

THE GOVERNORS CLUB

Specification & Schedule of Finishes

Preliminaries

All work will be constructed in compliance with the National Building Regulations, S.A.B.S. 0400 and the requirements of the Local Council and the Financial institutions minimum specification

Element	Specification
Foundations:	
Foundation Footings:	- Engineer's designed raft foundations.
Foundation Plinths:	- Semi-Face clinker plinth with Clay Stocks/ Clay stocks.
Surface Bed:	- Concrete part of raft foundation.
Superstructure:	
Superstructure:	- Semi-Face klinker plinth with Clay Stocks and plaster.
Concrete Slab:	- Pre-cast concrete ECHO slab.
Window Frames:	- Aluminium windows
Glazing:	- All glazing in accordance with the NHBC.
Window Cills:	- Brick on edge plastered, internal plaster and paint.
Roof:	
Roof Trusses:	- Engineer's designed timber trusses to Mitek specification
Roof Coverings:	- Sheet metal roof sheets
Waterproofing:	- Cemflex or similar to exposed walkways and patios.
Guttering, down pipes:	- Chromadek seamless gutters and down pipes.
Internal Finishes:	
Internal Wall Finishes:	- One coat plaster finished with one undercoat and two coats acrylic PVA.
Ceramic Wall Tiles:	- Ceramic tiles as per sample. 2100mm High in bathrooms 400 mm High above worktops in kitchens. All tiles laid to a square pattern.
Ceilings:	- 6,4mm gypsum ceilings with 75mm cornice and aluminium C-Strips. Finished with one undercoat and two coats PVA. 75mm Insulation laid on top of ceiling. Ssoffit of precast floor slabs with one undercoat and two coats PVA
Ceramic Floor Tiles:	- Ceramic floor tiles laid to kitchen and bathrooms, lounge, dining area's, staircase, bedroom and passage, all square pattern. Ceramic tiles as per sample.
Skirting:	- Tiled skirting to all floors.
Front Door:	- 2032 x 813 x 44mm Solid wood door fitted to steel frame

Internal Doors:	-	2032 x 813 x 44mm hollow core hardboard doors fitted to steel door frames. Door finished with two coats eggshell enamel paint
Patio Doors:	-	2100 x 2100mm Aluminium sliding door
Ironmongery:	-	Three lever brass locksets to front door. Two lever chrome locksets fitted to all internal doors.
Balustrades:	-	Steel balustrades.
Sanitary Ware:		
W.H.B.	-	Vaal Hibiscus or similar white pedestal basin with Isca or similar pillar taps.
W.C.	-	Vaal Hibiscus or similar close coupled WC suite, complete with seat.
Shower:	-	Isca chrome shower set.
Shower Door:	-	Pivot natural aluminium.
Kitchen:		
Sink:	-	Double stainless steel bowl with Isca or similar mixer.
Washing Machine Points:	-	Cobra Stella chrome under tile stop taps or similar
Geysers:		
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Fittings:		
Kitchen Cupboards and Work tops:	-	Melamine finished cupboards with Formica tops
Built in cupboards:	-	Melamine finished cupboards with one third shelves and hanging space for balance
Curtain tracks:		Standard white steel rails above all windows.
Mirror:	-	Medicine cabinet with mirror above basin.
Bathrooms:	-	Chromium plated soap dish, paper holder and towel rails
Washing line:	-	In drying yards.
Kitchen stove and oven:	-	Kelvinator or similar under counter oven, hob
Electrical Work:		
Electrical Work:	-	All work to be done in accordance with SABS regulations.
External Work:		
Access Security:	-	Motorized front gate with two remotes per unit, with intercom system.
Boundary Walling:	-	2100mm high Plaster and painted brick wall on front boundary wall. Normal 2100 mm pecket fence with electrical fencing on top of wall.
External site lighting:	-	Street lights to all roads and pillar lights to communal areas.

Landscaping:	-	Landscaping to common areas as per site plan
Paving:	-	Roadways to paved with 60mm grey interlocking blocks on 20mm river sand and grouted with plaster sand.
Carpports:	-	Per spesification
Walkway & Patio:	-	Paved on ground floor with bevels.
Refuse Area:	-	Refuse yard at entrance with roof, tap & gulley.