

MEMORANDUM

To : Manager: Treatment Works

From : Vis Naidoo

Date : 22 June 2017

**SUBJECT : SPECIFICATION FOR ARCHITECTURAL FINISHES RELATING TO
ADMINISTRATION BUILDINGS AND ABLUTIONS AT TREATMENT
WORKS**

A. PLASTERING

Sand for plaster shall consist of sands conforming to Table 1 - External plaster and high strength mortar of S.A.B.S. 1090.

All plaster work, unless otherwise stated, shall consist of 1 part cement to 5 parts sand, 15mm thick in one coat floated to a smooth finish.

The whole of the plastering shall be executed in the most workmanlike manner, to straight and even surfaces. All internal and external angles are to be perpendicular or level as required, all circular work is to be properly trammed, and all arrises are to be rounded with a 25mm radius.

Every precaution is to be taken to avoid excessive or undue floating and to prevent plaster work from drying too quickly.

All brickwork to be thoroughly wetted before plaster is applied.

All concrete surfaces to be plastered shall be thoroughly hacked to form an adequate key and before plastering the surface is to be well slushed with 2:1 cement paste.

Plaster sand shall be supplied from a source approved by the Environment Planning and Climate Protection Department of the Ethekwini Municipality and a certificate of approval shall be produced.

The unit of measurement shall be square metre (m²).

The tendered rate shall include for:-

- (a) raking out joints in brickwork, hacking of concrete surfaces to form a key, wetting and slushing surfaces with grout;
- (b) the supply and application of plaster to all surfaces as indicated on the contract drawings, includes making good around all items built in, all internal angles of walls and reveals and forming of 'V' joints at interface with concrete elements.

A.1 PRELIMINARY TREATMENT OF NEW PLASTER

If necessary on all new walls where traces of free lime or alkali appear, these walls must be neutralised by the application of vinegar or in severe cases by the application of a wash coat compound of 1kg zinc sulphate crystals to 4 litres of water. Prior to painting, all surfaces are to be prepared and all loose particles removed and dusted down. Where walls are to be painted and

sealers” are specified, they are to be approved sealers as recommended by the paint manufacturer for application to plastered walls before painting.

B. WOODEN DOORS

Internal wooden doors shall be semi-solid with core made of hardboard strips, flush panel doors with plywood veneer facing.

The tendered price shall include for all materials, labour and tools required for the complete installation of the wooden doors.

The tendered rate shall include for the supply and installation complete, including frames, building frames into brickwork, sealing and beading.

Doors and frames to be primed and painted in a matt enamel paint, colour range to be in a rich shade of **DEEP MAHOGANY RED**.

B.1 IRONMONGERY

All ironmongery specified shall be type supplied by ‘Union’ or approved similar. Each lockset shall have two keys and shall be clearly marked with consecutive numbers and each key shall be punched with the corresponding number of the relative lock and shall have an identity key tag when handing over on completion of the works.

Fixing of ironmongery shall be to manufacturers requirements and in accordance with good practice.

C. FINISHES

C.1 CARPET TILE FLOOR COVERING FOR OFFICES AND BOARDROOM

The carpet tiles shall be laid in accordance with S.A.B.S 0186.

All adhesives used shall be as recommended by the manufacturer of the material being used.

Carpet tiles shall be 500 x 500 woven pile carpet tiles, type ‘Flor Point Earth’ by “Van Dyk’ or approved similar. Colour of carpet tiles should be a **DARK SHADE OF GREY OR CHARCOAL**.

The unit of measurement shall be square metre (m²) and the tendered rate shall include for all materials, labour and tools required for the complete installation of the carpet tiles.

Skirting for carpet flooring to be 12mm x 70mm meranti hardwood with quadrant – all painted to match doors.

C.2 CERAMIC / PORCELAIN FLOOR AND WALL TILES FOR HIGH TRAFFICABLE AREAS INCLUDING LABORATORIES, KITCHEN, CANTEEN AND ABLUTIONS

Prior to the application of the tiles, the surfaces of concrete, brickwork etc. shall be thoroughly cleaned, chipped, wetted, slushed with a polymer modified cement slurry etc. as necessary to form a proper bond.

The Contractor shall be held entirely responsible for the proper and adequate preparation of the surfaces and any work which results in failure in this regard shall be made good at the Contractor's expense to the satisfaction of the Engineer.

Tiles shall be first grade tiles of even shape, size and of uniform colour, free from cracks, twists or blemishes and fixed with an approved tile adhesive with all joints straight, continuous and tightly fitted and pointed in an approved grouting compound.

All exposed corners of tile butt joints shall have an approved natural anodised heavy duty aluminium edging strip to floor tiles and an approved pvc tile trim to wall tiles.

Tiles shall be of size 500 x 500 or 400 x 400 with a 'PEI' wear rating of 4 for floors. Floor tiles shall be chosen to have good traction under foot. Use floor tile to walls as well as required in canteen and ablutions. Tile colour to be in the **IVORY OR LIGHT GREY** range without patterns. Tiles to have a textured look and feel. No dark colours to be used anywhere.

The unit of measurement shall be square metre (m²) and the tendered rate shall include for all preparatory work, materials, labour and tools required for the complete installation of the ceramic wall and floor tiles.

Skirting for tile flooring to be cut in 75mm height from the same floor tile. Canteen and ablutions to have 200mm high tile skirting

C.3 PAINTING

Stopping (filling) is to be carried out with a suitable compound such as "polyfilla" or other similar approved. Exterior grade only to be used.

All materials for paintwork for which S.A.B.S. specifications have been published shall comply with the requirements of such specifications and shall bear the standardisation mark of the S.A.B.S. on the container or packing. Materials for paintwork for which no S.A.B.S. specifications are available shall be of the best quality.

Materials for paintwork shall be delivered to site in unopened containers and applied in accordance with the manufacturer's instructions.

Materials shall be suitable for application to the surfaces concerned. Only materials suitable for external work shall be used externally.

Unless specifically instructed by written direction from or agreed to by the Engineer, no paints are to be thinned but are to be used as supplied by the manufacturer direct from the tins. Where special brands of paint are to be used the manufacturer's "priming" and all subsequent coats of paint suitable for the particular brand are to be used in accordance with the manufacturer's instructions.

Each coat of paint is to be of a distinctive colour. Sample colours are to be prepared in all cases for the final coat and all work must be finished to the approved colours. Colours will be selected in accordance with S.A.B.S. 1091. The contractor must allow for all cutting in etc.

Paintwork is to be carried under all furnishings to joinery such as escutcheons, rim locks, etc., the paintwork to be touched up to approval of the Engineer after the final fixing of such furnishings.

All enamel paint shall be lightly rubbed down with fine sand paper and cleaned between coats.

Plastered wall and ceiling will be scheduled separately for painting:-

All other items such as timber doors, frames, steel and cast iron fittings which are specified as requiring painting in the relevant material section, then the tendered rate for their supply shall include for their painting.

The type of paint shall be **MID SHEEN, WASHABLE & STEAM RESISTANT PAINT SIMILAR TO THE "DULUX LUXURIOUS SILK RANGE OF PAINTS.**

COLOUR SHALL BE IN IVORY / OFF-WHITE / EGG SHELL RANGE OF STANDARD COLOURS.

No darker shade or colours that deviate from this range of colours to be used.

The unit of measurement shall be square metre (m²).

The tendered rate for painting shall include for all preparatory work, supply of materials, painting and any touching up and guarantee of paint for a period of 12 months.

SUMMARY OF FINISHES	
FLOOR	WALLS
<p>Ceramic or porcelain tiles shall be of size 500 x 500 or 400 x 400 with a 'PEI' wear rating of 4 for floors. Floor tiles shall be chosen to have good traction under foot.</p> <p>Tile Colour to be in the IVORY OR LIGHT GREY range without patterns. Tiles to have a textured look and feel. No dark colours to be used.</p> <p>-----</p> <p>Carpet tiles shall be 500 x 500 woven pile carpet tiles, type 'Flor Point Earth' by "Van Dyk" or approved similar. Colour of carpet tiles should be a dark shade of grey or charcoal.</p>	<p>Ceramic / Porcelain tiles to door height (2.1m) and paint above.</p> <p>Use same tile as specified for the floor.</p> <p>-----</p> <p>Paint to be mid sheen, washable & steam resistant paint similar to the "Dulux Luxurious Silk" range of paints.</p> <p>Colour shall be in the IVORY / OFF-WHITE / EGG SHELL range of standard colours.</p>
CEILING	SKIRTING
<p>Gypsum Board - Painted acrylic PVA white / suspended ceiling tiles replaced to match existing or painted acrylic PVA white</p>	<p>75mm high Ceramic / Porcelain tiles / meranti hardwood with quadrant painted to match doors.</p>
WOODEN DOORS	WINDOWS
<p>As specified above and with a matt enamel paint, Colour: DEEP MAHAOGANY RED</p>	<p>Refer to Design Branch where replacement is required that differs from the original</p>

REINFORCED CONCRETE FINISHES EXTERNALLY

All reinforced concrete beams, slabs etc. shall **NOT** be painted. Dirty / stained concrete surfaces to be high pressure washed to return all concrete surfaces to its natural state.