



ARCHITECTURE

SPECIFICATION DOCUMENT:

PROJECT NAME: CONSTITUTION HILL, OLD FORT EVENTS VENUE

26th November 2020

GENERAL

All materials and workmanship on this contract shall be SABS approved and shall meet the approval of the Client Representative. Any materials or workmanship, which does not conform to the requirements, shall be removed and redone by the Contractor at his own expense.

Tenderers are advised that they are to visit the site and familiarize themselves in every respect as to the site and the existing structures and infrastructure. Where details are not specified, Tenderers are to request details from the professional team.

Unless otherwise specified all workmanship, materials and construction shall comply with the latest National Building regulations and NHBRC guidelines.

ROOF

RADIANT BARRIER:

Safintra SAFTHERM™ 202 FR double sided reflective aluminium foil radiant barrier, installed to underside of roof sheeting with air gap.

POLYESTER FIBRE BLANKET THERMAL INSULATION:

Safintra SAFTHERM™ Polyester Fibre Blanket, 55mm thick, with a density of 6kg/m³, and an R- Value of not less than 0.9m². K/W cut to size and laid over ceiling in accordance with manufacturer's recommendations within the ceiling void. Off cuts to be inserted between the ceiling and rafter to ensure complete coverage.

ABLUTIONS

CUBICLE SYSTEM

Vitraflex "Classic" Modular Cubicle system consisting of partitions, doors and stiles of waterproof laminated construction with outer skins of vitreous enamel steel sheets bonded to wood particle board, with overall wall thickness not exceeding 20 mm. Colour of the vitreous enamel steel to be Black from the Vitraflex Standard Colour Range. All units to be neatly framed in a powder coated (black to match) aluminium channel beading and to be supplied complete with Vitraflex standard ironmongery, comprising of indicator bolts and keeps, coat hooks cum door stops, rubber buffers, top rails and fixing components. The cubicles are to be set up complete in position, 150 mm above finished floor level, strictly in accordance with the manufacturer's instructions. All ironmongery is to be secured in position by means of proprietary one-way, anti-theft screws. All doors to be fitted with

standard aluminium washed butt hinges. All stiles and screens to be fitted with Vitraflex telescopic stainless-steel leg anchors, in a standard arrangement. Doors to have roller catch so that they stay closed even when they are not occupied, preferably a door closer is required.

FOR ABLUTION SANITARYWARE AND BRASSWARE SPECIFICATIONS PLEASE REFER TO INTERIOR DESIGN SPECIFICATION DOCUMENT

GEYSER

Reuse existing geysers

FLOOR

INTERIOR TIMBER FLOOR FINISH

JAX OLEUM Single based oil-based wood stain, Clear or natural, applied to manufacturer's instructions.

INTERIOR CONCRETE FLOOR FINISH

Flowcrete Flowcoat Uv - two pack polyurethane sealer. Colour: Tile red, applied to manufacturer's instructions.

WALLS

DRYWALL

1 x 12.5mm 'Gypsum' plaster board, with tapered edge with joints taped and plastered. No horizontal joints for walls under 3600mm. Ensure that horizontal and vertical joints on opposite sides of studs are staggered.

All installed to conform to detail as specified by Manufacturer, AAAMSA and SABISA General Specification for Drywall Partitions and Lightweight internal walls.

INTERIOR FINISHING PLASTER AND PLASTER TRIM

A full skim coat of plaster compound or a material manufactured especially for this purpose, shall be applied to the entire surface, the thickness to manufacturer's specification. The surface shall be smooth and free of tool marks and ridges. The prepared surface to be coated with dry wall primer prior to application of final finish.

Joints to have 50mm wide fibatape and dressed in jointing plaster. Apply corner beads to all vertical and horizontal corners by fixing with drywall screws to achieve straight, crisp and robust corners.

PAINT

INTERNAL WALLS

Paint: Clean down to prepare surfaces and remove all loose material. Apply two coats DULUX TRADE 100 LOW SHEEN paint applied strictly to manufacturer's instructions.

Colour to Interior designers' specifications

INTERNAL TIMBER

Paint: Make surface good with POLYCELL WOODFILLER and allow to dry for 24 hours. Sand smooth and ensure surface is dust-free. Apply two coats DULUX PEARLGLO water based eggshell enamel,

according manufacturer's instructions. Allow overnight drying between coats. The underside of all doors and skirtings to be painted underneath with primer and three coats finish so as to prevent water absorption when washing the floors.
Colour to Interior designers' specifications

INTERNAL EXISTING PAINTED METAL

Paint: Make surface good, sand and smooth and ensure surface is dust-free. Apply two coats DULUX PEARLGLO water based eggshell enamel, according manufacturer's instructions. Allow overnight drying between coats.
Colour to Interior designers' specifications

ANODISED ALUMINIUM AND PLASTIC

Paint: Make surface good, sand and smooth and ensure surface is dust-free. Apply one coat Dulux SUPERGRIP ALL-SURFACE PRIMER. Apply two coats DULUX PEARLGLO water based eggshell enamel, according manufacturer's instructions. Allow overnight drying between coats.
Colour to Interior designers' specifications

EXTERNAL TIMBER

One coat Dulux Plaster primer thinned down 20% with turpentine. Make surface good with POLYCELL WOODFILLER and allow to dry for 24 hours. Sand smooth and ensure surface is dust-free. Apply two coats Dulux Pearl glo to be applied according manufacturer's specifications. Allow overnight drying between coats.
The underside of all doors and skirtings to be painted underneath with primer and three coats finish so as to prevent water absorption when washing the floors.
Colour: White to match existing

EXTERNAL STEELWORK

All steelwork shall be de-greased, and wire-brushed to remove all rust, mill-scale or other surface contaminants, prior to application of corrosion protection. All Steelwork (including bolts, nuts and washers) must be delivered to site pre-primed with inorganic zinc or equivalent approved alternative. After installation, all visible weld joints to be continuous, grind smooth. Dress all cut edges and holes and remove dross, burrs and irregularities. Primer to be touched up as required after erection. Apply one coat solvent-borne undercoat; and two coats alkyd matte finish paint over – colour to architect's specification. All paint on structural and emergency escape stairs to be heat resistant of suitable type, applied according to manufacturer's instructions.
ONE COAT DULUX PRIMER FOR STEEL (patching)
ONE COAT DULUX TRADE UNIVERSAL UNDERCOAT
TWO COATS DULUX PEARLGLO WATERBASED EGG SHELL ENAMEL
Colour: Charcoal to Architects Specification

SPECIFICATION DOCUMENT

Project name: Constitution Hill, Old Fort Events Venue

Collaborative project

Date: 04 November 2020

ABLUTIONS DESIGN

WALL TILES:

Union tiles Ceramic Wall Tile – 75×150 mm Black Subway, Bevelled, high gloss, code: SKU 1TRESUBBLABEVG7.5X15. Tiles to be installed 1800mm high, **on the interior back walls** of ablutions as per the plans. Tiles to be installed seamlessly with minimum grout space. Installation as per the manufacturer’s instructions.



Wall & ceiling paint:

Clean thoroughly to prepare surface then apply Dulux Acrylic PVA , Colour -Brilliant White , code: article/sku number 146004 , water based ,matt finish, new topcoat texture smooth , Cleaning method – Water. Apply to manufacturer’s instructions. Paint to be applied as per the ablutions design.



Wall & ceiling paint:

Apply Dulux Acrylic PVA , **Colour -Black**, code - article/sku number 662475 , water based , matt finish, new topcoat texture smooth. X2 coats of paint to be applied onto the wall at 1800mm from ffl, plain black.

Paint to be applied on white walls in the form of **customised hand written sentences** from the 1800mm tile/ paint line to the ceiling - as per the ablutions design. Font – Century schoolbook, words to be written as per the plans and elevations, written from left to right.

Custom painted words to be executed by professional specialist.



WINDOWS AND DOORS:

Window frames : Sand, fill, repair existing timber window frames. Clean thoroughly to prepare surface then apply x2 coats of Dulux Acrylic PVA , **Colour -Black**, code - article/sku number 662475 , water based , matt finish, new topcoat texture smooth. Apply to manufacturer's instructions.

Doors: Sand timber door, Clean thoroughly to prepare surface as per the manufacturer's instructions, then apply x2 coats of Dulux Acrylic PVA , **Colour -Black**, code - article/sku number 662475 , water based , matt finish, new topcoat texture smooth. Apply to manufacturer's instructions.

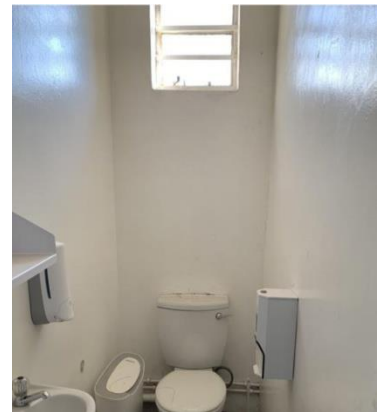
FLOOR FINISH

Floor to be sanded, paint removed prior to paint application.

FLOWCOAT SF41 – Finish gloss, 0.5mm thickness, **colour – light grey**. Preparatory work to be in accordance with supplier's instructions.

Surface preparation - Concrete :

Apply over clean, dry recommended primers or surfaces.



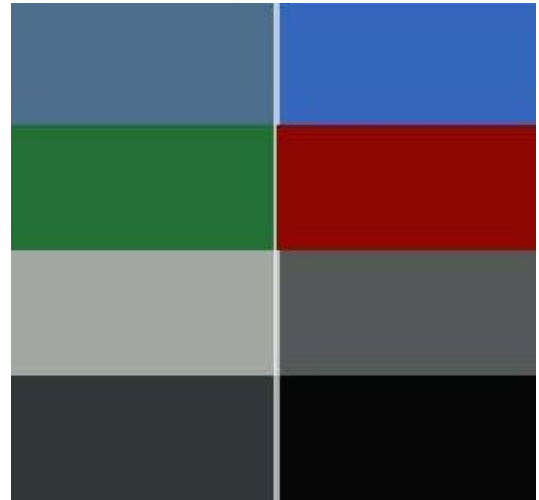
Application :

Do not apply when surface temperature is 2degrees above dew point. Special thinning and application techniques may be required above or below normal conditions.

Use sufficient air volume for correct operation of equipment. Use a 50 percent overlap with each pass of the gun. On irregular surfaces, coat edges first making an extra pass later.

SANITARYWARE:

Stainless Steel wall hung toilet pan -Franke Model CMPX592 – is manufactured from Grade 304 (18/10) Stainless Steel, 360 x 550 x 350 mm. Unit to be a back entry. Unit to be supplied with 3 mm thick Stainless Steel wall fixing bracket and fitted in accordance with manufacturers specifications using 4 x 8 mm anchor bolts (elsewhere measured). Compliant with SABS 1733:1998 and SABS 497:1991.



Paraplegic toilet pan - Manufactured from Grade 304 (18/10) Stainless Steel, 360 x 700 x 350 mm. Unit to be a back entry or a top entry (please specify product code when requesting quotes). Unit to be supplied with 3 mm thick Stainless Steel wall fixing bracket and fitted in accordance with manufacturers specifications using 4 x 8 mm anchor bolts (measured separately). Compliant with SABS 1733:1998 and SABS 497:1991.



FLUSH MACHANISMS: Concealed duct

Concealed duct type flush mechanisms

Duct installation
WC-103LC range
WC-106LC range
WC-104LC range



Barron Bowl Urinal – Wall mounted - Model BE (Back Entry Inlet) Barron Bowl Urinal, 316 x 425 x 241 mm. Unit to be manufactured from Grade 304 (18/10) Stainless Steel, 1,2 mm gauge. Unit to be complete with 40 mm waste outlet with a pressed perforated Stainless Steel grid and a chrome plated button spreader with a 15 mm coupling to connect to water supply. Bowl to be fitted in accordance with manufacturers specifications with a 2 mm thick mounting plate with two key hole slots for mounting the unit to the wall. (Bolts elsewhere measured). The back entry model can be used with concealed push button actuators.

Stainless steel Oval A wash hand basin -

Franke model A oval wash hand basin, 420x340x185mm deep. Manufactured from grade 304 (18/10) Stainless steel. 1.2mm gauge. Unit to include a one piece pressed bowl, 360x280x130 deep with a 40mm waste outlet, a 50mm splashback and 100mm rounded apron.

Basin to be fixed to the wall with 4x6mm anchor

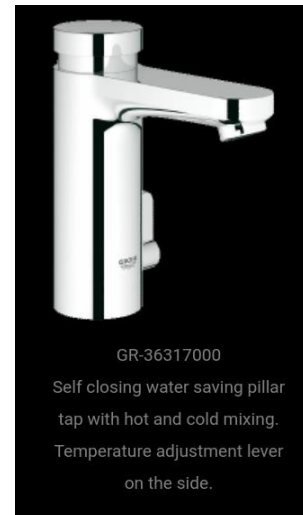


bolts.



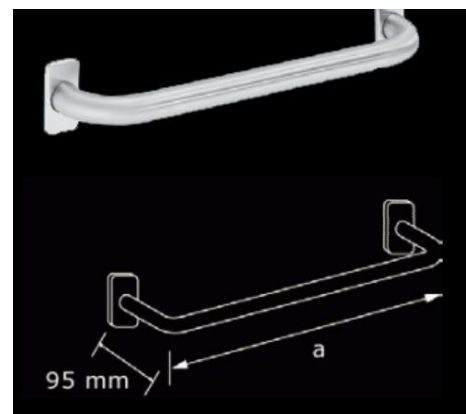
Taps: Metered tap with temperature control

Self closing basin mixer 1/2, with single hole installation. The metered tap comes with temperature limiter and flow limiter 5.7l/min. The flow time is set 7 sec at the factory but is adjustable to 15 or 30secs. Metered tap operates between pressure range 0.5 to 6bar. Comes with flexible connection hoses, dirt strainers and non-return valve.



Stainless steel straight grab rail:

Grab rail with 'FFC' surface (Franke fine grip). Manufactured from 18/10 stainless steel . Grip diameter 31.8mm, certified. Screws and dowels are included for easy installation. All straight grab rails have a depth of 95mm. Length varies from 300mm to 750mm.



Stainless steel 90 degrees angle bar grab rail CNTX21:

Stainless steel 90degree angle bar grab rail. 415x415x95mm. The surface is manufactured according to Franke fine grip (FFG) technology. The diameter of the angle bar grab rail is 32mm, which is ergonomically comfortable. Screws and dowels are included for easy installation.



ACCESORIES

Automatic soap dispenser - white 500ml Sachet or refillable bottle, Order code-CL-01046, Soap type - Various gels, Fill volume 0.5 litre, Operation Sensor Type - C batteries , Dimensions 250 x 110 x 80 mm, Mounting Wall surface



Tempo S/Steel Hand Dryer -Touch free hand dryer wall mounted , Order code -CL-00933WH, Finish - Stainless steel, **colour – white**, Operation -Hands free, Dimensions 273 x 162 x 153 mm, Mounting -Wall mounted, Watts - 1.150 kW, Weight - 3.9 kg, Output 68m/s at 20-40°C, Volume Output 115.2 m³/h.



Sanitary Bin - 22L Grey sanitary bin White plastic,

Order code-CL-00856, **Colour: White** plastic, Fill volume 22 litre, with a Lid, foot operated, Dimensions 550 x 150 x 540 mm, Mounting Floor standing loose.



Wall mounted stainless steel waste bin:

355x460x168mm, wall mounted stainless steel waste bin, 23 liter, code: 2120097.



Lockable double toilet roll holder:

Lockable double toilet roll holder, mild steel white coated, 278x 126x 130mm, wall mounted , code – CL00102.



Modern Gesture woven Mirrors – Outer ring diameter- 800mm, Mirror diameter 400mm, Wax cord – white, 21mm Birch plywood black colour, 2 mirror brackets required for wall mounting. Mounted above basin. Colour – black frame and white rope.





CONTACT DETAILS OF SANITARYWARE SUPPLIER

CHILLI-B

Telephone (Sales) 012 809 4026

Mobile (09:00-17:00)

Fax-to-mail 088 012 809 4026

Fax 086 602 5745

Hours: Mon-Thu 09:00 - 17:00

Hours: Friday 09:00 - 15:30

Holidays & weekends Closed !

Collections between 09:00-12:00 am

Sales email retha@chilli-b.co.za

Sales email antoniush@chilli-b.co.za

LEAD TIME: 3-4 WEEKS

CONTACT DETAILS OF MIRROR

SUPPLIER

C_ 072 603 1109

E_ clawrence@moderngesture.co.za

LEAD TIME 4-6WEEKS OR LESS