



## STANDARD SCHEDULE OF FINISHES

19.033

**CONRADIE PARK – MU01 BLOCK C**

April 2022

REVISION - A



**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.

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## 1 WALLS

### 1.1 External Walls

- 1.1.1 External perimeter walls: Cavity masonry wall construction. – plaster and painted outer brick skin, plaster and painted inner skin. (Predominantly on the East facade)
- 1.1.2 External perimeter walls: Cavity facebrick masonry wall construction. – clay facebrick outer brick skin, with continuous horizontal painted plaster bands, and plaster and painted inner skin. (Predominantly on the North, South and West facades)
- 1.1.3 Internal courtyard perimeter walls: Cavity masonry wall construction - plaster and painted inner skin.

### 1.2 Interior Walls

- 1.2.1 Party walls to be double brick skin, plastered and painted with one coat plaster, with primer and two coats interior quality paint. All unit internal walls to be single or double brick skin (subject to concrete structural layout), plastered and painted with one coat plaster primer and two coats interior quality paint.

## 2 ROOF

- 2.1 Roof Type 1 is a concealed fix, standing seam, profile zinc-alum sheeting on timber truss to required falls, with insulation material as specified.
- 2.2 Roof Type 2 is concrete flat roofs to screeds to falls, fully waterproofed and insulated.

## 3 DOORS, FRAMES & IRONMONGERY

### 3.1 Door and Frames

- 3.1.1 Unit Entrance doors to be single, flush solid hardwood timber door and frame as per unit plan. Primed and Painted finish. (\* Fire-rated timber entrance doors as required by Fire Engineer's plan.)
- 3.1.2 Internal Doors to be to be single, semi-solid timber door (Flush panel) and hardwood frame as per unit plan. Primed and Painted finish.

### 3.2 Ironmongery

- 3.2.1 Unit Entrance doors -Stainless Steel Profile Cylinder lock; Stainless steel butt hinges, doorstop & stainless steel Tubular Lever Handle on Rose with Escutcheon as per sales office, or similar.
- 3.2.2 Unit Internal door: Stainless steel butt hinges, doorstop & stainless steel tubular Lever handle on rose only. Internal doors to have locks.

## 4 WINDOWS

- 4.1 Aluminium framed windows, with handles and catches.
- 4.2 All windows as per Architect's window schedule.

## 5 GLAZING

- 5.1 Clear sheet glass generally in thickness as recommended by the glazier or to SABS specifications.
- 5.2 All glazing to comply with SANS 10400-XA and SANS 204 & SANS 10400 - Part N.
- 5.3 All glass doors to be safety glass.

## 6 FLOOR FINISHES

- 6.1 General (All internal areas, excluding bathrooms)
  - 6.1.1 Vinyl Flooring, colour as displayed in Sales Office or similar.
- 6.2 Bathrooms
  - 6.2.1 9mm ceramic tiles with slip resistant finish. Colour as displayed in Sales Office or Similar.
- 6.3 Skirtings
  - 6.3.1 **General (all internal areas, excl. bathrooms):**  
22mm Painted timber skirting to internal areas (excluding bathrooms)
  - 6.3.2 **Bathrooms**  
50mm tiled skirting to bathroom walls only.

## 7 CEILINGS & SOFFITS

- 7.1 General predominant unit soffit finishes
  - 7.1.1 Exposed Concrete soffit to all internal unit areas.
  - 7.1.2 Strategic bulkhead ceilings introduced at unit entrances or kitchens (layout dependant), to be constructed from 9.5mm suspended plasterboard, skimmed and painted with 2 coats interior quality PVA or similar.
- 7.2 Level 3 (Top Level) Units:
  - 7.2.1 Ceilings to be constructed from 9.5mm suspended plasterboard, skimmed and painted with 2 coats interior quality PVA or similar.

## 8 PAINTING

- 8.1 Exterior: All external plastered wall surfaces to be painted with 2 coats exterior quality Low Sheen Pure Acrylic Paint or similar.
- 8.2 All exposed metalwork to be finished with 1 coat anti-rust primer and 1 x coat universal of exterior quality universal enamel paint.
- 8.3 All external doors and frames to be finished with 2 coats of exterior quality universal enamel paint.
- 8.4 All exposed external timber to be CRP treated.
- 8.5 All interior plastered wall surfaces to be painted with 2 coats interior quality Matt Acrylic Paint or similar.
- 8.6 All internal skirtings, doors and frames to be finished with 2 coats of interior quality universal enamel paint.

## 9 METALWORK

- 9.1 **Balustrades Type 1:** Galvanized Mild Steel balustrading 1000mm hgt. made of vertically fixed square bar sections fixed to RC slabs and or brick walls as per structural engineer's detail and specification.
- 9.2 All external metalwork to be (marine grade) external paint.

- 9.3 **Balustrades type 2:** Galvanized Mild Steel balustrading at 1000mm hgt. made of vertically fixed square sections, 300mm high, top fixed to 700mm high, 230mm brick upstand plastered and painted balcony walls, as per structural engineer's detail and specification.
- 9.4 All external metalwork to be (marine grade) external paint.

## 10 SANITARYWARE & BRASSWARE

### 10.1 Sanitaryware

- 10.1.1 Toilets to be white ceramic floor mounted pan and seat with closed coupled cistern.
- 10.1.2 Basins to be white ceramic wall hung basin with chrome-plated mixer tap.
- 10.1.3 Shower to flush walk-in shower tiled floor finish, with glass shower screen door.
- 10.1.4 Stainless steel toilet rolls holder and towel rail as per sales office spec.
- 10.1.5 Shower head to be water saving type.
- 10.1.6 Hot and cold-water single lever mixer tap, chrome finish.



## 11 JOINERY

### 11.1 Kitchen

- 11.1.1 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 Dunblane Grey – peen finish, or similar, handles to architect spec.
- 11.1.2 All base units to be finished in Storm Grey – peen finish, or similar, handles to architect spec. All exposed Panels and filler panels to match unit finish.
- 11.1.3 All floating shelves to be finished in timber look finish, fixed to wall with concealed GMS wall brackets, as per colour in sales office or similar.
- 11.1.4 All wall units (where applicable) to be finished in timber look finish, or similar, no handles.
- 11.1.5 All doors to have minimum 2mm Impact Edging with finish to match panel finish.
- 11.1.6 All exposed Panels and filler panels to match unit finish.
- 11.1.7 All units to receive white masonite backing.
- 11.1.8 All non-visible carcasses to be standard PG Bison super white interior.
- 11.1.9 All visible carcasses edges to be in edging to match door or drawer fronts.
- 11.1.10 All fixings to be concealed type fixings with cover caps to match.

### 11.2 Bedrooms

- 11.2.1 All base units to be finished in Folkstone Grey – peen finish, or similar, handles to architect spec.
- 11.2.2 All doors to have minimum 2mm Impact Edging with finish to match panel finish.
- 11.2.3 All exposed Panels and filler panels to match unit finish.
- 11.2.4 All units to receive white masonite backing.
- 11.2.5 All none visible carcasses to be standard PG Bison super white interior.
- 11.2.6 All visible carcasses edges to be in edging to match door or drawer fronts.
- 11.2.7 Size as per unit layout.
- 11.2.8 All fixings to be concealed type.

## 12 KITCHEN

### 12.1 Appliances & Equipment

- 12.1.1 Electrical Ceramic 4 plate hob.
- 12.1.2 1 x Under counter electrical oven.
- 12.1.3 1 x Integrated kitchen extractor hood.

### 12.2 Plumbing

- 12.2.1 1 x Stainless steel Drop-in type Sink with basket strainer waste.
- 12.2.2 1 x Single Level Kitchen Mixer.
- 12.2.3 1 x Washing machine /Dishwasher point (cold water only)

## 13 LIGHT FITTINGS

- 13.1 1 x light point per living / kitchen /dining with surface mounted light fitting.
- 13.2 1 x light point per bedroom with surface mounted light fitting.
- 13.3 1 x light point per bathroom with surface mounted light fitting
- 13.4 2 x recessed downlights (layout dependant) per entrance / kitchen mounted to ceiling.
- 13.5 All fittings as per Elec. Engineer's schedule.

## 14 ELECTRICAL & DATA

- 14.1 1 x 16 Amp SA/EU combinational (3-pin & 2-pin combo) Switched Socket Outlet per room (Bedroom, Kitchen).
- 14.2 1 x 16 Amp combinational (3-pin & TV/Fibre combo) Switched Socket Outlet per living area
- 14.3 3 x 16 Amp 3-pin RSA Single Switched Socket Outlet per kitchen (Fridge & Washing Machine)
- 14.4 1 x distribution board
- 14.5 Stove / Oven point & Isolator provided

## 15 METERING & CONNECTIONS

### 15.1 Water Supply

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

### 15.2 Electrical Supply

15.2.1 Single phase connection with split pre-paid metering per unit.

## 16 SECURITY

16.1 Main entrance 24hour security with access control.

16.2 CCTV monitoring in common areas.

16.3 Access control in lobbies.