

SONTONGA LOFTS

GENERIC FINISHING SCHEDULE	<i>White House, Block House and Bridge House Generic finishing schedule (all possible variants are included in this schedule, however the specific finish and/or specification is unit and building dependent due to the nature of each building which may also vary within each building).</i>	PROJECT NUMBER: S/L 01
		DOCUMENT NUMBER: 01
	CNR ENOCH SONTONGA & SOLOMON STREET ERF 1/5240 BRAAMFONTEIN	THIS ISSUE: REV2
		ISSUED FOR: Construction

FLOORS

FINISH		LOCATION
Steel floated screed		plumbing and conduit floor band to match colour of polished concrete
Specialist cementitious screed floated floor with sealer		Living areas, passage, bedroom, bathroom, interior patios
50x50 white high gloss mosaic		shower trough
Grey porcelain shower plinth		shower trough
600x600 concrete grey porcelain tiles with dove grey grout with matching skirting		bedroom, passage ways, bathrooms, stairs
Existing Oregon pine floor, sanded with 3 coats sealant. Skirting, 70x20 pine, universal primer, 2 coats non drip storm grey enamel		certain units with existing wooden flooring
114x22 T/G Pine sanded sealed and stained to match existing Oregon		staircase landing, mezzanine/crows nest
Diamond polished concrete surface bed, with grout joints to conceal expansion joints		Living, Kitchen, Scullery, dining, passage, bedroom, bathroom
Steel floated screed /concrete		external patio
Steel floated screed / concrete with scored grip		external patio stair

WALLS

FINISH		LOCATION
External wall, smooth plaster, universal undercoat & (white) PVA paint		patio platform
External screen, 50x38 steel frame with 114x38 SAP CCA treated horizontal slats		patio platform
Steel, primed and painted in 2 coats storm grey, non drip enamel		patio columns, patio steel screen frame, downpipes
Bagged and smooth brick walls, plaster primer, 2 coats medium sheen loft grey colour		living, kitchen, dining, passage
Feature wall- selected clay slock, with flush plaster motar joint. With Nova matt brick sealant		dining, staircase, living, patio, bedroom
Plaster, plaster primer, medium sheen matt white PVA		bedrooms
Plaster, Pandomo white, waxed		bathrooms
200x300 matt white tiles with light grey grouting		kitchen splashback wall, bathroom shower
Grey porcelain skirting tiles to match floor tiles		bathrooms

WINDOWS & DOORS

Steel old and new windows & doors, universal primer, 2 coats egg shell drip free enamel		external façade
Door handles on steel cottage pane doors, chrome finish		external façade to patio

Sill to fall, plastered, plaster primer, universal primer, 2 coats white PVA		external façade
Door frames, 76x50 meranti frames sealed with Woodoc 25 clear matt		all internal walls
Door handles, QS, Sanda, brush stainless steel finish		bedrooms, bathrooms
Solid core fire rated front door. Universal primer, 2 coats egg shell white enamel paint		passage front door
Door handles, QS, Lya Solid stainless steel		passage front door & door to patio
Hollow core doors, Van Acht/ Valencia, universal primer with 2 coats egg shell white PVA		all internal doors, except sliding doors in scullery and first floor bedroom slider
Timber windows, universal primer, 2 coats enamel egg shell white		clerestory windows as per window schedule
Window ironmongery- brass latches & stays per manufacturer		living open plan, bedrooms, bathrooms
18mm superwood shutters, universal primer, 2 coats egg shell white enamel. Brass sliding barrel bolt latch and Hasp latch closure		bedrooms (in select units)

BATHROOM SANITARY WARE & FIXTURES

FINISH		LOCATION
Shower mixer/ taps- Hans Grohe, Décor E2 *		bathrooms
Shower rose- Hans Grohe *		bathrooms
Shower trap- brass internal trap with chrome cover *		bathrooms
Shower frameless door with chrome weather strip *		bathrooms
WC- CTM, Dune soft closer *		bathrooms
Duct box- 600x600mm porcelain grey tile with dark grey grout *		bathrooms
Duct box- counter top - Easy Quartz, Bianco white *		bathrooms
Toilet holder and towel ring- GEO chrome finish *		bathrooms
Vanity- Bianco white composite Easy Quartz *		bathrooms
Under counter BIC- light grey impact melamine finish *		bathrooms
Basin- Duravit white ceramic *		bathrooms

* A similar Architect approved product will be used in the event of stock been unavailable

KITCHEN SANITARY-WARE & FIXTURES

Sink- Frankie double bowl *		kitchen
Mixer- Hans Grohe, Décor E2 *		kitchen
Cupboard with doors- Storm grey Melamine *		kitchen
Open shelves- timber Melamine *		kitchen
Tops - Bianco white composite Easy Quartz *		kitchen
Tiles- 200x300 matt white with light grey grout *		kitchen
Bosch gas hob (PCP615B80Z) *		kitchen
Bosch electric oven (ABN301E2Z)*		kitchen

* A similar Architect approved product will be used in the event of stock been unavailable

BEDROOM FIXTURES (type and style per show units / layouts differ per unit)

FINISH		LOCATION
BIC's - light grey impact melamine finish		bedrooms
Open shelves- timber Melamine		bedrooms (select bedrooms)

CEILINGS

FINISH		LOCATION
Flush plastered onto rib & block. Plaster primer, 2 coats white ceiling Frankert paint		passage, bedroom, bathroom
Inclined ceilings,6mm board, rhinolite flush plastered, primer and two coats Paintcore white ceiling paint. Edge joint flush finish in acrylic silicon with two coats		living areas, bedrooms, bathrooms

Existing pressed ceilings, universal primer, 2 coats egg shell enamel. P009 profile polystyrene cornice painted with egg shell colour water based paint.		living, kitchen, dining, bedroom, bathroom
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STEEL

FINISH		LOCATION
Steel primer, 2 coats non-drip storm grey enamel		trusses, balustrades, book shelves, staircase above ground.

LIGHTING AND ELECTRICAL

FIXTURE		LOCATION
All plugs and switches, S2000 Clipsol*		living, dining, kitchen, passage, bedrooms and bathrooms
Wall mounted custom made tip ups- double tube 5 ft. fluorescent*		living room (select units)
Hanging pendants- Aluminium spun, sprayed with satin black. 9W medium warm LED ball globe*		patio, living open plan
Wall mounted, up & down lights- 10W storm grey finish with LED*		patio, first floor landing
Geometric, metal cage pendants, warm white incandescent filament globe*		first floor landing
Under counter lights- LED cool white strips*		Select units only
Ceiling mounted 300x300 or 200x200 square fitting with 8W LED*		passage, bathroom, bedroom
Counter sunk, 300x300 or 200x200 square surface fitting with 8W LED*		bathroom, bedroom
* A similar Architect approved product will be used in the event of stock been unavailable		

OPTIONAL EXTRA

FIXTURE		LOCATION
Infinity, wood combustion fire place.		living room of select units

STAIRS

FINISH		LOCATION
290x900x38 meranti stair tread sanded, sealed with Woodoc 25 satin clear in a mild steel frame		stair case from GF to first floor and crows nest (selected units)
Mild steel spiral staircase		stairs from GF to first floor (select units)
Masonry staircase with 600x600 porcelain grey tile and dove grey grout		stairs from GF to first floor (select units)
Masonry staircase with meranti tread	Only unit type D - as per main show unit	middle landing section of staircase in select unit type

GENERAL SPECIFICATIONS

ELEMENT		SPECIFICATION
Foundations		Existing foundations - as approved by the Engineer
Walling		Existing: Masonary walls
		New: Clay stock masonry 110 and 220 walls - Ocon Bricks
		New: Dry walling (Each board 60min rated: 2hr fire rated external walls) - 102mm track and stud system, clad with two 15mm Lafarge Fire Stop boards with a 102mm Cavity Bat Insulation. Joints plaster taped and rhinolited.
Floor slabs		Existing: insitu concrete slabs - as approved by the Engineer
		New: Rib and block slabs - per Engineer
		New: Echo slabs- per Engineer
Roofing		Existing galvanised IBR sheeting with Isotherm 100mm insulation on existing wood and steel trusses.