

**Walls**

Footings 230x600mm in medium strength (15 Mpa) concrete i.e. 1:3:3 = ordinary cement : sand : stones to NBR standard and SABS 0400. Walls are built with clay bricks - 2.635meters high. External walls built with Sahara Sand Rustic bricks with 50mm cavity between internal and external skins with 2.5 butterfly wire ties per square meter. All internal walls, excluding garage, plastered with lime cement. Garage walls bagged internally and not painted. One airbrick per room. Brickforce: three layers over all openings, with precast concrete lintels to openings greater than one metre.

**Window-sills**

External, face bricks on edge.  
Internal, smooth finished cement plaster.

**Roof Construction**

Taunus pattern Charcoal Colour Cement Roof Tiles pitch 22°, on 38x38 battens at maximum 320 centres on prefabricated gangnail trusses at maximum 760mm spacing, fixed to 114x38 wallplates and anchored to brickwork with 30x2mmx1m hoop iron ties, built into walls for minimum of 400mm. White undertile plastic sheet to SABS standard (250 micron). All roof timber will be SA Pine TAN treated. Front stoeps are included and covered under main roof. Optional Rear Lean-to roofs to be constructed to specifications on individual plans.

**Rainwater Disposal**

125mm PVC half-round Penthouse “D” Shape gutters with 3 x 75mm downpipes per dwelling strategically placed for sufficient drainage. Gutters to be fitted as per manufacturers specifications - especially the spacing of brackets, expansion joints with brackets either side of joint.

**Ceilings**

Skimmed Rhino boards on 38 x 38 SA Pine at 300mm spacing and 76mm Rhino cornice. No ceiling to garage. Trapdoor in passage.

**Floors**

Finished as per plan/building tender, on 20mm screed, on 75mm concrete, (as above) on 250 micron waterproof sheeting, on compacted filling. Meranti skirting 75mm to all rooms, except bathroom. PC Amount allowed for Floor Tiles (Tiles only. Adhesive, Grout and labour excluded) @ R 85.00/m<sup>2</sup> VAT incl. PC Amount allowed for Carpets (Fitment Included) @ R 85.00/m<sup>2</sup> VAT incl.

**Doors & Windows**

Doors internal to be Hollowcore Commercial fitted to 1.2mm Steel jambs. 2 Lever Lockset with Chrome plated handles and faceplate.

External doors in Meranti Frame as per plan:

GT19 Hardwood Stable Type Glasstop to Kitchen if applicable.

PD11 Hardwood Door to Entrance.

Brass Door handles and brass faceplate to front and back entrance door with 3 lever locksets to all external doors (garage door, front door, kitchen door).

1 X Single 1800x900 Slatted Yard Gate per dwelling if allowed for in tender.

Windows to be Top hung Brown epoxy coated aluminium window frames to codes as per plan and elevations.

Matt Brown Woodgrain pattern fibre glass tip up Doors to Garage as per elevations.

**Geyser**

1 x 150 litre horizontal 400 kPa with pressure control valve, vacuum breakers and complete drip tray.



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**Sanitaryware**

White Sanitaryware as per plan to following guidelines.

- Basin 560x405 2 Tap Hole with Pedestal.
- Bath 1700mm White.
- Single porcelain soap dish for bath.
- Single porcelain soap dish for shower.
- Single porcelain Toilet roll holder per toilet.
- Close coupled Water Closet complete with cistern and double flap seat on pan.
- Kitchen to have 1235mm Stainless Steel Double end Drop in Sink C12 Citiline as per Franke Catalogue.
- Taps “Cobra Aquila” price range - PC Item.
- Hot and cold water to baths, showers, basins and Sink.
- Cold water to Washing Machine Point. Washing Machine point to be 15mm stopcock mounted above worktop level with 22mm MIC brass coupling below worktop level.
- Worktop to be 900mm height above finished floor level.
- 1 x Rough Brass Hose bibtap per dwelling.

**Wall Tiles** R 85.00/m<sup>2</sup> PC item purchase price (Tiles Only. Adhesive, Grout and labour excluded)

Bathrooms to minimum 1200mm height above finished floor level.

Kitchen to 500mm above worktop level, behind stove (if free standing) and behind fridge.

**Paint**

Internal walls, soffits and ceilings	2 Coats Hi Cover Fillercoat White 1 Final White <i>Plascon Double Velvet</i> or <i>Dulux Wash &amp; Wear</i>
Woodwork	Cellseal and/or woodcoat
Internal Door jambs	Plascon Velvaglio with universal undercoat
Fascias	Dark Brow exterior PVA Acrylic
Skirtings	Cellseal and/or woodcoat

**Electricals** - as per plan

150mm White bowl and gallery to all rooms, except for a double fluorescent fitting 1.2m with defuser to the kitchen and a double fluorescent fitting 1.2m to garage. Watertight bulkhead light fittings outside close to external entrances.

- 1 x Stove Point
- 1 x TV Point
- 1 x Telephone Point
- 1 x Door Bell Point (for Battery operated unit)

Position of Oosterzee Electrical connection box and telephone connection on exterior wall to be determined on site.

**Paving**

Driveway and walkways to be Multiblend clay brick pavers by specialist on well compacted filling maximum 150mm layers.

**Built in Cupboards**

White Melamine built in cupboards allowed in tender for Bedrooms and Kitchen lower only.

**Optional Extra (not allowed for in tender)**

- Curtain Rails
- Shower door / curtain rod
- Remote Controlled garage door opener
- Oven, Hob and Extractor (shown on plan for illustrational purposes only)



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