



**BELLA
ROSA**
UPINGTON

JOSHUA · CONRAD
ARCHITECTS

STANDARD SCHEDULE OF FINISHES

HOUSE TYPE R1 M


Doc No:	D5402			Rev - 01	Jun-21
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No	ITEM	DESCRIPTION	CODE/COLOUR	SUPPLIER	SPECIFICATION
1	FLOOR FINISHES				

	External	Paving	Developer's Choice	Supplier to Developer's selection.	Brick paving in patterns
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FLOOR TILES

PLEASE SELECT AN OPTION


		Interior Ceramic Tile	Developer's Choice	Supplier to Developer's selection.	Tile with 3mm mortar joints . Light grey grouting.
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2	SKIRTING				
	Tile skirting 100 mm high	Skirting to match floor tile option	Developer's Choice	Supplier to Developer's selection.	Tile with 3mm mortar joints . Light grey grouting.



3	WALL FINISHES				
WALLS		PLEASE SELECT ONE OPTION			
	Internal	Paint Colour as per architect	Developer's Choice	Supplier to Developer's selection.	One coat primed and two finish coats of paint as per specification
	External	Paint Colour as per architect	Developer's Choice	Supplier to Developer's selection.	One coat primed and two finish coats of paint as per specification

WALL TILES

PLEASE SELECT AN OPTION




		Interior Ceramic Tile	Developer's Choice	Supplier to Developer's selection.	Bathroom walls tiled to 900mm height with 3mm mortar joints. Showers tiled to a height of 2.1 m . Kitchen splash back tiled 600 mm high off counter tops . Light grey grouting to architect's specification
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4	DOORS AND FRAMES				
	DOORS	Internal Door	Plascon Velvagio Pearl White (or Developer's Choice)	Supplier to Developer's selection.	813 x 2032 hollow-core. One under coat and two finish coats.
		Door Jamb	Plascon Velvagio Pearl White (or Developer's Choice)	Supplier to Developer's selection.	Metal door jamb painted one under coat and two finish coats.
		Entrance Door	Powder coated (charcoal code: ANP 3055)	Supplier to Developer's selection.	Aluminium (charcoal code: ANP 3055) (detailed design may differ from the image)

	External Kitchen Door	Powder coated (charcoal code: ANP 3055)	Supplier to Developer's selection.	Aluminium (charcoal code: ANP 3055) (detailed design may differ from the image)
	Garage Door	Aluzinc (charcoal)	Supplier to Developer's selection.	Roller up door (including lock)
	Ironmongery			As per ironmongery schedule

5 CEILING					
	Rhinoboard	Matt White P.V.A.	Supplier to Developer's selection.	Skimmed and painted with matt P.V.A. as per specification, 6.4mm Rhinoboard fixed to 38 x 38 battens at 400c/c	
	Insulation	Aerolite or similar approved	Supplier to Developer's selection.	135 mm insulation at r-value 2.5.	
	Trap door	Matt White P.V.A.	Supplier to Developer's selection.	16mm pine cover strip painted one undercoat and two finish coats as per Plascon Specification. Installed in passage area as per architect's drawing.	




6 CORNICE					
	EPS Cornice	White	Supplier to Developer's selection.	75mm standard profile EPS cornice filled and painted white as per specification.	


9 BUILT IN JOINERY					
JOINERY FINISH			PLEASE SELECT AN OPTION		
	Doors & Sides	Alpine white melamine	Supplier to developer's selection.	By Specialist Joiner	
	Handles -Stainless Steel	Stainless Steel	Supplier to developer's selection.	By Specialist Joiner	
	Counter tops	Rustenburg Granite	Supplier to developer's selection.	20mm Rustenburg Granite with all joints silicone sealed with 3mm pencil edging	

10 APPLIANCES					
	Oven	Built In under counter	Supplier to developer's selection.	Installed by specialist	
	Hob	4 plate solid			
	Extractor				

11 SANITARYWARE AND BRASSWARE					
	Sink	Stainless steel	Supplier to developer's selection.	Developer's Choice	

		Sink Mixer	Chrome	Supplier to developer's selection.	Developer's Choice
		Basin	White	Supplier to developer's selection.	Developer's Choice
		Waste Trap	Chrome	Supplier to developer's selection.	Developer's Choice
		Basin mixer	Chrome	Supplier to developer's selection.	Developer's Choice
		Close Coupled WC set	White	Supplier to developer's selection.	Complete WC set with lid and seat to Developer's Choice
		Shower Rose and arm	Chrome	Supplier to developer's selection.	Developer's choice
		Shower Mixer	Chrome	Supplier to developer's selection.	Developer's choice
		Shower Trap	Chrome	Supplier to developer's selection.	Developer's choice
		Shower Door	White	Supplier to developer's selection.	Developer's choice
		Bath 1700 mm	White	Supplier to developer's selection.	1700mm Developer's choice
		Bath Mixer	Chrome	Supplier to developer's selection.	Developer's choice
		Nicci Spout	Chrome	Supplier to developer's selection.	Developer's choice

12 ACCESSORIES					
		Towel Rail	Chrome plated	Supplier to developer's selection.	Munich Range - 600mm Chrome Plated or Developers Choice
		Mirror	Frameless	Supplier to developer's selection.	740 x 900mm Framed mirror fixed with mirror fix as per architects drawings
		Toilet roll holder	Chrome plated	Supplier to developer's selection.	Munich Range - 600mm Chrome Plated or Developers Choice

13		ROOF			
		Roof Tiles - Cement Double Roman Profile	Colour Slate Grey/Terra cotta	Supplier to developer's selection.	Cement Roof Tiles on 38 x 38 battens as per roof engineer's specification.
		Roof Trusses		Supplier to developer's selection.	As per Engineer's specification.
		Galvanised Hoop Iron		Supplier to developer's selection.	As per Engineer's specification.

18		PLUMBING			
		Multi-layer Piping		Supplier to developer's selection.	Water Reticulation piping throughout and to be carried out by SANS registered and certified plumber.

19		GEYSER			
		Solar hot water Geyser	150 l Geyser	Supplier to developer's selection.	

Note: This schedule should be read in conjunction with architectural drawings and schedules.

All specifications may be altered or changed for an appropriate equivalent product at the Architect's discretion.

PURCHASER'S NAME

ERF NO

CONTACT NUMBER

HOUSE TYPE

SIGNATURE

DATE
