



ATTENTION: Mr Dawie Maartens

PROJECT DESCRIPTION: AFRICAN MONARCH

DATE ISSUED: 2018-09-19

FINISHING SCHEDULE FOR AFRICAN MONARCH UNITS

1. GENERAL & WETWORKS:

- In accordance with standards and guidelines of the National Building Regulation, SANS 10400 and National Home Builders Registration Council.
- Final levels, height of plinths, depths of excavations and sitting of buildings to be determined by the building contractor or land surveyor on site. Ground level might result into a split in floor level between the main house and the garage and may require steps leading to the entrance doors
- All brickwork with clay stocks. (Or cement stock bricks where engineer specify the MPA of the brick.
- External face brick inserts – red semi face bricks
- Interior walls will be smooth wood floated plastered. Rhinolite to all relevant areas.
- Exterior walls will be smooth and stipple plastered.
- Mitek pre-fabricated treated timber roofing trusses.
- Grey Elite Marley concrete Roof tile as per Artist Impression.
- Normal reinforced strip foundation to engineer's specifications.
- Rib and block slab to engineer's specifications.
- Concrete Off-Shutter finish to feature walls.
- Stone cladding to indicated feature walls.
- Facebrick Plinth



2. PAINTING

Interior walls:

- Coat Alkaline Resistant Plaster Primer.
- Coats Dulux Luxurious Silk – Client to choose a colour for interior walls.

Exterior walls:

- Coat Alkaline Resistant Plaster Primer.
- Coats Dulux Weatherguard – Client to choose a colour from Dulux standard colour range.

Boundary walls:

- Coat Alkaline Resistant Plaster Primer.
- Waterproofing to all relevant areas.
- 2 Coats Dulux Weatherguard – Client to choose a colour from Dulux standard colour range.

Ceiling:

- Rhinolite Gypsum Ceiling Boards.
- A1 NMC Moulded Cornices.
- Coat Alkaline Resistant Primer.
- Coats Dulux Matt Acrylic White PVA.

Wooden doors, -frames, -windows, -skirting's:

- 3 Coats Woodoc 30 – Client to choose a colour.

Waterproofing:

- Waterproofing of window sills, parapet walls, showers and concrete roofs as per approved building plans.

3. DOORS, DOOR FRAMES AND DOOR HANDLES

Doors & Handles:

- All interior and external wooden doors to be horizontal slatted solid core doors.
- 3 lever locksets to exterior & interior doors.
- Interior & exterior handles – PC allowance of R500 per door for lock and handle.
- Entrance door according to approved building plans. Wooden doors to be supplied by Swartland.
- Entrance door from garage to main dwelling to be fire engineered door as per building regulations.

Door Frames:

- All exterior and interior door frames to be Swartland meranti timber (813 x 2032H – No sill)
- Sliding doors per building plans. Aluminium doors supplied by Origin.

Folding stacker door:

- Folding stacker doors as per building plans

4. WINDOW FRAMES AND GLAZING

- Window frames: Aluminium – Origin Charcoal top/side hung range as per window schedule on approved building plans.
- Glazing: Glazing will be in accordance with SAGGA Code of Practice and SANS 10400 XA Fenestration calculations. Suggested glass until fully calculated per unit: LOW E SINGLE

5. SANITARY WARE AND PLUMBING**General:**

- All plumbing works to be in accordance with building regulations.
- 2 x Garden tap will be supplied and fitted.
- 2 x 250L Geyser (To be calculated in Hot water calculation as per sans)
- Plumbing work to be done as per approved building plans.

Taps and fittings:

- PC amounts to all fittings. R1500 per tap fitting.
- Isca Bordo taps to be supplied and fitted by the contractor / or client to choose a different range in the same price range. (or other approved for costing)

Kitchen:

- Supply and installation of the plumbing reticulation per the building plans.
- Kwikot Zink and prep bowl to be supplied and fitted by the contractor.
- Zink point as per approved building plans.
- 1 x Dishwasher point as per approved building plans.
- 1 x Washing machine point as per approved building plans.
- 1 x Tap and Gulley outside kitchen will be supplied and fitted.

Main Bathroom, 2nd & 3rd Bathroom, Guest Toilet (Cloak) & Staff toilet:

- Supply and installation of the plumbing reticulation per the building plans.
- Baths – PC allowance – R6500
- Toilets – PC allowance – R2000 per WC
- Basins – PC allowance – R1500 per

- Origin natural Pivot showers doors (2m height) supplied and fitted by the developer. – PC allowance of R4000

6. ELECTRICAL

General:

- All electrical in line with Electrical Regulations.
- Electrical to be done as per approved building plans.
- 1 x Distribution board
- 4 x TV points (Not wired)
- 1 x Telkom/fibre point
- 2 X Double plug points per room

Light fittings:

- Installation in line with specifications on building plans.
- All light fittings will be silver ceiling mounted fittings – 12 Volt with transformer
- Chandeliers to be supplied by client. Installation to be done by contractor.

Plugs:

- Installation in line with specifications on building plans.
- All plugs will be 15 amp double wall plugs

7. GARAGE DOOR

- Standard double motorised garage door as per approved building plans.
- Treated timber or lightweight aluminium.

8. KITCHEN/VANITIES/BUILT-IN CUPBOARDS/GRANITE

Built-in cupboards:

- Melamine cupboards supplied and installed by contractor.
- Client to choose a colour with supplier.
- PC allowance - of R60 000 per kitchen
- Built in cupboard on R3000 per running meter

Vanities:

- Vanities as per building plans
- Melamine built-in vanities with Rustenburg Granite

9. FLOOR AND WALL TILES

Floor

- Non-slip tiles to all relevant floor areas as per approved building plans. PC allowance – R300 per m²

Wall tiles (Bathrooms / Kitchen / Scullery)

- PC allowance for tiles – R140.00 per m²

10. STOVE AND HOB

- Gas Stove and Hob to spec – PC Amount of R10 000.

11. PAVING

- 100 sq. meter standard fit. PC allowance – R 28,000-00
- Additional requirements: R280.00 per sq. meter.

12. WASHING LINES

- No wash lines will be installed by the developer.

13. BUILT IN BRAAI

- Jetmaster 1200mm wide unit – PC Amount of R7 000.

14. SKIRTINGS

- 100mm Meranti skirting's supplied and fitted by contractor. (Painted and treated with white finish)

15. STEEL

- I beams supplied and fitted by the Contractor in accordance to the approved building plans and engineers specifications.

16. FIREPLACE

- Flueless gas fire place or wood burning unit – R4000

17. STONE CLADDING

- Natural Stone cladding only.

Note:

Schedule subject to finalized plans approved by contractor, architectural professional and costing.



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