

SAVANNAH HILLS

Updated 14/11/2016

DOUBLE STOREY SPECIFICATIONS - TYPE D (N) 186m² & D (S) 191m²

1. Preliminary and General

- Engineers certificates for all slabs
- N H B R C Registration
- Geological engineer (Ground testing)
- Approval of plans (included)
- All risk insurance policy

2. Concretor

- Concrete footings – 20mpa
- Ground floor concrete slab – 20mpa
- Steel reinforcements in foundations

3. First floor slab:

- As per Architects and Engineers detail
- Engineers fees included in first floor slab
- Pump, labour and all material.

4. Bricks and materials

- Foundation - Face brick
- Super Structure – Face bricks
- Internal brick – Clay Stock bricks
- Yellow local Building sand
- Plaster sand (washed)
- Cement – Lafarge 32.5
- Lintels – double lintels at all windows, doors and arches
- Double walls – 9” Brickforce (every 5 rows)
- Single walls – 4,5” Brickforce (every 5 rows)
- Filling for foundation (Sub-base)

5. Boundary Walls

- Wall detail – Outside Boundary wall to be build 1.8m high
Inside Boundary wall to be build 1.8m high
Face Bricks
Footings to be poured – 20mpa

6. Waterproofing

- Open Balconys

7. Roofing

- Roof to match Drawing and specifications of architect
- Type of roof – Marley Tiles
- Colour – Dark Grey
- Barge boards to match colour of roof
- Pitch of roof - 26°

8. Ceilings & Cornices :

- Garage ceilings – to be strip ceilings with normal cornices
- First floor Ceilings – to be strip ceilings with normal cornices
- Ground floor ceilings – to be concrete, no cornices allowed for
- Ground & First floor ceilings - to be painted white
- Cornices – Standard 75mm gypsum
- **Optional extra:** - **Rhinolite of ceilings or molded cornices**

9. Internal frames, doors, locks and handles

FRAMES:

- Internal frames - 813 Non screed steel frames
- Kitchen frame - 813 Non screed stable steel frame
- Front door - 813 Wooden frame
- **Optional extra - 1.2m wooden Pivot frame or double wooden frame**

DOORS:

- Internal Doors - 813 White Horizontal doors (Miami)
- Fire Door - 813 White fire door (Miami)
- Kitchen door - 813 Wooden stable door (wood)
- Front door - 813 Wooden Horizontal door
- **Optional extra - 1.2m Wooden Pivot door or double door**

LOCKS & HANDLES:

- Internal Doors - QS locks & Handles (Bodo range)
- Front door - QS Pull handle & lock (T-Handle)
- **Optional extra - Pivot hinge and lock for pivot door**

10. Windows

- Windows - Bronze Aluminium windows (As per architects schedule)
- Sliding doors - Bronze Aluminium windows (As per architects schedule)
- Sizes Of Windows - As per plan
- Glass - Clear glass in all windows
- Obscure glass in bathrooms
- **Optional extra - Folding doors / Sandblasting**

11. Plasterer

- Plaster of internal walls – Scratch finish
- Plaster of external cobbling around windows – Scratch finish
- Power float of floor slab
- Ceilings - Plaster of slab - Scratch finish
- ❖ **Optional extra:** - **Rhinolite of walls or ceilings**

12. Wooden Floors:

- Wooden Floors - P C Amount R130.00 per m²
- Main, 2nd and 3rd Bedroom
- Above P C Amount does not include labour and underlay

13. Finishing Carpenter

- Carpenter to install doors, locks, handles, Skirting's and architraves

14. Electrical

- Quantity's and P C Amount for light fittings:
 - **TYPE D (N):**
 - Centre lights x 19
 - Double Plugs x 14
 - Single Plugs x 5
 - TV Points x 2
 - P C Amount for light fittings R8 800.00
 - **TYPE D (S):**
 - Centre lights x 20
 - Double Plugs x 14
 - Single Plugs x 5
 - TV Points x 2
 - P C Amount for light fittings R9 200.00

15. Plumber

- Plumbing to be done in bathrooms and kitchen
- Plumber to supply all material
- Sewer and waterline to be installed by plumber
- Outside Taps (2 x Garden taps)
- 1 x 200L solar geyser complete & installed

- ❖ Plumbing points - Main Bath 1 x bath, 1 x toilet and 1 x single basin
- ❖ Plumbing points - 2nd Bath: 1 x bath, 1 x toilet and 1 x single basin, 1 x Shower,
- ❖ Plumbing points - Guest toilet 1 x Toilet, 1 x wall basin
- ❖ Plumbing points - Kitchen: 1 x double sink, 1 x Washing Machine
- ❖ **Optional extra:** **Supply and install Dish Washer point**
- ❖ **Optional extra:** **Supply and install Prep bowl point**

16. Painter

- Internal walls to be painted with Warrior paint (Client to choose own colour)
- External cobbling around windows to be painted with Warrior paint (As per Architects specifications)
- All ceilings to be painted white – Warrior
- Wooden Front door and frame to be painted with Woodoc 35
- Skirting and architraves to be painted with Woodoc 35
- Internal doors to be painted enamel
- **Optional extra - Dulux or Plascon internal paint**
- **Optional extra – More than 2 internal colours**

17. Balustrades & Gates:

- Stainless steel - Stairs
- Stainless steel - Balcony
- 1 x Side Gate (.900m Gate)
- Palisades next to garage

18. Sanitary ware

- Toilets:
Hibiscus Close couple (Top flush)

- Baths:
Main bath - 1800 x 800 square bath
2nd bath - 1700 x 700 square bath
Optional extra - Freestanding or Oval bath - installation

- Shower:
2nd Bath - 900 x 900 shower
Optional extra: - Bigger showers or special made
Optional extra: - Supply and install Shower in main bathroom

- Taps:
CAE Zeus range
1 x sink Mixer
2 x under tile stop taps (mashing machine)
2 x concealed bath mixers, with nikki spouts
1 x Concealed shower mixer
3 x Basin Mixers
1 x Shower arm and rose

- Toilet accessories:
Main bath: 1 x double rail, 1 x toilet roll holder, and 1 x towel ring
2nd bath: 1 x double rail, 1 x toilet roll holder, and 1 x towel ring, 1 x shower rack
Guest toilet: 1 x toilet roll holder, 1 x towel ring

- Vanities:
Main bath: 700 White basin & cabinet
2nd bath: 600 White basin & cabinet
G/Toilet: Wall hung basin
Optional extra: Change of single vanity to double vanity in main bathroom

19. Kitchen fittings and cupboards

- **TYPE D (N) & TYPE D (S):**
- Cupboards - Standard Melamine colours
- Tops - Black Rustenburg granite
- 1 x CAM Double Sink – included in the P C Amount
- P C Amount:

R48 000.00

- **TYPE D (N) & TYPE D (S):**
- Melamine cupboards
- 2nd & 3rd bedroom (1 x 900mm hanging space & 1 x 900mm shelves - white) R 5 447.00 each
- Main bedroom (1 x 750mm hanging space, 1 x 750mm shelves, 1 x 600mm hanging space & 1 x 600mm shelves – client to choose between standard melamine colours) R11 305.00
- Linen cupboard (1 x 600mm shelves - white) R 2 161.00
- **Total P C Amount:**

R24 360.00

- Stove:
P C Amount for Stove R 5 700.00
Above P C Amount includes Oven, hob & Extractor
Optional extra - gas connection for Stove (client to supply own gas bottles)

20. Paving & Leveling of stand:

- Paving - Grey interlocking (in front of garage, walkway to front door & kitchen)
- Leveling of whole stand

Optional extra - Additional paving

21. Stairs:

- Stairs to be brickwork, plastered and tiled

22. Garage Door:

- Double garage door - 4880 Grey Chromadeck door (Horizontal)
- **Optional extra - Garage Door Motor & plug point**

23. Curtain Rail:

- Curtain Rails – Kirsch rails
- All rails to be double

24. Floor finishes (Tiles / Grout / Glue & Edge Strips):

P C Amount for Tiles:

- Bathroom Walls **R100.00 Per M²**
- Floor tiles **R100.00 Per M²**
- Kitchen Wall tiles **R100.00 Per M²**
- **Optional extra - Garage floor tiles**

Tiling of bathrooms:

- Main Bath - *Tile around bath to the ceiling. Rest of walls to be painted. Tile splash back above vanity*
- 2nd Bath - *Tile around bath and shower walls to ceiling. Rest of walls to be painted. Tile splash back above vanity*
- Guest toilet - *Tile behind toilet to ceiling. Rest of walls to be painted. Tile splash back above basin & pedestal.*
- **Optional extra - Tiling all walls to ceiling (full bathroom)**

Grout:

- Wall Tiles - White, Light Gray, Dark Gray Or Beige
- Floor Tiles - Light Gray Or Dark Gray

Glue:

- Tile adhesive
Optional extra – Porcelain glue

Edge strips:

- Bathrooms & Kitchen 10mm Plastic Round edge strips
- Staircase 10mm Aluminum strips

Skirting's:

- 75mm Bullnose Skirting (Meranti)
- 16mm ¼ Round (Meranti)
- **Optional extra – Tile skirtings or plastic molded skirtings**

25. Braai // Fire place:

- **Optional extra - Super Deluxe Braai**
- **Optional extra - Fire place**

26. Cleaning of house:

- Contractor to come and clean house

27. Gutters:

- Gutter – As per Architect drawing
- Colour – Dark Grey

28. Client To Do (Not part of contract):

- **Underfloor heating**
- **Swimming Pools can be installed after Occupation**
- **Wendy house can be installed after Occupation**
- **Alarms**
- **Burglar bars or security gates to be installed after Occupation**
- **Lawn & garden**
- **Washing Line**
- **Pre-paid electrical meter**