
SPECIFICATION AND SCHEDULE OF FINISHES

NIMBATI RESIDENCE

TOWNHOUSE DEVELOPMENT:

POMONA EXT. 110

CLIENT: PAZOSPAN (PTY) Ltd.

CONTRACTOR: VARDOPHASE (PTY) Ltd.

This finishing Schedule serves as a Guideline Only, similar SABS approved products may be used as substitution – subject to written confirmation and approval from the Project Manager and Developer.

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Typical Unit

Room

Kitchen2

Living room.....4

Bedrooms.....5

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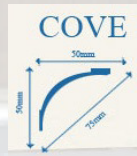

General



External Areas

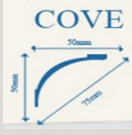

Typical Block Finish.....8

UNITS

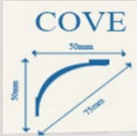
Typical Unit Finishes

ROOM	KITCHEN	
ITEM	DESCRIPTION	IMAGE
Ceilings	<p>Plaster to underside of Soffit (<i>To be confirmed and specified by Client</i>) / 4mm Everite fibre cement ceiling boards attached to Brandering</p> <p>Ceiling board joints to be concealed with cover strips</p> <p>One coat universal undercoat (Plascon white UC1) / or similar SABS Approved</p> <p>Two coats Plascon Velvagro satin sheen (VLO1) / Or similar SABS approved</p>	
Cornice	<p>Moulded cornice (cove 75mm)</p> <p>One coat universal undercoat (Plascon white UC1)/ or similar SABS approved , two coats Plascon Velvagro satin sheen (VLO1) / or similar SABS approved</p>	
Door Frames	<p>Swartland Timber door frame (SK 1) (813 WS) or similar SABS approved</p> <p>Three coats Swartland Maxicare quality sealant / or similar SABS approved</p>	
Door Leaf	<p>Swartland Fire Door Class E 30 Minute Fire Rated or similar SABS approved</p> <p>Three coats Swartland Maxicare quality sealant or similar SABS approved</p>	
Floor Finish	Porcelain floor tiles	
Ironmongery	<p>Two butt hinges (100mm)</p> <p>Mortice lock with two way lever</p> <p>Door stop and weathering strip to be installed</p>	
Lighting	<p>Eurolux centre ceiling light (S5)</p> <p>With SABS approved LED Lights</p>	

Electrical Fixtures	<p>2X Double Clipsal switched sockets (ST2025 WE) or similar</p> <p>1X Single Clipsal switched sockets (ST2015WE) or similar</p> <p>1x Clipsal Light Switch S2031/1/2AWE or Similar</p>	
Wall Finishes	<p>Plaster to wall</p> <p>One coat universal undercoat (White UC1)</p> <p>Two coats Plascon Velvaglo Satin Sheen Ivory White (Y4-B2-3) / or similar SABS Approved</p> <p>Wall behind countertops to be tiled up to cupboard height with ceramic tiles (RA – 085 Rapolano 200x200) / or similar SABS approved</p> <p>Goldflex light grey tile grout</p>	
Appliances	<p>Built in under counter oven</p> <p>Counter top 4 plate hob</p>	
Cupboards	<p>Custom built Melamine cupboards</p>	
Sink	<p>Single hole, double drop-in stainless steel kitchen sink</p> <p>Two sink wastes</p> <p>Upvc p-trap and relevant plumbing</p> <p>One hole single lever with swivel outlet</p>	

ROOM	LIVING ROOM	
ITEM	DESCRIPTION	IMAGE
Ceilings	Plaster to underside of Soffit (To be confirmed and specified by Client) / 4mm Everite fibre cement ceiling boards attached to Brandering Ceiling board joints to be concealed with cover strips One coat universal undercoat (Plascon white UC1) / or similar SABS approved Two coats Plascon Velvagio satin sheen (VLO1) / or similar SABS approved	
Cornice	Moulded cornice (cove 75mm) One coat universal undercoat (Plascon white UC1) ; two coats Plascon Velvagio Satin Sheen (VLO1) or similar SABS Approved	
Door Frames	Aluminium sliding door frame	
Door Leaf	Aluminium sliding door (1840)	
Floor Finish	Porcelain floor tiles	
Lighting	Eurolux centre ceiling light (S5) With SABS approved LED Lights	
Electrical fixtures	Clipsal S2032WE light switch or similar 2x Double Clipsal switched sockets (ST2025WE) or similar TV point	
Skirting's	70x20 PVC moulded skirting sealed	
Wall Finishes	Plaster to wall One coat universal undercoat (White UC1) Two coats Plascon Velvagio satin sheen Ivory White (Y4-B2-3) or similar SABS approved	

ROOM	Bedrooms	
ITEM	DESCRIPTION	
Ceilings	Plaster to underside of Soffit (To be confirmed and specified by Client) / 4mm Everite fibre cement ceiling boards attached to Brandering Ceiling board joints to be concealed with cover strips	
Cornice	Moulded cornice (cove 75mm) One coat universal undercoat (Plascon white UC1) ; two coats Plascon Velvago Satin Sheen (VLO1) / or similar SABS approved	
Floor Finish	Laminated Wooden Flooring / Vinyl flooring (To be confirmed by Client)	
Lighting	Eurolux centre ceiling light (S5) With SABS approved LED Lights	
Electrical fixtures	Clipsal S2031/1/2AWE or similar Light Switch 2x Double Clipsal switched sockets (ST2025WE) or similar	
Skirtings	70x20 PVC moulded skirting sealed	
Wall Finishes	One coat plaster to wall One coat universal undercoat (White UC1) Two coats Plascon Velvago satin sheen Ivory White (Y4-B2-3) / or similar SABS approved	
Built in cupboards	2.2m custom built in cupboard, laminated chipboard	

ROOM	BATHROOMS	
ITEM	DESCRIPTION	
Ceilings	Plaster to underside of Soffit (To be confirmed and specified by Client) / 4mm Everite fibre cement ceiling boards attached to Brandering Ceiling board joints to be concealed with cover strips One coat universal undercoat (Plascon white UC1) / or similar SABS approved Two coats Plascon Velvagio Satin Sheen white (VLO1) or similar SABS Approved	
Cornice	Moulded cornice (cove 75mm) One coat universal undercoat (Plascon white UC1) ; two coats Plascon Velvagio Satin Sheen (VLO1) / or similar SABS approved	
Floor Finish	Porcelain floor tiles	
Lighting	Eurolux centre ceiling light (S5) With SABS Approved LED Lights	
Wall Finishes	Tiling up to 1,1m with Porcelain tiles (RA – 085 Rapolano 400x400 Tile Africa or similar SABS approved) Goldflex light grey grouting Plaster to wall One coat universal undercoat (White UC1) Two coats Plascon Velvagio Satin Sheen Ivory White (Y4-B2-3) / or similar SABS Approved	
Sanitary fittings	Ceramic pedestal basin with 3 pru punched holes. Rectangular acrylic bath with tap and waste Ceramic compact closed coupled toilet suite with acrylic toilet seat Shower with Pivot Door/ sliding door depending on unit	
Ironmongery	600mm Chrome Double Towel Rail Chrome towel ring Chrome paper holder	
General	150LT Solar Geyser and Extractor Fan	

External Areas

Typical Block Finish

GENERAL (exterior)

WALLS:

Exterior and boundary walls to be plastered and painted one coat universal undercoat (UC1)

Two coats Dulux Weathergard or Similar SABS approved

Brick on edge sills to be plastered and painted one coat universal undercoat (UC 1)

Two coats Dulux Weathergard or similar SABS approved

Face brick where applicable

Platerbands to be painted one coat universal undercoat (UC1)

Two coats Dulux Weathergard or similar SABS approved

LIGHTS:

Eurolux double fluorescent tube light or Roof mounted centre light in watertight casing installed under carports

Eurolux die cast aluminium (B 138) Bulkhead light fitting to be installed to the underside of soffit, in store room and staircase

Eurolux wall mounted outdoor light (B 75)

WALKWAYS:

Walkway and patio floors to be tiled with Porcelain tiles with non-slip abrasive surface treatment.

Goldflex light grey grout.

STAIRCASE:

Pre-cast concrete staircase to be tiled with porcelain floor tiles cut to fit with self-adhesive non-slip strip to edge of all steps.

SOFFIT: (To be Confirmed and specified by client)

Soffits to be painted one coat universal undercoat (UC 1)

Two coats of white paint to contractor's spec.

BULLUSTRADE:

Steel balustrades, 1000mm high with 70mmx70mm stainless steel handrail TBC

DRAINAGE DUCT:

Ducts to be covered with fibre cement boards painted one coat universal undercoat

Two coats Dulux Weathergard