

Dódeka

BASIC SPECIFICATION

Building work and standards will comply with the following:

- NHBRC Standards and Guidelines
- SABS 0400 – National Building Regulations 1990
- SANS 10400 – XA & SANS 204

Foundations & surface bed:

- External and internal load-bearing walls will be founded on concrete strip footings and other internal non-load-bearing walls will be founded on the surface bed.
- 20MPa Concrete strip footings as indicated on the work drawings
- Foundation walls will be built with maxi cement bricks
- 20MPa concrete surface bed on USB Black damp proof sheeting on compacted fill (free of clay or other organic materials)

Walls:

- Superstructure walls will be built with maxi cement bricks
- House walls will be cavity double skin (230mm) external walls and single (90mm) or double skin (190mm) internal walls.
- Cavity walls tied together with “butterfly” wall ties

Roof:

- Gangnail prefabricated roof trusses and timber beams, rafters and battens
- Colorbond metal type corrugated roof sheeting with under sheet insulation
- Fibre cement fascias and barge boards to be painted
- PVC gutters and downpipes

Windows:

- Aluminium window – the colour as approved by the Contractor/Architect
- Clear glazing to windows except obscure glass in bathroom window(s)
- Window sills – plastered and painted inside and outside
- No curtain rails

Doors

- Aluminium entrance door with frosted glass
- Framed ledged and braced back door with timber frame – varnished
- Hollow core internal doors with timber frames – painted
- Semi solid fire internal door with timber frame – painted - between garage and house
- Single metal sectional overhead garage door – automation to be optional extra
- Three lever locksets for external doors and two lever locksets for internal doors as per Contractor's choice

Ceilings

- Isoboard ceilings fixed on top of exposed trusses and rafters – no cornice – to all rooms inside house
- No ceiling in garage
- Ceiling and exposed timber trusses and rafters to be painted

Floor and Wall finishes

- Cement screed to all floor finished with Cemcrete's Hardener Sealer or similar – no skirtings
- Plaster and paint finish to both sides of all walls except inside the garage where walls will be bagged and painted.

The Owner have the option to change to wall and floor tiles in lieu of the standard finishes on the Upgrade Specification

Electrical:

- Distribution board with electric pay meter in Garage
- All switchgear design/type and layouts are the sole prerogative of the Contractor.
- Light points with single switch as per electrical layout on the Plan

- Plugs, etc.:
 - Main bedroom: 2 x double plugs and 1 TV point
 - Other bedrooms: 1 x double plug
 - Living area: 3 x double plugs and 1 x TV point
 - Kitchen: 3 x double plugs and 1 stove point
 - Garage: 1 x double plug and 1 x single plug for automatic door opener
- Stove and oven to be Defy Slimline Solid Hob, Undercounter Oven and Cooker Hood or similar



Owner have the option to upgrade to a Defy Slimline Hob in lieu of the electric hob above on the Upgrade Specification



Telkom:

- No cable ducts will be provided for Telkom connections and there will be NO telephone points provided in the house. There are Telkom telephone poles on the development property and the Employer must apply to Telkom if need be.

Plumbing:

- Appliance points as per plan for washing machine - point for dishwasher to be optional extra
- Geyser to be gas or solar as per Contractor's choice
- One external tap to be provided for in the garden area
- Kitchen sink to be Franke Cascade double end bowl drop-in sink with H²Flo Malibu basin mixer or similar



- Basin to be GIO-CUP600-WENE vanity basin with H²Flo Malibu basin mixer and basin clicker waste outlet or similar



- Toilet to be Betta Iqwa close coupled toilet suite or similar



- Shower to be H²Flo Moonrise shower screen, Malibu shower mixer, 200mm round shower head with 350mm Elite round shower arm and Wirquin Twisto shower outlet or similar



Cupboards:

- Kitchen cupboards will be finished in Espanza Oak – it is a subtle wood look and gentle on the eye. The worktops will be Formica tops unless the owner select the optional extra on the Upgrade Specification

- 2 x Top cupboards 450x400mm
- Extractor cupboard with flap door 600x400mm
- Full length corner-unit 1050x600 (2100mm height)

- Fridge/freezer housing 600x600 (2100mm height)
- Broom cupboard 500x600 (2100mm height)
- 2 x Wall units with flap doors 625x400mm (320mm height)
- MDF shelf to house microwave etc. 1250x400 (400mm height) *Please note the etc*



- 2 x Bottom cupboards 450x600mm
- Stove cupboard for hob and oven 600x600mm
- Formica Top 1500mm



- Formica Top 1450mm
- Bottom shelf-cupboard 750x600mm
- 4-Drawer unit 500x600mm

Island is an optional extra



3 x Floating shelves 600x250mm
Dishwasher housing 650x600mm
Bottom shelf-cupboard to house kitchen sink 1100x600mm
Pull-out bin drawer 450x600mm
Formica Top 2150mm

The Owner has the option to add an island on the Upgrade Specification

- Optional Kitchen Island: (WxD)

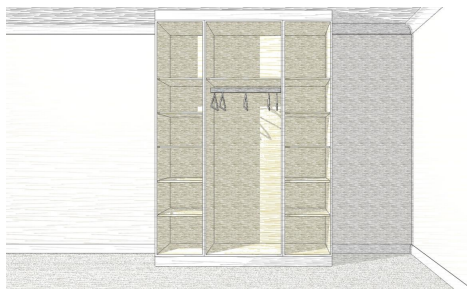


- Formica Top 900x1800mm (with 2 overhangs)
- 2 x Pot-drawers 600x600mm
- Pull-out spice tray 300x600mm

- Bedrooms and other cupboards: Alpine white melamine with impact edging as per Contractor's choice

Main bedroom: 450 shelf space + 900mm hang space + 450mm shelf space

Bedroom 1 i 900mm shelf space + 900mm hang space



Bedroom 2: 800mm shelf space + 800mm hang space



Linen cupboard: 900mm shelf space



The Owner has the option to extent built-in bedroom cupboards on the Upgrade Specification

- All built in cupboards as shown on Plan and designed to nearest standard door size.

External works:

- Boundary walls as per Plan – 1.0m high built with 140mm wide cement blocks. Plastered on top and painted top and sides.
- Driveway: Cement paving as per Plan
- The property will be levelled, and all building rubble will be removed.
- No landscaping – roll on lawn or trees or shrubs – to be provided by the Contractor

General:

- The complex will have boundary walls with automated motor gates on Waterkant and Malan street. "Phone to gate" access system to main entrance in Malan street included
- The following costs/items are included:
 - Electricity connection (pre-paid meter) and water connection
 - Architect's fees
 - Plan approval fees
 - NHBRC enrolment

- House number
 - Toilet roll holder(s) and towel rail(s) to be provided as per Contractor's choice
 - Washing line
- The following costs/items are excluded:
 - Bond registration fees
 - Extraction fan(s) (bathroom and kitchen)
 - Curtain rails and blinds
 - Bathroom cupboard and/or mirror
 - Alarm systems
 - Burglar bars
- These specifications serve as guidelines only and the Contractor reserves the right to amend and/or substitute items, at his sole discretion, in the event of any item not being available or being in short supply.
- The Employer is not permitted to do any work on site while construction is under way without the permission of the Contractor.
- Settlement cracks are regarded as a maintenance item and are not covered under the Contractor's responsibilities.