

Walls

Footings 230x600mm in medium strength (15 Mpa) concrete i.e. 1:3:3 = ordinary cement : sand : 26mm stone to NBR standard and SABS 0400. Walls are built with 90mm clay bricks - 2.635meters high. External walls built with Inca Chardonnay 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

Double Roman pattern Green Colour Cement Roof Tiles pitch 35°, 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 600mm. White undertile plastic sheet to SABS standard (250 micron). All roof timber will be SA Pine TAN treated. Front stoeps are covered with Dolphin Grey Chromadek factory supplied and painted steel sheets on 50 X 76 SAP purlins 900 c/c on 114 X 38 SAP rafters max 900 c/c on truss hangers on 50 X 230 SAP bearer beam on 76 x 76 hardwood meranti posts fixed to purpose made weather proof brackets on stoep.

Optional Rear Lean-to roofs to be constructed to specifications on individual plans.

Rainwater Disposal

125mm PVC half-round Penthouse "D" Shape gutters against Nutec fibre cement fascias 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/m² VAT incl. PC Amount allowed for Carpets (Fitment Included) @ R 85.00/m² 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 White painted Meranti Frame as per plan:

GT19 Hardwood Stable Type painted white with Glasstop to Kitchen if applicable.

PD11 Hardwood Door to Entrance painted white.

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 White epoxy coated aluminium window frames to codes as per plan and elevations.

Off-white matt Woodgrain pattern fibre glass tip up Doors to Garage as per elevations.

Geyser



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Owner

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

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/m² 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 *Plascon Double Velvet* or *Dulux Wash & Wear*

Woodwork

Cellseal and/or woodcoat

Internal Door jambs

Plascon Velvagro with universal undercoat

Fascias

White exterior PVA Acrylic

Skirtings

Cellseal and/or woodcoat

Electricals - as per plan

150mm White bowl and gallery to all rooms, except for a double flourescent fitting 1.2m with defuser to the kitchen and a double flourescent 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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