

# **New Road Corner – FINISHES SPECIFICATION**

## **1. GENERAL SPECIFICATION**

- 1.1. All specifications are in accordance with Municipal requirements and National Building Regulations.
- 1.2. Any specification contained herein will take precedence over any prescribed notes on drawings.

## **2. BASEMENT AND PARKING AREAS**

NB. Parking is provided to comply with Municipal requirements. Combination of under slab, under car-port and open air parking has been offered.

### **2.1. Foundations**

- Foundations as designed by the Structural Engineer.

### **2.2. Plinth**

- Concrete and brick retaining walls as designed by the Structural Engineer.

### **2.3. Structure**

- The structure has been designed by the Structural Engineer to achieve economical structural design.
- Basement height has a minimum of 3.06 metres measured to underside of the lowest services and 3.06m under slab.
- Column spacing is to Structural Engineer's requirements for economic structural design.

### **2.4. Roof coverings**

- Architecturally designed carports with "Chromadek" roof sheeting including gutters and downpipes.
- Eco Roof Seal waterproofing membrane system or equal with 10-year guarantee on graded screed to flat concrete roof slabs over basement areas.
- Storm water drains have been installed to drain storm-water from flat concrete roof slabs into storm water disposal pipes.

### **2.5. External walling**

- Brick walls finished with plaster and rendered with specialised Marmoran "Permaspray" coatings for premium aesthetic value and substrate longevity.
- Face brick cladding as per architect's design.

### **2.6. Internal wall finishes**

- Brick walls finished with plaster and paint.

### **2.7. Internal divisions**

- Imported German powder-coated aluminium windows, doors and shop-front with "Cool Grey" 'Eco-friendly' laminated glazing with excellent heat and UV light resisting properties.

- Internal doors to core areas are varnished semisolid 'American Walnut' veneered doors in light weight 'Eco-friendly' aluminium doorframes.
- Ironmongery is of Dorma quality or other equal locally manufactured ironmongery.

#### 2.8. Floor finishes

- Concrete to basement floor.
- Flamed granite floor tiles to Main entrance and Parking entrance of building.
- Parking bays are demarcated using high quality road marking paint.

#### 2.9. Ceilings

- Underside of basement smooth concrete.
- Surface mounted services pipes have been enclosed in bulkheads to prevent unsightly industrial look.

#### 2.10. Electrical installation

- Basement lighting – Energy efficient open channel type fluorescent fittings operated via a day night sensor to provide a lighting level of 50 LUX average.
- Future dedicated plug points for charging of electric motorised motor cars.

#### 2.11. Fire services

- Fire doors, hose reels, hydrants and fire extinguishers provided to Municipal requirements.

#### 2.12. Guard house, gates, fencing and entry points

- Guard house at entrance of premises to be manned by security guard personnel to monitor access in and out of premises via access control systems such as motorised booms, card reading and sign-in systems.
- Security gates have been provided to be able to lockdown the premises during after-hours and/or in the event of security breaches.
- Electrified security fencing with alarm system around perimeter.

#### 2.13. Stairs, balustrades and hand-rails

- Architecturally designed painted mild steel fire escape stair case and balustrades with handrails conforming to local safety and building regulations.

### 3. **OFFICE FLOORS**

#### 3.1. Structure

- The structure made of reinforced concrete - floor slabs, columns, down/up-stand beams, ring beams and roof slabs - has been designed by the Structural Engineer to achieve economical structural design.
- Floor loading to office floors shall be designed to carry live loads of 2.5kN/m<sup>2</sup>.
- Column spacing is to Structural Engineer's requirements for economic structural design.

### 3.2. External walling

- Brick walls finished with plaster and rendered with specialised Marmoran “Permaspray” coatings for premium aesthetic value and substrate longevity.
- Face brick panels as per architect’s design.
- Imported German powder-coated aluminium windows and doors to external elevations. “Cool Grey” ‘Eco-friendly’ laminated glazing with excellent heat and UV light resisting properties.
- Safety glass provided as required by National Building Regulations.

### 3.3. Internal wall finishes

- Office walls finished with Gypsum plaster and 3 coats PVA paint.
- Tiled walls rendered with 1 coat cement plaster.
- Toilets – Tiled full height with Porcelain tiles and feature wall tiles (installed at R350/m<sup>2</sup>).
- Kitchens – Fitted kitchen units with provision of micro-wave nook and under counter dishwasher.
- Stairs and lobbies – Brick walls finished with Gypsum plaster and 3 coats PVA paint.

### 3.4. Internal divisions

- Internal doors to core areas are varnished semisolid ‘American Walnut’ veneered doors in light weight ‘Eco-friendly’ aluminium doorframes.
- Ironmongery is of Dorma quality or other equal locally manufactured ironmongery.
- Toilet cubicles are fitted with WC indicator bolts and coat hooks.
- Fire doors and frames have been provided to Fire Department requirements.

### 3.5. Floor finishes

- Power-floated concrete slabs in office areas (TI Allowance: carpet R ?,?/m<sup>2</sup> or tile R ?,?/m<sup>2</sup>)
- Toilets – tiled with porcelain tiles (installed at R350/m<sup>2</sup>)
- Internal stairwells finished with porcelain tiles at landings and polished granite on stairs.
- External walkways and balconies tiled with porcelain tiles on cement screed and “Eco-Roof Seal waterproofing.

### 3.6. Ceilings

- Office areas and lobbies – 1200x600 suspended ceiling tiles in exposed tee grid within painted plastered ceiling border detail to Architects design.
- Common areas, kitchens and toilets – Flush plastered ceilings with decorative bulkheads.

### 3.7. Roof coverings

- Eco Roof Seal waterproofing membrane system or equal with 10-year guarantee on graded screed to flat concrete roof slab over offices and on balconies.
- Storm water drains have been installed to drain storm-water from flat concrete slabs.
- Feature steel structure roof covering over atrium designed by structural engineer.

### 3.8. Atrium

- Naturally lit and ventilated atrium with steel roof covering offering protection from the elements.

- Brick walls finished with plaster and rendered with specialised Marmoran “Permaspray” coatings for premium aesthetic value and substrate longevity.
- Floors tiled with porcelain tiles on cement screed and Eco Roof Seal waterproofing.

#### **4. ELECTRICAL INSTALLATION**

##### 4.1. External lighting

- Floodlights positioned to generally illuminate external areas operated by day night sensor.
- Wall mounted lights at fire escape stairs operated by day night sensor.

##### 4.2. Basement parking lighting

- Commercial open channel fluorescent luminaries (2 x 58W) providing 50 LUX average.

##### 4.3. Internal lighting

- Hyundai T5 energy efficient lights have been provided in the entrances, lobbies, office areas, passages, kitchens and toilets.
- Passage, kitchen and toilet lights operated by motion sensors for better energy efficiency.

##### 4.4. Power-skirting (office areas)

- Perimeter 2-compartment trunking supplied. Each station consist 1 x 16Amp Dedicated Red plug outlet, 1 x 16Amp standard white plug outlet and 1 x Telephone/Data blank outlet cover.

##### 4.5. Mains earthing & lightning protection

- Mains earthing has been provided as per supply authority requirements. Lighting protection to SANS 0313 has been provided. Surge protection will be provided on the main distribution board only.

##### 4.6. Access control & security

- Allowance made for wireways to main entrance doors.

##### 4.7. Voice & data reticulation

- Allowance made for conduit links from powerskirting to ceiling void only.

#### **5. PLUMBING AND DRAINAGE**

- Granite vanities with stylish hand mixers have been provided in toilets.
- Standard Vaal or equal white range close couple toilets provided in all cubicles.
- Paraplegic toilets provided on all floors with paraplegic fixtures to Municipal requirements.
- Geyser connected to heat pump has been installed and sized to supply toilets and kitchens.

#### **6. FIRE SERVICES**

- Hose reels, fire hydrants and fire extinguishers are provided on all floors to Municipal requirements.

#### **7. HVAC INSTALLATION**

- A central ducted energy efficient air-conditioning system has been installed in each open plan offices and lobbies, with diffusers positioned to adequately ventilate environment. Should tenant require to do partitioning and will need extra diffusers for new offices, this will be at the tenant cost.
- Mechanical extraction is provided in all kitchens and toilets to Municipal requirements.

## 8. FIXTURES & SUNDRIES

The following fixtures and sundry items are provided:-

- Emergency signage as required by safety regulations.
- 2 x 12 persons passenger lift by Schindler.
- Upmarket kitchen units.
- Mirrors over vanity slabs.
- Soap dispensers, toilet roll holders and electric hand dryers.
- Stainless steel balustrading in balconies and walkways to Architects design..
- Refuse bin enclosure.

## 9. EXTERNAL WORKS

### 9.1. Paving

- Interlocking block paving to roads and parking areas
- Kerbs provided to Engineer's requirements
- 1 meter paved apron provided to sides of building for water run-off
- Parking bays shall be demarcated using a high quality road marking paint.

### 9.2. Landscaping

- Landscaping will be provided over the whole site

## 10. ENHANCEMENT ALLOWANCE

- A specific allowance of R1100/m<sup>2</sup> is provided for enhancement of the above specification and to include for such items as carpets, air-conditioning and window blinds, partitioning, wall finishes, internal doors etc.

## 11. EXCLUSIONS (UNLESS REQUIRED BY LOCAL AUTHORITY)

### 11.1. The following items are specifically EXCLUDED

- Tenants fittings and furniture
- Sprinkler fire protection
- Security system – over and above what is described
- Refuse compactors
- Corporate signage
- Intercom system

- Telephone and PAQBX systems (with the exception of conduits)
- Computer data cabling installation and power conditioning equipment for computers.
- Occupancy certificate for the completed office installation.