

1 Floor Finishes Specifications 2

Finishes No.	As Indicated on Schedule	Specifications	Skirting	Colour
	Vinyl Sheeting	Surface Preparation: All vinyls cement to be laid on a concrete surface, unless otherwise stated. Subfloor to be prepared using a recommended self-leveling compound (measured elsewhere) and should be sound, smooth and level in accordance with SANS 0155-1980 "accuracy in building", being a class one floor. Subfloor moisture should be less than 75% RH, tested with probe or 40% depth of concrete on surface test. Vinyl sheeting to be installed in strict accordance with Manufacturer's instruction with approved adhesive. All sheets to be correctly overlapped, scribed and then grooved prior to welding. Always remove the factory edge. All welds must be double cut, flat cut must be carried out using a sick plate immediately, second cut after at least 30 minutes using a Moist Firing Knife and finished by grating with a 2mm reducer roller attachment. The installation must be rolled with a 68kg 3-pair roller, within the correct open time of the adhesive. "Polyflor" vinyl sheeting to be installed by an approved Polyflor Contractor.	NMC Silt-on Curved Skirting: Larger Rooms – F01-1 (10mm)h x 15mm(W) Smaller Rooms – F07- 20mm(H) x 15mm (W)	
	Energy Zone = 2 Minimum Required R-Value = 1.5m ² K/W	Floor Covering: Polyflor Platonia PUR 2mm Thick Fully Flexible PVC sheet flooring with monolayer and homogeneous construction, non-directional design PUR reinforcement. Clean floor by washing using a neutral detergent with machine scrubbing, wet vacuumed and well dried, once dry apply 2 coats of a matt sealer Polyflor HM (Mopol HM) as per the manufacturer's instructions. Colour: Lunar Landscape Vinyl Flooring 6637		
	Rubber Sheeting	Minimum Standard: Fire resistance - Class B - EN 13501-1 Slip resistance - R10 - Slip resistant Class D5 - EN13983 Abrasion Resistance: Group T - EN 660-2 Frames: All flooring to exceed SANS 2001:CC2 (2009) & SABS 1200 G: Grade/Class 1 (<3mm deviation under a 3m straight edge) All flooring to be installed to Manufacturer's methodology and to archive all conditions to meet and be awarded a manufacturer's full warranty/guarantee.	NMC Silt-on Curved Skirting: Larger Rooms – F01-1 (10mm)h x 15mm(W) Smaller Rooms – F07- 20mm(H) x 15mm (W)	
	Energy Zone = 2 Minimum Required R-Value = 1.5m ² K/W	Surface Preparation: All rubber cement to be laid on a concrete surface, unless otherwise stated. Subfloor to be prepared using a recommended self-leveling compound (measured elsewhere) and should be sound, smooth and level in accordance with SANS 0155-1980 "accuracy in building", being a class one floor. Subfloor moisture should be less than 75% RH, tested with probe or 40% depth of concrete on surface test. Rubber sheeting to be installed in strict accordance with Manufacturer's instruction with approved adhesive. All sheets to be correctly overlapped, scribed and then grooved prior to welding. Always remove the factory edge. All welds must be double cut, flat cut must be carried out using a sick plate immediately, second cut after at least 30 minutes using a Moist Firing Knife and finished by grating with a 2mm reducer roller attachment. The installation must be rolled with a 68kg 3-pair roller, within the correct open time of the adhesive. "Polyflor" rubber sheeting to be installed by an approved Polyflor Contractor.		
	Energy Zone = 2 Minimum Required R-Value = 1.5m ² K/W	Floor Covering: 3.2mm thick x 1.2m Polyflor Eco EcoOutfloc Classic non-laminated, single ply, rubber surface sheeting made from a formulation of high quality post-consumer recycled rubber granules encapsulated in a wear and water-resistant elastomeric network with multiple coloured granules Colormix EPDM rubber, manufactured in accordance with ASTM standards. EcoOutfloc features EcoGuard, a factory-applied urethane coating, and should be cleaned with a pH-neutral cleaner, such as Eco-5 Cleaner. Colour: Castle Rock 0410		
	Steel Trowel Grano Topping	Fully bonded Granolithic Cement Screed topping StarbCo Euclid Chemical Versapred L3100 Rapid Hardening Mortar with extended working time, bulked with Pro-3153MC 6mm washed aggregate, and applied with Euro Diamond Hard Sander. All strictly to manufacturers methodologies. Minimum thickness of 35mm, with finished surface achieving > 40MPa class, & A2 abrasion resistance Group 1. All materials compliant with SANS 1083, floor finishes to SANS 2001: CC2 (2009) & SABS 1200 G: Grade/Class 1 (<3mm deviation under a 3m straight edge). All inclusive of a pre-approved integrated cover skirting and start noise reading using approved specialist tools by Lashar Tools or similar.	250mm high monolithic upwards sloping concrete skirting in Hoisting Cells.	
PF-01	Light 2 Floor Tiles & 1200mm dado	Tile Specification: 600x600mm Avenue Grey Matt Glazed EcoTec Porcelain Tile rectified Class A PE4. The Edge Trim: Stainless Steel square edge trims to all vertical corners for approximate 7.8mm thick tile.	100mm high tiled skirting.	
	Energy Zone = 2 Minimum Required R-Value = 1.5m ² K/W	Groat Specification: Ensure that the surfaces are entirely free of dust and loose particles and are dry. Apply TAL keycoat then apply TAL GOLD STAR & rapid setting adhesive to the background using a notched TAL Floor trowel. Grout with TAL FLOOR GROUT for filling the joints 3mm wide. Tiling expansion joints are required, on suspended slab at 3000mm centres and at 5000mm centres on surface beds. Perimeter filing joints are required at all vertical and horizontal tile interfaces. Grout to be mixed and applied to manufacturer's instruction.		
PF-02	White Wall Tiles above dado	Tile Specification: 300x600mm Avenue White Matt Glazed EcoTec Porcelain Tile rectified Class A PE4. The Edge Trim: Stainless Steel square edge trims to all vertical corners for approximate 7.8mm thick tile.	100mm high tiled skirting.	
	Energy Zone = 2 Minimum Required R-Value = 1.5m ² K/W	Groat Specification: Ensure that the surfaces are entirely free of dust and loose particles and are dry. Apply TAL keycoat then apply TAL GOLD STAR & rapid setting adhesive to the background using a notched TAL Floor trowel. Grout with TAL FLOOR GROUT for filling the joints 3mm wide. Tiling expansion joints are required, on suspended slab at 3000mm centres and at 5000mm centres on surface beds. Perimeter filing joints are required at all vertical and horizontal tile interfaces. Grout to be mixed and applied to manufacturer's instruction.		
PF-03	Light 1 Shower Floor Tiles	Tile Specification: 600x600mm Avenue Grey Slip-Resistant Glazed EcoEcody Porcelain Tile rectified Class A PE4. The Edge Trim: Stainless Steel square edge trims to all vertical corners for approximate 7.8mm thick tile.	Nil	
	Energy Zone = 2 Minimum Required R-Value = 1.5m ² K/W	Groat Specification: Ensure that the surfaces are entirely free of dust and loose particles and are dry. Apply TAL keycoat then apply TAL GOLD STAR & rapid setting adhesive to the background using a notched TAL Floor trowel. Grout with TAL FLOOR GROUT for filling the joints 3mm wide. Tiling expansion joints are required, on suspended slab at 3000mm centres and at 5000mm centres on surface beds. Perimeter filing joints are required at all vertical and horizontal tile interfaces. Grout to be mixed and applied to manufacturer's instruction.	Sealant: All showers to have grout lines finished with hypodermic silicone sealant or equal approved.	
PF-04	Dark Por tile and 1800mm dado	Tile Specification: 600x600mm Spatio Charcoal Matt Glazed EcoTec Porcelain Tile rectified Class A PE4. The Edge Trim: Stainless Steel square edge trims to all vertical corners for approximate 7.8mm thick tile.	100mm high tiled skirting.	
	Energy Zone = 2 Minimum Required R-Value = 1.5m ² K/W	Groat Specification: Ensure that the surfaces are entirely free of dust and loose particles and are dry. Apply TAL keycoat then apply TAL GOLD STAR & rapid setting adhesive to the background using a notched TAL Floor trowel. Grout with TAL FLOOR GROUT for filling the joints 3mm wide. Tiling expansion joints are required, on suspended slab at 3000mm centres and at 5000mm centres on surface beds. Perimeter filing joints are required at all vertical and horizontal tile interfaces. Grout to be mixed and applied to manufacturer's instruction.		
	Paving	Compact and prepare ground surface for soil positioning with all necessary certificates. Lay 25mm thick (w/ sand). Lay 200x180mm Cordek Granite Moduli bricks in herringbone bond and 1 row of bagged pavers in herringbone bond locked into place with suitable concrete bed. Grout the area with a dry filler sand swept and vibrated into joints conforming to SABS 12000 degree of accuracy 1.	Nil	

Door Paint Specifications

As Indicated on Schedule	Specifications
Interior Timber Doors	Surface Preparation: Ensure that surfaces are clean, dry and sound. Moisture content measured with a Doser Hygrometer 8.2 scale A1-A5 (or equivalent), depending on the wood type, must be <14% before painting. Sand wood to a smooth finish with 150 - 220 grit paper in the direction of the grain (depending on the smoothness required). Sharp edges must be rounded off. Dust off. Fill holes and other surface defects with Pisonac Polyfill Mendall 90 (801601) working off smoothly with wet. Allow 6-8 hours to dry, then sand to a smooth finish. Dust off. Wash knots and resinous areas with Pisonac Lacquer Primer (R5 1). Apply Pisonac Woodcure Knot Seal (PK 2) to all knots and resinous areas. Allow 1 hour to dry. Primer Coat: Apply one coat of Pisonac Wood Primer (UC 2) to achieve a continuous film. Allow 16 hours to dry, (water based topcoat) Finishing Coats: Apply two full coats of Pisonac Waterbased Velvogo (VLW/VW) to achieve complete obliteration, allowing 4 hours drying between coats. NB: If white is used, three coats might be necessary to achieve obliteration. Prise Note: Always maintain a well edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.
Exterior Timber Doors	Surface Preparation: Ensure that surfaces are clean, dry and sound. Moisture content measured with a Doser Hygrometer 8.2 scale A1-A5 (or equivalent), depending on the wood type, must be <14% before painting. Sand wood to a smooth finish with 150 - 220 grit paper in the direction of the grain (depending on the smoothness required). Sharp edges must be rounded off. Dust off. Fill holes and other surface defects with Pisonac Polyfill Mendall 90 (801601) working off smoothly with wet. Allow 6-8 hours to dry, then sand to a smooth finish. Dust off. Wash knots and resinous areas with Pisonac Lacquer Primer (R5 1). Apply Pisonac Woodcure Knot Seal (PK 2) to all knots and resinous areas. Allow 1 hour to dry. Primer Coat: Apply one coat of Pisonac Wood Primer (UC 2) to achieve a continuous film. Allow 16 hours to dry, (water based topcoat) Finishing Coats: Apply two full coats of Pisonac Waterbased Velvogo (VLW/VW) to achieve complete obliteration, allowing 4 hours drying between coats. NB: If white is used, three coats might be necessary to achieve obliteration. Prise Note: Always maintain a well edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.
Steel Doors	Surface Preparation: Apply Pisonac Calvarion Iron Cleaner (CIC 1) to all bare galvanised areas by brush and scotch bright pads. Allow to react for 1 minute. Rinse off with tap water using 'Scotch Brite' pads to remove all surface contaminants. Check if surface is water-break free. If not, repeat the cleaning process. Allow to dry completely, OR PREFERABLY Abrasive swabs blast at reduced pressure and using 'Garnet Micro Abrasive' as a blast media to achieve a blast profile of 20 - 30µm (micrometers). Vacuum clean off debris from the substrate. Primer Coat: Apply one coat of Pascoquad 75 Zinc Phosphate Epoxy Primer. Allow 4 hours to dry. Finishing Coats: Apply two full coats of Pascoquad 900 Polyurethane to achieve complete obliteration, allowing 10 hours drying between coats. NB: Remove all zinc granulates and burr prior to coatings application and touch-up with Pascoquad primer. Slip coat all weld seams; edges; bolt holes and inclusions using the primer coat.

Finishes Schedule	1	2
1 - 100		

3 Interl Wall Finishes Specifications 4

As Indicated on Schedule	Specifications
Field Colour	Surface Preparation: Ensure that surfaces are dry, sound and clean. Concrete must cure for minimum 28 days and cement plaster 14 days before painting. Remove any hollow and soft/underbond plaster and replaster. Remove dirt and loose particles. Remove any oil, grease and other contaminants with Pisonac Aquasolv Degreaser (GR 1) working off well into affected areas with bristle broom or brush. Leave for 20 minutes to react. Then rinse thoroughly with fresh water to remove all traces of Pisonac Aquasolv Degreaser (GR 1), using high pressure water jet or scrubbing with brush or broom. Allow to dry completely. Remove fungi and algae by scrubbing with a solution of household bleach (3.5 % sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry. Fill cracks and other surface defects with the appropriate Polyfill filler - refer Surface Preparation. Crack Repair. Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting: concrete, off-shutter, pre-cast: 84 scale - 5 % cement plaster, brickwork, fire-cement: 82 scale - 8 % Caution: please check cement plaster integrity. Any friable or hollow disbonded plaster must be removed. Primer Coat: Apply one coat of Pisonac Professional Gypsum & Plaster Primer (PF700) to achieve a continuous film. Allow 16 hours to dry, (water based topcoat) Finishing Coats: Apply two full coats of Pisonac Professional Superior Low Sheen (PEM 1000/LS) to achieve complete obliteration, allowing 1 hour drying between coats. Prise Note: Always maintain a well edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.
Heavy Duty Oil Based Paint as per SAP 5 Star Specification Annexure E.	Surface Preparation: Ensure that surfaces are dry, sound and clean. Concrete must cure for minimum 28 days and cement plaster 14 days before painting. Remove any hollow and soft/underbond plaster and replaster. Remove dirt and loose particles. Remove any oil, grease and other contaminants with Pisonac Aquasolv Degreaser (GR 1) working off well into affected areas with bristle broom or brush. Leave for 20 minutes to react. Then rinse thoroughly with fresh water to remove all traces of Pisonac Aquasolv Degreaser (GR 1), using high pressure water jet or scrubbing with brush or broom. Allow to dry completely. Remove fungi and algae by scrubbing with a solution of household bleach (3.5 % sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry. Fill cracks and other surface defects with the appropriate Polyfill filler - refer Surface Preparation. Crack Repair. Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting: concrete, off-shutter, pre-cast: 84 scale - 5 % cement plaster, brickwork, fire-cement: 82 scale - 8 % Caution: please check cement plaster integrity. Any friable or hollow disbonded plaster must be removed. Primer Coat: Apply one coat of Pisonac Professional Gypsum & Plaster Primer (PF700) to achieve a continuous film. Allow 16 hours to dry, (water based topcoat) Finishing Coats: Apply two full coats of Pisonac Velvogo Satin (VLO/VVG) to achieve complete obliteration, allowing 16 hours drying between coats. NB: If white is used, three coats might be necessary to achieve obliteration. Prise Note: Always maintain a well edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.
Pointed Bag-washed Plaster Brick	5mm cement and sand bagwash in continuous layer across full wall face. All compliant with SANS 2001 - ENI Construction Works cement plaster and other relevant standards.
Light Facebrick	220x106x73mm Corabrick Savanna Satin FBX clay bricks manufactured in accordance with ISO 9001:2015 laid in stretcher bond formation. Walls to comply with Part K of SANS 10400 with brickface every third course. See External Fabricac spec elsewhere.
Dark Facebrick	220x106x73mm Corabrick Onyx Satin FBX clay bricks manufactured in accordance with ISO 9001:2015 laid in stretcher bond formation. Walls to comply with Part K of SANS 10400 with brickface every third course. See External Fabricac spec elsewhere.
Bathroom Wall Tiles	Tile Specification: 600x600mm Rectified Class A PE4 glazed porcelain tile. 1200 dado, then 600x600(N) to full height. Sample of grout and tiles to be approved, prior to installation. Stainless Steel square edge trims to all vertical corners for approximate 10mm thick tile. Groat Specification: Ensure that the surfaces are entirely free of dust and loose particles and are dry. Apply TAL keycoat then apply TAL GOLD STAR & rapid setting adhesive to the background using a notched TAL Floor trowel. Grout with TAL FLOOR GROUT for filling the joints 3mm wide. Tiling expansion joints are required at all vertical and horizontal tile interfaces. Grout to be mixed and applied to manufacturer's instruction.
Kitchen Wall Tiles	Tile Specification: 100x300mm Rectified Class A PE4 glazed porcelain tile. Stainless Steel square edge trims to all vertical corners for approximate 10mm thick tile. Groat Specification: Ensure that the surfaces are entirely free of dust and loose particles and are dry. Apply TAL keycoat then apply TAL GOLD STAR & rapid setting adhesive to the background using a notched TAL Floor trowel. Grout with TAL FLOOR GROUT for filling the joints 3mm wide. Tiling expansion joints are required, on suspended slab at 3000mm centres and at 5000mm centres on surface beds. Perimeter filing joints are required at all vertical and horizontal tile interfaces. Grout to be mixed and applied to manufacturer's instruction.
Feature Paint	Surface Preparation: Ensure that surfaces are dry, sound and clean. Concrete must cure for minimum 28 days and cement plaster 14 days before painting. Remove any hollow and soft/underbond plaster and replaster. Remove dirt and loose particles. Remove any oil, grease and other contaminants with Pisonac Aquasolv Degreaser (GR 1) working off well into affected areas with bristle broom or brush. Leave for 20 minutes to react. Then rinse thoroughly with fresh water to remove all traces of Pisonac Aquasolv Degreaser (GR 1), using high pressure water jet or scrubbing with brush or broom. Allow to dry completely. Remove fungi and algae by scrubbing with a solution of household bleach (3.5 % sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry. Fill cracks and other surface defects with the appropriate Polyfill filler - refer Surface Preparation. Crack Repair. Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting: concrete, off-shutter, pre-cast: 84 scale - 5 % cement plaster, brickwork, fire-cement: 82 scale - 8 % Caution: please check cement plaster integrity. Any friable or hollow disbonded plaster must be removed. Primer Coat: Apply one coat of Pisonac Professional Gypsum & Plaster Primer (PF700) to achieve a continuous film. Allow 16 hours to dry, (water based topcoat) Finishing Coats: Apply two full coats of Pisonac Professional Superior Low Sheen (PEM 1000/LS) to achieve complete obliteration, allowing 1 hour drying between coats. Prise Note: Always maintain a well edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

Waterproofing Specifications

As Indicated on Schedule	Specifications
Polyurethane Liquid Waterproof Membrane	Waterproofing Membrane - External and Internal application: Concrete roof: Alchimica Hyperdesmo flat roof polyurethane brush-on waterproofing system or equal approved related strictly to Manufacturer's specifications. To be certified with CE 25-year "W3 Category" performance life & 10 year maintenance free guarantee. Application by brush on Exposed Concrete parapets & screed (specified elsewhere) laid at minimum 150 fall, 28-day cured >25MPa, moisture tested screed, using one coat of Primer 'Hyperdesmo Microseal-SF, Sealant 'Hyperdesmo Hyperseal-Expos-15S, Mortar Coat 'Hyperdesmo-HAC & Topcoat: 'Hyperdesmo 430-E. All reinforcing mesh, and other supporting products to be used as per manufacturer guidelines. Work to carry a building specific product guarantee. Shower floors & walls to 2400AFF: Alchimica Hyperdesmo under-lie waterproofing system or equal approved related strictly to Manufacturer's method. To be certified with CE 25-year "W3 Category" performance life & 10 year maintenance free guarantee. Application by brush on prepared screed (specified elsewhere) laid at minimum 150 fall, 28-day cured >25MPa, moisture tested screed, using one coat of Primer 'Hyperdesmo Aquamatt-DUR, Sealant: 'Hyperdesmo Particular, Matt Membrane: 'Hyperdesmo-PBK-FC All reinforcing mesh, and other supporting products to be used as per manufacturer guidelines. Work to carry a building specific product guarantee.

Roof Specifications

SANS 10400 Part XA	As Indicated on Schedule	Specifications	Colour
Energy Zone = 2 Minimum Required R-Value = 3.7m ² K/W Direction of Heat Flow = Up	Conceded Metal Roof Sheeting	Machsteel Navolite 440 concealed fix roofing (colourp 0.53mm) A2000 High wind SABS10237 best-tested profile with rotational interlocking mechanism roll-formed in single continuous lengths. Fixed strictly to manufacturer's approval with 80mm x 120mm C230 cleats (Serviceable load: 2.1kN/m ² - ultimate load: 5.3kN/m ²) to carry manufacturer's building specific wind uplift guarantee. All sheets to be cupped and dipped. Colour: Volcanic Grey, subject to sample approval.	Volcanic Grey, subject to sample approval.
	Concrete Flat Roof	Reinforced concrete flat roof cast in place to St. Eng. detail. Roof edge faces to be semi-profiled finish. Finish to be hyperdesmo paint on waterproofing to specialist specification, painted on screed set to fall to full bore outlets as indicated.	

GENERAL NOTES
Substitution:
All products and specifications may be substituted with the prior written approval of the principal agent. All substitution must be using a pre-approved equal product.

Floor Finishes:
Manufacturers' Guarantees, Warranties, Finish Substrates & Preparation:
All Floor Finishes to be installed or applied in strict accordance with the Manufacturer's installation requirements and manuals, and must meet all requirements for, and receive a manufacturer's warranty/guarantee. Any substrate treatment, moisture-barrier or other preparatory work to meet the all requirements for the application of the top-coat is deemed included in the specifications above.

Right of Substitution:
All materials & finishes may be substituted ONLY with the Architects pre-approval, provided that the proposed substitute is an equal or superior performing product at an equal or lower cost. Substitutions must comprise full systems and no mixing of manufacturer's is permitted without pre-approval (eg. different branded paint primer & top-coat)

Wall Finishes:
All Wall Finishes to be installed or applied in strict accordance with the Manufacturer's installation requirements and manuals, and must meet all requirements for, and receive a manufacturer's warranty/guarantee. Any substrate treatment, moisture-barrier or other preparatory work to meet the all requirements for the application of the top-coat is deemed included in the specifications above.

Ceiling Finishes:
Ceiling Finishes to be installed or applied in strict accordance with the Manufacturer's installation requirements and manuals, and must meet all requirements for, and receive a manufacturer's warranty/guarantee. Any substrate treatment, moisture-barrier or other preparatory work to meet the all requirements for the application of the top-coat is deemed included in the specifications above.

5 Exteral Wall Finishes Specifications 6

As Indicated on Schedule	Specifications	Image
Light Facebrick	220x106x73mm Corabrick Autumn Wheel Travertine FBX clay bricks manufactured in accordance with ISO 9001:2015 laid in stretcher bond formation with Class I grey mortar and raked joints. Walls to comply with Part K of SANS 10400 with brickface every third course. IBC See Internal Fabricac spec elsewhere.	
Dark Facebrick	220x106x73mm Corabrick Onyx Travertine FBX clay bricks manufactured in accordance with ISO 9001:2015 laid in stretcher bond formation with Class I grey mortar and raked joints. Walls to comply with Part K of SANS 10400 with brickface every third course. See Internal Fabricac spec elsewhere.	
Breezebrick Facebrick	Corabrick 220x106 x 73mm Onyx Travertine breeze-brick (see Architects detail). Manufactured in accordance with ISO 9001:2015 laid in stretcher bond formation with Class I grey mortar and raked joints. Walls to comply with Part K of SANS 10400 with brickface every 7th course.	
Slimline Breezebrick Facebrick	Corabrick 220x106 x 40mm Onyx Travertine breeze-brick (see Architects detail). Manufactured in accordance with ISO 9001:2015 laid in stretcher bond formation with Class I grey mortar and raked joints. Walls to comply with Part K of SANS 10400 with brickface every 7th course.	
Light Slimline Breezebrick Facebrick	Corabrick 220x106 x 40mm Corabrick Autumn Wheel Travertine breeze-brick (see Architects detail). Manufactured in accordance with ISO 9001:2015 laid in stretcher bond formation with Class I grey mortar and raked joints. Walls to comply with Part K of SANS 10400 with brickface every 7th course.	

Joinery & Miscellaneous Items Specifications

As Indicated on Schedule	Specifications
Lockers	Solovcop FINDERMAX Interior Compact laminate lockers supplied with all necessary ironmongery. Sample to be approved by Architect prior to installation. To be installed by an approved installer, per manufacturer's specification. Impact resistant (EN ISO 178). See Fabricac and Detail on Drawing C-508.
Shower	300mmØ Basterfield B55130 Piloni Seat Seat.
Shower Seat	Basterfield B55120 Security Shower Seat.
Countertop / Worktop	20mm thick Impervious Royal Quartz Engineered Stone countertops to be installed by an approved installer, per manufacturer's specification. Opening sections as per manufacturer's specification and recommendation. Colour: Classic Range, Azure White.
Changing Table	Kodiak Kare horizontal wall mounted baby changing station. Code: KB200-01 Grey.
Wooden Blinds	50mm lightweight solid wooden slats on a 51 x 55mm high profile galvanized and powder coated steel head rail. Cord operated control mechanism with matching ladder strings and lift cord. 1.8mm non stretchable high quality cord that can pull heavy blinds. High quality control mechanism by Vicente SA blinds or equal approved. Colour: Dark Grey.
Walk-off Entrance Mat	COBA Africa Premier Star Gripper Plus entrance mat. 100% polypropylene needle rib alternated with woven brist and drying strips in polyamide. Interior or exterior fully covered facility entrances at a mat well or loose-lay with PVC edging. Colour: Anthracite. See Fabricac and Detail on Drawing C-508.
Floor Transition Strips	Approved IKK aluminium M-8mm transition strips Grade 430 to suite floor finishes. To be installed as per manufacturers recommendations and guidelines.
Door mounted bin	Stainless steel door mounted bin suitable for installation in a 400mm unit (Code: R6274). See Drawing C-507B
Shower Enclosure	900x900mm Showerline Frameless Shower Enclosure with swing door. Glazing to be 6.3mm toughened safety glazing, to be compliant with ANSAS. Shower Enclosure to be installed in strict accordance with manufacturer's specifications and recommendations.
Drinking Fountain	Custom GRC 'Wardstone 'The Roberto' Drinking Fountain, excluding foot pedestal, or equal approved.
Turnstyle	1400x125mm Turnstar Triumph single turnstile or equal approved supplied with all necessary ironmongery as per manufacturer's specifications with a 10-year product guarantee. Finish: 304 grade stainless steel.
Bolard	250x250x1200mm SA Bolard Concrete Square Bolard. Finish: Grey Polished.
Precast Concrete Vanity Slab	Overall 150mm thick Stonecast Canteliever Precast Concrete Vanity Slab (60mm thick slab with 90mm down lum). Installed in strict accordance with manufacturer's specifications and recommendations. Colour: Sandstone White

Balustrade & Concrete Finishes Specifications

As Indicated on Schedule	Specifications	Nosing / Accuracy
GMS Balustrade	1000mm GMS balustrade to Architect's and specialist details. Balustrade to be top fixed to St. Eng. specification, fixings to be concealed. Balustrade to comply strictly with SANS 10400 Part D & SANS 0104 Handrailing and Balustrading. Workshop drawings to be approved prior to manufacturing. Sample to be approved by Architects prior to installation. Sand-blast to be done by St. Eng. If Required, prior to installation.	Nil
Concrete Staircase	Reinforced concrete staircase, cast in place, to St. Eng. detail. Staircase to be in strict compliance with SANS 10400 Part-M.	Reinforcing using Trow Reader Grout 5x Groove Latex F01028
Concrete Column	Reinforced concrete column to St. Eng. detail.	Formwork Degree of Accuracy I.
Concrete Retaining Wall	Reinforced concrete retaining wall to St. Eng. detail. Retaining side of wall to receive 1 layer cement stony and 2 coats of bitumen based waterproofing, applied strictly to manufacturer's methodology. Interior skin finish to be bagwashed with cement slurry. Smooth Finish: A surface formed by any material and that has a degree of accuracy specified in the specification data in respect of exposed surfaces. (SANS 2001-CC1:2012, see 5.2.2) No treatment of the surface of the concrete is needed after the striking of the formwork. Imperfections, such as small fins, bulges, irregularities, surface honeycombing and slight discolourations shall be good and repaired. Prise Note: Always maintain a well edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.	Formwork Degree of Accuracy I.

Ceiling Specifications

As Indicated on Schedule	Specifications	Shadowline
Moisture Resistant Plasterboard	Supply & fit Pelican Systems JUMBO MR ceiling system with 12mm thick tapered edge plasterboard fixed at right angles to 35mm JUMBO galvanneal steel system, main tees at 1200mm and cross tees at 500mm centres, using 25mm drywall screws at 150mm centres. Apply 50mm JUMBO tape to all joints and finish the entire ceiling with 3.5mm JUMBO Skimming Plaster and prepared for decoration, all in accordance with the manufacturer's instructions. <ul style="list-style-type: none">Tested in Accordance with SANS 264:2003 Gypsum Plasterboard	Supply and install Pelican P52 Shadowline pre-painted aluminium white Shadowline Wall Trim to perimeter of rooms fixed at 450mm centres with wall anchors.
Drop in Tiles	Supply and install Pelican AMF Star ceiling tiles size 600 x 600 x 15mm with Revealed Edge Tegular 15 laid on Pelican Econogrid pre-painted white exposed tee grid system including the safety pinch outs. Main tees suspended by means of 19 x 5mm GMS stop (or 2.5 wires) hangers at 1200mm centres. <ul style="list-style-type: none">Colour: WhiteSound attenuation: 34dB as per EN 20140:9Light reflectance: up to 88%NBC: 0,40Humidity: up to 95% RH	Nil
Plasterboard	Supply and install 3000mm JUMBO main tees at 1200mm centres in one direction and 1200mm JUMBO cross tees at 400mm centres perpendicular to main tees. Main tees to be suspended at 1200mm centres by means of 25 x 25 x 0.6mm galvanneal steel angles, hangers fixed to both of main tee with water lock screw/steel stop-teets and to slab with a 30mm espaced nails and washers. Fit 5mm JUMBO Plasterboard to the underside of grid system with tapered edge of board facing down with 25mm drywall screws at 150mm centres. Apply 50mm JUMBO tape to all joints and finish the entire ceiling with 3.5mm JUMBO Skimming Plaster. <ul style="list-style-type: none">Tested in Accordance with SANS 264:2003 Gypsum Plasterboard	Supply and install Pelican P52 Shadowline pre-painted aluminium white Shadowline Wall Trim to perimeter of rooms fixed at 450mm centres with wall anchors.
Plastered Concrete Soffit	Preparation: Ensure that surfaces are dry, sound and clean. Concrete must cure for minimum 28 days and cement plaster 14 days before painting. Remove any hollow and soft/underbond plaster and replaster. Remove dirt and loose particles. Remove any oil, grease and other contaminants with Pisonac Melacare Aquasolv Degreaser (GR 1) working off well into affected areas with bristle broom or brush. Leave for 20 minutes to react. Then rinse thoroughly with fresh water to remove all traces of Pisonac Melacare Aquasolv Degreaser (GR 1), using high pressure water jet or scrubbing with brush or broom. Allow to dry completely. Remove fungi and algae by scrubbing with a solution of household bleach (3.5 % sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry. Fill cracks and other surface defects with the appropriate Polyfill filler - refer Surface Preparation. Crack Repair. Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting: concrete, off-shutter, pre-cast: 84 scale - 5 % cement plaster, brickwork, fire-cement: 82 scale - 8 % Primer Coat: Apply one coat of Pisonac Professional Gypsum & Plaster Primer (PF700) to achieve a continuous film. Allow 16 hours to dry, (water based topcoat) Finishing Coats: Apply two full coats of Pisonac Professional Super Matt (PEM 900/SA) to achieve complete obliteration, allowing 1 hour drying between coats.	Nil

GENERAL DRAWING NOTES
• THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECTS.
• ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL REGULATIONS.
• DRAWINGS NOT TO BE SCALED. ONLY ANNOTATED DIMENSIONS TO BE USED.
• ALL RELEVANT DATUM LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
• ALL DRAWINGS ARE TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES ON THE DRAWINGS OR BETWEEN THE DRAWINGS ARE TO BE REFERRED TO THE ARCHITECT.
• CONTRACTOR TO CHECK ALL QUANTITIES PRIOR TO ORDERING AND MANUFACTURE.
• CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.

Revision:

No.	Description	Date

Client

Signature: _____ Date: _____

Professional Architects signature
Mr. K.P. Maseena (P. Arch) scap (7903) sac (7903)

Project Title:
Proposed New Maseini Police Station for the South African Police Service on Portion 4 of the farm Clifton Park No.9219

First Issue Date: 09/11/24 Page Size: A0
Drawn: KLN, JN, CM Scale