

ANNEXURE "C"

Mountain View Villas



SCHEDULE OF FINISHES

SCHEDULE OF FINISHES – STANDARD	
Project Title: Mountain View Villas	
Room Name: LOUNGE	Room Number:
FLOOR FINISH: Ceramic tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed.	
SKIRTING: Painted SAPine skirting screw fixed to finished walls over tiles with drilled and plugged holes. Skirting to be sanded and painted with undercoat prior to fitting. Painted as per paint specification after filling and sanding of fixing holes.	
WALL FINISH: 1 Coat steel floated smooth plaster to ceiling height, painted as per paint specification.	
CEILINGS: Underside of concrete slab to be painted as per paint specification. Top floors to have 6,4mm Rhinoboard fixed print side up, with length at right angles to brander. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brander at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas	
Room Name: KITCHEN	Room Number:
FLOOR FINISH: Ceramic tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed.	
Skirting: Painted SAPine skirting screw fixed to finished walls over tiles with drilled and plugged holes. Skirting to be sanded and painted with undercoat prior to fitting. Painted as per paint specification after filling and sanding of fixing holes.	
WALL FINISH: 1 Coat steel floated smooth plaster to ceiling height, painted as per paint specification. Key plaster and apply bonding liquid where tiled. Wall tiles to be 150 x 150 mm x 5mm white glazed matt wall tiles fixed with approved tile adhesive, in strict accordance with the manufacturers details, specifications and recommendations. Grouting joint widths and colour to be discussed with architect. Tiling detail as per Architect. Wall above tiles to be painted as per paint specification.	
CEILINGS: Underside of concrete slab to be painted as per paint specification. Top floors to have 6,4mm Rhinoboard fixed print side up, with length at right angles to brandering. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brandering at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
SINK: FRANKE CURVELINE C8 Stainless steel drop in single bowl kitchen sink. Cupboard under sink to specialist. Comprised of: - 1 x Stainless steel sink top with single bowl and draining board - 1 x Sencillo sink mixer fixed on the LHS behind the bowl - 1 x Waste, trap and plug	
WASHING MACHINE: (where applicable) 1 x Isca 15mm hose bib tap Palesa range (ref. no. 4916/NL) 1 x Isca 15mm undertile stop tap Palesa range (ref. no. 4173/NL)	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas	
Room Name: BATHROOM	Room Number:
FLOOR FINISH: Prepare and apply abe duraflex flexible waterproofing slurry, all in accordance with the manufacturer's instructions. Ceramic non slip tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed. Shower trap in floor	
SKIRTING: 100mm High tile skirting to match floor tile fixed to wall with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations.	
WALL FINISH: 1 Coat steel floated smooth plaster to ceiling height, painted as per paint specification. Key plaster & apply bonding liquid where tiled. Prepare and apply abe wallseal siloxane waterproofing solution, as per manufacturer's instructions where walls to be tiled at shower. Wall tiles to be 310x450x5mm Tania Crema (Azulindas) tiles fixed with approved tile adhesive, in strict accordance with the manufacturers details & specifications. Grouting joint widths and colour to be discussed with architect. Splashback tiled to max. 400mm above whb. Shower to be tiled to 2100mm above finished floor level. Paint wall above tiles as per paint specification.	
CEILINGS: Underside of concrete slab to be painted as per paint specification. Top floors to have 6,4mm Rhinoboard fixed print side up, with length at right angles to brandering. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brandering at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas	
Room Name: BATHROOM (CONTINUED)	Room Number:
WHB UNIT: Jubilee Basin and half pedestal complete with 32mm clicker/p/butt basin waste, 32 mm basin p-trap and Sencillo basin mixer. White ceramic wash hand basin unit connected to water supply & waste outlets. - 1 x Sencillo basin mixer WC: - Liwa close couple dual flush WC -colour white - fixing bolts included - Inox DBL flap (Atlas) white toilet seat - 1 x Isca 15mm undertile stop tap (Ref.no. 4173/NL) SHOWER (WHERE INDICATED ON PLAN): - 1 x Isca Shower mixer (Ref. no. 8200CH) - 1 x Isca Zephyr hand shower (Ref. no. 9918CH) - 1 x Isca flexi hose 1.75m (Ref. no.1175CH) - 1 x Isca hand shower wall outlet (Ref. no. 9380CH) - 1 x Gio Bella range square shower trap (Ref. no. A1015-12) - 1 x Isca angle valve 15x15mm (Ref. no. 2408CH) BATH (WHERE INDICATED ON PLAN): - Sencillo 1700 bath with Nicci Spout and Sencillo shower mixer ACCESSORIES: Stunning Guest range no.4 code 408 800mm double towel rail Stunning Guest range no.19 code 288 toilet roll holder Stunning Guest range no.16 code 658 chrome soap dish (no hole) Tubarose aluminium white epoxy corner shower curtain rail (ref. CSR9090) 450 x 600mm lead-backed mirrors screw-fixed to wall.	
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SCHEDULE OF FINISHES -STANDARD

Project Title:

Mountain View Villas

Room Name:

BEDROOM

Room Number:

FLOOR FINISH:

Belgotex Nexus 500x500mm Berber point 920 plainbac carpet tiles laid in accordance with SABS 0186-2000 fitting code of practice and fitted with approved acrylic emulsion adhesive on minimum 40mm timber floated sand/cement screed, or

Ceramic tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed.

SKIRTING:

Painted SAPine skirting screw fixed to finished walls over tiles with drilled and plugged holes. Skirting to be sanded and painted with undercoat prior to fitting. Painted as per paint specification after filling and sanding of fixing holes.

WALL FINISH:

1 Coat steel floated smooth plaster to ceiling height, painted as per paint specification.

CEILINGS:

Underside of concrete slab to be painted as per paint specification.

Top floors to have 6,4mm Rhinoboard fixed print side up, with length at right angles to brander. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brander at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected.

Ceiling to be painted as per paint specification.

CORNICE:

Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.

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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas	
Room Name: INTERNAL STAIRWAYS	Room Number:
Floor finish: Ceramic tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed.	
Wall finish: 1 Coat steel floated smooth plaster to ceiling height, painted as per paint specification.	
Skirting: Painted SAPine skirting screw fixed to finished walls over tiles with drilled and plugged holes. Skirting to be sanded and painted with undercoat prior to fitting. Painted as per paint specification after filling and sanding of fixing holes.	
Ceilings: 6,4mm Rhinoboard fixed print side up, with length at right angles to brandering. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brandering at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas	
Room Name: EXTERNAL STAIRWAYS, WALKWAYS and BALCONIES	Room Number:
Floor finish: Non-slip ceramic tiles on screed to fall on ABE Duraflex flexible waterproofing slurry in accordance with the manufacturer's instructions.	
SKIRTING: 100mm High tile skirting to match floor tile fixed to wall with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations.	
Wall finish: 1 Coat steel floated smooth plaster, painted as per paint specification.	
Ceilings: Underside of concrete slab to be painted as per paint specification. Open eaves timber to be treated and painted as per paint specification.	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas Facilities Building	
Room Name: BIN YARD	Room Number:
Floor finish: Grano screed with 75mm high concrete skirting, on concrete surfacebed.	
Wall finish: Plastered and painted maxibrick walls. Paint as per paint specification.	
Accessories: Standpipe to be provided to wash down bin areas. 1 x Cobra Standard Brass No. 209-15X3/4PL standpipe tap	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas Facilities Building	
Room Name: ELECTRICAL ROOM	Room Number:
Floor finish: Grano screed with 75mm high concrete skirting, on concrete surfacebed.	
Wall finish: Plastered and painted maxibrick walls. Paint as per paint specification.	
Ceilings: 6,4mm Rhinoboard fixed print side up, with length at right angles to brandering. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brandering at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas Facilities Building	
Room Name: TOILET	Room Number:
FLOOR FINISH: Ceramic tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed.	
SKIRTING: Painted SAPine skirting screw fixed to finished walls over tiles with drilled and plugged holes. Skirting to be sanded and painted with undercoat prior to fitting. Painted as per paint specification after filling and sanding of fixing holes.	
WALL FINISH: 1 Coat timber trowelled smooth plaster to ceiling height. Paint as per paint specification.	
CEILINGS: 6,4mm Rhinoboard fixed print side up, with length at right angles to brandering. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brandering at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
WC: <ul style="list-style-type: none"> - VAAL Aquasave Code SW246 low level suite - 1 x Isca 15mm undertile stop tap (Ref.no. 4173/NL) WHB <ul style="list-style-type: none"> - LIBRA Bantam basin Code SW054 Size 455 x 290mm - Supplied with approved trap, plug and waste union. - 1 x Isca Palesa 15mm pillar tap (Ref. no. 4482/NL) ACCESSORIES: <ul style="list-style-type: none"> - Stunning Guest range no.19 code 288 toilet roll holder 	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas Facilities Building	
Room Name: OFFICE	Room Number:
FLOOR FINISH: Ceramic tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed.	
SKIRTING: Painted SAPine skirting screw fixed to finished walls over tiles with drilled and plugged holes. Skirting to be sanded and painted with undercoat prior to fitting. Painted as per paint specification after filling and sanding of fixing holes.	
WALL FINISH: 1 Coat timber trowelled smooth plaster to ceiling height, painted as per paint specification.	
CEILINGS: 6,4mm Rhinoboard fixed print side up, with length at right angles to brander. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brander at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum covered cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas Facilities Building	
Room Name: OFFICE STOEP	Room Number:
Floor finish: Non-slip ceramic tiles on screed to fall on ABE Duraflex flexible waterproofing slurry in accordance with the manufacturer's instructions.	
Skirting: 100mm High tile skirting to match floor tile fixed to wall with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations.	
Wall finish: 1 Coat timber floated smooth plaster to ceiling height, painted as per paint specification.	
Ceilings: Open eaves timber to be treated and painted as per paint specification.	
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SCHEDULE OF FINISHES - STANDARD	
Project Title: Mountain View Villas Facilities Building	
Room Name: STORE	Room Number:
Floor finish: Ceramic tiles to be approved by Client fixed with approved tile adhesive, in strict accordance with the manufacturer's details, specifications and recommendations on minimum 40mm timber floated sand/cement screed.	
Skirting: Painted SAPine skirting screw fixed to finished walls over tiles with drilled and plugged holes. Skirting to be sanded and painted with undercoat prior to fitting. Painted as per paint specification after filling and sanding of fixing holes.	
Wall finish: 1 Coat timber floated smooth plaster to ceiling height, painted as per paint specification.	
Ceilings: 6,4mm Rhinoboard fixed print side up, with length at right angles to brander. Fix using 32mm galvanised clout nails or 32mm grabber screws at 150mm centres to 38 x 38mm SA Pine brander at 350mm centres in one direction only. End joints to fall on a 50mm brander. Nail or screw from board centre outwards. Apply Rhinotape over joints and double over butt joints. Apply not less than 5mm of Rhinolite or CreteStone. Stop all nail or screw heads and sand level when dry. Brander sizing to be increased if truss spacing more than 1000 c/c. Roof spaces to be insulated with 160mm Isotherm insulation laid in accordance with manufacturer's specifications. Ceiling must be plastered on the same day that the Rhinoboard is erected. Ceiling to be painted as per paint specification.	
CORNICE: Standard 75mm gypsum coved cornices secured to wall and ceiling as per manufacturer's instructions. Fixing holes to be filled as per manufacturer's instructions and cornice to be painted as per paint specification.	
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