

VILLA SPECIFICATION CONSTRUCTION FINISHES AND FIXTURES

CONSTRUCTION

Ground Works

3/8+1/2 Steel, mass concrete, footings, columns, with INSITU ring beams.

Villa Fabric

8" Ground slab 6" first floor slab mass concrete with heavy gauge B.R.C. Walls to first floor 8" block work. Fill with 1, 1/2" steel and concrete to every second block. 6" block work fill with 1, 1/2" steel and concrete to every second block. All interior walls 6" concrete block, all block work rendered two coats sand cement finish. In the construction allow for one entry porch with light points.

Roof Fabric

8"X8" ring beam 6X2 roof timbers tied to 1/2 "steel bars set into the ring beam, infill around roof timbers for maximum strength, lay 3/4 treated 8X4 plywood to whole roof area, lay a P.V.C membrane to the whole roof area, lay over **PRO 90 AR SHINGLES** to whole roof area. There is a 25 year replacement guarantee by Oakridge Ltd. backed up by ourselves. Allow for a 10X1 fascia boards with a guttering to all walk areas.

All the above and more can be read on the **ARCHITECTS DRAWINGS**. The specification is **FOR HURRICANE CONSTRUCTION** via the **O.E.C.S BOARD OF TRADE** in construction with the **BRITISH R.I.B.A STANDARDS**.

FINISHES AND FIXTURES

Finishes

All floors tiled with ceramic non slip tiles. Bathrooms tiled to window head height. Showers have glass brick screen tiles, kitchen tiled from work surface to underside of upper kitchen units, decks, patios, balconies and stairs non slip tiles. Any additional areas to be tiled will be charged at the agreed rate prior to tiling.

Ceiling

All living and bedroom ceilings are with a **TRAY DESIGN**. All remaining ceilings will be **FLAT** unless instructed.

Exterior Windows and Doors

U.P.V single glaze windows and doors. The product is from Europe but manufactured on the island. Fitted by professionals and guaranteed by **CARIB P.V.C LTD. IN ASSOCIATION WITH GATEWAY LTD.**

Interior Doors

Kiln dried **DOORS FROM GUYANA**. This also includes the front door, all the door furniture is of a **GUN METAL FINISH**, with a **FIVE LEAVER DEAD LOCK**. The front door has an additional lock and security chain.

Kitchen

Locally hand made top and bottom cabinets with **A GRANITE WORK TOP, TO CLIENT'S CHOICE**. A meet with the kitchen manufacturer for design and finish is arranged. Allocated, a **GAS HOB** and **ELECTRIC OVEN** with **STANDARD SIZE FRIDGE** freezer included. The fridge freezer can be updated at addition costs. A dish washer facility will be included in the kitchen design.

Joinery

Allowance for **FITTED CUPBOARDS** to bedrooms the design and finish **AS PER VILLA SHOW** house unless specified by the client. A meet with our joiner to decide layout and finish, a **VANITORY UNIT** to each bathroom to take a **MARBLE, GRANITE, OR COMPOSITION TOP TO CHOICE** is from our local supplier, this is dependant on tile choice. A client **DESIGNED FITTED WALL UNIT** is allowed for **IN THE LIVING ROOM**. A meeting with our joiner to decide design and finish.

Electrics

Full electrical system to electrical standard 240V using UK fittings. Fixtures as follows:

Exterior **TWO SENSOR LIGHTS, SIX WALL PATIO LIGHTS, TWO ENTRANCE GATE LIGHTS.**

Interior **BEDROOMS, THREE WALL SCONCE LIGHTS,** two bedside two way light points, one **CEILING FAN** and **ONE SPLIT SYSTEM AIR CONDITIONER 1,200 BTU.**

LIVING – DOWN LIGHTERS, TWO CEILING FANS, FOUR WALL SCONCE LIGHTS , ONE CEILING ENTRANCE LIGHT AND ONE STAIRS WALL SCONCE.

KITCHEN – CEILING LIGHT POINTS to choice under LIGHTING TO UPPER WALL CUPBOARDS.

BATHROOMS SHAVER POINT ONE WALL BAR LIGHT THREE DOWN LIGHTERS, WC. ONE WALL LIGHT POINT TO CHOICE.

Plumbing and Fittings

All **PLUMBING** in accordance with **BRITISH STANDARDS**, fixtures and fittings are **AMERICAN OR ENGLISH** dependant on availability. **THE TAPS AND SHOWERS ARE AMERICAN DELTA**, all products are of a high standard. The water system is by mains feed to an approximate **15,000 WATER STORAGE**, from there the whole **HOUSE IS FED BY A PRESSURIZED TANK**. This guarantees permanent water pressure also guarantees water when there is a problem with the water company pumping.

Generally

TWO WALL SAFES one to each bedroom. Three coats of oil paint to all wood work. Three coats of **EXTERIOR WALL PAINT COLOUR TO CHOICE**. Three coats of **INTERIOR WALL PAINT COLOUR TO CHOICE**. Facility to plumb in a washing machine. **PHONE LINE** with three points to one line **TWO T.V POINTS**.

Note

1. **OUR SHOW HOUSE AND GROUNDS** is the easiest way to see your finished villa. Construction changes can be made prior to construction, and choices can be made on the finishes during construction within budget or at addition agreed cost.
2. There is no 10 year N.H.B.C guarantees in St. Lucia, **WE GUARANTEE OUR OWN WORK AFTER 20 YEARS BUILDING** we have yet to return to any of the many construction projects we have completed. We are more than **HAPPY TO SHOW YOU PROPERTIES OF 10 YEARS OR OLDER**.