

WOODWIND ESTATES: OBOE PARK

BUILDER SPECIFICATIONS

GENERAL

- Units will be constructed to comply with the requirements of the National Building Regulations (NBR), the NHBC and relevant by-laws of the Local Authority.
- Specifications must be read in conjunction with the house plans and will take precedence over the house plans should any conflict arise.

AVAILABILITY OF MATERIAL

All specified materials are subject to availability. Should any materials not be readily available, the contractor may substitute any of the products with others of a similar value and quality after obtaining the written approval of the principal agent.

SITE WORKS

- Clean and cart away all vegetation over full area to be covered by the house.
- Level and shape the entire site along with existing contours.
- Prepare platform levels for construction where applicable.
- Prepare and slope driveway surface according to engineer's specification.
- Trench excavation as per engineers design.
- Approved soil poisoning will be applied under all surface beds where applicable.
- All building rubble and excess material will continuously be removed to a stockpiled and regularly carted away.

FOUNDATIONS & GROUND FLOOR SLAB

- Mass concrete strip footings to external walls with slab thickenings to the internal walls, to be built according to the engineers design for all type A and B units.
- Reinforced concrete strip footings to external walls with slab thickenings to the internal walls, to be built according to the engineers design to the type C block units.
- Wall footing to be built with CoroJem face brick (Classic Blend Travertine FBS).
- Plinth heights to be above the civil engineers storm water design in accordance with NBR.
- 2.5mm brick force every 2th course.
- Backfilling below floor slab to be compacted in 150mm layers at 95% Mod AASHTO.
- Reinforced floor slab as per engineers specifications.
- Sectional elevation precast concrete staircases as per the engineers design with fall protection in accordance with the NBR.
- All top surfaces of concrete slabs to be finished smooth with a wood float/power float.

SUPERSTRUCTURE

- Top structure brickwork from 7MPa maxi cement bricks to external walls and mini maxi cement brick to internal walls of the type A and B units and also to the first floor of the type C block units.
- Top structure brickwork from 10MPa maxi cement bricks to the external and internal walls on the ground floor of the type C block units.
- Brickwork to the dividing wall between the type C units to be with a 7Mpa and 10Mpa maxi cement brick, respectively.
- One 5.4mm dia. round bar build in horizontal below window openings.
- 2.5mm brick force every 4th course below lintels and every course above.
- Pre-stressed concrete lintels above all opening including window and door.

- Window sills and copings: Moroccan FBS with solids bricks on the ends.
- Build a fire wall up to the roof tiles between the first floor units on the type C blocks.
- Beam filling between trusses to be mini maxi cement bricks.
- 375 (µm) micron dpc to walls and window sills, as required by the engineer.
- 250 (µm) micron dpm laid under concrete surface beds with turn-ups against all walls.

WALL FINISHES

External: According to architect drawings. Plaster thickness to be 10mm thick on the smooth sections with a "wood float" finish and a bagged coat with 1:3 cement and sand mix on the bag plaster area.

Internal: Smooth "steel float" plaster finish. Plaster thickness to be 10mm.

External window reveals: Plastered reveals as per the external plaster specification as per sections above.

Internal window sills and reveals: Smooth "steel float" plastered finish.

Showers: 2 coats of ABE Duraflex waterproofing including membrane to turn ups to shower walls and floor prior to tiling.

Wall finishes kitchen:

- Splashback tiling along length of kitchen cupboards, including grouting and dark silicone between tiles and kitchen top.
- Aluminium tile edging to window reveals.

Wall tiling bathrooms:

- Splashback around bath and at HWB.
- Tiling to be 2.1m high in shower.
- Aluminium tile edging to window reveals.

ROOF STRUCTURE AND COVER

- Trusses to be fixed onto the wall plates with 30 x 1.6mm Galvanised hoop iron roof ties nailed to brickwork at a minimum of 300mm long and around every truss as per the roof engineers design and requirements.
- 38x38 timber brandering where required as per design.
- Branderings shall not be continues through the fire walls.
- Hip and valley type roof construction as per engineer design.
- Double Roman concrete roof tiles and concrete ridging tiles where applicable.
- Colour of tiles as per colour scheme of complex.
- 100 x 125mm Ogee profile seamless pre-painted gutter system with 80 x 55mm downpipes and pre-cast rainwater channels.
- Four downpipes per house/block. Downpipe positions to be approved by the Principal Agent.
- The roof structure to be certified by a qualified roof engineer for both manufacturing and erecting.

CEILINGS

Ceilings: 6.4mm Rhino Gypsum board nailed to 38x38mm brandering at 450mm intervals and joined with metal tee strips.

Cornice: 75mm cove cornices to all gypsum ceilings, gaps closed with acrylic silicon.

Isolation: 135mm thick "Think Pink ISOVER" isolation blankets laid on ceiling.

Trapdoor: 540x540mm pressed steel trap door.

Trapdoor: 540x540mm standard trapdoor.

PAINTING

- External walls: Primer coat with two coats Dulux Weather Guard, or similar approved to all plastered sections, as per colour schedule.
- Internal walls: Primer coat with two coats quality Matt PVA paint, as per colour schedule.
- Ceilings: Two coats quality white Matt PVA paint, closing of nail heads prior.

- Bathroom Ceilings: Two coats of moisture, steam and mould resistant paint.
- Metalwork: One universal undercoat and two coats enamel, as per colour schedule.
- Internal doors: One universal undercoat and two coats white enamel.
- External doors: Stained Varnish with two clear coats over.
- Doorframes and Skirtings: Stained Varnish with two clear coats over.
- Exposed roof timber: Two coats carbolineum oil.

DOORFRAMES & DOORS

External Lounge door: Type A units: Powder coated aluminium SD1821 XO sliding door, 1800 x 2125mm high including a SL621 sidelight, 600 x 2125mm high. Glazing to comply with NBR. Standard colour as per colour schedule.

Type B & C units: Horizontal slated 44mm Meranti solid hardwood door, hanged to a 1.2mm single rebate pressed steel doorframe complete with hinges and striking plates.

External Kitchen door: Horizontal slated 44mm Meranti solid hardwood door, hanged to a 1.2mm single rebate pressed steel doorframe complete with hinges and striking plates.

Internal doors: 813x2032x40mm hollow core flush hardboard door with commercial veneer on both sides, hanged to a 1.2mm single rebate pressed steel doorframe complete with hinges and striking plates.

Type A unit: En-suite bathroom to be fitted with a hillendam sliding door mechanism.

Shower doors: White aluminium frames with glass infills and sliding door panels. Type C bath to receive a white aluminium frame with glass infills fixed on to the bath edge with a stability arm fixed to the wall. Glazing to comply with NBR. Shapes and sizes as per the architects plan.

WINDOWS

- Standard colour aluminium window frames as per the window schedule.
- Standard colour as per colour schedule.
- Clear sheet glass to all windows, obscure glass to all bathroom and toilet windows, comply with NBR.

IRONMONGERY

- Door handles External: Coupe Oulu door handle with a 3 lever cylinder lockset.
- Door handles Internal: Coupe Oulu door handle with a 2 lever mortise lockset.
- Anodised Aluminium doorstop with rubbers plugged to floor
- Standard white single rail curtain track over all windows.
- Chrome plated towel rail 600mm in bathrooms from the La Gio Bella 4300 range.
- One chrome plated toilet roll holder per toilet from the La Gio Bella 4300 range.
- One soap dish fixed at each bathtub from the La Gio Bella 4300 range.
- Stainless steel corner shelf fixed to each shower/bath-shower. Product code at Gelmar: 7407
- La Gio Bella 4300 range coat and hat hook plugged to bathroom doors
- La Gio Bella 4300 hand towel holder to be plugged at hand wash basins.
- La Gio Bella 4300 cup holder to be plugged at hand wash basins.
- 460 x 130 x 30mm floating wooden hollow core shelve with a 460 x 600mm high mirror above HWB.
- A chrome plated bath cover to bath service hatch.
- Aluminium weather strip to protrude finished floor level at all external doors.
- 200 x 200 x 2mm plastic plate with house number at each house/units and one at every type C covered parking bay.

ELECTRICAL

- Electrical pre-paid meter to be installed and commissioned.
- Flush mounted distribution boards complete according to the regulations. Final positions to be confirmed by the Principal Agent.
- Euro combination plug point to all bedrooms with 2 in the main bedrooms of the type A & B units; 2 points to the lounge; 5 points to the type A & B kitchens; and 4 points to the type C kitchens. Wiring diameter not to be less than 2.5mm². Final positions to be confirmed by the Principal Agent.
- Two light points to the type A & B lounge; one light point to the type C lounge; and one light point to kitchen, bathrooms, bedrooms, passage, patio and the kitchen door for all unit types, wire size not less than 1.5mm². Final positions to be confirmed by the Principal Agent.
- One stove point with isolator, wire size not less than 4mm².
- One geyser point with isolator, wire size not less than 4mm².
- One major tech digital geyser timer (MTD8).
- TV cable point in the lounge and main bedroom (type A & B only).
- Fibre cable point with collection on the external wall, position to be confirmed.
- Ausma range- Sockets code: D02; Switch code: A101; isolator code: M-H7.
- Reticulation conduit of the distribution board to encased within the masonry element at 600mm below NGL.
- Supply cable - two 10mm² single core cables, one 6mm² single core cable and two 1.35mm² pilot cables in a 25mm conduit
- **Internal light fittings:**
 - Radiant Brite Star Range – chrome spotlight trio 3 light bow with LED bulbs. Type A & B receive 2 and type C receive 3.
 - Radiant Brite Star Range – chrome spotlight trio 2 light bow with LED bulbs. Type A & B to receive 1.
 - Radiant Brite Star Range – round ceiling light with styled clips with LED bulbs.
- **External light fittings:**
 - Round surface/ceiling mounted clear LED light.

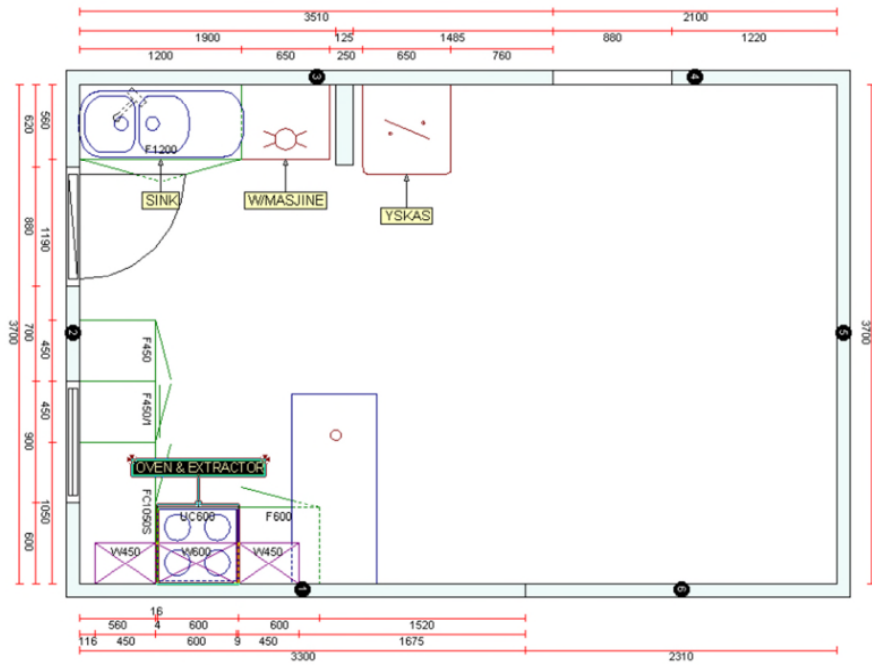
STOVE

- Under counter electrical oven and hob with canopy extractor from the Defy Slimline range or similar approved.

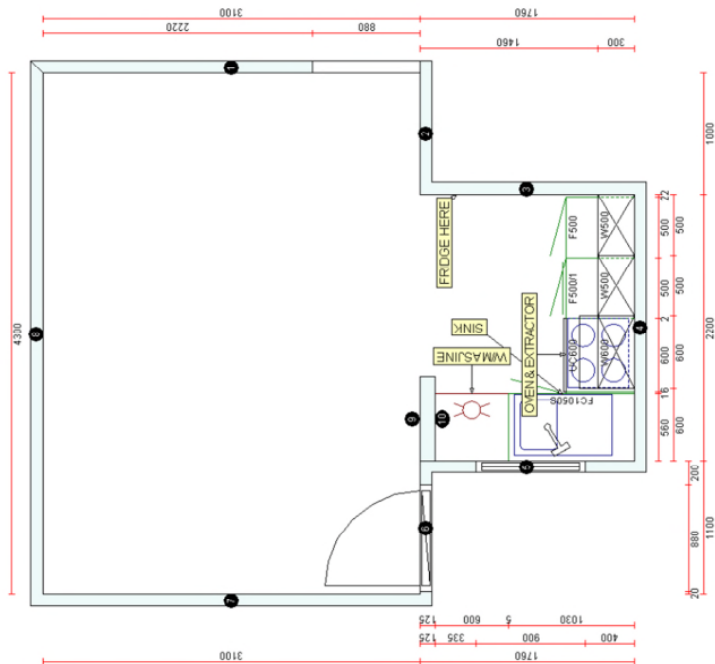
PLUMBING & SANITARYWARE

- Water meters on house supply fixed to the wall by the gully.
- Pressure valve with a ball stop valve on house supply, overflow to gully.
- Hot and cold water piping and waste pipes to comply with SANS 10400.
- 15mm copper piping chased into the walls to all the sanitary points.
- Double adjustable kitchen sink PVC rail with P trap.
- Reseal flexible traps to all washbasins and baths.
- 50mm uPVC waste piping from sanitary points.
- 50mm uPVC waste pipes to be chased into walls upwards, protruding with a bend behind the waste union.
- Type C units: Bath/shower conversion with a diverting mixer and a shower arm with a shower rose.
- Type A & B units: Direct solar thermosiphon system with a 150L chromadec 400kPa B-rated geyser with valves connected to a 16 tube solar panel with mountings system, brackets, Bull Mortice air release valve, 22mm 400 KPA pressure, 22mm Cobra PRV Thermostatic mixing valve and 22mm none return valves, 22mm high pressure tampering valve, 22mm 400 kpa rated Vacuum breaker, drip tray, est complete as prescribed within the regulation, fixed within the roof cavity.
- Type C units: Direct solar thermosiphon system with a 100L chromadec 400kPa B-rated geyser with valves connected to a 12 tube solar panel with mountings system, brackets, Bull Mortice air release valve, 22mm 400 KPA pressure, 22mm Cobra PRV

Type B kitchen layout floor plan:



Type C kitchen layout floor plan:



General Kitchen View:



EXTERNAL WORKS

The property will be levelled and shaped to the extent as determined by the Principal Agent/Civil Engineer.

Boundary Wall:

- 2.1 meter face brick wall with brick force every 4th course, brick on side roller course with an overhang drip built on a 600 x 250mm mass concrete strip foot foundation as per engineer's specification.
- Expansion joints between columns every 3.5 meters.
- Face bricks to be similar as estate boundary wall (Classic Blend Travertine FBS).

Yard Walls:

- 550 x 200mm mass concrete strip footings.
- 1.8 meter high Z shaped walls at court yards as per regulation, remaining walls 1.6 meter face brick wall above NGL.
- Final brick layer shall be a solid brick in stretcher bond.
- Expansion joints between Z steps as per engineers design.
- Face bricks to be similar to the house face bricks (Classic Blend Travertine FBS).

Carport/s:

- Double shade nets as per SDP to the Developers colour scheme.

Paving:

- Carports and driveways will be paved with grey interlocking pavers (200x100x60mm).

Gardens and Lawns:

Ground will be prepared for trees, shrubs and lawn to be planted in the exclusive use yards and communal areas as indicated on the landscape architectural plan.

Wash line:

- Steel foldable washing line, fitted to the outer wall of the unit.
- The design and fixing position to be approved by the principal agent.
- 1500mm wide, with a minimum of 8 lines.