

# Annexure C

## GENERAL SPECIFICATION

VERSION: 1808/2021

Workshop Factories Rivergate (BLOCK A / B / C)

### **BUILDING STANDARDS AND CONDITIONS**

All construction procedures and standards will be in accordance with the requirements of SANS 10400, SABS and National Building Regulations. Cognizance must be taken of the Architectural Design Guidelines which will take preference in this finishing schedule.

#### **General**

All units have a large roller shutter door of approximately four (4) meters and a separate entrance door. Three Phase Power, 50 amps will be provided  
Brick walls around the lower level up to the first floor, fire walls between the units

#### **1. FLOOR CONSTRUCTION**

- 1.1 SABS approved moulded skirting that will be installed by a specialist on specified floor covering on 25mm screed, on 100mm concrete surface bed, on 275mm DP, on 50mm clean sand blinding on well compacted earth fill. Waterproofing will be done by specialist.
- 1.2 SABS approved moulded skirting that will be installed by a specialist on specified floor covering on 25mm screed on a concrete slab. Waterproofing will be done by a specialist.

#### **2. WALL CONSTRUCTION**

- 2.1 190mm Block wall externally on 750 x 250mm concrete strip foundation.
- 2.2 190mm Block wall internally on 750 x 250mm concrete strip foundation.
- 2.3 100mm Drywall partition internally on concrete slab.

#### **3. ROOF CONSTRUCTION**

- 3.1 IBR galvanized, steel corrugated long span single length roof sheeting to be installed at 10deg.
- 3.2 Pitch on 100 x 50 20mm galvanized steel channel, on galvanized portal frame to Engineers specifications, on galvanized steel I-Beam to Engineer's specifications.
- 3.3 150mm SABS approved roof insulation
- 3.4 All roofing is designed by Engineer and will be installed by specialist.
- 3.5 Waterproofing to be done by specialist.

#### **4. CEILING**

- 4.1 Underside of concrete slab to be skimmed and painted.
- 4.2 6.5mm skimmed rhinoboard suspended ceiling to Manufacturer's specification.
- 4.3 Fix to underside of galvanized steel portal frame.
- 4.4 600 x 600mm SA pine timber trapdoor provided in ceiling

#### **5. FLOOR FINISHES**

- 5.1 Kitchen, bathrooms and office areas will be tiled as per the developer's choice.
- 5.2 All tiled areas will have skirting 100mm with the floor tile.

#### **6. WINDOWS, DOORS AND FRAMES**

- 6.1 Aluminium windows will be as per ARCHITECT Schedule
- 6.2 Front door: will be as per ARCHITECT Schedule
- 6.3 External doors: External doors to be Aluminium
- 6.4 Internal doors: Hollow core type painted white and as per paint supplier specification.

#### **7. IRONMONGERY**

- 7.1 Internal doors are to be fitted with standard two lever motorise lockset with door handles as per DEVELOPERS's choice.
- 7.2 External doors are to be fitted with standard two lever motorise lockset with door handles as per the DEVELOPER's choice.

#### **8. WAREHOUSE**

- 8.1 Warehouse door as per ARCHITECT specification, 3500 x 4500mm Aluminium heavy duty industrial roller shutter door.
- 8.2 Walls will be skimmed and painted as per DEVELOPER's choice
- 8.3 Ceiling: there will be no ceiling in the double volume warehouse.
- 8.4 There will be no ceiling under the concrete slab
- 8.5 3 x fluorescent lights
- 8.6 3 x double power points

#### **9. Mezzanine Storeroom**

- 9.1 Storeroom as per ARCHITECT specification
- 9.2 Storeroom floor will be tile as per the DEVELOPER's choice
- 9.3 Drywalls will be plastered and painted as per DEVELOPER's choice
- 9.4 2 x fluorescent lights
- 9.5 Steel balustrade overlooking into warehouse

**10. Mezzanine Reception**

- 10.1 Reception as per ARCHITECT specification
- 10.2 Reception floor will be tile as per the DEVELOPER's choice
- 10.3 Drywalls will be plastered and painted as per DEVELOPER's choice
- 10.4 2 x fluorescent lighting
- 10.5 2 x double power points
- 10.6 Preparation for data point's

**11. Kitchenette**

- 11.1 Kitchenette as per ARCHITECT specification
- 11.2 Kitchenette floor will be tile as per the DEVELOPER's choice
- 11.3 Drywalls will be plastered and painted as per DEVELOPER's choice
- 11.4 Cupboards: Top and bottom cupboards made of melamine and granite melamine tops
- 11.5 Cupboard Doors will be melamine with impact edging
- 11.6 1 x fluorescent light
- 11.7 1 x Single power point and 1 x double power point
- 11.8 220V under counter geysers

**12. Sanitaryware**

- 12.1 Basins – Wall Hung as per developer's choice alternative can be quoted
- 12.2 Toilets – Floor standing cistern and pan as per developer's choice
- 12.3 Waste, taps, plugs and overflow will be as per developer's choice
- 12.4 Floors will be tiled as per developer's choice
- 12.5 Drywall to be plastered and painted as per developer's choice

**13. Sanitary Accessories**

- 13.1 Toilet paper holder in all toilets
- 13.2 Towel ring in all toilets
- 13.3 Extractor fans to be installed in all toilets

**14. Plumbing**

- 14.1 All waste pipes to be SABS approved PVC pipes
- 14.2 Hot water pipes to be SABS approved
- 14.3 Bathroom points provided with Angle Valve

**15. Painting**

- 15.1 All plastered areas will receive a single filler coat and 2 coats acrylic PVA to manufacturer's specification and ARCHITECT colour.
- 15.2 Ceilings will receive two coats white acrylic PVA to manufacturer's specification.
- 15.3 All internal doors will be painted white with non-drip enamel to paint supplier specification.
- 15.4 Outside Colour as per Developer's choice
- 15.5 Inside colour as per Developer's choice

**16. Electrical Points**

- 16.1 As per Architect's plan

**17. Light Fittings**

- 17.1 As per Architect's plan

**18. Glazing**

- 18.1 All glazing will be in accordance with SANS 10400-N
- 18.2 All glazing details in ARCHITECT's drawing



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