



ANNEXURE B

25 November 2019

**PARKLANDS**

**Ihlati**

**BASIC SCHEDULE OF FINISHES**

**1. FOUNDATIONS**

- 1.1 Foundation walls are to be built in accordance with municipal building regulations.
- 1.2 Raft Foundations, strip footings and bases to be applied dependant on type of structure and the nature of the founding material. To be built in accordance with the Structural Engineers Specification.
- 1.3 Foundation walls to consist of two skins with a 50mm cavity between, tied together with galvanized wire ties. Subject to final design from Structural Engineer which is dependent on the ground conditions per block. Brick-force allowed in every course in foundation brickwork.

**2. BRICKWORK**

- 2.1 Floor to ceiling height approximately 2500mm in most cases, the down-stand beam size (to be determined by the Structural Engineer) will determine the floor to ceiling height on all floors that will require cast in-situ slabs above.
- 2.2 All external walls to consist of two skins with a 50mm cavity between, tied together with galvanized wire ties. With a Class II mortar.
- 2.3 Brick-force allowed in every 4th course until door and window height. Above window and door height brick-force to every course until roof/slab or otherwise specified by the Structural Engineer.

**3. FLOORS**

- 3.1 Surface Bed - Concrete to be specified by the Structural Engineer per element.
- 3.2 Slabs - Mostly pre-cast slabs including Mesh as per Structural Engineer's detail.
- 3.3 External floor finish (to trafficable areas, patio, stairs, balconies and terraces) – Ceramic nonslip floor tiles fixed to floors with tile glue and grouted as per developers specification and availability.
- 3.4 Internal floor - Ceramic floor tiles fixed to floors with tile glue and grouted as per developers specification and availability.



#### **4. PLASTER FINISH**

4.1 External - One coat plaster.

4.2 Internal - One coat plaster.

#### **5. WINDOW CILL**

5.1 External – Plastered to match wall finish.

5.2 Internal - Plastered to match wall finish.

#### **6. DOORS**

6.1 Front door - Solid timber door and timber door frame for door size 813x2032x110mm.

6.2 Internal doors - Residential steel door frame for door size 813x2032x110mm with hollow-core Masonite door suitable for painting.

#### **7. WINDOWS**

7.1 Standard Residential top hung aluminium powder coated windows.

#### **8. SKIRTING**

8.1 Skirting (throughout except WC and bathroom) -50mm Tile skirting fixed to wall in all rooms: lounge/ dining/ kitchen/ walkways/ stairs.

#### **9. GLAZING**

9.1 4mm clear float glass to aluminium windows and obscure in bathrooms or otherwise required by SAGGA.

#### **10. ROOFING**

10.1 SA Pine or biligum Trusses, interlocking roof sheets, fascia board, powder coated gutters and downpipes.



## **11. CEILINGS**

- 11.1 Ceilings installed to underside of trusses to be a minimum of 6.4mm thick fixed to SAP or lightweight steel branders at manufacturer specified centres and manufacturer specified screws spaced accordingly. Cornices to be cove, 135mm insulation within roof cavity and trapdoor including frame for accessibility where applicable.
- 11.2 To concrete Soffits: Grouted joint with one undercoat and two coats PVA paint to concrete soffits in standard colours.

## **12. WALL TILING**

- 12.1 Ceramic wall tiles fixed to walls with tile glue and grouted.
- 12.1.1 Kitchen – Splash back along counter space
- 12.1.2 Bathroom – 1.0m high wall tiling and basin splashback.
- 12.1.3 Shower – 2100mm high to shower walls.

## **13. BATHROOM FITTINGS**

- 13.1 Towel rail to developer's specification.
- 13.2 Toilet roll holder to developer's specification.
- 13.3 Mirror above WHB.

## **14. SANITARY WARE**

- 14.1 Bath – Built in acrylic rectangular bath 1700mm long, colour white with plug and chain or similar where applicable.
- 14.2 Toilet – White close couple dual flush- 6lt/ first flush and 3lt/second flush including seat.
- 14.3 Wash hand basin – Standard basin suitable to bathroom size and in line with bathroom finishes.

## **15. GEYSER**

- 15.1 150L & 100L geyser (apartment size specific), supplied by conventional electrical supply and solar PV power.
- 15.2 Geysers to be located in ducts, storerooms and roof space where required.



## **16. TAPWARE**

- 16.1 Bath – Under tile mixer and spout.
- 16.2 Shower – Under tile mixer and shower rose.
- 16.3 WHB - Basin Mixer with low flow 7lt/min or similar.
- 16.4 WC - 1 x 1 Ball-o-stop.
- 16.5 Sink: Sink Mixer with low flow 7lt/min or similar.

## **17. ELECTRICAL**

- 17.1 Wall plugs:
  - 17.1.1 Kitchen – Minimum 1 no Single & 1 no Double (New/Euro Spec)
  - 17.1.2 Lounge/Dining – Minimum 2 no Double (New/Euro Spec)
  - 17.1.3 Bedroom 1 – Minimum 1 no Double (New/Euro Spec)
  - 17.1.4 Bedroom 2 – Minimum 1 no Double (New/Euro Spec)
  - 17.1.5 Bedroom 3 – Minimum 1 no Double (New/Euro Spec)
- 17.2 Light Points – 1 no per room and 1 no external point per unit.
- 17.3 Geyser Isolater – 1 no Isolator.
- 17.4 Stove Isolater– 1 no Isolator.
- 17.5 Oven: 600mm Oven and 600mm Hob
- 17.6 Television point - 1 per unit.
- 17.7 All points to be positioned by Architect.

## **18 UTENSILS**

- 18.1 Washing machine - cold water supply and outlet for waste. Washing machine to be supplied by Purchaser.
- 18.2 Fridge / freezer - to be supplied by Purchaser.

## **19 BUILT-IN CUPBOARDS**

- 19.1 White melamine or otherwise stated with 2mm impact edging to visible panels, white melamine interior. Handles to Architects spec.



## 20 **KITCHEN CUPBOARDS AND TOPS**

- 20.1 Economy Finish colour melamine with 2mm impact edging to visible panels, white melamine interior. Handles to Architects spec – Floor units
- 20.2 20mm engineered stone counter tops or similar subject to availability as per developer.
- 20.3 Sink – Double end bowl sink 1200mm stainless steel.

## 21 **DOOR HANDLES**

- 21.1 Exterior doors - 3 lever CP mortise lockset with standard chromium plated furniture including door number and rubber door stop.
- 21.2 Interior doors -2-Lever CP mortise lockset with standard chromium plated furniture including rubber door stop.

## 22 **BALUSTRADES/METALWORK**

- 22.1 Galvanized Mild Steel balustrading 1000mm high formed from hollow sections including all mitres, welded joints core drilled and bolted to concrete floors and fixed to brickwork.

## 23 **PAINTING**

- 23.1 External walls: One undercoat and two coats PVA to external walls in standard colours.
- 23.2 Concrete Soffits: One undercoat and two coats interior quality paint to concrete soffits in standard colours.
- 23.3 Internal walls: One undercoat and two coats acrylic interior quality PVA paint in standard colours.
- 23.4 Balustrades and doorframes: One coat galvanised primer, one coat Primer and two coats enamel paint on steel.
- 23.5 Timber Doors and frames: One coat timber primer with two coats enamel where required.
- 23.6 Ceilings: One undercoat and two finishing coats interior quality paint

## 24 **ENREGY EFFICIENCY**

- 24.1 All units to meet Green Building Council of South Africa Edge requirements