

FINISHING SCHEDULE INTERNAL

FLOORS

POLISHED CONCRETE FLOOR EXTERNAL: Diamond polished and grinded level 2 concrete (thickness 17-20mm) mixed with 350kg/40m³ mix with 600g per m² of micro fibre. Mesh and saw cuts to be installed over larger floor areas. Floors to receive sealant and hardener as part of sub contractors specification and installation (Design and supply). Finish levels to installers/manufacturers specification and Architect's approval.

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VINYL FLOOR SHEETING: Supply and fix 2.0mmx2.5mm thick x 1.2m wide Superflex T89 flexible vinyl sheeting, manufactured in accordance with SANS 786 and to comply with BS EN ISO 10545 Part 1 and Part 2 test methods for wear layers floor tiles. To be installed with an untreated 65% urethane floor immediately after it had been laid into the adhesive joints must be bulged, ground and heat welded.

PORCELAIN FLOOR TILES: 300x300x8mm NON-SLIP full body matt porcelain floor tiles with anti-slip points in set cement bedding, in accordance with PW371-A and SANS 13006 group B+A water absorption equal or greater than 0.5%. Grout joints as per BS EN 12606 (PW371) 1/2 (p) 5mm wide movement joints to be observed with patent stainless steel expansion joint strips consisting of synthetic fibre inserts installed to manufacturer's instruction and as marked in the construction drawings.

POWER FLOATED CONCRETE FLOOR: 50mm thick unadorned Granolithic finish composed of one part cement, one part fine sand, two parts coarse sand and one part 3mm expanded granite particles, laid by specialised panels not exceeding 10m², and approved brass dividing strips. Floated with a steel trowel to perfectly smooth surface, free from bumps and scratches, and sealed with approved durable surface coat.

DUCT FLOOR SURFACE: 200mm crushed aggregate stone on compacted sand.

RUBBED BRICK WALLS: 110, 230 or 270mm thick baked clay brick walls with even colour in weathered bond with brick force every fourth course and bedded in 6.5° cement mortar with 'fat' face and rubbed with interior wall finish with two coats STONESHIELD rendering/sealer. All rubbed walls and skinned walls only, - apply 1 coat approved. All to architect's approval.

DRYWALLS: Drywall partitions to be flush joined and interior walls apply 1 coat bonding liquid and 2 coats PLASCON double velvet acrylic PVA - Colour to be confirmed.

PLASTER BAND: 12mm thick plaster band to RUBBED WALLS. Width and height as per ROOM DETAIL LAYOUTS.

INTERNAL PLASTER: Internal Plaster wood float plaster to a minimum 12mm 4:1 mortar scratch (joint) applied to wall, maintain full length structural joints through the plaster and score plaster surfaces to be tied

WALL TILES: Half body 300x300mm porcelain tiles laid in true straight, vertical and horizontal joints, including patent stainless steel corner strips, if approved tile bedding adhesion in accordance with PW371-A 1.2 (p) 12 (n) and q). Finish off joints with grout in accordance with PW371-A 1.2 (p) 12 (n) and SANS 10107. Colour to architect's approval.

VERTICAL STEEL ROOF CLADDING: KLIPLOK vertical roof sheeting cladding, (colour to be volcanic grey) installed as per manufacturers specification, on steel frames and support as per ENGINEERS Specification.

TIMBER SKINTING: 18mm x 100mm high Sapwood timber skirting, painted with 1x primer undercoat and 2 coats PLASCOR double velvet acrylic PVA - Colour to be confirmed.

PLASTERED SOFFITS: Rub down all rough areas, 1 coat plasterer and 1 coat Rhinote robust layer (if needed). Paint with 1 coat Primer and 2 coats Plascor Polvin acrylic PVA colour Cloud White.

PLASTER BOARD CEILINGS: 1200x2400x9mm Sharnop gypsum tapered edged ceiling boards secured to 38x38mm plate bracing with 5mm Grip Screws 35mm at max 150mm centres. Boards tightly butted together and installed with the longer side running perpendicular to the direction of bracing. The boards shall be installed with the shorter side joints staggered by at least 300mm and centred on ceiling framing. Boards shall be installed with primed side up and all joints to be taped and skimmed with 5mm putty lightweight plaster on the same day as boards have been erected and plaster shall be finished to smooth polished surface to ensure a smooth finish. Sealing around ceiling edges to be done with 5mm Seal with a full coat of plaster primer and apply 2x coats of emulsion paint, in accordance with PW371-A 9.1.2 (a)-(j) Joint strips to be installed in areas where ceiling is not plastered.

CENTRAL CORNICE: 70 x 20mm SANDRA polystyrene profiled cornice from ESSENTIAL MOLDINGS and painted with 2x coats of emulsion paint.

ISOBORD CEILING: 12x7900x50mm ISOBORD high density thermal insulation boards with bevelled and shaped edges fixed to purling on the underside of the steel trusses.

PLASTER BOARD TRAP DOOR: Plaster board 600x600mm with 38x38mm SA Pine strapping and cross bracing to raise it to 600x600mm frame constructed of 114x38 SA Pine fixed between trusses.

INTERNAL WINDOW CILLS: 18mm x 100mm wide Sapwood timber window cill, painted with 1x primer undercoat and 2 coats PLASCOR double velvet acrylic PVA Colour to be confirmed.

JOINERY: Joinery as per ROOM DETAIL LAYOUTS

BALUSTRADES: Balustrades as per balustrade schedule

SANITARY WARE: Sanitary ware as per sanitary schedule

OTHER

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CONSTRUCTION NOTES

The following descriptions / specifications are to be read in conjunction with full set of drawings

EXTERNAL SITE WORKS:
As per engineer's specification

EARTHWORKS AND LEVELS:
All site works and levels according to civil engineers details.

PAVING:
Approved smooth interlocking pavers laid as per engineers details and specs

EXCAVATIONS:
Builder's waste to be delivered to the ASHTON waste facility at the cost of the contractor. Clean excavated material from foundation and roadway excavations will be spotted on site to create earth berms 2 ft in base and approximately 1.5 m high and are to be compacted in layers of 250mm to 90% MOD ASHTON and neatly trimmed.

FOUNDATIONS:
COLUMN FOOTINGS:
Column footing as per engineer's design and specs provide for the casting and testing of concrete test cubes as per engineer's requirements
CONCRETE STRIP FOUNDATION FOOTINGS:
Strip footings as per engineer's design and specs

FOUNDATION WALLS:
Extra hand-laid dry bricks laid in stretcher bond with brick force every second course and bedded in 6.1 centimeter mortar

BACK FILLING:
As per engineer's specification

FILLING:
Filling compacted in layers in engineer's specifications provide for the testing of compaction

INSECT POISON:
Apply insecticide to trenches and filling in accordance with SABS 1164 / 1165 by specialist a certificate of guarantee (covering 10 years) to be issued by applicator.

FLOOR CONSTRUCTION:
DPM:
250mm polyethylene waterproofing membrane sheeting laid in accordance with manufacturer's specification
SURFACE BED:
125mm 5:2.5:1 ratio reinforced concrete surface bed cast in sections and cut through and casted around columns in it in accordance with engineers details and specifications.
SCREED:
Cement screed laid on clean surface - overall thickness of screed and floor finish to be 40mm
Rubbed concrete floor finish, screed to be finished off smooth with a steel trowel.

CONCRETE APRON:
Concrete apron as per engineers details and specifications.

FLOOR FINISH
POLISHED CONCRETE EXTERNAL:
as per finishing schedule
POLISHED CONCRETE INTERNAL:
as per finishing schedule
VINYL FLOOR SHEETING:
as per finishing schedule
PORCELAIN FLOOR TILES:
as per finishing schedule
POWER FLOOR CONSTRUCTION:
as per finishing schedule

WALL CONSTRUCTION:
DPC:
375um polyethylene DPC sheeting in appropriate strips laid in strict accordance with the manufacturer's specification under all walls at surface, slab level, and under window sills.
STOCK BRICK:
Fair faced baked dry bricks with even colour, in stretcher bond with brick force every fourth course and bedded in 6.1 centimeter mortar.
DETAIL WALLS:
110mm BS6 perforated brickwork. CORQUEM from COROBRIK or similar approved with wall rubbers on all vertical faces.
INTERIOR PLASTER:
Wood float plaster to a minimum 12mm 4:1 mixture cement plaster applied to wall. Maintain full length structural joints through the plaster and score plaster surfaces to be tied.
EXTERIOR PLASTER:
Wood float plaster to a minimum 12mm 4:1 mixture cement plaster applied to wall. Maintain full length structural joints through the plaster.

EXTERIOR PLASTER BAND (around windows/doors)
150mm wide plaster band (as indicated) to all window/doors (as indicated) on all sides and to top of window and/or 300mm plaster band below and window sills.

PRE-CAST LISTS:
250mm wide precast concrete lintel bedded in mortar and extending not less than 225mm on either side of opening. Where openings exceed 3000mm in width, 2x12mm reinforcing steel bars to be provided in the lintel (one bar on each side) and 3x12mm reinforcing rods per (for 345mm wide) to be laid in 3:1 mortar course for 4 courses above lintels.

INTERIOR WINDOW SILLS:
as per finishing schedule

EXTERIOR WINDOW SILLS:
Wood float plaster to stock brick with 'fair face' and rubbed concrete finish with DPC laid under as per DPC note below.

WALL FINISHES
EXTERIOR WALLS:
250mm wide precast concrete lintel bedded in mortar and extending not less than 225mm on either side of opening. Where openings exceed 3000mm in width, 2x12mm reinforcing steel bars to be provided in the lintel (one bar on each side) and 3x12mm reinforcing rods per (for 345mm wide) to be laid in 3:1 mortar course for 4 courses above lintels.
EXTERIOR PAINT:
Emulsion paint on universal undercoats to exterior new cement plaster (NW 140). Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content not exceeding 10% (measured by moisture meter (or equally, of 80°C scale - 5% or less, apply one coat oil-salt-resistant primer SANS 1416, one coat universal undercoat SANS 681 with an over-coating time of 16 hours and finish with two coats matt, high-quality finish "contract" emulsion paint SANS 1556 grade 4 with 2 hours drying time between coats. Restrict paint to be applied to exterior wall surfaces only. Complete paint systems - primer, undercoat and finishing coat to be recommended by same supplier. Exterior quality to be used for exterior work. Colour to be confirmed.

INTERIOR WALL FINISHES:
as per finishing schedule

DRYWALLS:
as per finishing schedule

WALL TILES:
as per finishing schedule

WALL PLASTER INTERNAL:
as per finishing schedule

WALL PLASTER EXTERNAL:
as per finishing schedule

WALL TILES INTERNAL:
as per finishing schedule

VERTICAL WALL CLADDING:
as per finishing schedule

CONCRETE/STEEL STRUCTURE
BRICKWORK COLUMNS:
Brickwork columns as per engineer details and specifications.
STEEL COLUMNS:
As per engineer's specification

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STAINLESS STEEL SCHEDULE

The following descriptions / specifications are to be read in conjunction with full set of drawings

SINK

STAINLESS STEEL DOUBLE BOWL:

CASACADE 300/320 Stainless steel 1000x300mm inset double and bowl from FRANKIE or similar approved, with recessed drainage feed and folded bowl to be fitted to kitchen cupboard (cupboard external measurements), Grade 304 L170. Stainless Steel sink to comply with SABS 506 fitted with approved hot and cold sink mixer (wall type), Chrome plated fixed outlet, adjustable and supplied with suitable accessories in accordance to manufacturer's specifications. Sink installation height = 900mm AFFL.

WASH TROUGH

WALL MOUNTED WASH TROUGH:

Frankie Model SIKR424 Washtrough, (product code 2560003), 600x425x24mm deep. Unit to be installed between Grade 304 L170 Stainless Steel, 2"rim gauge. Unit to be fixed to the wall with a pair of Stainless Steel wall fixing brackets, brackets installed at 900mm.

TOILET PANS

TOILET PAN STANDARD:

VIALE Santarevna vitreous china "TUSCANY" (or similar approved) - product code 722862, close coupled 30 deg outlet closed rim wash down pan (Grade 72860) and matching 1" fire pushbutton top dual flush cistern (code 7111TD) complete with lid and handle.

TOILET PAN PARALEGIC:

VIALE Santarevna vitreous china "PEARL PARALEGIC" (or similar approved) - product code 72860C, semi-close coupled 90° outlet open rim wash down pan matching 9 litre cistern complete with lid, fittings, and purpose made C.P. side-flush lever (right). Supplied with purpose made thermostat seat and cover plate.

CAND WASH BASINS

HAND WASH BASINS 1:

COBRA SHELTER round wall hung basin (or similar approved), 495mm long X 430mm wide. 1x pre-punched top hole in the centre of the basin. Overflow, expansion bolts & installation manual included. Compatible with Cobra standard-sized basin mixers.

HAND WASH BASINS 2:

COBRA WELCOME small round wall hung basin, 400mm long X 320mm wide. 1x pre-punched top hole on the right hand side of the basin. Overflow, expansion bolts & installation manual included. Compatible with Cobra standard-sized basin mixers.

PARALEGIC HAND WASH BASINS:

COBRA SHELTER round wall hung basin (or similar approved), 495mm long X 430mm wide. 1x pre-punched top hole in the centre of the basin. Overflow, expansion bolts & installation manual included. Compatible with Cobra standard-sized basin mixers.

SHOWER DOORS

CORNER SHOWERS:

Builders Warehouse 2 corner entry shower - Chrome (885 x 885mm) (code 725902) for Builders Warehouse or similar approved

PIVOT DOORS:

Builders Warehouse Pivot 90° 1860 WHIT (code 743775) from Builders Warehouse or similar approved

MIRRORS

600 x 900 x 6mm Silver float glass coated backed mirrors with beveled edges, holed for and fixed with chromium plated corner dished copper mirror screws with rubber bolsters to plastic wall bricks.

TOILETS

CASECASH ROLL HOLDER

300mm x 150mm stainless steel toilet roll holder (SKU: BUT-BAC4601POL) x 1 from BATHROOM BUTLER, or similar approved

SHOWER RACK

4000 Series single brushed stainless steel shower rack (SKU: BUT-BAC4626POL) from BATHROOM BUTLER, or similar approved

ROBE/TOWEL HOOK

4000 Series single brushed stainless steel robe hook (SKU: BUT-BAC4641BRSH) from BATHROOM BUTLER, or similar approved

SINGLE TOILET RAIL

Single Toilet Rail 4800 (SKU: BUT-BAC4687POL) from BATHROOM BUTLER, or similar approved

GRAB RAIL (REAR):

32mm diameter stainless steel rear grab rail, in satin finish complete with SS fixing screws and plastic wall brackets. Installed as per manufacturer's instructions to latest SABS standards

GRAB RAIL (SIDE):

32mm diameter stainless steel 300x300x300mm right hand side grab rail, in satin finish complete with SS fixing screws and plastic wall brackets. Installed as per manufacturer's instructions to latest SABS standards

All toilets, basins, sinks ect are to be supplied with angle valves

TAPS

KITCHEN SINK MIXER:

PROEJECTLINE: swivel chrome kitchen sink mixer (1150021) from FRANKIE or similar approved, installed with all required fittings.

BASIN MIXER:

COBRA MAXI 1/2" standard single lever basin mixer tap - chrome (SKU: FB1ND1AM-GGT042) or similar approved.

SHOWER MIXER:

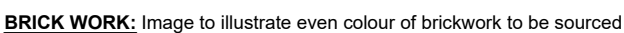
COBRA MAXI 1/2" single lever shower mixer tap - chrome (SKU: FSWH1CN-GGT0426) or similar approved.

SHOWER HEAD:

COBRA MAXI 1/2" single lever shower head 76mm - chrome (SKU: FSWH1TG-GGT0156) or similar approved.

GARDEN TAP:

Standard COBRA hose Bib tap, brass (SKU: FB1HN1CD-TFT01) from COBRA or similar approved



TENDER				
project:	PROPOSED NEW FIRE STATION for LANGEBERG MUNICIPALITY			
	ERF 8250 ROBERTSON			
erf no:				
	Tusk Construction Support Services 3 High Street 1st Floor Rosenpark Tygervalleyn Bellville Cape Town Tel: +27 (0) 21 424 4586/23 www.tuskcss.co.za			
drawing title:	ARCHITECTURE			
	FINISHING SCHEDULES CONSTRUCTION NOTES SANITARY SCHEDULE			
discipline:	Arch	-	2021.06.23	
	AN	TG	AN	
	design:	drawn:	checked:	
project:	RFS/21		602	
			TEN	