

# THE HONEYWOOD ESTATE, CONSTANTIA





# SCHEDULE OF FINISHES

## THE HONEYWOOD ESTATE



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# OVERVIEW

NUMBER 25 PEAR LANE COMPRISES 3 SECTIONAL TITLE UNITS EACH OF WHICH, SAVE FOR THE EXISTING RESIDENCE WHICH WILL FORM PART OF THE DEVELOPMENT, IS A DOUBLE STOREY HOME PER THE COUNCIL DRAWINGS WHICH HAVE BEEN APPROVED BY THE SOUTH PENINSULA MUNICIPALITY WHICH HAVE BEEN AND WILL BE AMENDED FROM TIME TO TIME.

THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES FROM TIME TO TIME TO BOTH STRUCTURE AND SPECIFICATION AT ANY TIME PRIOR TO A PURCHASER HAVING ENTERED INTO AN AGREEMENT TO PURCHASE A UNIT AT THE DEVELOPMENT AND WHICH AGREEMENT HAS NO REMAINING UNFULFILLED CONDITIONS PRECEDENT.

ANY ITEMS WHICH CANNOT BE PROPERLY DESCRIBED EITHER IN WRITTEN FORM OR DIGITALLY SUCH AS TILES, CARPETS ETC. WILL BE AVAILABLE FOR VIEWING IN THE SAMPLE FINISHES COLLECTION WITH YOUR ESTATE AGENT.





## REGULATIONS

All Government regulations such as treatment of timber against beetle and infestation or any other regulations in force at the time of the erection of the building are to be strictly adhered to.

## BY-LAWS

The Contractor will comply with and conform in every respect to the by-laws of the Local Authority and the National Home Builders Regulatory Council (NHBRC).

## WORKMANSHIP

All skilled work to be executed by artisans. All unskilled labour to be directly controlled by the foreman.

## STRUCTURE

All concrete used in the structure is supplied and certified by a recognised ready-mix supplier of concrete. Concrete supplied is ready mixed concrete save for the construction of piling which will be batched in situ. (See SUB STRUCTURE below)

The resident Structural Engineer Mr John Moll inspects all concrete and reinforced concrete work prior to the concrete being poured. Additional reinforcement is installed as directed.

The roof trusses are factory made as specified by the Architect.

The structure is guaranteed by the Developer and the Builder and underwritten by the National Association of Home Builders for a period of 5 years. On completion and hand over of the purchased unit the Purchaser will receive a National Home Builders Enrolment Certificate as well as the written certifications by the Structural Engineer testifying to the structural integrity of the build.



The ground floor structure is to be built in 14MPA cement Maxi Bricks and the 1st floor structure in 7MPA Maxi Bricks.

Cement used is Portland Cement or a brand of similar strength (Strength 42.5).

## SUB STRUCTURE (FOUNDATIONS)

The sub structure is to be constructed with the installation of reinforced concrete piles to Engineers details and connected by reinforced concrete ground beams all of which is to be constructed in terms of the diagram attached hereto to marked annexure E. The appointed Engineer, Mr John Moll has been appointed to oversee the construction of the said piling system and certify compliance therewith.





## WATER PROOFING

Meticulous monitoring of:

1. Under floor DPC.
2. Under wall DPC. (Brick grip)
3. Continuously ensuring that cavity walls are cleaned of wet mortar.
4. DPC to reveals, heads and sills of all windows.
5. Rain-water proofing is installed to underside of external sliding doors by the installation of “L” strips to the full width of the sliding door opening and properly waterproofed thereafter.
6. Internal shower walls are waterproofed prior to tiling and shower bases are waterproofed prior to the laying of mosaics with 3 coats of waterproofing paint.
7. A membrane is laid to top of trusses prior to the fixing of roof covering.
8. Flashing to be installed where-ever required on plan.

## ROOF COVERING & INSULATION

The roof covering is IBR Colour Plus Roof Sheeting (.47 Gauge) laid on a double-sided reflective foil laminate (Raden shield) which provides multiple protection against dust, fire, thermal and rainwater leakage. In addition, Isotherm (R-Value compliant) is laid on top of the ceilings to give additional thermal protection.

All roof construction timber to be South African pine treated against infestation. All roof construction work to be undertaken compliance standard Engineering requirements as well as that of the NHBRC.

## BRICKWORK

All bricks to be cement Maxi Bricks.

14 MPA Cement Maxi Bricks are to be used in the Ground Floor construction whilst 7 MPA Maxi's may be used the 1st floor of the works. The brickwork is to be carried out to the approximate widths and sizes as indicated on the plan. Brick force is to be used where- ever necessary in terms of NHBRC Regulations. Firewalls are to be built in the roof space up to the underside of the roof covering if indicated on the Municipal Building Plans.

## PLASTER & PAINT

All external and internal plaster to be smooth one coat and finished with one skim under coat and two finishing paint coats as set out in the Colour Palette. The internal plaster will be coated with a gypsum Crete stone plaster layer.

Internal paint as follows:

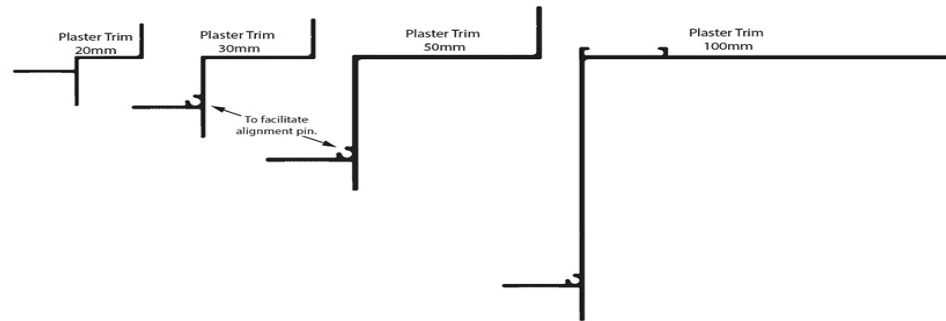
1st coat – Plascon Plaster primer followed by 2 coats Plascon Pro Sheen.

External paint as follows:

1st coat - Plascon Plaster primer followed by 2 coats Plascon Micatex (External Quality). Colour to be chosen by client.







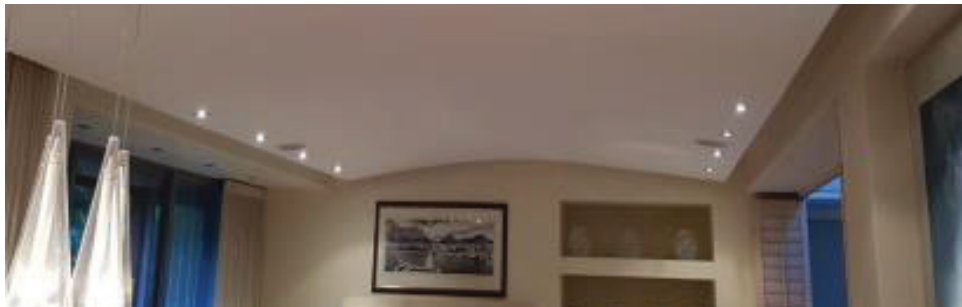
## CEILINGS & CORNICES

Rhino Board skimmed ceilings either to underside of brandering fixed to trusses or suspended below the reinforced concrete deck.

Shadow line cornices (See sketch below) the width adjusted in size to receive curtaining where required.

The Lounge Dining area shall be constructed with a level perimeter of approximately ,8m and finished with a central Arch. The Kitchen will be similarly finished save that the pattern will run perpendicular to that of the Lounge Dining area. (See photograph below).

30mm shadow line generally and 100mm shadow line to accommodate curtaining in the living room only.



## WINDOWSILLS AND SKIRTING

Windowsills to be plain bullnose meranti sill per sketch below painted per Colour Palette with front face of sill to be 44mm thick.

## WINDOWS,FRONT,EXTERNAL AND INTERNAL DOORS

External Doors and Windows per the Approved Plan amended as from time to time. Front Entrance Door per photograph below



*Framed Aluminium and glazed Pivot Door size 2,4 x 1,2.*

Rear kitchen and door full glazed aluminium in aluminium frames. External Staff toilet door to be solid framed, ledged and braced on timber door frame.

All internal side hung doors are as follows;

1. Doors to Bedrooms 2,3 and 4 – 2.4 x .81
2. Door to Main Bedroom timber double side hung to match frame size of Bedroom Doors.
3. Door to pantry and guest toilet – 2.4 x .81
4. Staff Toilet – 2.4 x .81
5. Internal Garage Fire Door – 2.032 x .813
6. See below for external kitchen door.

The above doors are all semi solid doors save where stated otherwise and are painted flush doors finished as per the Colour Palette.







All side hung internal timber doors are fitted with 2 lever locks with door handles per photograph on the left and below.

The sliding door to the entrance hall and contained in the cavity of the garage wall will comprise solid aluminium, floor to ceiling height.



Madrid Handle On Rose 304SS  
Keyhole MHORK  
1299578

## TOUGHENED GLASS SHOWER DOORS

All shower doors to be frameless toughened glass side hung or sliding whichever Developer deems appropriate. All related equipment such as hinges and stabilizing rods are to be stainless steel per photographs below.



*Bedrooms 2 & 3*



*Study*

The Main Bedroom shower to be bespoke as indicated on plan.

## SHOWER GRATINGS AND TRAPS



*Bath en Suite*



*Bedrooms 2,3 and study*

## PLUMBING AND SANITARY WARE

All plumbing and drainage be carried out in strict conformity with all local and other regulations. Sanitary ware to be supplied and fixed as indicated on plan. The sanitary fittings are as indicated in the pictures below.

Rainwater goods to be extruded aluminium as indicated on the photo below.

The scullery is to be supplied with cold water inlets and outlets for both washing machine and dishwasher.

2 (two) PVC garden taps are to be attached to the exterior of the Unit outside the kitchen opposite the position of the double bowl stainless steel sink and opposite the Guest Toilet.

The hot water cylinders are as follows:

2x 150 L linked in series and therefore comprising a title hot water supply of 300 L. The cylinders are solar assisted, the panels being fixed to the as indicated in the photograph whilst the cylinders will be housed within the roof cavity.

2 x Jojo Tank's or one tank comprising the same capacity i.e. 5000 L are to be supplied as indicated on plan.



## STORMWATER

Stormwater to be constructed from the base of downpipes to run underground fire 100 mm PVC piping and discharge to Pear Lane and to be connected to the borehole.

## FLOORING AND TILING

A. The following are to be tiled in Calacatta Aura Grey no 010184 (gloss finish) on the walls from floor to ceiling. All floor tiling is to be the same colour as recorded above but in non-slip finish:

1. Bathroom en suite.
2. Shower en suites to bedrooms and study.
3. Pantry, if applicable.
4. Guest Toilet.
5. Kitchen and Scullery.
6. The Covered Terrace Leading from the Lounge.
7. The covered Balcony leading from the Main Bedroom
8. The TV room on the 1st floor and the passageway leading to the bedrooms are to be finished in the same tile. (Non-slip).

The Garage floor is to be finished in Cement Screed.

The external toilet floor is to be tiled and a splash back above the basin is to be provided. An allowance of R100.00 including VAT is provided.

B. A Flooring Allowance of R750.00 (Including VAT) per metre squared plus a labour allowance of R180.00 (Including VAT) is allowed for the Entrance Hall Dining Room and Lounge.

## STORMWATER

Stormwater to be constructed from the base of downpipes to run underground fire 100 mm PVC piping and discharge to Pear Lane and to be connected to the borehole.

## MAIN BATHROOM



## BATH IN STUDY





## TOILET TO ALL INTERNAL



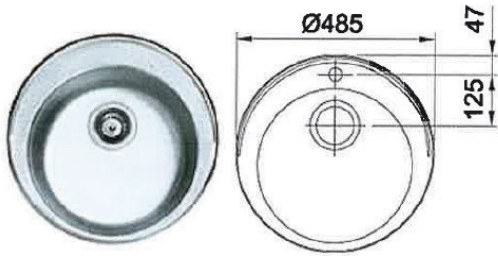
Basin to all internal including guest toilet and outside toilet on the left.

## KITCHEN SINK, PREP BOWL AND EXTERNAL TROUGH





## PREP BOWL



## WASH TROUGH



## CISTERNS



**GEBERITS:**

ALPHA KOMBIFIX CISTERN AND ALPHA 10 WHITE ACTUATER PLATE

## TAPS ,SPOUTS AND MIXERS



*En Suite bath*

## TAPS TO VANITY IN EN SUITE AND INTERNAL BASINS.



## SHOWER ARMS AND SHOWER HEADS



## SHOWER MIXER



## MIXERS TO KITCHEN SINK, POT FILLER AND EXTERNAL TROUGH



## WINDOWS

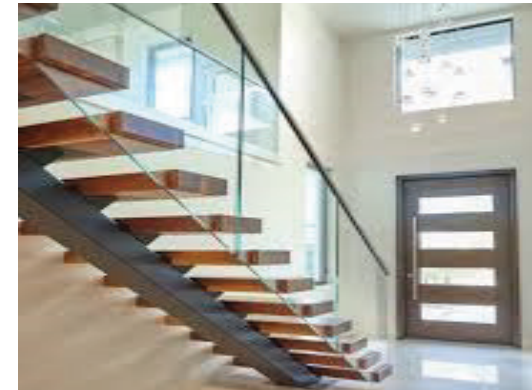
All windows to be charcoal Aluminium as per ANNEXURE B. Example of aesthetic below.



*External Kitchen door to be Aluminium.*

## STAIRCASE AND BALUSTRADES

The staircase and glass balustrade per the photograph replicate the product to be installed.



## RAINWATER GOODS





## DRIVEWAY



Driveway to be finished in cobbled pavers as per photograph above.

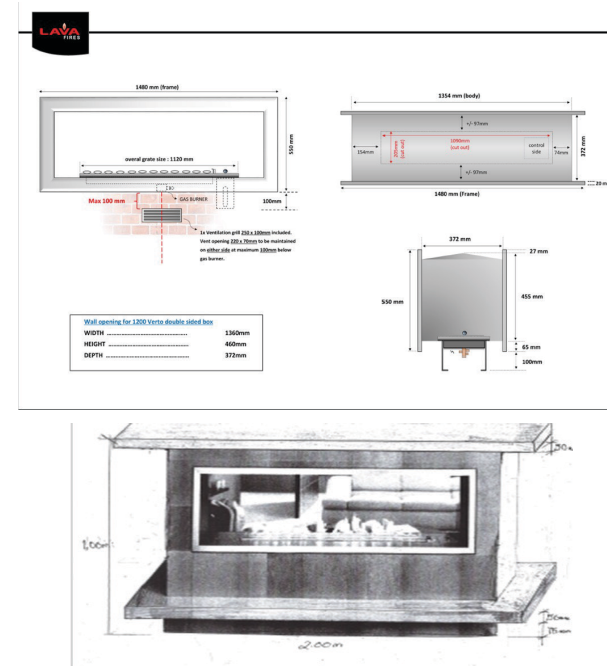
## WALLING AND GATES AN ENTRANCE CONTROL

The front boundary to the development at number 25 Pear Lane comprises a soul plastered and painted wall constructed of cement blocks at an average height of approximately 2 m. The entrance gate to the Development will comprise a 1.8 m high solid motorised and radio-controlled gate. Remote Control devices will provide access the residents and their families whilst visitors will obtain access via the video and voice communication to either of the cap Units which will be individually connected to each Unit enabling the residents to allow access to the aforesaid main entrance gate. The aforesaid control system at the entrance to the development will also provide individual post boxes.

Each of the 3 units will, in addition, have individual radio controlled and motorised sliding gates separately controlled with remote transmitters.

The Units will be separated by 1.8 m high boundary walls constructed of building blocks, plastered and painted and with plaster moulds. Upon completion of the development the existing driveway giving access to Unit 1 will be uplifted following which the aforesaid boundary walling will be completed. The western boundary will remain as is and the eastern boundary will comprise a 1.8 m “clear view” security type fence which will be planted with creepers.

## GAS FIREPLACE



The above gas fireplace is to be installed centrally to the Lounge/Dining Room area and is to be clad per the rough sketch attached the design of which will be concluded in collaboration with the supplier of the fireplace. The fireplace is double sided and therefore faces both the Loung and the Dining Room.



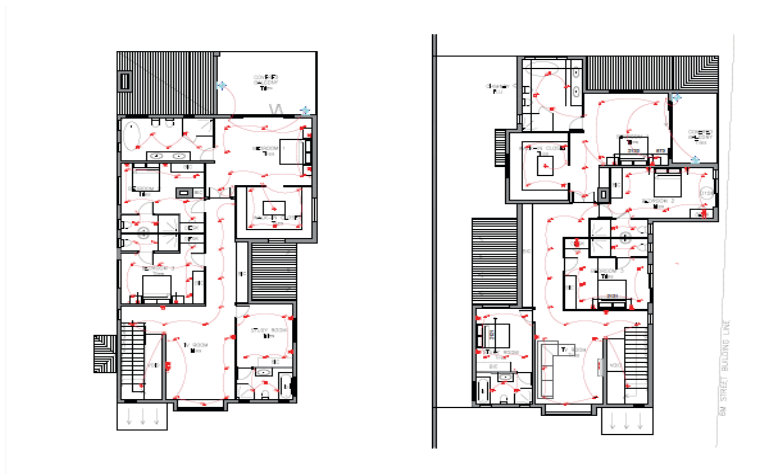
# GATES

Save for the front entrance gate the entrance gates to each unit are sliding radio controlled and motorised gates comprising a metal construction.

# ELECTRICAL



**GROUND FLOOR**



**FIRST FLOOR**

The entire installation is to be strictly in accordance with the requirements of the Local Authority. The distribution board to be positioned as indicated on plan. No cabling for television or gas will be provided. However, contributing required for the aforesaid will be installed. The above electrical layouts are subject to change in accordance with the Architect's directions and are included in the Contract sums. Allow the Prime cost Sum of R30 000.00 (thirty thousand Rand) for all light fittings and globes.

# BUILT-IN CUPBOARDS AND KITCHEN UNITS.

The developer undertakes to install the Built-in cupboards, dressing room and kitchen in accordance with the plans as indicated the Approved Municipal Building Plans. All bedroom cupboards save for the Dressing Room are to be provided with double hanging space and drawer sets. Each cupboard has sliding doors and is finished in white wrap either in a gloss or a mat finish with Shaker style relief.

The dressing room is to be finished in the same quality of timber doors save that the doors are to be side hung. The central unit in the dressing room is to be provided with drawer sets on either side finished in the same wrap finish as per the photograph below save that the top of the central unit is to be finished with a white Silestone or similar type product with a square edging profile.





The kitchen is to be finished in the same material as recorded above with the doors being side hung, without handles and opened and closed by a push mechanism. Although not indicated on plan top hung units to either side of the stove are to be installed NOT to ceiling height and the scullery unit on the wall common to the dining room to be provided with wall hung units. The kitchen tops are to be finished in Silestone or similar composite material with a square edge profile. An example of the finish is illustrated in the photograph below.



## STOVE

Each Unit to be supplied with a Smeg 115L 4 Burner Gas/Electric oven and a Smeg Stainless Steel 90cm Wall Mounted Extractor Hood KSED95AE to be mounted above stove per photographs below.



## INTERCOM/VIDEO SYSTEM

Each Unit to be supplied with an HKIS camera/video/intercom system running from the of the development to both the Kitchen and Main Bedrooms.

## LANDSCAPING

The left-hand side of the entrance driveway will be fenced with a Clear View type fence 1, 8 m in height. A flowering creeper will be grown on this fence without encroaching on the access to the property. It is intended to use Podranea ricasoleana ( Zimbabwe creeper) which is a vigorous grower and abundant with flowers. The developer in its sole discretion will create a garden consisting of lawn and flower beds separated by single cobblestone edging. Selected plants will be chosen to create a blended mix of height and colour so as to soften the impact of the boundary walls where necessary.

The irrigation to be supplied shall be as follows:

Pop-up Sprinklers for the lawns

Upstand sprays for the larger flower beds

## BRAAI

The Braai is built in as shown on the Municipal Building Plans and the photograph below.



## GARAGE

Double garage to be constructed per plan and to be provided with a roll up radio controlled and motorized and opening mechanism.



## PAVING

All units to be paved in the same cobbles as per the access driveway and are to be paved to the extent indicated on the council plans.





## SUPPLY OF INVERTER AND BATTERY

Unit will be supplied with a 5kva Inverter and 48-volt battery for protection against limited loadshedding. This supply will not include any solar panels which can be included at additional cost. It is a material condition of the Building Contract that the Purchaser irrevocably holds harmless and indemnifies the Developer against any defects, malfunctions, defects or insufficiencies relating to capacity of whatsoever kind or nature against or circumstances arising which either diminish or negate the operation of the equipment. The Purchaser confirms having only the product manufacturers guarantees of the Inverter and Battery.

## CONTRACTORS DISCRETION

In the event that any materials specified or chosen by the Purchaser being unavailable for any reason, the Contractor shall have the right in its sole and absolute discretion to replace same provided the quality thereof shall not be less than previously specified or chosen as the case may be.



## THE HONEYWOOD ESTATE, CONSTANTIA



# THANK YOU

