobby	
Walls	Generally render and paint.
Floor	Selected Ceramic floor tile on concrete base.
Ceiling	Plasterboard painted with recessed down lights.
Guest Toilet	
Walls	Ceramic wall tiles to dado height. Render and paint above dado height.
Floor	Non-slip ceramic floor tiles.
Ceiling	Moisture resistance plasterboard painted with recessed down lights.
Fixtures & Fittings	Vanity unit laminate finished cabinets with granite top. Vitreous glazed white ceramic handwash basin and water closet from 'American Standard' or equivalent.

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Materials & Finishes Schedule (continued)

Bedroom 1	
Walls	Render and paint on block work. Aluminum sliding window/door. Mosquito screening optional.
Floor	Parquet or hardwood floor system.
Ceilings	Plasterboard painted with recessed lighting.
Air Conditioner	TRANE or approved air conditioner.
Living Room	
Walls	General sliding openable aluminum windows/doors.
Floor	Selected ceramic tile on concrete base.
Ceilings	Plasterboard painted with recessed lighting.
Air Conditioner	TRANE or approved air conditioner.
Dining Room	
Walls	Render and paint on block wall.
Floor	Selected ceramic tile on concrete base.
Ceilings	Plasterboard painted with recessed lighting.
Kitchen	
Walls	Render and paint on block wall. Tile splash back one course above. Kitchen counter top.
Floor	Non-slip ceramic tile.
Ceiling	Moisture resistance plasterboard painted with recessed lighting.
Kitchen Cabinets	Prefabricated panel system color finished cabinet with laminate counter top. Stainless Steel sink unit.
Stairs	
Walls	Generally render and paint on block wall.
Treads	Timber with edge groove on concrete frame. Risers render and paint.
Ceilings	Plasterboard painted with recessed lighting.
Store	
Floor	Selected ceramic tile on concrete base.
Wall	Internal Acrylic floor tiles on sand / cement render.
Ceiling	Gypsum boards and Acrylic paint on.
<u>Upper Level</u>	
Corridor	
Walls	Render and paint on block work.
Floor	Selected ceramic tile on concrete base.
Ceilings	Plasterboard painted with recessed lighting.

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Materials & Finishes Schedule (continued)

Bedroom 2 & Dressing Area	
Walls	Render and paint on block work. Aluminum sliding window / door. Mosquito screening optional.
Floor	Parquet or hardwood floor system.
Ceilings	Plasterboard painted with recessed down lights.
Air Conditioner	TRANE or approved air conditioners.
Bathroom 2	
Walls	Ceramic wall tiles to dado height (except in shower area full height tiling). Render and paint above dado height.
Floor	Non-slip ceramic floors.
Ceilings	Moisture resistance plasterboard painted with recessed down lights.
Fixtures and Fittings	Vanity unit laminate finished cabinets with granite top. Vitreous glazed white ceramic hand-wash basin and water closet from 'American Standard' or equivalent.
Master Bedroom & Dressing Area	
Walls	Render and paint on block work. Aluminum sliding windows/doors. Mosquito screening optional.
Floor	Parquet or hardwood floor system.
Ceilings	Plasterboard painted with recessed down lights.
Air Conditioner	TRANE or approved air conditioner.
Master Bathroom	
Walls	Ceramic wall tiles to dado height (except in shower area full height tiling). Render and paint above dado height.
Floor	Non-slip ceramic floor tiles.
Ceilings	Mosquito resistance plasterboard painted with recessed down lights.
Fixtures and Fittings	Vanity unit laminate finished cabinets with granite top. Vitreous glazed white ceramic hand-wash basin and water closet from 'American Standard' or equivalent.