

Fish Eagle Mews (Bedford View): Building Specification

STRUCTURE and MASONARY	<p>An appointed engineer shall be responsible for the design and specification of all foundations and masonry work to be performed.</p> <p>The dwelling to be constructed of solid clay bricks. The outside skin to receive one coat of plaster. The inside of the unit to receive one coat of plaster.</p> <p>All houses to have a face brick plinth - Contractors choice.</p>
ROOFING and GUTTERS	<p>The roof construction to be Clip lock 700 Sheeting placed on prefabricated SAP “gang nail” or similar trusses, according to SABS specification.</p> <p>Gutters and downpipes to be chroma deck as per plan.</p>
BOUNDARY and SCREEN WALLING	<p>Boundary walls to be 1.8m high and to receive one coat of plaster and 2 topcoats</p> <p>All screen/common walling between the units to be 1.8m high stock brick walls with one coat plaster or as per contractors discretion. Includes 2 topcoats of external paint.</p> <p>Road frontages will not be walled.</p>
WATERPROOFING	<p>SABS approved 375-micron Damp Proof Course (DPC) under all external walls and sills. Shower walls to be waterproofed with water repellent impregnating sealant.</p>
WALLS – PAINT	<p>Interior of house to be painted – 1 coat primer and 2 top-coats. The exterior, where applicable, to be painted in colours as per architect – 1 coat primer and 2 top-coats. External doors and frames are wooden and varnished. All skirting, doors, and door frames to be painted - 1 coat primer and 2 top-coats.</p>
FLOOR AND WALL TILING	<p>The entire floor area of the house to receive tiles. Tile selection to be made from Tile Africa or CTM as per PC amount allowed (PC amount: R150.00/m² incl. VAT, no credit for cheaper options). Provision made for ceramic tile glue only. Tiles bigger than 400mmx400mm requiring porcelain glue and additional labour to be charged for. Listello or special cut tiles and grouting (if required) to be an extra and charged for. Porcelain or any other special tile glue to be charged for. Water tank room to be painted – Epoxy floor paint</p>
CEILING	<p>Ceiling to be 6mm Rhino board with rhinolite (excluding garages) finish and cornices. Double storey ground floor ceiling finish might vary depending on slab system used.</p>

<p>WINDOW FRAMES, DOORS and FRAMES</p>	<p>Aluminum windows and doors to comply with 15% of floor area and glazing in accordance with SANS 10400 Part 'N'.</p> <p>The front/entrance door to be aluminum framed glass door with four/five-lever lockset. External kitchen/scullery to be aluminum framed glass door with four/five-lever lockset. All internal doors to be hollow-core with 2-lever lockset in a wooden frame. Stacked doors to be aluminum on Lounge area and Dining/Patio area.</p>
<p>PLUMBING and SANITARY</p>	<p>All houses to be provided with a 150L solar geyser. Water pipes to be insulated as per plan. Cold water connection plus outlet for washing machine and dishwasher provided. One outside tap over gulley and one outside tap in yard are to be provided.</p> <p>Acrylic bath to be 1700mm within the en-suit bathroom. Vanity to be provided in bathrooms. Close couple WC with top-flush to be installed. Shower doors and panels natural aluminum and glass pivot doors.</p> <p>Water connection and meter provided, excluding water deposit.</p> <p>1000 litre water back up tank with 1.1kW pump system.</p>
<p>ELECTRICAL</p>	<p>Downlights to all bedrooms, lounge, dining, kitchen, scullery, bathrooms, guest toilet. One external light at the entrance. Patio and garage to have downlights.</p> <p>All plug points and light switches as per plan.</p> <p>One single phase electrical connection with prepaid electrical meter.</p> <p>Solar Power System – 5 Kva Lux Power Inverter, 5.12 kW Volta Lithium battery, 3300-Watt Solar panels</p> <p>Fibre point installed within the Lounge area – 30mbps free fibre for the first year of purchase.</p>
<p>KITCHEN and BUILT-IN CUPBOARDS</p>	<p>Kitchen cupboards, BIC's and vanity's to be installed as per Contractor's design and plan. Options to be chosen within 7 days of being requested to do so by Rotwe. Several options available on request. Cupboards are melamine with granite or similar tops provided.</p> <p>Changes to the cupboards are subject to acceptance of new design and quotation.</p> <p>AEG under counter oven, AEG 5 plate gas hob and AEG microwave provided.</p>
<p>GARAGE</p>	<p>1 motorised double Chroma deck roll up door provided.</p>

EXTERNAL	<p>Stand to be cleared of all rubble and vegetation. No flowers or shrubs will be provided. Grass to be provided with 3 small trees. Paving, to be provided as per plan.</p>
GENERAL	<p>The finishes are as per this specification and the final working drawing, and not necessarily the same as the artist's impression or any show house or neighbor's house. Where a discrepancy occurs between the specifications and the working drawing, the specifications will prevail. The working drawing may be varied to comply with the site conditions, engineer's or local authority requirements and the immediate availability of materials.</p> <p>Owners will not be allowed to walk the site during construction. Owners must pay their prepaid meter and water and electricity deposits on request. All PC items are inclusive of VAT.</p>