



GREENWAYS BESPOKE HOMES

CONSTRUCTION SPECIFICATION

2023/03/31 – Rev 02

GREENWAYS: BESPOKE HOMES

PREAMBLE:

This is a standardised specification that would be anticipated when constructing a luxury home and has been prepared without detailed design drawings. The purchaser thus accepts that there will be some latitude granted between the parties in the design development which may result in an increase in the purchase consideration.

SPECIFICATION AND SCHEDULE OF FINISHES (Rev.02)

Please note: The materials specified in this Schedule are dependent upon availability; where the items specified cannot be obtained, the Developer reserves the right to supply alternate items of similar quality.

Should an instance arise where this Schedule is in conflict with the working drawings, then this Schedule will override the drawings. Any landscaping and furnishings indicated on plan are for illustrative purposes only and are not provided.

Refer to the CSIR Model Preambles for trades 2008 and forming part of the Bill of Quantities.

1. **Site Work and Excavations**

- 1.1 The Developer reserves the right to adjust the platform and associated floor levels on site as may be most suitable to obviate undue plinth heights.

2. **Concrete:**

- 2.1 Concrete foundations and slabs will all be laid with ready mix concrete (25 Mpa) per Engineers design.
- 2.2 Pre-construction termite protection to all surface beds prior to casting of ground floor slab.

3. **Brickwork:**

- 3.1 Final levels, depths of excavations, stairs (if applicable) will be determined by the Developer / Structural Engineer on site at his discretion.
- 3.2 Foundation brickwork - Clay Bricks (14Mpa) NFX
- 3.3 Superstructure brickwork - Clay Bricks (14Mpa) NFX
- 3.4 Boundary and dwarf walls - Clay Bricks (14Mpa) NFX
- 3.5 Lintels - Pre-stressed precast concrete lintels
- 3.6 Damp proofing - 250 Micron to surface bed.
- 3.7 Garage door threshold - 50 x 50 x 5mm Angle with 50 x 100mm long x 6mm thick welded on lugs at 500mm c/c maximum, for bolting into concrete floor slab.

4. **Plastering:**

- 4.1 External - Smooth plaster and paint - Sponge finish
- 4.2 Internal - Smooth plaster and paint - Skimmed finish

5. **Screed:**

- 5.1 External - 30mm Thick on floors and landings - steel trowel finish
- 5.2 Internal - 30mm Thick on floors and landings - wood floated
- 5.3 Shower - Average 50mm thick on shower floors to falls
- 5.4 Garage - epoxy paint on power floated finish to slab

6. Window sills:

- 6.1 External - Plastered sills to match wall finish with external fall
- 6.2 Internal - 22mm Pine timber cills with half round bullnose edge & 20mm pine scotia. Painted as per spec.

7. Roofing, Waterproofing, Chimney

- 7.1 Roof covering with pitches @ 21 degrees.
- 7.2 Members fixed to walls including 50 x 76mm sawn softwood purlins.
- 7.3 38 x 114mm SAPG05 geyser decking planks over trusses for geyser support.

7.4 Timber truss and rafter:

7.4.1 Slate Roof: Specified as standard – alternatives available as per Design Guidelines

400 X 250mm Slate on 38x38mm SAP battens @ 160mm c/c. To include Boston hips and ridges with copper clout nails. All to manufacturer specification.

- 7.4.1.1 Galvanised Hoop Iron Roof ties - 30mm x 1.6mm.
- 7.4.1.2 Coverland Radenshield single sided reflective foil insulation laid under battens.
- 7.4.1.3 Isotherm insulation 135mm Thick flexible non-combustible lightweight insulation laid above truss bottom chord.
- 7.4.1.4 Fascia boards 12 x 225mm Nutec medium density plain fibre-cement screw fixed.

7.5 Pergola:

- 7.5.1 Timber pergola built in massaranduba or equal approved timber as per Architects detail.

7.6 Waterproofing:

- 7.6.1. Retaining walls (if required)

- 'Derbigum' Protec 4E torch-on waterproofing membrane taken up and over footings and taken vertically onto clean reinforced brick retaining walls. To be protected with Delta MS8 delta sheets laid vertically against the Protec 4E torch-on waterproofing. To drain to 110dia perforated pipe to falls in 300x300x19mm stone wrapped in geomembrane U14 by specialist.

Followed by one layer of black 250 micron plastic sheeting with 50mm laps loose laid above waterproofing. To be installed by an approved 'Derbigum' applicator.

7.6.3. Planters:

- Soil laid on Interdek layer on Delta MS20P dimpled drainage system, on CG4H - Anti root on CG3 torch-on waterproofing membrane laid on screed to fall and taken up gussets and onto vertical walls. Top of planter walls to be free from debris before applying A.B.E Dura flex cementitious waterproofing slurry by short bristled block brush, rubber squeegee, trowel or spray.

7.6.4. Balconies:

- 'Derbigum' Protec 4E torch-on waterproofing membrane or equal approved.

7.6.5. Chimney:

7.6.5.1. Red clay bricks, mortar joints to receive white pointing – keyed.

7.6.5.2. Small clay chimney pots by Victorian Fireplaces @ supply rate of R1200ex. Vat per pot.

8. Gutters:

8.1 External eaves gutter:

8.1.1 125mm x 85mm Domestic OGEE aluminium eaves gutter, colour: white.

8.1.2 rectangular aluminium downpipes, colour: white.

9. Secondary storm water management:

9.1.1 Storm water sumps (cast Iron gratings), trenching and piping (class uPVC pipes) as per Architects detail.

10. Ceilings:

Additional noggins for garage motor, ceiling fans and chandeliers included for as required per architectural drawings.

10.1 Internal Flush Plastered Ceiling:

10.1.1 9 mm Rhino gypsum plasterboard with 63mm wide strips of mesh scrim nailed screw fixed over joints and the whole finished with gypsum skim plaster.

10.1.2 600 x 600 x 16mm MDF lay in (painted to ceiling colour) trap door in white epoxy coated aluminium T-section frame.

10.1.3 NMC, Nomastyl TL 150 x 150 finish with 2 top coats. Colour: Pure Brilliant white (As per supplier spec.)

10.2 Isoboard Ceiling:

10.2.1 135mm Isotherm insulation laid above truss bottom chord. Allow for additional support.

10.3 External Ceiling: (Covered patio)

10.3.1 Suspended Nutec t&g ceiling. Painted white as per paint specification.

11. Windows and Doors:

11.1 Aluminium Windows and Doors

Specified as standard – alternatives available as per Design Guidelines

11.1.1 Windows - Powder coated aluminium with double glazing (6.38 PVB N/S Glass),

Ironmongery, sealant

Obscure glass to bathroom windows.

Aluminium colour to be: Satin – Brilliant white/Charcoal/Graphite

11.1.2 Doors - Powder coated aluminium with double glazing (6.38 PVB N/S Glass),

Ironmongery, sealant

Aluminium colour to be: Satin – Brilliant white/ Charcoal/Graphite

12. Garage Door

Specified as standard – alternatives available as per Design Guidelines

12.1 Powder coated Aluzinc motorized sectional overhead garage door and including automation.

Colour to match roof (charcoal/anthracite) or Brilliant white

13. Timber Door Frames and Doors:

13.1 Internal:

Specified as standard – alternatives available as per Design Guidelines

13.1.1 Lotus SUO 2 panel HB door

Door colour: Egg shell enamel - White

13.1.2 Garage Internal - Swartland Kayo, Commercial Veneer, EBCTBFS0 Fire Duty 30 minute rating 86 x 67mm rebated hardwood frames to suit door size 813 x 2032mm (H) (Fire door)– No architraves.

Door colour: Egg shell enamel – White

13.2 External:

13.2.1 Front Door - Specific for each house.

13.2.2 Garage External Pedestrian door – Specific for each house.

14. Shower Door and Screens:

14.1 Frameless shower screens of 8mm clear TSG 2100mm high, including satin chrome brackets, fittings and glass corner stabilizer shelf (See detail bathroom layouts)

15. Ironmongery & other:

Solid Stainless Steel specified as standard. Alternatives available. Specific for each house.

15.1 Internal Timber Doors:

15.1.1 Butt hinge - Specific for each house.

15.1.2 Three lever lock/ Cylinder lock - Specific for each house.

15.1.3 Handles - Specific for each house.

15.1.4 Door closer - (Applies to Garage 30min. fire rated door only.)

15.1.5 Door stop - Specific for each house.

15.2 External Timber Doors:

15.2.1 Butt hinge - Specific for each house.

15.2.2 Cabin hook - Specific for each house.

15.2.3 Three lever lock – Specific for each house.

15.2.4 Handles - Specific for each house.

15.2.5 Door stop - Specific for each house.

15.3 Pedestrian Gates - Specific for each house.

15.4 Letterbox - Brushed Aluminium house number to Architects detail.

16. Skirting:

16.1 Timber skirting - Cape Town Timber co. WSK5, 140 X 22mm Pine timber skirting with mitred corners. Painted white as per spec.

16.2 Tiled skirting - Tile to match floor finish, 100mm (h), with brushed aluminium

edge trim to Covered patio only.

17. Balustrades

- 17.1 Internal Balustrade - to architects detail - 48x65mm timber handrail on timber balustrade (colour white)
- 17.2 External Balustrade - to architects detail - 48x65mm massaranduba (or similar approved) handrail on painted GMS balustrade (colour charcoal/anthracite)

18. Water, Plumbing and Drain laying:

- Sewerage: HDPE PVC Drainage & Waste Pipe connections to main line sewerage per Architect's detail.
- Water supply: Smart meters to be installed per house as per Electrical specification and Architect's detail.
- House reticulation: "Geberit Mepla" or similar multilayer pipe for polyvinylidene fluoride fittings for water installation.

19. Sanitary ware and Fittings:

19.1 Hot Water Cylinder / System:

- Kwikpump heat pump 2530W or similar connected to Superline 400 dual 250L electric water heater or similar
- Including pressure valves and vacuum breakers – Kwikot
- 1650 Plastic geyser tray SABS

19.2 Sanitaryware Fittings

See Annexure F – Sanitaryware Schedule – Modern and Traditional Options specified as standard.

Specific for each house.

20. Electrical:

- Electrical connection not exceeding 15m from the site boundary to the distribution board (back of garage wall) including excavation, backfilling, sleeve, conduit, cable connection to

the DB. Coiled up cable 1m inside the plot boundary with sufficient length to terminate in DB.

- Testing and commissioning the complete electrical installation and COC's to be issued.
- Smart meters to be installed per house.
- Inverters and battery back-up for essential electrical equipment. (max 5kW – allowance of R75 000.00 excl VAT)
- Integrated intercom.
- Fibre connection – ISP by purchaser.

21. Light Fittings:

See Annexure G – Lighting Schedule – Modern and Traditional Options specified as standard.
Specific for each house.

21.1 Product Key:

- External General – Wall Mounted Light Kube – single down 35W GU10
(Code O242GT)
- External Foot lights – Footlight REC LED 12x0.1W IP44 SST (Code: FT010SST)
- Internal Garage – Garage LED batten type Tri-proof 50W 4000K 1550mm WH
(Code: LLEDTP03504031)
- External Patio & over shower + bath – IP65 rated (wet) downlights – White (Code: LRD52GU1031)
- Internal General Ceiling – Delphi lamp GU10 5W 3K Dimmable (Code RDH5P030DU)
- Internal Lounge/Dining Pendant – Specific for each house.
- Internal Kitchen Pendant - Specific for each house.
- Internal Bedroom & entrance Pendant - Specific for each house.

- Internal Kitchen Under Cupboard Fitting - 'Bright Star Lighting' PloLED Striplite – Warm White (Code IP65)

21.2 Light Allocation:

Specific for each house.

22. Switches, Telephone, Data and Plugs:

22.1 Product Key:

Legrand “Arteor” range - Switches, Plugs and Function Sockets: (White Switches with White Cover plate)

22.2 Switch Allocation:

Specific for each house.

22.3 Telephone Allocation:

Specific for each house.

22.4 Data Allocation: Fibre and DSTV

Specific for each house.

22.5 Plug Allocation:

Specific for each house.

23. Painting:

All painting as per the 'Plascon' Paints (Greenways Paint Specification) approved by the Architect.

Internal Colours to be:

General colour – 'Plascon' Plaster 61 as standard specification or to owners choice.

External Colours to be:

General colour - 'Midas' Steenberg Bone White 24011/20 as standard specification or alternative options as per Design Guidelines.

- | | | |
|------|---------------------------------|---|
| 23.1 | External walls | - One coat Masonry Primer and two coats Flexiseal
(N-SPEC 3a) |
| 23.2 | External Doors
+ t&g ceiling | - One coat Woodprimer, one coat Premium Universal Undercoat
and two coats Satin Non- Drip Acrylic (N-SPEC 8) |
| 23.3 | Internal walls | - Skim with Sabreskim Interior and two coats Luxury Matt
Steel Trowel (N-SPEC 2a) |
| 23.4 | Internal walls | - Skim with Sabreskim Interior and two coats Luxury Matt
Floated plaster (N-SPEC 2b) (Garages) |
| 23.5 | Internal Flush Plaster | - Two coats S888 matt acrylic (N-SPEC 5) Ceilings and Cornice |
| 23.6 | Internal Doors | - One coat Premium Universal Undercoat and two coats Satin
Non- Drip Acrylic (N-SPEC 7) |

24. Floor Covering:

- 24.1 Floor & wall tiles: Wall tiles to bathroom shower areas only.

Covered patio 600x600mm non slip R 440/m2 ex vat

Kitchen scullery 300x600mm full bodied porcelain R 350/m2 ex vat

Bathroom floors 600x600mm full bodied porcelain R 400/m2 ex vat

Bathroom walls (shower only) 300x300mm full bodied porcelain R 300/m2 ex vat

24.2 Timber flooring: Moso Bamboo Elite Premium (BF-EL200-02) 1850 x 190 x 15mm @ a supply rate of R1200.00/m2 ex VAT and delivery only.

25. Wall Covering:

Wall tiling Heights:

- Bathroom shower internal - 2.1m from FFL
- Bathroom vanity splashback - 1700x500x150mm – white matt (YourSpace)
- Kitchen / Scullery splashback - 20mm x 100mm (H) – to match countertop

26. Built-in Cupboards & Kitchen Units:

Allowance for 350m2 House – R400 000.00 ex VAT

Allowance for 500m2 House – R600 000.00 ex VAT

26.1 Kitchen & Scullery Units: Specific for each house.

Kitchen and Scullery Joinery –

White melamine carcasses, hand painted doors, drawer fronts and panels, soft close hinges and drawer runners, rubber matting to all drawers, spice bottle pullout, timber chopping board pullout, 2 x custom drawer internals, recycling bin on soft close runners. Includes 20mm Ceasarstone or similar countertop.

LED lighting, sinks, prep bowl, mixers and plumbing fittings by others as per Annexures F,G,H.

Kitchen Appliances which is limited to the extractor, hob and oven:

Allowance for 350m2 House – R40 000.00 ex VAT

Allowance for 500m2 House – R60 000.00 ex VAT

26.2 Bedroom joinery – Specific for each house.

White melamine carcasses, hand painted doors, drawer fronts and panels, soft close hinges and drawer runners.

27. Pedestrian Gates:

Specific for each house.

28. Paving:

28.1 Driveway to match Greenways estate internal road

28.2 Kitchen Yard: 440mm x 440mm x 20mm colour – Sandstone laid in half bond pattern on 100mm concrete surface bed

29. Driveway Sleeve:

29.1 2 x 110mm Ø sleeves installed to link sidewalk landscaping, to be installed 600mm under

finished levels, capped and shall protrude at least 600mm horizontally into planting areas.

30. Landscaping, Gardens & irrigation

30.1 Soft landscaping as per landscapers design - Specific for each house.

Allowance for 350m2 House – R200 000.00 ex VAT

Allowance for 500m2 House – R250 000.00 ex VAT

31. Fireplace & braai:

- Rocal RCr65 Classic closed wood burning stove 670W x 501H x 420D – by MacD Fireplaces – 1 per house
- Fireplace surround - Specific for each house – 1 per house
- Stainless steel Built-in 1m Jetmaster UNI braai – 1 per house

32. Gas:

- Gas connection and 9kg gas bottle (suitable for gas hob).

Optional Extras:

Internal doors

- To receive jambliners with architraves and plinth blocks. To be painted white as per paint specification.
- Pool
- Solar PV Panels

Accepted and agreed to at _____ On this the _____ DAY

OF _____.

The Developer:

The Purchaser:

Witness:

Witness:
