



STANDARD SCHEDULE OF FINISHES

19.033
CONRADIE PARK – M04
July 2021
REVISION -C

IMPORTANT NOTES:

- Should the below mentioned specification differ from the final plan specification, then this specification will be the final ruling document.
- No changes to plan after council approval.
- All materials herein specified are subject to availability, where any materials are not readily available, the contractor shall have the right to use the nearest similar material available.
- The purchaser is not allowed to work on the site whilst the project is under construction.
- This schedule of finishes supersedes any other document.

contents

1	WALLS	1
1.1	Exterior	1
1.2	Interior.....	1
2	ROOF	1
3	DOORS, FRAMES & IRONMONGERY	1
3.1	Door and Frames	1
3.2	Ironmongery.....	1
4	WINDOWS	2
5	GLAZING	2
6	WALL FINISHES	2
6.1	Exterior	2
6.2	Interior.....	2
7	FLOOR FINISHES	2
7.1	General (All internal areas, apart from bathrooms)	2
7.2	Bathrooms	2
7.3	Balconies.....	3
8	SKIRTINGS	3
8.1	General (All internal areas, apart from bathrooms)	3
8.2	Bathrooms	3
9	CEILINGS & SOFFITS	3
9.1	General (All internal areas, apart from internal bathrooms that require ventilation)	3
9.2	Bathrooms & Bulkheads.....	3
9.3	Balconies.....	3
10	PAINTING	3
10.1	Exterior.....	3
10.2	Interior.....	4
11	METALWORK	4
12	SANITARYWARE & BRASSWARE	4
12.1	Sanitaryware.....	4
12.2	Brassware	4
13	JOINERY	5
13.1	Kitchen.....	5
13.2	Bedrooms	5
13.3	Bathrooms	5

14	KITCHEN	5
14.1	Appliances & Equipment	5
14.2	Plumbing.....	5
15	LIGHT FITTINGS	6
16	ELECTRICAL & DATA	6
17	METERING & CONNECTIONS	6
17.1	Water Supply	6
17.2	Electrical Supply	6
18	SECURITY	6

1 WALLS

1.1 Exterior

Exterior walls are all cavity masonry wall construction.

Primarily plastered and painted external skin, Clay maxi brick with one coat plaster primer and two coats exterior quality paint; internal Clay maxi brick layer to be plastered and painted with one coat plaster primer and two coats interior quality paint.

Ground Floor, cavity wall with exposed clay face brick external skin. Internal skin of cavity wall to have Clay maxi brick layer to be plastered and painted with one coat plaster primer and two coats interior quality paint.

All walkways to have cavity wall external clay maxi skin to be plaster and painted with one coat plaster primer and two coats exterior quality paint.

1.2 Interior

All unit separating walls to be double skin Clay maxi brick, plastered and painted with one coat plaster primer and two coats interior quality paint.

All unit internal partitioning walls to be single skin Clay maxi brick, plastered and painted with one coat plaster primer and two coats interior quality paint.

2 ROOF

The primary roofing material and construction is mono pitched metal roof sheeting, to be insulated and laid on timber sub structure. Minor areas are from concrete flat roofs to be screeded to falls, fully waterproofed and insulated.

3 DOORS, FRAMES & IRONMONGERY

3.1 Door and Frames

Unit Entrance doors to be single, painted solid timber door (Horizontal slatted) and frame as per unit plan. Internal Doors to be to be single, painted semi-solid or hollow core timber door (Flush panel) and frame as per unit plan.

3.2 Ironmongery

Unit Entrance doors – Stainless Steel Aero Profile Cylinder lock; Stainless steel butt hinges, doorstop & Stainless Steel Tubular Lever Handle on Rose with Escutcheon.

Internal doors – Stainless Steel Aero Profile Cylinder lock; Stainless steel butt hinges, doorstop & Stainless Steel Tubular Lever Handle on Rose with Escutcheon.

4 WINDOWS

Aluminium framed windows with handles and catches, All windows as per Architect's window schedule. Window sills to be precast concrete / composite material or aluminium.

5 GLAZING

Clear sheet glass generally in thickness as recommended by the glazier or to SABS specifications.
All glazing to comply with SANS 10400-XA and SANS 204 & SANS 10400 - Part N.
Obscure glass / vinyl will be installed to bathrooms and wc's.
All glass doors to be safety glass.

6 WALL FINISHES

6.1 Exterior

External walls of units to be face brick finish on ground floor; and plaster and painted above (from first floor to roof level, and walkways) with Victorian profile metal cladding (portion of top floor only).

6.2 Interior

Internal walls of the house to be plastered and painted.
All kitchens to have Porcelain / Ceramic Glazed wall tiling as splash backs over worktops; Colour as displayed in Sales Office or Similar.
All bathrooms to full height tiled walls to shower cubicle; and have half height tiled walls to the rest.
Bathroom wall tiles to be Porcelain / Ceramic wall tiling; Colour as displayed in Sales Office or Similar.

7 FLOOR FINISHES

7.1 General (All internal areas, apart from bathrooms)

Timber look Vinyl / Laminate floor planks, colour as displayed in Sales Office or similar.

7.2 Bathrooms

Full bodied porcelain / ceramic tiles with slip resistant finish. Colour as displayed in Sales Office or Similar.

7.3 Balconies

Full bodied porcelain / ceramic tiles with slip resistant finish. Colour as displayed in Sales Office or Similar.

8 SKIRTINGS

8.1 General (All internal areas, apart from bathrooms)

Timber (pine) skirting to be primed and painted with water based enamel.

8.2 Bathrooms

Not Applicable; wall finished in wall tiles.

9 CEILINGS & SOFFITS

9.1 General (All internal areas, apart from internal bathrooms that require ventilation)

The general unit finish is an exposed precast concrete panel soffit.

9.2 Bathrooms & Bulkheads

Ceilings are to be installed to internal bathrooms where mechanical ventilation is required, ceilings also applied to some areas as feature bulkheads.
(as per unit plans).

Ceilings to be constructed from suspended plasterboard, skimmed and painted with 2 coats interior quality PVA or similar.

9.3 Balconies

The general balcony soffit finish is an exposed precast concrete panel soffit.

10 PAINTING

10.1 Exterior

All external plastered wall surfaces to be painted with 2 coats exterior quality Low Sheen Pure Acrylic Paint or similar.

All exposed metalwork to be finished with 1 coat universal of exterior quality universal enamel paint.

All external doors and frames to be finished with 2 coats of exterior quality universal enamel paint.

All exposed external timber to be CRP treated.

10.2 Interior

All interior plastered wall surfaces to be painted with 2 coats interior quality Matt Acrylic Paint or similar.
All internal skirtings, doors and frames to be finished with 2 coats of interior quality universal enamel paint.

11 METALWORK

Galvanized Mild Steel balustrading 1000mm high formed from flatbar sections including all mitres, welded joints core drilled and bolted to concrete floors and fixed to brickwork as per structural engineer's detail and specification.

All balustrading to be painted using external grade paint.

12 SANITARYWARE & BRASSWARE

12.1 Sanitaryware

Toilets to be white ceramic floor standing pan and exposed cistern.

Basins to be white resin / ceramic square wall hung basin with single tap hole and pop-up waste.

Shower to be tiled walk-in with a framed glass screen or door.

Under basin storage unit to be provided; colour as displayed in Sales Office or Similar.

12.2 Brassware

Shower head to be water saving multi function type.

Single Lever basin mixer, chrome finish.

Single Lever shower mixer, chrome finish.

Complete cold and hot water reticulation to bathroom and kitchen, including taps (SABS Approved).

13 JOINERY

13.1 Kitchen

All worktops to be engineered stone with aris edge profile; colour as displayed in Sales Office or Similar.
All base units to be finished in Storm Grey – peen finish, or similar, handles to architect spec.
All floating shelves to be finished in timber look finish, or similar.
All wall units (where applicable) to be finished in timber look finish, or similar, no handles
All doors to have minimum 2mm Impact Edging with finish to match panel finish.
All exposed Panels and filler panels to match unit finish.
All units to receive white masonite backing.
All non-visible carcasses to be standard PG Bison super white interior.
All visible carcasses edges to be in edging to match door or drawer fronts.

13.2 Bedrooms

All base units to be finished in Folkstone Grey – peen finish, or similar, handles to architect spec.
All doors to have minimum 2mm Impact Edging with finish to match panel finish.
All exposed Panels and filler panels to match unit finish.
All units to receive white masonite backing.
All none visible carcasses to be standard PG Bison super white interior.
All visible carcasses edges to be in edging to match door or drawer fronts.

13.3 Bathrooms (for 2bed & 3bed units only)

All floating shelves to be finished in super white, peen finish, or similar.
All shelves to have minimum 2mm Impact Edging with finish to match.

14 KITCHEN

14.1 Appliances & Equipment

1 x Electrical Ceramic 4 plate hob.
1 x Under counter electrical oven.
1 x Integrated kitchen extractor hood.

14.2 Plumbing

1 x Stainless steel Drop-in type Sink with basket strainer waste.
1 x Single Level Kitchen Mixer.
1 x Washing machine / Dishwasher point (cold water) as indicated on plan.

15 LIGHT FITTINGS

1 x light point per living / kitchen / dining with surface mounted track light fitting.
1 x light point per bedroom with surface mounted light fitting.
1x light point per bathroom with surface mounted light fitting.

16 ELECTRICAL & DATA

2 x 16 Amp Switched Socket Outlet per bedroom
1 x 16 Amp combinational (3-pin & TV/Fibre combo) Switched Socket Outlet per living area
1 x 16 Amp Switched Socket Outlet per living room
2 x 16 Amp Switched Socket Outlet per kitchen; plus Fridge and Washing machine points
1 x distribution board
Stove / Oven point & Isolator.

17 METERING & CONNECTIONS

17.1 Water Supply

Centralised energy efficient heat pump hot water generation system. Each apartment will have a separately metered incoming hot water supply & cold water supply.

17.2 Electrical Supply

Single phase connection with split prepaid metering per unit.

18 SECURITY

Main entrance 24hour security with biometric access control.
CCTV monitoring.