

BLUE MOUNTAIN MEWS PROJECT SPECIFICATION

Sub-Structure

- Strip footings to engineer's specification
- Structural

External Facades

- External walls – 230mm cavity walls with SABS approved cement bricks
- Brick reinforcement – as required by the NHBRC
- Plaster to all external walls, boundary walls
- Paint to external walls to developers specification (undercoat and 2 layers PVA emulsion)
- External window sills sloped and plastered to match walls

Internal Walls and Wall Finishes

- Internal walls as per plan – SABS approved cement bricks
- Smooth plaster to all internal walls
- Internal window sill smooth plastered to match walls
- Water based paint to internal plastered walls to developers specification (undercoat and 2 layers PVA emulsion)

Wall Tiles

- Back splashes above the vanity basin, bath and kitchen sink will be glazed ceramic wall tiles as per sample range to a maximum height of 1.4 meters, measured from the floor, minus bath, vanity basin and kitchen sink
- Showers, where applicable, tiled to a height of 2.1 meters
- Kitchen, 0.6 meters above the cupboard tops only

Floor Finishes

- Glazed ceramic tiles as per sample range to all living areas
- 13 x 67mm Painted pine skirting to living areas, dining rooms, entrance areas and bedrooms
- Laminated flooring or Carpet as per sample to all bedrooms
- Garage – screened cement slab
- Patio and Pathways – Brick paving, slabs chosen by the contractor shown on plan
- All tiling to be done by developer's specialist contractor
- Side of unit – crushed rock or grass, developers choice

Ceilings

- Underside of slab in double storey to be painted to architect's specification
- Ceilings to be gypsum board, skimmed and painted 2.6 meters above floor level
- Cornice only to gypsum board ceilings as per architect's specifications
- Garage – no ceiling
- All ceilings to be painted

Windows & Doors

- White aluminium windows with opening sections as indicated on elevations (glazing to SABS standards)
- White aluminium stack doors (glazing to SABS standards) or sliding doors, developer's choice.
- Internal doors – Painted pressed hollow core doors (813mm x 2032mm)
- External door frames – white aluminium
- Internal door frames – hardwood, painted
- Main entrance – White aluminium door with glass panels

Ironmongery

- Three-lever mortice lockset and cylinder lockset to main entrance door
- Two-lever mortice lockset to internal doors

Joinery fittings

- Built-in cupboards in the bedrooms where indicated to ceiling height with white melamine interiors, colour wrap type doors as per sample range, with shelves and hanging rails to specialist design
- First bedroom 1.8m, second bedroom 1.2m.
- Kitchen units according to developers design and to be colour wrap type doors as per sample range.
- Kitchen worktops and vanity tops where applicable to be of Rustenburg granite as per sample. Top cupboards in the kitchen up to 1.5m depending on space available.

Roof

- Roof structure – to engineer’s design
- Roof covering – corrugated pre-coloured sheets provided by a recognized manufacturer
- 450 Insulation
- 10mm to 12mm Thick natural fibre cement fascia’s where applicable – to be painted (barge beam)
- 100 x 125mm Aluminium gutters where applicable
- 75mm Diameter aluminium/PVC downpipes (developer’s choice)

Sanitary Ware

- Sanitary ware as per architect’s specification or similar
- Toilet – porcelain, standard connected Geberit OR close couple toilet
- Vanity basins on vanity cupboard unit to bathroom
- 1700mm Fibreglass Plexicor type bath to bathrooms
- 150 Litre Geysers complete with vacuum breakers and geyser trays - Solar
- Double bowl stainless steel sink to kitchen where kitchen layout allows otherwise single
- Shower doors – white aluminium and glass were applicable (not with walk-in showers).

Towel and Shower Railings (per bathroom)

- Length of single towel rail – 900mm
- Soap Dish per shower
- Toilet Roll Fitting

Tapware

- Tapware to be from Isca/Cobra or similar range
- Single tap hole basin mixer taps to vanity basins
- Under tile bath mixer tap with bath filler to baths
- Under tile shower mixer set complete with fixed shower head
- Single tap hole sink mixer
- One under counter cold-water dishwasher stopcock and outlet where space allows in kitchen
- One under counter cold water washing machine stopcock and outlet in garage where design allows
- Garden taps – one along the side pathway
- Water pipes – polly cop to the building

Electrical Installation

- Ceiling mounted light points as per developer’s choice
- External light point as per developers’ choice
- Double switch sockets as per developers’ choice:
 - Living Room x 2
 - Kitchen x 4
 - Main Bedroom x 2
 - Other Bedroom(s) x 1
 - Garage x 2
- 1 x TV point
- 1 x Fibre optic connection point
- Light fittings as per developers’ choice
- The positions, numbers of switch sockets (plugs), light switches, TV point and fibre optic connection according to the developer’s choice.

Appliances

- Defy under-counter oven or similar
- Defy hob or similar
- Extractor Fan

Garage

- Inside walls – bagged
- Door – white aluminium with remote control (one mechanism per dwelling)
- Fire door where there is direct access to the house
- Floor – cement slab, screened

Sheet Glass

- Transparent glass installed in all rooms, save for bathrooms where frosted glass will be used which complies with National Building Rules and Regulations, regarding thickness, type, size and position

Sundries

- Fibre Optic to be installed on each dwelling inclusive of access electronic terminal to cover:
- Optic telephone line
- Link to Security Gate
- Intercom
- Landscaping – front and back of the erf to be grassed with kikuyu roll-on lawn, excluding flower beds of 0.50 meters against the walls
- Boundary walling – Plastered blocks along the side and back, 1.8-meter-high as per developers' choice
- Driveway – cement pavers on hard fill and path to front doors
- Pathways on the side of the building – crushed rock or grass, developers choice

Conclusion

- These General Specifications and Completion Schedule forms part of, and must be read with:
- The sectional title deed of sale which includes provisions for the building of the unit sold.
- The approved building plans.
- The Constitution of the House Owner's Association and the Conduct and House Rules

SANITARY WARE



Round Nikki Bath Spout



Isca Garda Lite Basin Mixer- Chrome



Isca Garda Lite Concealed Mixer - Chrome



Isa Garda lite Bath Mixer Chrome (Type 7 only)



Lecico Adesso Oval Countertop Basin White
Isca Aqua Shell



Isca Aqua Shell Shower head Chrome



Primador Pivot Door Single Shower Door - & Side Return Panel - White & Clear



Lecico Sydney Wall Hung Toilet & Atlantic Contractlibe Toilet Seat (White)



Geberit Alpha 15 Actuator Plates Dual Flush - White



Tamarin Bath & Handles White 1700mm



Nouveau Double End Stainless Steel Sink



Isca Garda Lite Sink Mixer Chrome