

Cypress Villa Specifications, Materials & Finishes Schedule

Specifications

Items	Specifications	
Configuration	Standard 2 Story	
Living Areas:	m ²	ft ²
Internal Floor Area	175	1,883
External	102	1,098
Total	277	2,981
Key Features:		
No. of Rooms	9	
No. of Bedrooms	3	
No. of Bathrooms	4	
Carport	Single	

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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.
Ceiling	Fibre cement board strips painted. Recessed down light.
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.
Ceiling	Fibre cement board strips painted. Recessed down lights.
<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.
Steps	All ironmongery non ferrous metal with handles and locksets
Roof	Leading to foyer or patio areas to be sandwashed with non slip groove edge.
Decks	Concrete roof tiles with insulation and waterproofing as recommended by the manufacturer.
	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.
Floors	Selected Ceramic floor tile on concrete base.
Ceiling	Plasterboard painted with recessed down lights.
Dining Room	
Walls	Render and paint on block wall.
Floor	Selected ceramic tile on concrete base.
Ceilings	Plasterboard painted with recessed lighting.
Air Conditioner	TRANE or approved equivalent air conditioning unit.

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Materials & Finishes Schedule (continued)

Kitchen	
Walls	Render and paint on block wall. Tile splash back one course above. Kitchen counter top.
Floor	Non-slip ceramic tile.
Ceilings	Moisture resistance plasterboard painted with recessed lighting
Kitchen Cabinets	Prefabricated panel system color finished cabinet with laminate counter top. Stainless Steel sink unit.
Living Room	
Walls	Generally sliding openable aluminum windows/doors.
Floor	Selected ceramic tile on concrete base.
Ceiling	Plasterboard painted with recessed lighting.
Stairs	
Walls	Generally render and paint on block work. Timber balustrade and handrail.
Treads	Timber with edge groove on concrete frame. Risers render and paint.
Ceiling	Plasterboard painted with recessed lighting
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 down lights.
Air Conditioner	TRANE or approved air conditioner.
Bathroom 1	
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 tile laid to fall.
Ceilings	Moisture resistance plasterboard painted with recessed down lights.
Fixtures and Fittings	Vanity unit laminate finished cabinets with granite top. Vitreous glazed white ceramic handwash basin and water closet from 'American Standard' or equivalent.
Upper Level	
Corridor	
Walls	Render and paint on block work.
Floor	Selected ceramic floor tile on concrete base.
Ceilings	Plasterboard painted with recessed down lights.

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Materials & Finishes Schedule (continued)

Bedroom 2	
Walls	Render and paint on block work. Aluminum sliding window/door. Mosquito screening optional.
Floors	Parquet or hardwood floor system.
Ceilings	Plasterboard painted with recessed down lights.
Air Conditioner	TRANE or approved air conditioner.
Bathroom 2	
Walls	Ceramic wall tiles to dado height (except in shower area full height tiling). Render and paint above dado height.
Floors	Non slip ceramic floor tiles.
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.
Bedroom 3	
Walls	Render and paint on block work. Aluminum sliding window/door. Mosquito screening optional.
Floors	Parquet or hardwood floor system.
Ceilings	Plasterboard painted with recessed down lights.
Air Conditioner	TRANE or approved air conditioner.
Bathroom 3	
Walls	Ceramic wall tiles to dado height (except in shower area full height tiling). Render and paint above dado height.
Floors	Non slip ceramic floor tiles.
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.