

GLEN MARAIS EXT 97

STRUCTURE and MASONRY	An appointed engineer shall be responsible for the design and specification of all foundations and masonry work to be performed. The dwelling to be constructed of solid cement or clay stock bricks. The outside skin to receive one coat of plaster. The inside of the unit to receive one coat of plaster with a steel float finish. All houses to have a Face/Semi-face brick plinth - Contractors choice.
ROOFING and GUTTERS	The roof construction to be cement tile placed on prefabricated SAP "gang nail" or similar trusses, according to SABS specification. Gutters and downpipes to be chroma deck as per plan.
BOUNDARY and SCREEN WALLING	Boundary walls to be 2.1m high. Boundary walls to be face brick and/or pre-fabricated as per contractors discretion. All screen/common walling between the units to be 1.8m high pre-fabricated walls or as per contractors discretion. Road frontages will not be walled, unless specified as an option.
WATERPROOFING	SABS approved 375-micron Damp Proof Course (DPC) under all external walls and sills.
WALLS – PAINT and TILING	Interior of house to be painted white – 1coat primer and 2 top-coats. The exterior, where applicable, to be painted in colours as per architect – 1 coat primer and 2 top-coats. Enamel paint on steel doorframe and internal doors. External doors and frames (if applicable) and skirting to be varnished. Bathroom and kitchen walls to be tiled to ceiling.
CEILING	Ceiling to be 6.4mm Rhino board with cornices. Double storey ground floor ceiling finish might vary depending on slab system used.
WINDOW FRAMES, DOORS and FRAMES	Windows shall be aluminium to comply with 15% of floor area and glazing in accordance with SANS 10400 Part 'N'. No Burglar bars will be provided on openers. The front/entrance door to be an external quality solid hardwood door with four-lever lockset, in a wooden frame. External kitchen/scullery door (if applicable) to be external quality solid hardwood door with 3-lever, lockset. All internal doors to be hollow-core with 2-lever, lockset in a steel frame. Sliding doors, if applicable, to be aluminium with one opening section as per plan.
FLOOR FINISHES	The floor area of the house to receive tiles. Walls to receive skirting. Driveway to be paving as per Contractors choice.
PLUMBING and SANITARY	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 gully and one outside tap in yard are to be provided. Bath to be 1700mm acrylic. Taps to be Cobra Stella or similar to contractor's choice. Vanity to be provided in bathrooms. No vanity provided in guest toilet Semi close couple WC with front- or top-flush to be installed. Shower doors and panels to be white or natural aluminium pivot or tri-sliders. Water connection and meter provided. Water deposit excluded.
ELECTRICAL	Downlights to all rooms except the kitchen, scullery, bathrooms, guest toilet and garage. Kitchen, scullery and garage to have one fluorescent light. External lights as indicated on plan. Bathrooms to have water tight fitting as required. One TV point provided in living room and Bedroom 1. All plug points as per plan. One single phase electrical connection provided, but electricity deposit excluded. Electrical connection and meter provided, but electricity deposit excluded
KITCHEN and BUILT-IN CUPBOARDS	Kitchen cupboards, BIC's and vanity's to be installed as per Contractors design and plan. Three colour options available namely Lockport Linear, Heaven Fusion and Brookhill Fusion. Options to be chosen within 14 days of being requested to do so by JTC. 600 Gas Hob and 9kg Undercounter Cylinder.
GARAGE	One motorised double garage door provided.
EXTERNAL	Stand to be cleared of all rubble and vegetation. No flowers or shrubs will be provided. Grass to be provided. Stoep and patio is used interchangeable.
GENERAL	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 neighbour'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. Owners will not be allowed to work the site during construction. Owners must pay their water and electricity deposits on request. All PC items are inclusive of VAT. NB: Changes to plans will incur an architect's fee for the owners account.