



SAVANHA

DEVELOPMENT & BUILDING SPECIFICATION SCHEDULE

Site Work, Excavations & Foundations

Foundations	Cast in natural ground as per SABS specification. Soil test to be conducted prior to commencement of building. Foundation reinforcing and strengthening excluded.
Concrete strength	20Mpa (minimum), un-reinforced

Concrete Floors & Slabs

Floor	85mm concrete bed on 250micron DPM on top of compacted fill and SABS insect treatment. Concrete strength = 15Mpa minimum
Floor reinforcement	Optional extra - Ref 196 steel mesh required in floor concrete. Mesh to be positioned 25mm concrete below and 60mm above.
Concrete slabs	100mm x 100mm steel mesh with Y12 reinforced bars required in concrete slabs. Steel to be positioned at 1/3 of the slab thickness.
Concrete roofs	As per detailed certified Engineering drawing. Concrete strength as per Engineer's specifications.
Lofts incl. staircase	CCA treated SA pine structure with 22mm tongue and groove flooring. Balustrades as per standard gumpole and lath saplings.

Roof

Roof thatch	Minimum 150mm thick dry yellow thatching grass with 750mm overhang
Under thatch ceiling	Optional extra (Cape reed)
Thatch covering	Optional extra (24mm galvanized wire netting)
Ridge capping	Reinforced concrete ridging, painted black

Brickwork & Plastering

Foundation	Raiser wall. 170mm (National Building Regulations) at highest natural ground level point. Artificial rock cladding (Pending on estate rules)
Bricks	SABS approved cement bricks
Brickforce	Standard as per the NBR
Lintels	Pre-cast over all openings with all courses above to have brick force
Internal walls	Brush plastered and painted (see paint for paint specifications)
External walls	Skin brush plastered and painted (see paint for paint specifications)

Doors

Internal doors	Wooden meranti door frames with Swartland, Winsters range PD8 shuttered panel doors.
Front door	1.2m wide Swartland, Winsters range PD20 solid panel door set. Insect screens optional extra.
External single doors	Aluminum bronze powder coated. AGI series. No insect screens. Insect screens optional extra.
Sliding doors – Up to 2m	Single slider - Standard aluminum bronze powder coated. AGI series, with matching sliding insect screens
Sliding doors – 2m to 5m	Double slider - Standard aluminum bronze powder coated. AGI series, with matching sliding insect screens
Sliding doors – From 5m up	Triple slider - Standard aluminum bronze powder coated. AGI series, with matching sliding insect screens

Windows

Windows	Aluminum bronze powder coated. AGI top hung series
Insect screens	Optional extra – Sliding screens, aluminum bronze powder coated frames.
Ironmongery	Standard as per AGI range
Curtain rails	Optional extra

Door Ironmongery

Handles	Brass plated
Escutcheon	Brass plated
Lock	Brass plated face, 3-lever door lock
Doorstop	Black rubber
Hinges	Solid brass butt hinge, double washers
Barrel bolts, cabin hooks	Solid brass

Floor Finishes

House	Smooth steel floated screed floors, stained with Chemstain, colour, rust.
Carport	Natural ground with imported red pebble gravel stone
Outside showers	Concrete shower plinth, with concrete stepping stones to shower plinth. Surrounds to be natural ground
Courtyard	Wood floated colourless granolith screed
Driveway & house perimeter	Natural ground
Concrete patios	Smooth steel floated screed floors, stained with Chemstain, colour, rust.
Paving	60mm interlocking colourless concrete pavers

Tiling

Wall tiles	200mm x 200mm natural rich autumn slate tiles. 400mm splash backs in wet areas and shower internal walls up to 2100mm.
Skirting (internal only)	300mm x 100mm natural rich autumn slate tiles
Internal shower floors	Natural rich autumn slate mosaic mat floor tiles

Ceilings

Concrete slabs	Rhino board painted/Plaster and paint
Thatch ceiling	No ceilings in thatched areas
Under ceiling of loft area	Optional extra - No ceiling

Window Cills

External cills	Brick on edge, plastered and painted
Internal cills	Plaster and paint

Paint

External walls	Cement based paint. Colour as per estate rules
Internal walls	Undercoat, contractors PVA, final coat, Super Acrylic – Pastel colours
Floor sealer	Cemcrete colour hardener sealer
Tile sealer	Cemcrete colour hardener sealer
Wood work	Timberlife, colour teak
Concrete tops	Cemcrete colour hardener sealer
Roof capping	Approved roof sealer - Black
Concrete roof (outside)	Approved roof sealer - Black
Loft	Timberlife, colour golden brown

Plumbing, Sanitary Ware and Fittings

Hot water	150 ltr SABS approved electrical geysers
Internal plumbing	Standard copper piping or SABS approved equivalent
Sewer (pending on estate)	Standard 50/110mm SABS PVC pipe and fittings. Septic tank and French drain (soak away)
Water supply and reticulation	SABS approved water meter. 32mm Class 6 supply polyprop pipe and associated pressure fittings, pressure and isolation valves.
Sanitary ware wastes	Standard SABS approved wastes, waste traps and fittings
Basins	Vaal, Cameo top mounted drop-in basin
Toilet	Vaal, Daisy semi-close coupled
Toilet seat	White, super wood
Bath	Plexicor range
Sink	Double sink with one side drip tray, stainless steel
Prep bowl	Standard bowl, stainless steel
Taps	Cobra, standard Capstan or Tudor chrome plated range.
Bath, basin and shower	Standard chrome plated equipment

fittings and attachments

Shower doors

Bronze frame with glass inserts

Bathroom accessories

Optional extra

Cupboards, Shelves and Tops

Kitchen, Scullery

Internals - White melamine coated chipboard

Bathroom vanities,

Doors and exposed sides – Royal cherry (colour name)
melamine coated chipboard with black plastic edging

Bedroom cupboards

Handles – Brushed saturn chrome

Kitchen, scullery &
bathroom vanity tops

Concrete top. – Finished off with smooth autumn
coloured oxide and sealed.

Study and bedroom tops

32mm thick, one-sided bull nosed Formica tops

Internal shelves

White melamine coated chipboard

Lounge wall units

Brick and mortar walls with concrete tops finished off
with smooth autumn coloured oxide and sealed.

Braai and entertainment
area tops

Concrete top. – Finished off with smooth autumn
coloured oxide and sealed..

Outside miscellaneous
concrete tops

Smooth colourless grano finish.

Decks

Decks

Structure - CCA treated gum pole and CCA treated SA
pine planks, Structure to be bolted and screwed
together.

Top decking planks – 100mm wide x 22mm thick, CCA
treated, SA pine. All planks screwed to structure.

Balustrades & handrails

Standard CCA treated gum poles and lath

Steps

CCA treated gum pole and CCA treated SA pine
planks. Structure to be bolted and screwed together.

Swimming Pool

Pool shell	Steel reinforced and gunite sides and floor. Rim flow optional extra.
Coping & water line tiles	Rich autumn slate tiles
Pump and filter	Standard correctly sized pool pump and filtration system and electrical DB board with timer. Housed in concrete housing.
Accessories	Pool light, one inlet, weir and suction line
Marbilite	Portland grey or charcoal (pending on estate rules)

Carport

Carport	Structure - CCA treated gum pole. Structure to be bolted and screwed together. Roof – 20mm to 35mm CCA treated saplings (laths) painted. Sides – No sides
---------	---

Fences, Outside Garden Gates/Doors

Screen fencing	Structure - CCA treated gum pole. Structure to be bolted and screwed together. Roof – 20mm to 35mm CCA treated saplings (laths) painted.
Garden gates & doors	CCA treated gum pole and/or CCA treated SA pine planks, with saplings (lath) front covering. To be assembled with bolts and screws.

Braai and Fireplace

Braai	Built-in braai – 1000mm wide, steel housing with cowl, flue and hearth
Boma	Plinth retaining wall at ground level with sapling (lath) fence at 1.1m high. 1.2m diameter open fire pit elevated from the ground Floor finish – River sand
Fireplace	Built-in 700mm wide steel housing incl. flue with standard internals

Electrical and Telephone

Supply	Appropriate sized electrical cable and electrical meter
Plugs and switches	Standard Clipsal range or equivalent
Distribution board (DB)	Standard 24-way, 220V single phase
Ceiling fans (no light)	Standard, wall mounted 3-speed Electrolux, industrial fans. Colour black
Light fittings	Outside foot lights – Standard Radiant, black Internal light fittings – R 100-00 incl. VAT per light fitting.
Stove	Top mounted, 600mm Defy, model 600C Slimline solid plate, colour black – Electrical – DHD332
Oven	Under top mounted, 600mm Defy, model 600C Slimline colour black – Electrical – DHD331
Extractor hood	Optional extra
Air conditioners	Electrical points only. Unit/s optional extra
Telephone & TV points	One point each per dwelling