



6.5 Annexure E - Architectural Project Specification

CSIR HOT ISOSTATIC PRESS FACILITY

GENERAL SPECIFICATIONS, FINISHING AND SANITARY

SCHEDULE

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CHAPTER 1 – INTERNAL FINISHES

1 FLOORS

1.1 GENERAL

1.1.1 Codes of Practice

SANS 10155: 1980	Accuracy in buildings
SANS 10107: 2011	Code of Practice for the Design & Installation for Ceramic Tiling
SANS 10043: 2009	The installation of wood and laminate flooring
SANS 10109-2: 2004	Concrete floors. Part 2: Finishes to concrete floors
SANS 10070: 2012	The installation of resilient thermoplastic and similar flexible floor covering materials
SANS 2001:CC1:2007	Construction works Part CC1: Concrete works (structural)

1.1.2 Construction

Permissible deviations appropriate to the degree of accuracy specified in the scope of work shall be applied to linear dimensions, position, verticality, levelness, squareness and bow. If no degree of accuracy is specified, degree of accuracy II shall apply.

Any deviation from flatness of a plane surface or any abrupt change in a continuous surface shall be measured as the maximum deviation of the surface from any straight line of length 3 m joining two

points on the surface, determined by means of a straight edge, the ends of which are supported on identical blocks of suitable thickness placed over each of the points.

Where a wood-floated or steel-floated or power-floated finish or a screed topping or granolithic finish is required in terms of the scope of work, the concrete shall, unless otherwise specified in the specification data, be finished to a degree of accuracy II.

All new surface beds and suspended concrete floors to comply with the structural engineers' details, specifications, and shall, unless specified otherwise, comply with the Class 2 floor classification.

Class	Description	Max Deviation (mm)
1	For floors requiring minimum irregularity, such as large format specialised warehouses and stores with an epoxy or vinyl floor finish. May necessitate the use of special methods and will require close supervision	3
2	Reasonable degree of accuracy required and suitable for the major proportion of construction work	5
3	Suitable for floors where both a reasonable degree of accuracy and regularity is not important	10

Table 1 Classification of floors

1	2	3	4
Item	Permissible deviation (pd)		
	mm		
	Degree of accuracy		
	III	II	I
Reinforcement			
1) Spacing between two adjacent bars	± 25	± 20	± 15
2) Longitudinal location of bends and ends of bars	± 40	± 30	± 20
3) Cover to reinforcement	0, +20	0, +20	0, +20
Foundations: mass and reinforced concrete			
1) Position on plan of any edge or surface measured from the nearest grid line or agreed centre line	± 50	± 35	± 20
2) Linear dimensions on plan cast against excavation sides	± 60	± 40	± 20
3) Linear dimensions on plan cast against formwork	± 30	± 20	± 1
4) Level of underside of concrete	+20, -40	+15, -30	+10, -20
5) Surface level (i.e. top of foundation) (excluding floor slabs)	+15, -30	+10, -20	+5, -10
Elements or components above foundations			
1) Position on plan of any edge or surface measured from the nearest grid line or agreed centre line	± 25	± 15	± 5
2) Linear (other than cross-sectional) dimensions	± 30	± 20	± 10
3) Cross-sectional dimensions	+20, -10	+15, -5	+5, -5
4) Level (deviation from designated level with reference to the nearest transferred datum (TD) of the upper or lower surface, as might be specified, of any slab or other element or component)	+10, -20	+5, -15	0, -10
5) Verticality, per metre of height, subject to a maximum of	5 70	5 50	2 30
6) Out-of-squareness of a corner or opening or element such as a column for short side of length			
a) ≤ 0,5 m	± 10	± 5	± 3
b) > 0,5 m; ≤ 2 m	± 20	± 15	± 10
c) > 2 m; ≤ 4 m	± 25	± 20	± 15
7) Exposed concrete surfaces:			
a) flatness of plane surface	10	5	3
b) abrupt changes in a continuous surface	10	5	2
8) Exposed concrete surface to be plastered:			
a) flatness of plane surface	15	10	a
b) abrupt changes in a continuous surface	10	5	a
Location of holding-down bolts			
1) The centre line of a holding-down bolt from its designated location on plan	a	± 3	a
2) The top of the bolt from its designated elevation	a	+5, -3	a
^a Tolerances not stated. Those for bow, camber and twist, and for slipform concrete and precast concrete shall be specified in the scope of work.			

Table 2 Accuracy in concrete work (source: SANS 2001-CC1:2007 p55)

1.1.3 Screeds

Existing Concrete Surface Beds and Suspended Slabs

All existing concrete surface beds and suspended slabs to receive a self-levelling structural screed and shall, unless specified otherwise, result in a floor that comply's with the Class 2 floor classification.

Bonded Screeds To New Concrete Surface Beds and Suspended Slabs

All new concrete surface beds, shall, unless specified otherwise and only once they are in a hardened state, receive a wood floated screed finish, minimum 25mm and maximum 50mm thick.

Where the screed is anticipated to exceed or exceeds 50mm in thickness, reinforcing mesh as per the structural engineer's specification shall be required.

All screeds shall be applied in one single operation, unless practically impossible to do so at which point the manufacturers written guidance, if applicable, as well as the structural engineers written specifications and permission shall be obtained prior to applying the screed in more than one operation.

Permissible Deviations from datum level

All screeds shall ensure that the specified floor classification as per Table 1 is achieved.

1.1.4 Joints

All screeds and floor coverings shall be installed without any interference whatsoever with any of the structural joints in the concrete surface bed and suspended floors.

The installation of all floor coverings shall allow for movement joints, other than structural joints, in strict compliance with the manufacturer's specifications.

All structural and movement joints that are expressed in the floor coverings shall, except in the case of an epoxy finish or if specified otherwise, receive a flat transition strip as per the architect's details and specification.

1.2 FLOOR COVERINGS

REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FC-01	Anti-static vinyl	2	Polyflor	SD 5110
Static dissipative vinyl floor sheets laid in the long direction with welded joints. Polyfor approved adhesive.				
REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FC-02	Epoxy	600 x 600	t.b.c	t.b.c
Hardwearing chemical, abrasion, impact, wear, graffiti and stain resistant self-smoothing epoxy resin floor topping with a 70°C thermal resistance and a slip resistance (TRPL pendulum slip test) of 80 (dry) and 30 (wet) 5 to 10mm thick with a compressive strength of greater than 70N/mm ² and a gloss colour finish selected from the manufacturers standard colour range and installed in strict accordance with the manufacturer's instructions by a manufacturer approved installer. Sample and colour and colour to be approved by architect prior to ordering.				
REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FC-03	Porcelain	600 x 600	t.b.c	t.b.c
Full-bodied porcelain floor tile, non-slip finish. Colour: to later spec. TAL "Goldstar 6" tile adhesive or similar approved. TAL "High Traffic Grout", dove grey.				
REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FC-04	Porcelain	300 x 300	t.b.c	t.b.c
Full-bodied porcelain floor tile, non-slip finish. Colour: to later spec. TAL "Goldstar 6" tile adhesive or similar approved. TAL "High Traffic Grout". Colour: dove grey.				

REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FT-TR01	Aluminium	12	Kirk Marketing	ASE120
M•Trim straight edge trim to suit 10-12mm thick tile.				
REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FT-TR02	Aluminium	12	Kirk Marketing	AMJ120
M•Trim movement joint to suit 10-12mm thick tile.				
REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FT-TR03	Aluminium	12	Kirk Marketing	AFTIR120
M•Trim tile-in ramp to suit 10-12mm thick tile.				
REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FT-TR04	Porcelain	12	Kirk Marketing	ATIN120
M•Trim tile-in stair nosing to suit 10-12mm thick tile.				

2 WALLS

2.1 GENERAL

2.1.1 Codes of Practice

SANS 10155: 1980	Accuracy in buildings
SANS 1090: 2009	Aggregates from natural sources — Fine aggregates for plaster and mortar
SANS 2001-EM1:2007	Construction works - Part EM1: Cement plaster
SANS 50197-1:2013	Cement Part 1: Composition, specifications, and conformity criteria for common cements
SANS 10400-K:2011	The application of the National Building Regulations Part K: Walls

2.1.2 Construction

All new masonry walls to comply with the SANS 10155: 1980 - Accuracy in buildings permissible deviations in walls.

All new drywall partitions to be constructed using the *Gyproc Sound Resistant Wall System* with 15mm thick *Gyproc SoundBloc*, and to comply with Table 4.

1 Description	2	3
	PD mm	
	Grade	
	II	I
Position on plan		
PD of fair-faced specified side of wall from the designed position	± 15	± 10
Length		
Up to and including 5 m	± 15	± 10
Over 5 m, up to and including 10 m	± 20	± 15
Over 10 m	± 25	± 20
Height		
Up to and including 3 m: brickwork	± 10	± 5
Up to and including 3 m: blockwork.....	± 15	± 10
Over 3 m, up to and including 6 m	± 20	± 15
Over 6 m	± 25	± 20
Wall thickness	± 15	± 10
Level of bed joints		
Length up to but not exceeding 5 m	± 10	± 5
Over 5 m but not exceeding 10 m	± 15	± 10
Over 10 m but not exceeding 20 m	± 20	± 15
Add for every 5 m in excess of 20 m	± 5	± 5
Straightness, max.		
In any 5 m (not cumulative): brickwork	15	10
In any 5 m (not cumulative): blockwork	10	5
Verticality		
In any 8 course: brickwork	± 10	± 5
In any 3 m	± 15	± 10
Finished surfaces		
PD of any point from a 2 m straight-edge placed in any direction on the wall, max.	6	3

Table 3 Permissible deviations in masonry work (SANS 10155: 1980 Accuracy in Buildings p29)

DESCRIPTION	PD, mm	
	Grade	
	II	I
Position on plan		
PD of fair-faced specified side of wall from the designed position	±15	±10
Length		
Up to and including 5m	±15	±10
Over 5m, up to and including 10m	±20	±15
Over 10m	±25	±20
Height		
Up to and including 3m	±10	± 5
Over 3m, up to and including 6m	±20	±15
Over 6m	±25	±20
Straightness, max.		
In any 5m (not cumulative)	15	10
Verticality		
In any 2m	±10	± 5
In any 5m	±15	±10
Finished surfaces		
PD of any point from a 2m straight-edge placed in any direction of the wall, max.	6	3

Table 4 Permissible deviations in drywall partitions and lightweight internal walls (*General specification for drywall partitions and lightweight internal walls* South African Building Interior Systems Association 2nd Ed, June 2004)

2.1.3 Plaster To Masonry Walls

Existing and New Masonry and Concrete Walls

All plaster to existing and new masonry and concrete walls, shall, unless specified otherwise, be a minimum 10mm and maximum 20mm thick, with a steel trowelled finish.

Where the plaster is anticipated to exceed or exceeds 20mm in thickness, reinforcing mesh as per the structural engineer's specification shall be required.

Each plaster coat shall be applied in one single operation, unless practically impossible to do so at which point the manufacturer's written guidance, if applicable, as well as the structural engineer's written specifications and permission shall be obtained prior to applying any single coat of plaster in more than one operation.

The chasing of plaster is expressly prohibited, however where the chasing of plaster is unavoidable, the minimum cover thickness of the plaster over chased services and reinforcing mesh as per the structural engineer's specification shall be required.

The moisture content of all walls as measured with a Doser Hygrometer (or equivalent) shall not, at the time of applying the primer, exceed BD 2 scale - 8% or less.

Permissible Deviations from datum level

All plaster shall ensure that Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 3 is achieved.

2.1.4 Rhinolite To Drywall Partitions

All drywall partitions to be skimmed with 1 x coat 2.5mm thick *Rhinolite* or similar approved.

2.1.5 Joints

All plaster, skim coat and wall coverings shall be installed without any interference whatsoever with any of the structural joints in the walls.

The installation of all plaster, skim coat and wall coverings shall allow for movement joints, other than structural joints, in strict compliance with the manufacturer's specifications.

All structural and movement joints that are expressed in the plaster and wall coverings shall, except in the case of an epoxy or resin finish or if specified otherwise, receive a flexible "*Polymer Paintable Joint Sealant*" as per the structural engineers' details and specification.

2.2 WALL COVERINGS

REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
WC-01	Paint	n/a	Dulux	To later spec
All plastered walls and drywall partitions to receive 1 x coat " <i>Dulux 1 Step prep Water Based Primer, Sealer and Undercoat</i> ", or similar approved, minimum 16hrs overcoating time, to be followed by 2 x coats <i>Dulux Easy Care Washable and Tough PVA</i> ", or similar approved. Minimum 48hrs drying time between successive coats.				
REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
WC-02	Ceramic	200 x 200	t.b.c	t.b.c

All walls to ablutions and kitchens to receive full height, 200 x 200mm Johnson walls tiles, shiny finish. Colour: White

TAL "Goldstar 6" tile adhesive or similar approved.

TAL "High Traffic Grout". Colour: dove grey.

TAL "Superflex" liquid waterproofing system and membrane, full height to all shower walls.

REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
WT-TR01	Aluminium	12	Kirk Marketing	ASE120

M•Trim straight edge trim to suit 10-12mm thick tile.

REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
WT-TR02	Aluminium	12	Kirk Marketing	ATICP120

M•Trim tile-in corner protector suit 10-12mm thick tile to all exposed tiled wall and column corners.

REF	TYPE	SIZE (mm)	SUPPLIER	SUPPLIER CODE
FT-TR02	Aluminium	12	Kirk Marketing	AMJ120

M•Trim movement joint to suit 10-12mm thick tile.

3 CONCRETE SOFFITS

3.1 GENERAL

3.1.1 Codes of Practice

SANS 10155: 1980	Accuracy in buildings
SANS 1090: 2009	Aggregates from natural sources — Fine aggregates for plaster and mortar
SANS 2001-EM1:2007	Construction works - Part EM1: Cement plaster
SANS 50197-1:2013	Cement Part 1: Composition, specifications, and conformity criteria for common cements

3.1.2 Construction

Soffits to Existing and New Concrete Suspended Slabs

All loose plaster to existing concrete soffits, shall be removed.

All damaged plaster in exposed areas shall be made good and unless specified otherwise, the thickness and finish shall match the existing plaster finish.

All exposed plaster to existing and new concrete suspended slabs, shall, unless specified otherwise, be a min 10mm and max 20mm thick, with a steel trowelled finish.

Where the plaster is anticipated to exceed or exceeds 20mm in thickness, reinforcing mesh as per the structural engineer's specification shall be required.

Each plaster coat shall be applied in one single operation, unless practically impossible to do so at which point the manufacturers written guidance, if applicable, as well as the structural engineers written specifications and permission shall be obtained prior to applying any single coat of plaster in more than one operation.

The chasing of plaster is expressly prohibited, however where the chasing of plaster is unavoidable, the minimum cover thickness of the plaster over chased services and reinforcing mesh as per the structural engineer's specification shall be required.

The moisture content of all walls as measured with a Doser Hygrometer (or equivalent) shall not, at the time of applying the primer, exceed BD 2 scale - 8% or less.

Permissible Deviations from datum level

All plaster shall ensure that Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 3 is achieved.

3.1.3 Joints

All plaster shall be installed without any interference whatsoever with any of the structural joints in the concrete suspended floors.

All visible structural and movement joints that are expressed in the plastered or painted soffit, shall, except in the case of a painted finish, or if specified otherwise, receive a flexible "*Polymer Paintable Joint Sealant*" as per the structural engineers' details and specification.

3.2 CONCRETE SOFFIT COVERINGS

REF	TYPE	SUPPLIER	COLOUR	SUPPLIER CODE
CS-01	Paint	Dulux	Dulux	To later spec
<p>All exposed plastered and un-plastered soffits shall receive 1 x coat “<i>Dulux 1 Step prep Water Based Primer, Sealer and Undercoat</i>”, or similar approved, minimum 16hrs overcoating time, to be followed by 2 x coats <i>Dulux Easy Care Washable and Tough PVA</i>”, or similar approved. Minimum 48hrs between successive coats.</p>				

4 BULKHEADS AND CEILINGS

4.1 GENERAL

4.1.1 Codes of Practice

SANS 10155: 1980 Accuracy in buildings

General specification for drywall partitions and lightweight internal walls South African Building Interior Systems Association 2nd Ed, June 2004

4.1.2 Construction

All new bulkheads and ceilings shall comply with to comply with the SANS 10155: 1980 - Accuracy in buildings permissible deviations in floors and ceilings.

1	2	3	4
Description	PD mm		
	Grade		
	III	II	I
Floors: level of finished surface			
PD from the designed level of any point on a floor surface	± 20	± 15	± 10
PD in level between any two points 6 m apart, max.	15	10	5
PD at any point above a 3 m straight-edge placed level in any direction (avoid abrupt changes of the level), max.	10	6	3
Ceilings: level of finished surface			
PD in level of any point on a ceiling from the designed level	± 20	± 15	± 10
PD in level between any two points 6 m apart, max.	15	10	5
PD at any point above a 3 m straight-edge placed level in any direction, max.	10	6	3

Table 5 Permissible deviations in floors and ceilings (SANS 10155: 1980 Accuracy in Buildings p33)

4.1.3 Drywall Bulkheads

All drywall bulkheads shall be constructed with 6.4mm thick “*Gyproc Rhinoboard*” or similar approved, on “*Gyproc Donn Steel Brandering*” and with aluminium shadow line plaster trims all around.

All drywall bulkheads to be skimmed with 1 x coat 2.5mm thick *Rhinolite* or similar approved.

Permissible Deviations from datum level

All bulkheads and flush plastered/nail up ceilings shall comply with Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 5.

4.1.4 Drywall Flush Plastered/Nail Up Ceilings

All drywall flush plastered/nail up ceilings shall be constructed with 6.4mm thick “*Gyproc Rhinoboard*” or similar approved on 38 x 38mm SA pine brandering at max 760mm centres, with “*Gyproc Rhinolite Quickcornice*” No 10 or similar approved.

All drywall flush plastered/nail up ceilings to be skimmed with 1 x coat 2.5mm thick *Rhinolite* or similar approved.

Permissible Deviations from datum level

All drywall flush plastered/nail up ceilings shall comply with Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 5.

4.1.5 Suspended Lay-in Ceilings

All lay-in ceilings shall be constructed with “Gyproc Donn T38V/T37V ceiling grid” or similar approved, suspended from the building structural members, with aluminium shadow line plaster trims and transition strips all around.

Permissible Deviations from datum level

All suspended lay-in ceilings shall comply with Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 3.

4.1.5 Joints

All suspended bulkheads and lay-in ceilings shall be installed without any interference whatsoever with any of the structural joints in the floors and walls.

The installation of all suspended bulkheads and lay-in ceilings shall allow for movement joints, other than structural joints, in strict compliance with the manufacturer’s specifications.

All structural and movement joints that are expressed in the suspended bulkheads shall, unless specified otherwise, receive a flexible “Polymer Paintable Joint Sealant” as per the structural engineers’ details and specification.

4.2 CEILING COVERINGS

REF	TYPE	SUPPLIER	COLOUR	SUPPLIER CODE
CC-01	Paint	Dulux	To later spec	To later spec
All suspended bulkheads to receive 1 x coat “Dulux 1 Step prep Water Based Primer, Sealer and Undercoat”, or similar approved, minimum 16hrs overcoating time, to be followed by 2 x coats Dulux Easy Care Washable and Tough PVA” with minimum 48hrs between successive coats.				

The moisture content of all suspended drywall bulkheads as measured with a Doser Hygrometer (or equivalent) shall not, at the time of applying the primer, exceed BD 2 scale - 8% or less.

REF	TYPE	SUPPLIER	COLOUR	SUPPLIER CODE
CC-02	Paint	Gyproc	To later spec	To later spec

All suspended lay-in ceiling grids to receive *"Gyproc Gyptone Acoustic Tile"*.

5 JOINERY

5.1 GENERAL

5.1.1 Codes of Practice

SANS 10155: 1980 Accuracy in buildings

5.1.2 Construction

All timber carcasses to be constructed from 16mm thick white melamine boards and 3mm Masonite backing boards, with 16mm thick supawood doors and drawer fronts as per approved shop drawings.

5.1.3 Paint To Supawood Elements

All timber supawood doors and drawer fronts to receive 1 x coat Dulux Duco Spray.

CHAPTER 2 – EXTERNAL FINISHES

1 FLOORS & PAVING

1.1 GENERAL

1.1.1 Codes of Practice

SANS 10155: 1980	Accuracy in buildings
SANS 10107: 2011	Code of Practice for the Design & Installation for Ceramic Tiling
SANS 10043: 2009	The installation of wood and laminate flooring
SANS 10109-2: 2004	Concrete floors. Part 2: Finishes to concrete floors
SANS 10070: 2012	The installation of resilient thermoplastic and similar flexible floor covering materials
SANS 1058:2012	Concrete paving blocks
SANS 1200-MJ:1984	Standard Specification For Civil Engineering Construction : Segmented Paving
SANS 2001:CC1:2007	Construction works Part CC1: Concrete works (structural)

1.1.2 Construction

Permissible deviations appropriate to the degree of accuracy specified in the scope of work shall be applied to linear dimensions, position, verticality, levelness, squareness and bow. If no degree of accuracy is specified, degree of accuracy II shall apply.

Any deviation from flatness of a plane surface or any abrupt change in a continuous surface shall be measured as the maximum deviation of the surface from any straight line of length 3 m joining two points on the surface, determined by means of a straight edge, the ends of which are supported on identical blocks of suitable thickness placed over each of the points.

Where a wood-floated or steel-floated or power-floated finish or a screed topping or granolithic finish is required in terms of the scope of work, the concrete shall, unless otherwise specified in the specification data, be finished to a degree of accuracy II.

All new surface beds and suspended concrete floors to comply with the structural engineers' details, specifications, and shall, unless specified otherwise, comply with the Class 2 floor classification.

Class	Description	Max Deviation (mm)
1	For floors requiring minimum irregularity, such as large format specialised warehouses and stores with an epoxy or vinyl floor finish. May necessitate the use of special methods and will require close supervision	3
2	Reasonable degree of accuracy required and suitable for the major proportion of construction work	5
3	Suitable for floors where both a reasonable degree of accuracy and regularity is not important	10

Table 6 Classification of floors

1	2	3	4
Item	Permissible deviation (pd)		
	mm		
	Degree of accuracy		
	III	II	I
Reinforcement			
1) Spacing between two adjacent bars	± 25	± 20	± 15
2) Longitudinal location of bends and ends of bars	± 40	± 30	± 20
3) Cover to reinforcement	0, +20	0, +20	0, +20
Foundations: mass and reinforced concrete			
1) Position on plan of any edge or surface measured from the nearest grid line or agreed centre line	± 50	± 35	± 20
2) Linear dimensions on plan cast against excavation sides	± 60	± 40	± 20
3) Linear dimensions on plan cast against formwork	± 30	± 20	± 1
4) Level of underside of concrete	+20, -40	+15, -30	+10, -20
5) Surface level (i.e. top of foundation) (excluding floor slabs)	+15, -30	+10, -20	+5, -10
Elements or components above foundations			
1) Position on plan of any edge or surface measured from the nearest grid line or agreed centre line	± 25	± 15	± 5
2) Linear (other than cross-sectional) dimensions	± 30	± 20	± 10
3) Cross-sectional dimensions	+20, -10	+15, -5	+5, -5
4) Level (deviation from designated level with reference to the nearest transferred datum (TD) of the upper or lower surface, as might be specified, of any slab or other element or component)	+10, -20	+5, -15	0, -10
5) Verticality, per metre of height, subject to a maximum of	5 70	5 50	2 30
6) Out-of-squareness of a corner or opening or element such as a column for short side of length			
a) ≤ 0,5 m	± 10	± 5	± 3
b) > 0,5 m; ≤ 2 m	± 20	± 15	± 10
c) > 2 m; ≤ 4 m	± 25	± 20	± 15
7) Exposed concrete surfaces:			
a) flatness of plane surface	10	5	3
b) abrupt changes in a continuous surface	10	5	2
8) Exposed concrete surface to be plastered:			
a) flatness of plane surface	15	10	a
b) abrupt changes in a continuous surface	10	5	a
Location of holding-down bolts			
1) The centre line of a holding-down bolt from its designated location on plan	a	± 3	a
2) The top of the bolt from its designated elevation	a	+5, -3	a
^a Tolerances not stated. Those for bow, camber and twist, and for slipform concrete and precast concrete shall be specified in the scope of work.			

Table 7 Accuracy in concrete work (source: SANS 2001-CC1:2007 p55)

All new layer works for paving to comply with civil engineers' details and specifications.

1.1.3 Screeds

Existing Concrete Surface Beds

All existing concrete surface beds to receive a self-levelling structural screed and shall, unless specified otherwise, result in a floor that complies with the Class 2 floor classification.

Bonded Screeds To New Concrete Surface Beds

All new concrete surface beds, shall, unless specified otherwise and only once they are in a hardened state, receive a wood floated screed finish, minimum 25mm and maximum 50mm thick.

Where the screed is anticipated to exceed or exceeds 50mm in thickness, reinforcing mesh as per the structural engineer's specification shall be required.

All screeds shall be applied in one single operation, unless practically impossible to do so at which point the manufacturers written guidance, if applicable, as well as the structural engineers written specifications and permission shall be obtained prior to applying the screed in more than one operation.

Bonded Screeds To New Concrete Plinth Surface Beds

All new concrete plinth surface beds, shall be constructed with a class I (one) degree of accuracy and shall, unless specified otherwise and only once they are in a hardened state, receive a steel floated structural screed finish to falls as per structural engineers specifications and details.

All screeds shall be applied in one single operation, unless practically impossible to do so at which point the manufacturers written guidance, if applicable, as well as the structural engineers written specifications and permission shall be obtained prior to applying the screed in more than one operation.

Permissible Deviations from datum level

All screeds shall ensure that the specified floor classification as per Table 6 is achieved.

1.1.4 Joints

All screeds and floor coverings shall be installed without any interference whatsoever with any of the structural joints in the concrete surface bed and suspended floors.

The installation of all floor coverings shall allow for movement joints, other than structural joints, in strict compliance with the manufacturer's specifications.

All structural and movement joints that are expressed in the floor coverings shall, except in the case of an epoxy finish or if specified otherwise, receive a flat transition strip as per the architect's details and specification.

1.1.5 Riversand Bedding

All precast concrete paving blocks to be bedded in an uncompacted riversand bedding as per SANS 1200-MJ Standard Specification For Civil Engineering Construction : Segmented Paving.

1.2 EXTERNAL PATIOS, STAIRS AND RAMPS

All external floors and ramps to receive a 600 x 600mm matt, full body, slip-resistant external porcelain floor tile to be fixed onto substrate with tile adhesive, grout joints and grouting in strict accordance with the manufacturer's specification.

All exposed tile edges to floors to receive an aluminium straight edge trim, by *Kirk Marketing*, or similar approved.

All stair nosing's and ramp landings to receive an aluminium edging with luminescent non-slip insert, all by *Kirk Marketing*, or similar approved.

1.3 PAVED APRON

All paved aprons to receive a medium interlocking precast concrete paver as per civil engineers specifications.

2 WALLS

2.1 GENERAL

2.1.1 Codes of Practice

SANS 10155: 1980	Accuracy in buildings
SANS 1090: 2009	Aggregates from natural sources — Fine aggregates for plaster and mortar
SANS 2001-EM1:2007	Construction works - Part EM1: Cement plaster
SANS 50197-1:2013	Cement Part 1: Composition, specifications, and conformity criteria for common cements
SANS 10400-K:2011	The application of the National Building Regulations Part K: Walls

2.1.2 Construction

All new masonry walls to comply with the SANS 10155: 1980 - Accuracy in buildings permissible deviations in walls (Table 3).

2.1.3 Plaster To Masonry Walls

Existing and New Masonry and Concrete Walls

All loose and damaged plaster to existing masonry shall be stripped off and made good, with new plaster to match thickness of existing plaster

All plaster to new masonry and concrete walls, shall, unless specified otherwise, be a min 10mm and max 20mm thick, with a steel trowelled finish.

Where the plaster is anticipated to exceed or exceeds 20mm in thickness, reinforcing mesh as per the structural engineer's specification shall be required.

Each plaster coat shall be applied in one single operation, unless practically impossible to do so at which point the manufacturers written guidance, if applicable, as well as the structural engineers written specifications and permission shall be obtained prior to applying any single coat of plaster in more than one operation.

The chasing of plaster is expressly prohibited, however where the chasing of plaster is unavoidable, the minimum cover thickness of the plaster over chased services and reinforcing mesh as per the structural engineer's specification shall be required.

Permissible Deviations from datum level

All plaster shall ensure that Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 3 is achieved.

2.1.4 Joints

All plaster and wall coverings shall be installed without any interference whatsoever with any of the structural joints in the walls.

The installation of all plaster and wall coverings shall allow for movement joints, other than structural joints, in strict compliance with the manufacturer's specifications.

All structural and movement joints that are expressed in the plaster and wall coverings shall, unless specified otherwise, receive a flexible “*Polymer Paintable Joint Sealant*” as per the structural engineers’ details and specification.

2.2 PLASTERED WALLS

All plastered walls to receive 1 x coat “*Dulux Super Grip All Surface Primer coat*”, or similar approved, minimum 16hrs overcoating time, to be followed by 2 x coats “*Dulux Weatherguard*”, or similar approved. Minimum 48hrs drying time between successive coats.

The moisture content of all walls as measured with a Doser Hygrometer (or equivalent) shall not, at the time of applying the primer, exceed BD 2 scale - 8% or less.

2.3 UNPLASTERED WALLS

All unplastered walls to receive 2 x coat “*Dulux Brick Dressing, Sealer and Undercoat*”, or similar approved, minimum 18hrs overcoating time.

The moisture content of all walls as measured with a Doser Hygrometer (or equivalent) shall not, at the time of applying the primer, exceed BD 2 scale - 8% or less.

3 CONCRETE SOFFITS

3.1 GENERAL

3.1.1 Codes of Practice

SANS 10155: 1980	Accuracy in buildings
SANS 1090: 2009	Aggregates from natural sources — Fine aggregates for plaster and mortar
SANS 2001-EM1:2007	Construction works - Part EM1: Cement plaster
SANS 50197-1:2013	Cement Part 1: Composition, specifications, and conformity criteria for common cements

3.1.2 Construction

Soffits to Existing and New Concrete Suspended Slabs

All loose plaster to existing concrete soffits, shall be removed.

All damaged plaster in exposed areas shall be made good and unless specified otherwise, the thickness and finish shall match the existing plaster finish.

All exposed plaster to existing and new concrete suspended slabs, shall, unless specified otherwise, be a min 10mm and max 20mm thick, with a steel trowelled finish.

Where the plaster is anticipated to exceed or exceeds 20mm in thickness, reinforcing mesh as per the structural engineer's specification shall be required.

Each plaster coat shall be applied in one single operation, unless practically impossible to do so at which point the manufacturers written guidance, if applicable, as well as the structural engineers written specifications and permission shall be obtained prior to applying any single coat of plaster in more than one operation.

The chasing of plaster is expressly prohibited, however where the chasing of plaster is unavoidable, the minimum cover thickness of the plaster over chased services and reinforcing mesh as per the structural engineer's specification shall be required.

Permissible Deviations from datum level

All plaster shall ensure that Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 3 is achieved.

3.1.3 Joints

All plaster shall be installed without any interference whatsoever with any of the structural joints in the concrete suspended floors.

All visible structural and movement joints that are expressed in the plastered or painted soffit, shall, except in the case of a painted finish, or if specified otherwise, receive a flexible "*Polymer Paintable Joint Sealant*" as per the structural engineers' details and specification.

3.2 PLASTERED AND UN-PLASTERED SOFFITS

All exposed plastered and un-plastered soffits shall receive 1 x coat "*Dulux 1 Step prep Water Based Primer, Sealer and Undercoat*", or similar approved, minimum 16hrs overcoating time, to be followed by 2 x coats "*Dulux Weathergaurd*", or similar approved. Minimum 48hrs between successive coats.

The moisture content of all exposed plastered and un-plastered soffits as measured with a Doser Hygrometer (or equivalent) shall not, at the time of applying the primer, exceed BD 2 scale - 8% or less.

4 CEILINGS TO PATIOS & ROOF EAVES

4.1 GENERAL

4.1.1 Codes of Practice

SANS 10155: 1980 Accuracy in buildings

General specification for drywall partitions and lightweight internal walls South African Building Interior Systems Association 2nd Ed, June 2004

4.1.2 Construction

All new ceilings to external patios and roof eaves shall comply with to comply with the SANS 10155: 1980 - Accuracy in buildings permissible deviations in floors and ceilings (Table 5).

4.1.3 Drywall Nail Up Ceilings

All drywall nail up ceilings shall be constructed with “Gyproc Moisture Resistant” board, or similar approved on 38 x 38mm SA pine brandering at max 760mm centres.

Permissible Deviations from datum level

All drywall flush plastered/nail up ceilings shall comply with Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 5.

5 WINDOWS AND DOORS

5.1 GENERAL

5.1.1 Codes of Practice

SANS 10155: 1980	Accuracy in buildings
SANS 1090: 2009	Aggregates from natural sources — Fine aggregates for plaster and mortar
SANS 2001-EM1:2007	Construction works - Part EM1: Cement plaster
SANS 50197-1:2013	Cement Part 1: Composition, specifications, and conformity criteria for common cements
SANS 10400-K:2011	The application of the National Building Regulations Part K: Walls

5.1.2 Construction

All door and window openings in new masonry walls to comply with the SANS 10155: 1980 - Accuracy in buildings permissible deviations in walls (Table 3).

5.1.3 Plaster to Door and Window Reveals and Window Cills

Existing and New Masonry and Concrete Walls

All loose and damaged plaster to existing masonry shall be stripped off and made good, with new plaster to match thickness of existing plaster

All plaster to existing and new door and window reveals shall, unless specified otherwise, be min 10mm and max 20mm thick, with a steel trowelled finish.

Where the plaster is anticipated to exceed or exceeds 20mm in thickness, reinforcing mesh as per the structural engineer's specification shall be required.

Each plaster coat shall be applied in one single operation, unless practically impossible to do so at which point the manufacturers written guidance, if applicable, as well as the structural engineers written specifications and permission shall be obtained prior to applying any single coat of plaster in more than one operation.

The chasing of plaster is expressly prohibited, however where the chasing of plaster is unavoidable, the minimum cover thickness of the plaster over chased services and reinforcing mesh as per the structural engineer's specification shall be required.

Permissible Deviations from datum level

All plaster shall ensure that Grade II accuracy as per SANS 10155: 1980 - Accuracy in buildings as per Table 3 is achieved.

5.1.4 Precast Concrete Window Cills

All precast concrete window cills to later specification.

5.1.5 Tile Window Cills

All tiled window cills to later specification.

5.1.6 Door Frames and leaf's

Timber or pressed metal door frames with solid core 5-panel timber or pressed metal door leafs to suit daylight opening.

Fire door frames to suit daylight opening with 2hr fire rated fire doors to be factory finished with a clear varnish.

5.2 WINDOW CILLS

All precast concrete and tile window cills to receive 1 x coat "*Dulux Super Grip All Surface Primer*", or similar approved, minimum 16hrs overcoating time, to be followed by 2 x coats "*Dulux Weatherguard*", or similar approved. Minimum 48hrs drying time between successive coats.

The moisture content of all walls as measured with a Doser Hygrometer (or equivalent) shall not, at the time of applying the primer, exceed BD 2 scale - 8% or less.

5.3 TIMBER DOOR LEAFS

All timber doors to sanded and sealed with 1 x coat *Dulux Wood Primer* and 2 x coats "*Dulux Woodgard Exterior Double Life Timbavarnish Eggshell*" varnish, or similar approved.

6 ROOF COVERINGS & RAINWATER GOODS

6.1 GENERAL

6.1.1 Codes of Practice

SANS 10400-L:2011 The application of the National Building Regulations Part L: Roofs

6.1.2 Construction

All roof coverings to comply with SANS 10400-L:2011 The application of the National Building Regulations Part L: Roofs

6.1.3 Metal Roof Coverings

All roof coverings to be Safintra 0,50mm thick SAFLOK 410 Colorplus® AZ150 interlocking roof sheeting.

6.1.4 Rainwater Goods

All rainwater gutters and downpipes to be made from 0.5mm thick galvanised iron.


6.2 METAL ROOF COVERINGS




All roof coverings to be 0,50mm thick SAFLOK 410 Colorplus® AZ150 interlocking roof sheeting with a “Sunset Red” finish.





6.3 RAINWATER GOODS

All rainwater goods to receive 1 x coat *Dulux Galvanised Iron Primer* and 2 x coats “*Dulux Pearlgo*” water-based paint, or similar approved.

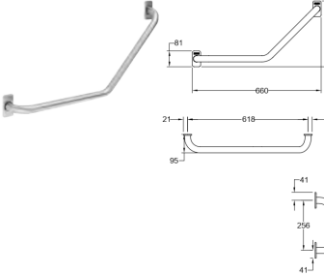


CHAPTER 3 – SANITARY SCHEDULE

X-RAY LAB		
KEY:	QTY:	DESCRIPTION:
	1	DOUBLE SINK (X-RAY LAB) FRANKE 'PROJECTLINE' INSET SINK, RECESSED DRAINAGE LEDGE AND 38mm DIAMETER WASTE FITTINGS SIZE: 1160mm X 460mm <i>FINISH: STAINLESS STEEL</i>

BATHROOMS		
KEY:	QTY:	DESCRIPTION:
	2	WATER CLOSET VAAL SANITARYWARE VITREOUS CHINA "PARKTOWN" 90° OUTLET TOP INLET (CODE 431500) OR BACK INLET (CODE 431600) CLOSED RIM BACK-TO-WALL PAN. TOP INLET CAN BE USED WITH AN EXPOSED FLUSHVALVE. <i>COLOUR: WHITE</i>
	2	FLUSHVALVE EXPOSED TYPE, BACK ENTRY TOILET FLUSHVALVE WITH CONTROL STOP AND WALL FLANGE. WITH BENT FLUSH PIPE AND PAN CONNECTOR. SANS 1240 HORIZONTAL TELESCOPIC ADJUSTMENT (CONTROL STOP VALVE BODY) FOR EASY INSTALLATION. <i>CODE: FM1-100</i>
	2	BASIN VAAL SANITARYWARE WALL HUNG 455 X 290MM "BANTAM" BASIN WITH TWO TAPHOLES, INTEGRATED OVERFLOW AND CHAINSTAY HOLE.

	<p>4</p>	<p>BASIN TAP</p> <p>MEDICAL ELBOW-ACTION PILLAR TAP, CHROME. INCLUDES: 1/4" TURN CERAMIC DISC HEAD PART, BLUE INDICE, 1/2" BSP MALE INLET, AND FLANGED BACKNUT. IDEAL FOR MEDICAL, KITCHEN AND INDUSTRIAL INSTALLATIONS. SANS 226 TYPE 2.</p>
	<p>3</p>	<p>BASIN WASTE</p> <p>UN-SLOTTED BATH AQUAWASTE (CLICK-CLACK WASTE) 70mm DIAMETER FLANGE, 40mm LONG SHANK, 1/2" BSP MALE OUTLET CONNECTION.</p> <p><i>CODE: 318-40</i> <i>FINISH: CHROME PLATE</i></p>
	<p>2</p>	<p>DOUBLE TOILET ROLL HOLDER WITH SPINDLE SYSTEM</p> <p>DOUBLE TOILET ROLL HOLDER WITH SPINDLE SYSTEM FRO WALL MOUNTING, STAINLESS STEEL SURFACE SATIN FINISHED, FOLDED FRONT COVER, CYLINDER LOCK WITH FRANKE STANDARD KEY. FOR 2 ROLLS WITH MAX. 120MM Ø, SECOND ROLL WILL BE RELEASED AFTER CONSUMPTION OF FIRST ROLL, WITH SPINDLES, RESERVE ROLL NOT VISIBLE. INCLUDES STAINLESS STEEL SCREWS AND DOWELS.</p> <p><i>CODE: RODX672 144 X 138 X 301 359987</i></p>
	<p>2</p>	<p>SOAP DISPENSER</p> <p>LIQUID SOAP DISPENSER FOR WALL MOUNTING, MANUFACTURED FROM 18/10 STAINLESS STEEL, SATIN FINISH. WITH A DEEP DRAWN LID, WELDED BODY AND CYLINDER LOCK WITH STANDARD FRANKE KEY. THE DISPENSER INCORPORATES A 1 LITRE POLYETHYLENE CONTAINER WHICH IS SUITABLE FOR LIQUID AND ANTISEPTIC SOAPS AND LOTIONS. SCREWS AND DOWELS INCLUDED.</p> <p><i>CODE: BS618 200 X 130 X 85 359800</i></p>

MOBILITY IMPAIRED PERSONS (PARAPLEGIC TOILET)		
KEY:	QTY:	DESCRIPTION:
	1	BASIN VAAL SANITARYWARE CERAMIC FIRECLAY 550 X 400MM RECTANGULAR "SPRINGBOK" BASIN WITH TWO TAPHOLES, INTEGRATED OVERFLOW AND CHAINSTAY HOLE.
	1	WATER CLOSET VAAL SANITARYWARE VITREOUS CHINA "PEARL PARAPLEGIC" SEMI-CLOSE COUPLED 90° OUTLET OPEN RIM WASHDOWN PAN AND MATCHING 9 LITRE CISTERN COMPLETE WITH LID, FITMENTS, AND PURPOSE MADE C.P. SIDE-FLUSH LEVER (LEFT OR RIGHT). SUPPLIED WITH PURPOSE MADE THERMOSET SEAT AND COVER PLATE.
	2	PARAPLEGIC TOILET TAP MEDICAL ELBOW-ACTION PILLAR TAP, CHROME. INCLUDES: 1/4" TURN CERAMIC DISC HEAD PART, BLUE INDICE, 1/2" BSP MALE INLET, AND FLANGED BACKNUT. IDEAL FOR MEDICAL, KITCHEN AND INDUSTRIAL INSTALLATIONS. SANS 226 TYPE 2.
	1	CISTERN AND FLUSH VALVE BACKRAIL FRANKE 750 X 260MM X 32MM Ø GRABRAIL MANUFACTURED FROM 18/10 STAINLESS STEEL, SATIN FINISH TO PREVENT SLIPPING. INCLUDES SCREWS AND DOWELS. <i>CODE: CNTXBR 750 X 260MM 35992</i>

	<p>1</p>	<p>ANGLE BAR</p> <p>FRANKE 618 X 95 X 256MM X 31.8MM Ø GRABRAIL MANUFACTURED FROM 18/10 STAINLESS STEEL, SATIN FINISH TO PREVENT SLIPPING. INCLUDES SCREWS AND DOWELS.</p> <p><i>CODE: CNTX700A 618 X 95 X 256MM 35877</i></p>
	<p>1</p>	<p>DOUBLE TOILET ROLL HOLDER WITH SPINDLE SYSTEM</p> <p>DOUBLE TOILET ROLL HOLDER WITH SPINDLE SYSTEM FRO WALL MOUNTING, STAINLESS STEEL SURFACE SATIN FINISHED, FOLDED FRONT COVER, CYLINDER LOCK WITH FRANKE STANDARD KEY. FOR 2 ROLLS WITH MAX. 120MM Ø, SECOND ROLL WILL BE RELEASED AFTER CONSUMPTION OF FIRST ROLL, WITH SPINDLES, RESERVE ROLL NOT VISIBLE. INCLUDES STAINLESS STEEL SCREWS AND DOWELS.</p> <p><i>CODE: RODX672 144 X 138 X 301 359987</i></p>
	<p>1</p>	<p>SOAP DISPENSER</p> <p>LIQUID SOAP DISPENSER FOR WALL MOUNTING, MANUFACTURED FROM 18/10 STAINLESS STEEL, SATIN FINISH. WITH A DEEP DRAWN LID, WELDED BODY AND CYLINDER LOCK WITH STANDARD FRANKE KEY. THE DISPENSER INCORPORATES A 1 LITRE POLYETHYLENE CONTAINER WHICH IS SUITABLE FOR LIQUID AND ANTISEPTIC SOAPS AND LOTIONS. SCREWS AND DOWELS INCLUDED.</p> <p><i>CODE: BS618 200 X 130 X 85 359800</i></p>