

SAVANNAH HILLS

Updated 16/11/2016

SINGLE STOREY SPECIFICATIONS FOR:

TYPE A (N) 152m² &TYPE A (S) 148m²

TYPE B (N) 169m² &TYPE B (S) 164m²

TYPE E (N) 182m² &TYPE E (S) 1205m²

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. Bricks and materials

- Foundation – Red Moroccan Face brick
- Super structure – Red Moroccan 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)

4. 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

5. Waterproofing

- N/A

6. 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°

7. Ceilings & Cornices:

- Garage ceilings – Standard strip ceilings and painted white
- Rest of house - To be strip ceilings and painted white.
- Cornices – Standard 75mm
- **Optional extra:** - **Rhinolite of ceilings and walls**

8. 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**

9. Windows

- Windows - Bronze Aluminum windows (As per architects schedule)
- Sliding doors - Bronze Aluminum 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**

10. Plasterer

- Plaster of internal walls – Scratch finish
- Plaster of external cobbling around windows – Scratch finish
- Power float of ground floor slab – no screed allowed
- **Optional extra:** - **Rhinolite of internal walls or ceilings**

11. 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, 1 x single basin & 1 x shower
- ❖ 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**

12. Electrical

- Quantity's and P C Amount for light fittings:
 - **TYPE A (N) & TYPE A (S):**
 - Centre lights x 14
 - Double Plugs x 14
 - Single Plugs x 5
 - TV Points x 2
 - P C Amount for light fittings R6 500.00
 - **TYPE B (N) & TYPE B (S):**
 - Centre lights x 15
 - Double Plugs x 14
 - Single Plugs x 5
 - TV Points x 2
 - P C Amount for light fittings R6 900.00
 - **TYPE E (N):**
 - Centre lights x 15
 - Double Plugs x 14
 - Single Plugs x 5
 - TV Points x 2
 - P C Amount for light fittings R6 900.00
 - **TYPE E (S):**
 - Centre lights x 17
 - Double Plugs x 14
 - Single Plugs x 5
 - TV Points x 2
 - P C Amount for light fittings R7 500.00

13. 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 and kitchen door 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**

14. Finishing Carpenter

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

15. Wooden Floors:

- Wooden Floors - P C Amount R130.00 per m²
- Main, 2nd and 3rd Bedroom
- Install of wooden floors allowed, as well as underlay

16. Curtain Rail:

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

17. 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
2 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
- Vanitys:
Main bath 700 White basin & cabinet
2nd bath: 600 White basin & cabinet
Optional extra: Change of single vanity to double vanity in main bathroom

18. Garage Door:

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

19. Side Gate:

- 1 x Side Gate (.900m Gate)
- Palisades next to garage

20. Paving & Leveling of stand:

- Paving – Grey interlocking pavers (in front of garage, walkway to front door & kitchen)
- Leveling of whole stand
- **Optional extra - Additional paving**

21. Gutters:

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

22. Cleaning of house:

- Contractor to come and clean house

23. Kitchen, Build in cupboards (bedrooms) and Stove:

P C Amount for KITCHEN:

• **TYPE A (N) & TYPE A (S):**

- Cupboards - Standard Melamine colours
- Tops - Black Rustenburg granite
- 1 x CAM Double Sink – included in the P C Amount
- P C Amount: R45 000.00

• **TYPE B (N) & TYPE B (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 E (N) & TYPE E (S):**

- Cupboards - Standard Melamine colours
- Tops - Black Rustenburg granite
- 1 x CAM Double Sink – included in the P C Amount
- P C Amount: R50 000.00

- *Optional extras on above Types – different granite, extra cupboards, wine racks, glass cupboards, soft close runners, kitchen islands and extra drawers.*

P C Amount for BIC:

• **TYPE A (N) & TYPE A (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**

• **TYPE B (N) & TYPE B (S):**

- 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) R 2 161.00
- **P C Amount:** **R24 360.00**

• **TYPE E (N) & TYPE E (S):**

- 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
- **P C Amount:** **R22 199.00**

- *Optional extra on above Types– cupboards exceeding above sizes, melamine colour cupboards for 2nd & 3rd bedrooms, as well as drawers.*

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

24. Braai // Fire place:

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

25. 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**

Tilling 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*
- **Optional extra - Tilling 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
- **Optional extra – Aluminum edge strips**

Skirting's:

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

26. 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