

TINDLEWOOD SPECIFICATIONS

LIST OF GENERAL SPECIFICATIONS

Read this specification list in conjunction with the relative drawings as chosen or designed by the architectural team for the client.

1. GENERAL

A civil, structural and electrical engineer will be appointed by the Developer for the design and supervision of all work of a civil, structural and electrical nature. The contractor will comply with all Municipal bylaws.

2. CONCRETE, FORMWORK AND REINFORCEMENT

Concrete

All foundation depths, dimensions and strengths to be designed by a structural engineer at the cost of the developer.

First and second floor slab

A 170mm thick reinforced concrete rib and block flooring system designed by the structural engineer.

3. BRICKWORK

Bricks

Concrete bricks in conjunction with clay face bricks shall be used to the Architects specifications.

4. WATERPROOFING

Damp proof course in walls, at windows and below sills according to standard practice and to the Architects requirements.

Damp proof membrane below surface beds according to standard practice and to the Architects requirements

5. ROOFS

Roof construction and roof covering as per architectural specifications. All concrete roof slabs to receive torch-on water proofing

6. CARPENTER AND JOINER

Skirting

Skirting shall be 19 x 75mm meranti, varnished or painted.

Entrance doors

The main entrance doors shall be solid timber doors to Architects requirements hung to timber frames.

Internal doors and frames

Internal doors shall be flush panel hollow core painted masonite doors with exposed edges and hung on steel frames. Door size is 40x813x2032mm to other areas.

Ceilings

Gypsum plaster board or "Nutec" ceilings single trap door per unit where required. The ground floor concrete ceilings will be plastered and painted. Covered gypsum cornices to be provided at all boarded ceilings. Ceiling specifications are subject to alternative timber finish upon request.

Kitchens

Melamine as indicated on plans

Built-in cupboards

Melamine as indicated on plans

Windows

Steel pane with Burglar proofing.

7. IRONMONGERY

Fittings to Doors

Locks to entrance doors p. Locks to sliding doors to be cylinder locks.

Locks to internal doors shall be 2-lever mortice lock sets with chromium plated door furniture. All locks and furniture to be SABS approved.

Door Stops

Door stops to be 38mm diameter rubber door stops fitted to all doors.

Curtain rails

Single track curtain rails to all windows

8. METALWORK

Balustrades

Steel Balustrades to be provided as indicated on architects drawings.

9. PLASTERING

Internal plaster

Internal plaster to passages, living rooms and bedrooms as well as to bathrooms and kitchens above tiles to be one coat plaster and paint.

10. TILING

Wall tiles

Glazing to the inside of the shower wall will be 2 100mm high. Splash-back tiling to be provided for at kitchen sink and bathroom basin. No other wall tiles provided for.

Floor tiles

All floors to be fully tiled

Soap dishes and toilet roll holders

Soap dishes shall be provided in shower and one chromium plated towel rail. One toilet roll will be provided for each toilet.

11. PLUMBING

Plumbing work

All plumbing work shall be executed in accordance with the Standard Building Regulations.

12. SANITARY WARE SCHEDULE

Toilet

Close coupled wash down suite with heavy duty double flap toilet seat, white in colour

Wash and Hand basin

Two-tap pedestal type hand wash basin, white in colour.

Shower with Glass door

Sink

Single bowl stainless steel and drainer included with kitchen budgetary allowance.

13. GEYSERS

1 x 100LSABS approved geyser

14. TAPWARE

Hand wash basin

One pair of 15mm pillar taps

Shower

One pair under tile stop taps with shower arm and shower rose.

WC

1 x Chromium plated angle regulating valve.

15mm sink mixer

External taps

Allow for two external taps per block complete with hose connections

15. GLAZING

Glazing

The glazing and fixing of glass shall be carried out in accordance with SABS code of practice. Obscure glazing for glass shall be 4mm thick common obscure glass and shall be fixed to all bathroom and toilet windows.

16. PAINTER

Interior Walls

Primed with acrylic sealer and two coats interior quality PVA emulsion paint.

Paint to timber

External timber doors, frames and skirting to receive three coats of matt varnish. Internal doors and doorframes to receive enamel paint.

Ceilings

Primed with acrylic sealer and two coats interior quality PVA emulsion paint.

17. CARPORTS

Construction of Carports

A single shaded parking will be provided for all units (shade net or IBR as per developer discretion).

18. ELECTRICAL

All points to be positioned by Architect

Internal installation as follows –

Light points

5

Plug points – single

1

Plug points – double	3
Unde counter stove as per developer	1
Television point	1
Telephone point	1
Geyser point	1

19. EXTERNAL AND COMMON AREA

- A mixture of brick and palisade external perimeter walls
- Electric fence and energizer
- Landscaping i.e. grass and trees as per developer
- Walkway paving
- Satellite TV installation
- Intercom system
- Drying yard
- Motorised main entrance gate

20. DESIGN AND SPECIFICATION CHANGES

Should materials and/or designs specified not be readily available or in the Architects opinion deem to be impractical then alternative specifications and/or instructions will be issued by the architect at his discretion.

Signed at Nelspruit on this _____ day of _____
2009/10.

WITNESSES:

1. _____
2. _____

PURCHASER

Signed at Nelspruit on this _____ day of _____
2009/10.

WITNESSES:

1. _____
2. _____

DEVELOPER