

SPECIFICATION SCHEDULE

CURRENT AS AT SEPTEMBER 2020

Ecovillage House & Land Packages

The Ecovillage Design Team requested its guild of builders meet the minimum requirements outlined in this General Specification Schedule as part of their tender pricing process for Ecovillage homes. There will be variations in the materials, suppliers and pricing they have assumed for certain items. Consequently, we strongly advise you to discuss the specification schedule and associated pricing of your chosen home in detail with your builder so you understand exactly what is being built.

Proposed material specifications must comply with the Ecovillage Building Design Guidelines (version H), which can be found on the Ecovillage website, and the following:

Walls

- Non-CCA Timber Frame Structure (per Structural Engineering in Attachment B and the AS1684 Timber Framing Code)
- Batt insulation and moisture barrier as required to achieve R3 standard (overall) for wall assembly
- Internal taping of insulation to minimise air movement and keep batts in place Various cladding options including:
 - > Vulcan Hector FSC Mix Fine Bandsawn Austim 125x20mm
 - > Locally sourced Plantation Eucalyptus Saligna (Sydney Blue Gum) 120x19mm
 - > Linea FC Cladding James Hardie 180mm incl prep, 2 x coats of paint
- Stainless steel ASSY Decking Construction Screws for fixing of timber cladding (or equivalent)
- Gyprock plasterboard wall lining (bedrooms and living spaces)
- Villaboard (or similar) wall lining to bathrooms
- Wall reinforcing for future grab rails in bathrooms, as indicated on interior elevations
- Wall / skirting tiling as indicated on internal elevations (\$50/m2 material allowance)
- Low-formaldehyde (E1) MDF skirting boards and cornices
- Internal walls painted with zero-VOC water-based paint

Windows / Doors

- Canon uPVC Double Glazed Windows U-Value: 2.3, SHGC 0.43

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SPECS

- Fly screens on all operable windows
- External uPVC glazed doors U-Value: 2.3, SHGC 0.43
- Internal doors semi-solid Hume Redicote flush profile (or equivalent) at 870mm wide
- External doors Hume Solidcore Duracote flush profile (or equivalent) at 870mm wide
- Door hardware Gainsborough Chrome G2 Series (or equivalent)
- Timber door frames (internal and external), painted

Roof

- Corrugated zincalume custom orb roof sheeting
- Zincalume quarter-round gutter 90mm zincalume round downpipes (2.4m segment) connecting to angled zincalume gooseneck connected to guttering
- Zincalume downpipes connecting to PVC underground pipework to rainwater tanks. Fielders 2.4m downpipes (one length) connecting to PVC in ground using Deks 90mm PVC Stormwater Coupling. Fully seal seam on zincalume downpipes with appropriate sealant bead (low pressure system so sealant will hold if externally applied). Apply bead to Stormwater Coupling prior to tightening. Tank inlet to be lower than 2.4m. First flush valve with drain fitted so system drains (ie pipes should not hold water for more than a few hours after rainfall). Any cuts to pipe or abrasions around ends to be treated with cold galv.
- No allowance for underground pipework between house and rainwater tank
- H2 Timber trusses at 900 centres with H2 battens
- R5 Batt insulation above ceiling and Anticon 60 under roof sheeting
- Gyprock plasterboard ceiling lining painted with zero-VOC water-based paint

- Exposed timber rafter tails (painted) on eaves and on the rake (no fascia boards)
- Eaves have exposed rafters / battens and underside of roof sheeting
- Carports do not have a ceiling - just an open structure

Foundations / Floors

- Concrete slab on ground footings and slab (32mpa) to Structural Engineering spec
- Slab thickness is listed on Slab on Ground notes in engineers notes SO1 - 100mm for brushed concrete finishes, 125mm for honed finishes.
- Burnished and soft polished concrete finish in living spaces and bedrooms
- Tiled floors in bathrooms, toilets, and laundry (\$50/m2 tile material allowance)
- Assume set down in slab for tiling of wet areas

Site Preparation

- Assume connection to gravity sewer which will be located at the rear boundary of each lot
- Assume connection to NBN fibre to the premises (located in pit at the street frontage)
- Assume connection to power microgrid for cluster at the rear boundary of each lot

Verandas / Carports

- Corrugated zincalume custom orb roof sheeting
- Exposed timber rafter tails (painted) on eaves and on the rake (no fascia boards)
- Painted timber beams, posts, and rafters (exposed) per Structural Engineering

External Paving

- Broom finish concrete (30% fly ash content) for pathways, crossover, carport, and patios



SPECS

Kitchens

- Cabinetry as set out in the Architectural Drawings (low formaldehyde materials)
- Cabinet door and drawer fronts to be 16mm melamine with 2mm post formed edge
- Soft-close Blum drawer runners (or equivalent)
- Benchtops to be 32mm square edged laminate
- Clark Candice 1.5 End Bowl - 1TH (304 Grade Stainless Steel)
- Caroma Seracom Sink Mixer Gooseneck Tap (or equivalent)

Bathrooms

- Cabinetry as set out in the Architectural Drawings (low formaldehyde materials)
- Cabinet door and drawer fronts to be 16mm melamine with 2mm post formed edge
- Soft-close Blum drawer runners (or equivalent)
- Benchtops to be 32mm square edged laminate
- Semi-frameless shower screen powder coated aluminium frame (min. 6mm toughened safety glass)
- Mirror as shown on interior elevations
- Shower Rose (4 star WELS)
- Caroma Seracom Bath / Shower Mixer
- Caroma Liano Vanity Basin (semi-recessed) 1TH
- Caroma Seracom Basin Mixer 6 star (equivalent or better)
- Caroma Cameo Close Coupled Suit with Orbital Connector Toilet
- For bath, assume PC sum of \$700
- No towel rails, toilet roll holders, floor wastes, washing machine taps etc have been specified for wet areas. Please make an appropriate allowance in your costings to cover these items

Laundry

- Cabinetry as set out in the Architectural Drawings (low formaldehyde materials)
- Cabinet door and drawer fronts to be 16mm melamine with 2mm post formed edge
- Soft-close Blum drawer runners (or equivalent)
- Benchtops to be 32mm square edged laminate
- Everhard Benchline 35L Stainless Steel Utility Sink
- Caroma Seracom Sink Mixer Gooseneck Tap (or equivalent)
- Washing machine tap allowance \$150 PC sum

Robes

- 19mm chrome hanging rail with chrome end brackets
- Shelving min. 16mm MR pre-laminated MDF (or greater if required for spans)
- Doors min. 12mm MR pre-laminated MDF or proprietary sliding door system comprising powder coat metal frame and channel

Lighting

- Lighting provision via energy-efficient LEDs
- Lighting levels designed to performance standard as set out below
 - > Kitchen (200 lux general / 350 lux task)
 - > Bedroom (150 lux dimmable)
 - > Bathroom (200 lux general / 350 lux task)
 - > Lounge room (200 lux dimmable)
 - > TV room (200 lux dimmable)
 - > Laundry (200 lux)
 - > Hallway / Stairway (100 lux)
 - > Dining room (200 lux dimmable)



SPECS

- > Home office (250 lux general / 350 lux task)
- > Workshop (250 lux general / 350 lux task)
- Lights to be set out so as to minimise shadows from operating fans
- Assume 2 x exterior wall mounted lights (Phillips BCWo98 LED9/NW PSU 0 or equivalent)

Electrics

- Light switches Clipsal Classic C2000 series or equivalent
- Light switching to include dimmers in bedrooms, TV rooms, and dining room
- Assume 1 ceiling fan in lounge, dining, and each bedroom (1200mm AirAce)
- Assume the following double GPOs (bedrooms 2, bathrooms 2, laundry 2, hallway 1, kitchen 2, study 1, lounge/dining 3) - Clipsal Classic 2000 series
- Assume 2 fibre connected data points
- Smoke detectors as required by law (hardwired)

Plumbing

- Plumbing designed to accommodate future greywater system. Only bathroom plumbing is required to be able to be diverted to a greywater system (laundries can also be connected up, but they can create additional issues and maintenance requirements due to link and alkaline detergents)
- Plumbing pipework to be either HDPE or Butelane for pipework that would otherwise be copper
- Hot water pipework to be insulated
- Tap and GPO in cupboard designated for dishwasher
- Assume 2 x external taps for garden irrigation

Appliances

- 60mm Bosch Induction Cooktop (PXE651FC1E)
- 60cm Bosch Slideout Rangehood (DFS067A50A)
- 60cm Bosch Electric Oven (HBG675BB2A)
- 315L Reclaim Heat Pump Hot Water Unit

