


# DATA CENTRE

ELIDZ – ZONE 1A

## Specification of Finishes REVISION - A

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OSMOND LANGE  
ARCHT ECIS TANKING


## aa GENERAL NOTES:

- Note all works, materials and finishes to comply with National Building Regulations, SABS, SANS, PW371-A + B, ASAQs Model Preambles to All Trades
- References: Room Data Sheets, Plans, Sections & Finishing Schedule as reference for all finishes & fittings.
- Priority: These Specifications take priority over details in the Bills of Quantities. Any discrepancies in descriptions and between documents to be brought to the attention of the Architect before any works are put in hand.
- Co-ordination: All materials and construction specifications to be read in conjunction with and co-ordinated with all referenced documents in the Bill of Quantities.
- Discrepancies: All documents and all on-site conditions to be checked prior to manufacture. Any discrepancies between documents to be brought to the attention of the Architect.
- "or equal and approved", or any similar expressions, means that approval must be gained from the Architect prior to ordering or installation of alternatives. It is the contractor's responsibility to prove parity or better prior to submission for approval.
- Trade names Trade names are used in reference to a quality basis, any alternative may only be used should parity or better be proven by the contractor.
- SABS: All materials to be SABS approved, or nearest approved equivalent.
- Quality: All brand names give specific quality levels. Any different materials used are to be approved by the Architect prior to being brought on to site. It is the contractor's responsibility to prove parity, or better.
- Engineer Details: All foundations and floor slabs to be undertaken in strict accordance with Engineer's drawings and details.
- Samples: All works to be erected, installed or placed on site, finishes and fittings are to have a sample approved on site by the Architect. No works may be put in hand until an approved sample is in place.
- Preparation: Ensure full preparation prior to installation of any materials.
- Fixings: All fixings to be non-corrosive generally countersunk and made good on completion.
- Painting All paint to be zero VOC type paint.

## bb QUALITY CONTROL

Full time Clerk of Works to be on site for monitoring quality of workmanship daily.

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# A FLOORS

## A00 FLOORS GENERAL

- Finished floor levels for all flooring materials are to be identical. Floor slabs to be cast at levels to suit different finishes as specified.
- Straight edge trims to be used between different floor finishes to details
- All surface beds, suspended slabs, beams etc. to Engineers detail and design.
- All floor slabs to be set on 30mm insulation foam set on DPM on sand blinding layer.
- All external thresholds to be weathered to fall towards external face to detail.
- All expansion and movement joints to Engineer's detail and specification.

Straight Edge Trim: For porcelain floor tiles use: M-Trim 12mm high brushed stainless steel straight edge trim (Code: SSE120) bedded in tile adhesive at join between 2 different floor finishes.

Grade 430 stainless steel for all internal areas

Grade 316 stainless steel for all external areas



Porcelain tile skirting: M-Trim 12mm high brushed stainless steel square edge trim (Code: SSE120) bedded in tile adhesive.

Grade 430 stainless steel for all internal areas



Porcelain floor tile movement/soft joints : Perimeter sealant movement joint to be provided at the perimeter of all tiled areas at the junction with vertical surfaces with Mapflex PU20 self levelling, two component polyurethane sealant for floor joints, applied in strict accordance to manufacturer's details and recommendations.

Intermediate movement joints to be provided at 3000mm centres as shown on tiling layouts. Joints to extend through tiles and bedding to substrate.

Colour: 114 Anthracite



Porcelain wall tile movement/soft joints : Intermediate movement joints to be provided at all internal vertical corners, and at positions indicated on tiling layouts, with Mapflex PU45 one component rapid hardening paintable, thixotropic polyurethane sealant, applied in strict accordance to manufacturer's details and recommendations.

Joints to extend through tiles and bedding to substrate.

Colour: 113 Cement Grey



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#### Damp Proof Membrane

Gundule USB Green 250µm damp proof membrane under concrete surface beds to SANS mark 952-1985 type C laid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape. DPM to extend vertical between edge of slab and internal face of brick skin and over width on inner brick skin to align with top of RC floor slab. All as continuous membrane with minimum 150mm overlaps at side laps. DPM to be laid on 50mm sand blinding layer on layers of compacted fill to engineer's detail and specification.

#### Screeds

Screed is only to be laid where specifically stated.

Overall floor finish and screed to be nominal 40mm thick, minimum screed to be 30mm.

Screed materials, aggregates, preparation, strengths, laying, tolerances, curing, finishing etc. to be as per "Sand-Cement Screeds" as published by The Concrete Institute 2013.

Class of Surface Regularity is 1. (Screed laid to 1mm tolerance over 1m.)

Screed - Strength Category is A for all floor surfaces unless otherwise stated (minimum 20MPa) and to conform to SABS 0155 (Accuracy in Buildings).

Screed in showers to have additive ABE Duraproof to be applied all to manufacturer's recommendations and specifications.

Screed to be laid with a bond breaking PVC joint around room perimeters. Note different levels as required at different finishes to ensure floor finishes at same levels.

Screed finish to be wood trowel finish for porcelain and ceramic floor tiles and steel trowel finish for vinyl sheeting and carpet flooring noting maximum deviations allowed.

#### Powerfloat

Concrete floor slab to Engineer details to be finished by a specialist skilled and experienced in the field to a smooth and even finish power floated smooth and compacted to a firm finish. A sample panel to be done and approved before any floor slabs may be cast.

### A01 EPOXY POLYURETHANE

Clean floor and remove

Clean floor and remove all surface dirt and surface contamination using approved degreaser (AquaSolve)

Diamond grind/scarify floor to remove all aged coatings.

Pull-off tests to be performed, results to be above 1.5N/mm<sup>2</sup>.

Moisture test to be below 5%

All expansion and construction joints to be opened/reamed and cleaned.

Prepare and fill all holes, defects and cracks by grinding and chipping;- For crack repairs use SikaDur 52ZA, for holes and chip marks use SikaDur AP

Entire floor to be primed using Sikafloor 161/156ZA primer.

Apply scraper coat to entire floor using Sikafloor 261/264 and silica flour

Apply 1mm thick top coat using Sikafloor 261/263 SC

Allow for curing before trafficking;- 24hrs foot traffic, 7 days heavy traffic

Seal all prepared expansion and construction joints using Sika Primer 3N, Sikaflex Pro 3WF

Seal joints after 24hrs. Allow sealant to fully cure for 36hrs before trafficking.


Note: If moisture is above 5% the following is to be applied prior to application of Sikafloor 161, all in accordance with manufacturer's details, recommendations and specifications;

- Sikafloor 155WN primer
- Sikafloor 81 Epocem at 2mm thick

Colour: Grey (or similar to architect's specification)

All to be applied in strict accordance with manufacturer's details, recommendations and specifications.

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## **A02 CRUSHED STONE - Ducts**

19mm Crushed stone laid on 200mm bed or river sand. Crushed stone to be free of dirt and debris

## **A03 CARPET TILES – 1 (General Office Areas)**

Nexus 500x500x8mm thick heavy commercial grade BERBER POINT 920 carpet tiles manufactured from 100% Stain proof Miracle Fibre (Polypropylene). This product is to be laid in a striated pattern in one direction, in accordance with SANS 10186 fitting code of practice and fitted with an approved acrylic emulsion adhesive. All laid in strict accordance with manufacturer's recommendations and specifications.

Colour: Turkey

## **A04 CARPET TILES – 2 (Executive Office Areas)**

Belgotex Aviator 500x500x8mm thick heavy commercial grade Tufted Multi-Scroll Loop Pile manufactured from Stainproof SDX (Solution Dyed Nylon). Use Classification - Heavy Commercial. This product is to be laid in accordance with SANS 10186 fitting code of practice and fitted with an approved acrylic emulsion adhesive. All laid in strict accordance with manufacturer's recommendations and specifications.

Colour: BLACK CLOUDS

## **A05 DOOR MAT**

Mat-Lok 18mm Reversible floor mat set in recess complete with full product guarantee. Being a closed construction barrier mat consisting of grey electrostatic buffed-nylon rubber inserts, fixed into extruded anodised aluminium scraper channels together with recess frame AMF31/31 to be screeded in as supplied by Decramat.

Mat to be 1800 x 2400 in positions as shown on plans and details.  
Exact sizes to be confirmed to details to each door as required.

## **A06 TILES PORCELAIN**


600x600x10.5mm PORCELAIN tiles

Colour: **GRAPHITE PHA662409M**

Allow new concrete work and screeds to cure for at least 28 days before proceeding, to ensure that they have a moisture content of 5% or less before tiling can commence. 30mm screeding must be firmly attached to the underlying concrete, must be integrally sound and must be of a quality and consistency suitable for tiling. All defective areas must be removed and the floor made good before proceeding by using Tal Rapidfix. If the surface has been woodfloated, it is possible to commence tiling. If the surface has been powerfloated or steelfloated, first key the surface with a slurry consisting of 1 part Tal Keycoat to 2 parts cement. While this coat is still tacky, the adhesive must be applied.

Apply Tal Gold Star 6 rapid setting adhesive to the background using a Tal notched trowel. Ensure that there is a solid bed of adhesive (at least 6mm thick) beneath each tile. Apply (using a Tal Floor Trowel) adhesive only to areas that can be tiled onto within 15 minutes. Bed dry tiles firmly into the wet adhesive with a twisting action to ensure full contact between the background, tiles and adhesive. Tiles

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should be well tapped home with a rubber mallet. Clean off any surplus adhesive with a damp sponge before it dries. Never butt joint tiles, the joints should be a consistent 5mm. Do not tile over structural, expansion or movement joints.

Allow a minimum of 4 hours before grouting. Apply grey Tal Wall and Floor Grout taking care to clean off surplus grout with a damp sponge before it hardens.

The joint should be at least 5mm wide and extend through the tile and adhesive layers. Where applicable, the bulk of the depth of the movement joint can be filled with polyethylene foam strips. Seal the joint using a suitable resilient sealant in accordance with the manufacturer's instructions. It is important that the joint sealant bonds only to the sides of the movement joint. Refer to the SABS Codes of Practice for the Design and Installation of Ceramic and Porcelain Tiling.

M•Trim grade 430 brushed stainless steel straight edge trim code SSE to suit relevant tile thickness to be used at all internal transitions between different floor finishes, and grade 316 brushed stainless steel to be used at all external transitions. All to manufacturer's specifications and recommendations.

## **A07 BRICK PAVING – Walkways and Aprons**

Bosun concrete Medium Urban paver, size 200 x 150 x 60mm thick, laid in stretcher bond in accordance with SANS 1200 MJ and CMA Concrete Block Paving Manuals, with a minimum longitudinal fall of 1% on a transverse fall of at least 2% on 25mm compacted sand bed with fine jointing sand swept and vibrated into joints, all laid on subgrade conforming to SANS 1200 D Degree Of Accuracy I. Paving to be inspected and re-sanded after three months.

All layer-works, sub-base preparation and final surface levels to Civil Engineer's details.

All external edges of paving abutting landscaping to be edged with Cementile Products Fig. 2B concrete kerb (250x75mm), all as per Manufacturer's details and recommendations.

Colour: Grey

## **A08 BRICK PAVING – Parking Areas**

Corobrik® (KwaZulu Natal) Corolock S-A concrete paving brick manufactured in accordance with SANS 1058, size 200 x 100 x 80mm thick laid in Herringbone Bond pattern in accordance with SANS 1200 MJ and CMA Concrete Block Paving Manuals, with a minimum longitudinal fall of 1% on a transverse fall of at least 2% on 25mm compacted sand bed with fine jointing sand swept and vibrated into joints, all laid on subgrade conforming to SANS 1200 D Degree Of Accuracy I. Paving to be inspected and re-sanded after three months.


All layer-works, sub-base preparation and final surface levels to Civil Engineer's details.

Colour: Charcoal

## **A09 GRANO SCREED**

Granolithic screed, 25MPa Class 2 30mm nominal thickness, steel trowel finished laid in panels ±3000x3000mm maximum, to falls as indicated to outlets and discharge points. Strength of screed to be confirmed by laboratory testing of batch mix prior to commencement and again on site. Stone to be 9mm with well graded sand blend to give full strength and good wearing surface. Screed to be laid on well prepared and cleaned concrete surface bed. Screed to be covered up at edges and around all plynths, continued up wall to 150mm high.

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**NOTE:**

Note all details per screed above, also noting Concrete and Cement Institutes details.

Weather Bar: 50 x 4mm HDG steel weather bar set into bitumen fixed in place and set in screed on centre line of all external doors as detailed.

All edges to be tooled smooth, square and plumb.

Granolithic screed to ramps to receive carborandum chips to prevent slipping.

All nosings to stair treads and external thresholds to be reeded with 75mm wide reedings as detailed 50mm from front edge to stop 75mm from either side.

**A10 CONCRETE POWER FLOAT**

Concrete slab to Structural Engineer's details and specifications power floated to Engineer specified tolerances by specialists in the field.

**A11 LANDCAPING**

See Landscaping Specifications.

- Preparation
- Nutrition
- Ground Levels
- Grassing
- Ground Cover
- Flower Beds
- Trees
- Maintenance

**A12 ELECTROSTATIC CONDUCTIVE EPOXY COATING**

Remove surface laitance mechanically by means of diamond grinding. Entire surface is to be primed with a 2-part "**SIKAFLOOR 161/156ZA**" primer using a roller at a rate of 3 sq. meters per litre.

Repair all major defects on floor using an epoxy resin system and fill in all floor joints.

NB: the painting contractor is to mark all floor joints prior to closing as they have to be reinstated on completion of painting.

The entire surface is to receive an epoxy scratch coat Sikafloor 161 Primer @3m<sup>2</sup>/LT

The foil earthing strips and earth spikes are to be applied as specified under earthing below.

The entire surface is to receive a 2 - part epoxy electrostatic conductive coat "**SIKAFLOOR 220W**" applied at a rate of no more than 0.1 kg/sq.m.

At this stage the floor surface is to be tested , see conformance specification below, this conformance specification is to be checked by a specialist.

Apply Sikafloor 262AS N @2mm thick. Apply Sikafloor 230 ESD Top Coat

On completion mark and cut new floor joints and seal with "SIKALFLEX PRO3 WF" Joint sealer.

All applied by an approved Sika specialist ESD floor painting contractor to manufactures specification and method statement. Floor coating process to be monitored and inspected by Anton Visagie of Technipaint Cell: 082 570 6945

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### A13 CONCRETE RAMP

Concrete ramp to slopes and details as indicated on drawings, wood float finish complete with smooth tooled edges all round. Concrete to Engineer details.

### A14 STEEL PLATE

6mm Steel plate with profiled pattern to approved samples, (Vastap type) bolted to steel subframe system all to engineer details. All edges to be smooth and rounded on completion. All fixings to be secured and in compliance with details and samples. All steel plate to be hot dip galvanized after cutting to shapes and sizes. No on-site welding or cutting permitted.

### A15 STEEL GRATING

Steel grating comprised sturdy vertical ribs set in sub-frame mounted to steel support structure all to Engineers details, all to be hot dip galvanized before installation, bolted in place and secured all round.

### A16 CONCRETE HARDSTAND

Concrete laid in panels to Engineer details with pan finish to approved sample panels in strict accordance with Paving Layouts and Engineer Plans and details

### A17 ESD VINYL SHEETING

Polyflor 2mm thick SD Collection ESD vinyl floor sheeting colour Lodestone (Colour code: 5830), laid in conductive acrylic adhesive spread with a notched trowel on suitably prepared cement screed with a hygrometer reading showing a moisture content of less than 70%, with joints welded with a fully flexible coloured Polyflor welding rod to provide a smooth, hygienic sealed finish and rolled with 68kg articulated floor roller, all in accordance with manufacturer's recommendations.


### A18 ACCESS FLOORING

Raised access flooring 1200mm above surface beds to be Bergvik 600x600 ESD Iso Floor with uniform distributed load of 20kN/m<sup>2</sup>. Surface bed, plinths and walls below access floor to be suitably prepared for painting with two coats Plascon Wall and All.

Concrete plinth 150mm high to be provided around all 160mm service sleeves

Bergvik South Africa : Clarissa Potgieter - +27 11 312 7901

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## B SKIRTING

### B01 ALUMINIUM SKIRTING – Drywall

70 x 1.6mm natural anodised aluminium skirting, fixed to wall at FFL at min 300mm cc as per manufacturer's details and recommendations.

### B02 MERANTI SKIRTING

Colour: Colour to architect's specification – **RAL 7016 Anthracite Grey**

19x69mm Hollow backed meranti skirting with arris rounded top edge, with 19mm Meranti quadrant to skirting base.

Surfaces must be clean dry and sound and new timber to be primed all round prior to fixing, with one coat pink wood primer. Thereafter, apply by brush first full coat Plascon Velvago Polyurethane Velvet Enamel all round; applied prior to fixing to wall. Thereafter apply by brush second full coat Plascon Velvago Polyurethane Velvet Enamel to back, u/s and over top of arris but not front face; applied prior to fixing to wall.

Apply by brush first full coat Plascon Velvago Polyurethane Velvet Enamel all round to quadrant; applied prior to fixing to skirting. Thereafter apply by brush second full coat Plascon Velvago Polyurethane Velvet Enamel to back and underside of quadrant but not front face; applied prior to fixing to skirting.

Thereafter, once completely dry; fix skirting to wall with HPS Anchors, & pelleted. Sand pellet heads until flush with face and touch up with above paint. Sand filler until flush with face and touch up with above paint. There after fix quadrant to front face of skirting at junction with floor finish; ensuring all to be true and level; all to be fixed with steel panel pins. All nail heads to be punched, filled with wood filler and sanded until flush with face and touch up with above paint.

Upon completion of all fixings apply by brush No.1 final full coat Plascon Velvago Polyurethane Velvet Enamel only to front face of skirting to arris top edge and including face of quadrant. All Velvago coats applied generously to ensure brush marks flow out to a smooth, even coat.

Note: All linear jointing to skirting to be scarf jointed.

All wall painting and floor finish to be complete prior to skirting fixing. Floor finish to be masked during final coat of skirting paint. All to manufacturers specifications and recommendations


### B03 TILES PORCELAIN SKIRTING

Tiles to match floor tiles cut to 100mm high fixed to wall face at floor junction with floor tiles. Cut face of tile to face down at floor tile junction, with top edge finished with M-Trim brushed stainless steel square edge trim SQE to suit tile thickness. All adhesive and grouting details to match floor tiles. Bottom joint to be B04.

### B04 SEALANT POLYSULPHIDE

Approved polysulphide sealing compound between vertical wall and horizontal floor ceramic / porcelain / etc. tiles forming finish for 'skirting'. Colour to Architects approval.

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## B05 POLYURETHANE MORTAR COVED SKIRTING

Preparation to be as per REF A01. Form cove between floor and wall using Sikafloor 29N coving grade mortar. Grooves for fixing screed and detailing mortar to be formed in accordance with manufacturer's details, and applied using suitable trowel to form correct cove shape.


Colour: To match floor finish

All to be in accordance with manufacturer's details and recommendations. Refer to Sika **Method Statement Sikafloor®-PurCem® PU Modified cementitious floor screeds**

Floor coating process to be monitored and inspected by Anton Visagie of Technipaint  
Cell: 082 570 6945

All to be applied in strict accordance with manufacturer's details, recommendations and specifications.

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## C WALLS

### BRICKWORK GENERAL

NOTE: Refer to Engineer's details for all Masonry and expansion joint details.

Brickwork may proceed to no more than 4 courses of brickwork at any one time, allowing lower courses to set prior to proceeding. During construction brickwork to be raked back at ends, no toothed junctions will be permitted. All brickwork junctions at abutting walls to ensure full bond at every course.

External walls are generally 310mm stock brick plastered and painted cavity walls. Cavity to receive wall ties.

Brickwork to be size 222 x 106 x 73mm clay stock brick manufactured in accordance with SANS 227:2002 Standard Specifications for Burnt Clay Masonry Units, (unless stated facebrick) 85mm brick gauge English Bond with flushed horizontal and vertical joints all laid in Class II mortar comprising 50kg cement; 40L lime; 200L sand (measured loose and damp).

All external brickwork to be cavity walls where the outer face of the inner skin is to receive a 1:6 cement and sand mix bagging, and then sealed with 2 coats of "ABE Brixal" bituminous emulsion, second coat painted perpendicular to first coat.

#### Wall Thickness

External walls generally 310mm brickwork with abutting internal of walls 230mm double skin and 110 single skin brickwork. External walls to comprise inner and outer brick skin with void between. Internal face to be built up and bagged and sealed then window reveals built up against sealed face.

Walls surrounding and supporting concrete ceilings to be 280mm brickwork internally having void filled with mesh 5mm diameter and concrete, external wall in these circumstances to have the cavity filled in the same way. End of cavity to have permanent timber shutter fitted to suit.

#### Cavity to Walls

Cavities in all brickwork to be kept clean to ensure full drainage on completion, to be cleaned out on a daily basis as the work progresses.

Transition between plastered external walls and foundation walls to be mortar sloping fillet formed prior to installing DPC.

During construction at DPC level leave out every 3<sup>rd</sup> brick to outer skin to allow full access for daily cleaning. Cut brick to be fitted on completion to close and allow 15mm weep hole on approval by Architect.

#### Cavity Wall Ties

3.15mm HD galvanized Butterfly or PWD Wall ties in accordance with SANS 28 shall be used for cavity wall construction built into all cavity walls as the work progresses at no less than 9 per square metre, set staggered and bedded minimum 75mm into each skin of brickwork as the work progresses. Wall ties to be set at not more than 300mm centres vertically and 150mm from edges at control joints, movement joints and around door and window openings. Generally wall ties to be set at not more than 450mm centres vertically and 600mm horizontally.

#### Brickforce

Load bearing walls to have 2,8mm minimum diameter to NBR standards galvanised Brickforce reinforcing at 3 brick course intervals generally built into bed joints or as detailed by the Structural Engineer. Brickwork above openings and brickwork below floor slab to be reinforced every course for minimum 5 courses, unless otherwise stated in Structural Engineer's detail. Brickforce reinforcing strips to be built in isolation into the appropriate brick

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skin and must not be used to tie the inner and outer skins of the cavity (where applicable) together. All to Structural Engineer's detail.

#### Foundation Brick

Well burnt, hard, selected brick, below finished ground and paving levels, laid in 85mm courses in stretcher bond with full bedded mortar all round strictly to Engineer's details.

#### Roof Tie

30x1.6mm HD galvanised hoop iron strap built 7 courses into brick between skins at positions in accordance with Roof Plan and Roof Truss Plan as approved. Strap to be bent into a "T" 150mm long at base and bent over truss and twice spiked / fixed to side face to truss all to Engineer details.

#### Brickwork in Concrete frame

Brickwork to be set out to details built to Engineers specifications tied to concrete all round complete with bracings and isolation joint to details.

#### Build in Door Frame

Door frame to be built in as the work progress, steel frame - 4 No hoop iron straps to each stile. Note frame to be primed on all faces in contact with concrete or brickwork prior to building in. Frame to be braced and propped during construction. Timber Frame to receive 10mm steel pin to base of frame set into concrete floor slab. Refer Door Schedules. Note details with DPC all around openings.

#### Build in Window Frames

Form brickwork openings complete with timber profile boxing to suit window sizes, window to be HILTI fixed into wall opening and silicone sealed all round. Plastered up to window framing after fitting and then sealed.

Form brickwork openings to sizes to suit aluminium window sizes. 2 or 3 No pre-tensioned lintels to comply with SANS 1504 to be set at window head height propped along their whole length until brickwork has fully set.

Note detail drawings of DPC all round window openings.

#### Air Bricks

To be pre-cast concrete built in complete with vermin proofing to both internal and external vents, pointed all round in positions as indicated. Ensure masking of vermin proof during painting.

#### Expansion / Movement Joints

Expansion joint to be undertaken in conjunction with Engineers details, to be formed using 12mm jointex set between brickwork and or concrete as the work progresses. Joint to be stabilized with slip joint HDG R12 bars 800mm long bedded into brickwork as the work progresses and grease and double paper wrapped to one side of joint. External – grey polysulphide abe Flexothane 1 elastomeric joint sealant, raked out joint flush finished polysulphide sealer. Internal face to be raked back and sealed then fitted with 102x22mm meranti fixed to one side of joint, painted.

#### Damp Proof Course

Gundle Brickgrip DPC 375 damp proof course in walls to SANS mark 952-1985 type B laid with minimum 150mm overlap.

#### DPC membrane

Gundle Brickgrip DPC 375 micron damp proof course in walls to SANS laid with minimum 150mm overlap.

FOR 230 / 340mm WALL under roof covering:

DPC to be level with top of surface bed; laid horizontal flat DPC for full width of wall with side lap joints to be lapped minimum 250mm.

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DPC below external sloped window cill for width of wall and to overlap width of window opening by minimum 150mm at either side fixed to underside window frame and to exit wall face below cill all to details.

For cavity wall construction:

DPC to be level with top of surface bed on single skin, stepped down 1 course in cavity to outside skin for full width of wall with side lap joints to be lapped 150mm all to detail.

Note: Sloped mortar fillet to be formed and allowed to cure prior to installing DPC

DPC to be inserted above all lintels/beams over openings, stepped up one course to the inner skin and built into inner skin with mortar fill under to detail.

## C00 PLASTER

Quality Control: An approved sample panel of plaster to be built prior to construction.

All walls shown as plaster on elevations and details are to be one coat cement plastered, plaster to be 15mm thick composed of 1 part cement and 5 parts sand, with woodfloated finish to brickwork and concrete, with V-Joints cut into junctions between the two all to detail. Mortar mix to have 1 part Pro-Struct Mortarproof 610 added 1 part per 3 parts cement to manufacturer detailed instructions.

Plaster is to comply in all respects with documents issued by The Concrete Institute "Successful Plastering"; "Concrete, Plaster and Mortar Mixes for Builders" and "Common Defects in Plaster".

All edges to be smooth tooled with edging tool to suit with surfaces generally straight and true, V-joints to be formed at junction with differing material finishes.

### Skim Coat – Interior

All internal plastered walls to be skimmed with Plascon Skim Coat PSI-1 and finished surface primed to accept painted finish, all according to Manufacturer's details and specifications.

### Skim Coat – Exterior

All external plastered walls to be skimmed with Plascon Skim Coat PSE-1 and finished surface primed to accept painted finish, all according to Manufacturer's details and specifications.

## C01 PAINT ACRYLIC

Plaster per specification ref C00.

Surfaces must be in sound condition. Fill defects with Polycell Mendall 90 or Polyfilla Exterior to manufacturers recommendations. Repair any imperfections; ensure surfaces are dry, clean and well sanded. Moisture content not more than 8% measured on a Doser Hygrometer BD2 scale (or equivalent) before painting.

Apply PLASCON Plaster Primer.

Apply PLASCON 'Universal Undercoat'.

Finish with No.2 coats of Plascon Teflon based Wall & All with 2 hours drying time between coats. Apply liberally in order to obtain an unbroken barrier coat to seal surface properly. All applied according to manufacturer's specifications and recommendations.

Colour: To Architects Specifications. Allow 80% TWA1000 pastel tint base; 20% deep tint base TWA2000.

## C02 CERAMIC WALL TILES 200x200

200x200x5mm Matt White Wall tiles per Johnson Tiles / or Tile Africa MWC-4-1 Matt White wall tile or equal and approved laid on smooth plaster walls (as per specification ref C00) walls  
Splashback to be 3x horizontal rows of tiles to min 500mm beyond width of fittings

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Allow all new wall rendering to cure for at least 14 days. The rendering must be firmly attached to the substrate, must be integrally sound and must be of a quality and consistency suitable for tiling. Renders should be left with a woodfloat finish. The background must be clean, dry firm and sound; and free from dust, loose particles and surface contaminants before proceeding. If the surface has been steel floated, key the surface with a slurry consisting of 1 part Tal Keycoat to 2 parts cement applied by block brush. Allow slurry coat to dry for 4-6 hours.

Apply Tal Professional to the background using a Tal notched trowel. Ensure that there is a solid bed of adhesive of min 5mm beneath each tile. Spread adhesive only into areas that can be tiled onto within 10-15 minutes. Bed dry tiles into the wet adhesive with a twisting action to ensure full contact between the background, tiles and adhesive and tap tiles well home with a rubber mallet. Clean off any surplus adhesive with a damp sponge. Joints should be 5mm and be consistent throughout. Do not overtile expansion or movement joints. These joints must be extended through the various layers to the surface.

Grouting should not commence within 1-3 days of bedding of tiles - depending on atmospheric conditions. Use grey Tal Wall and Floor Grout for filling joints. Ensure that the surplus grout is cleaned off the surface of the tiles with a damp sponge before it hardens.

Movement joints should be located every 5m in both directions, and should be located around the perimeter of all floors, in all vertical corners, against obstructions fixed to the structural background and over all discontinuities in building materials, and around any fixtures protruding through the tiled surface.

All external corners to be finished with an M-Trim brushed stainless steel square edge trim SQE100 to suit tile thickness

### C03 PORCELAIN WALL TILES

300x300x8.3mm PORCELAIN tiles – JOHNSON KERASTAR RANGE - Refer to tiling layouts for location and quantities of various colours to be used;

TL-1 Johnson NIGHT (N) KER508 (matt finish)

TL-2 Johnson CLAY (N) KER506 (matt finish)

Tiles to be laid in accordance to the following specification:

#### SURFACE PREPARATION

For walls and floors there are minimum curing periods for wall and concrete floors as well as screeds and plaster:

New concrete floors require 4 weeks curing time before screeding and the screed another 4 weeks before tiling can commence.

New concrete floors require 6 weeks curing time before direct bedding.

The area to be tiled must be wood floated and not steel trowelled or power floated.

#### ADHESIVE APPLICATION

Apply Tal Gold Star 6 rapid setting adhesive to the background using a Tal notched trowel. Ensure that there is a solid bed of adhesive (at least 6mm thick) beneath each tile. Apply adhesive only to areas that can be tiled onto within 15 minutes. Bed dry tiles firmly into the wet adhesive with a twisting action to ensure full contact between the background, tiles and adhesive. Tiles should be well tapped home with a rubber mallet. Clean off any surplus adhesive with a damp sponge before it dries. Never butt joint tiles, the joints should be a consistent 3mm. Do not tile over structural, expansion or movement joints.

#### GROUTING

Allow a minimum of 4 hours before grouting. Apply grey Tal Wall and Floor Grout taking care to clean off surplus grout with a damp sponge before it hardens

#### GENERAL

Expansion / movement joints to detail specifications. Do not tile over expansion/movement joints.

All the above applied in accordance to manufacturer's specifications and recommendations.

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## C04 DRYWALL

Gyproc 3100mm high GypWall Classic Ultrasteel Stud Drywall, consisting of stud and track system with 63,5/70/102 x 35mm Donn Drywall UltraSTEEL™ studs at 600mm centres friction fitted into head track and floor track and clad on both sides with 12,5mm thick taper edged Gyproc RhinoBoard fixed with 25mm Gyproc RhinoBoard Sharp Point Screws at 220mm centres with all external angles to have Drywall cornerbeads attached and all joints to be covered with RhinoTape and finished with two layers of RhinoGlide applied and lightly sanded down, leaving wall surface prepared for painting, all in accordance with the manufacturer's recommendations.

Walls with wets services including basins, sinks, toilets, cisterns etc to be clad in waterproof Gyproc Gyproc Moisture Resistant Glasroc H from corner to corner ensuring all skim materials etc are similarly waterproof and all edges of the board to be fully sealed to manufacture details – noting base of board offset from floor complete with sealant, penetrations to be sealed, surface to be tiled.

- Wall system : GypWall Classic 63/F30S42
- Cladding : Rhinoboard Classic board
- Stud size : 63.5 x 35mm at 600mm centres minimum.
- Fire rating : 30 minutes
- Sound rating : 40dB (Opinion).

Walls higher than 3100 refer to stud sizes and centres using Gyproc Isover details and instructions.

## C05 DRYWALL – SOUND INSULATED

Drywall acoustic partition consisting of stud and track system with 63,5mm Donn Drywall UltraSTEEL™ studs at 600mm centres friction fitted into head track and floor track with 63mm Isover "Cavitybatt" insulation inserted into cavity of partitioning and clad on both sides with 15mm thick taper edged Gyproc Firestop board fixed with 25mm Gyproc RhinoBoard Sharp Point Screws at 220mm centres with all external angles to have Drywall cornerbeads attached and all joints to be covered with RhinoTape and finished with two layers of RhinoGlide applied and lightly sanded down, leaving wall surface prepared for painting, all in accordance with the manufacturer's recommendations.

Walls with wets services including basins, sinks, toilets, cisterns etc to be clad in waterproof Gyproc Gyproc Moisture Resistant Glasroc H from corner to corner ensuring all skim materials etc are similarly waterproof and all edges of the board to be fully sealed to manufacture details – noting base of board offset from floor complete with sealant, penetrations to be sealed, surface to be tiled.

- Stud size : 63.5 x 35mm at 600mm centres minimum.
- Fire rating : 60 minutes
- Sound rating : 49dB

Walls higher than 3250 to be built using 102mm studs with 60min fire rating and 52dB sound rating, refer to stud sizes and centres using Gyproc Isover details and instructions.

## C06 OFF-SHUTTER CONCRETE


Off-shutter concrete to be CLASS 2 smooth. Refer to Engineer's details and specifications

## C07 IBR SIDE CLADDING

Huletts Aluminium 'Global Roofing Solutions' 0,8mm thick BR7 Profile embossed aluminium vertical cladding with Azure Blue Color-Tech G4 finish, from 4000mm above finished floor level to eaves level, fixed to galvanised cold rolled girts with insulation tape between girt and cladding with stainless steel screws. Bottom edge of side cladding to eastern and western facades to be angled, fixed to girts fixed onto brickwork. Installation region: from 0m to 400m of the coast – C5 High Corrosion Risk. All in accordance with the manufacturer's instructions.

No side wall insulation is provided.

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## D. SILLS

### D00

At all external door threshold finishes are to be laid against an M-Trim 3 x 40mm brass flat bar, Code: BFB 300, fixed into position with an approved adhesive. Refer to details.

All thresholds to be weathered to fall towards external face.

All grano thresholds to receive a 76 mm wide reeding across opening stopped 50 mm from edge.

### D01 ALUMINIUM SLOPED - External Sills

Colour Anodised Aluminium

125x45x2mm Natural anodised aluminium bent to form external sill profile. Open ends to be capped in matching material. Sill to be tucked behind aluminium window and sealed with approved polysulphide sealant along entire length of window frame. Sill to be set onto brickwork complete with DPC set into underside of window frame and extended 2 courses down and exit at wall face.

### D02 TILED

Tiles in accordance with C03 above laid to slight slope away from window to ensure no pooling, complete with silicone sealant along full length of window. All tile external edges to be finished with M.Trim brushed stainless steel square edge SQE to suit tile thickness.

### D03 DRYWALL ALUMINIUM

Colour Anodised Aluminium

Standard aluminium Glazing reveal suited specially to partition walling in natural anodized aluminium finish around all window reveals in Drywalling.

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## E CEILINGS

### E01 SUSPENDED – ACOUSTIC 600 x 600 - Offices

New OWA ACOUSTIC 600x600x15mm Finetta mineral wool ceiling tiles with revealed edge and white paint finish, laid on OWA Construct® S3 pre-painted exposed T24 tee suspension system with SM25 shadowline cornices. "T" Sections to be suspended from u/s of 228 x 38mm joist at max 1200mm c/s, supported by partitioning. All suspended galvanised hangers at centers not exceeding 1200mm. All to be fixed according to manufacture's specification.

Ceiling height - refer to ceiling layouts.

Donn SM 25 or equal and approved shadowline cornice. Special care is to be taken at internal and external corners which are to be accurately cut and neatly mitred an NOT overlapped.

Colour : White to match suspended grid system.

NOTE: Ceiling to stop at drywall. Drywall to continue to min 150mm above ceiling line

### E02 SUSPENDED – VINYL CLAD – Ablutions & Utility Rooms

Capco Ceiltex 99% RH resistant Ripple White square edge vinylclad gypsum aluminium foil backed ceiling tiles, size 600 x 600 x 12mm thick, laid on CKM T38/24 24 x 38mm pre-painted white exposed grid system comprising main tees at 1200mm centres and CKM T38/24 24 x 38mm cross tees at 600mm centres at right angles to main tees with 600mm cross tees spaced between 1200mm cross tees at 600mm centres. Main tees suspended by means of 19 x 0,5mm thick galvanised mild steel strap hangers, fixed to bulb of main tee with wafer-tek screws at 1200mm centres using 6mm Express nails. Ceiling perimeter to be finished with CKM W20/20 shadowline, fixed at 450mm centres using wall anchors. Ceilings to be installed by an approved specialist and in accordance with the manufacturer's recommendations.

### E03 CONCRETE PAINTED

Concrete slab to Structural Engineer's details to Class 2 concrete finish.

Underside of concrete slab, beams and columns as directed to be smooth plastered and painted.

Refer to Specification ref. C00 and C01

### E04 BULKHEAD

9mm gypsum board fixed to Donn support system as required to form Bulkhead to details.


Actual support structure to be approved prior to installation. Boarding to be screwed to support structure at max 200mm centres the whole to be taped at joints and skimmed all round ready to receive paint.

All to be painted one coat plaster primer and 2 coats acrylic paint WHITE.

### E05 FLUSH PLASTERED CEILINGS

Gyproc GypCeil 12,5mm HiSpec S flush jointed ceiling with taper-edge Rhinoboard fixed print side up with 25mm Gyproc RhinoBoard Sharp Point Screws at 150mm centres to steel bracing at 300mm centres in one direction. All joints to be covered with Gyproc Rhinotape fixed over joints (double over butt joints) and then plastered with 3mm to 6mm thick CreteStone Skim plaster, all fixed to trusses/soffit, in accordance with the manufacturer's recommendations.

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Flush plastered ceiling perimeter to be finished using Gyproc 45 x 35mm flush plaster trim (12,5mm thick) (Code: 1969) plugged and screwed to wall.

#### Paint Specification:

All surfaces to be prepared for painting.

Surface to be dry, sound and free of dirt and loose particles. Wipe down with a damp cloth and allow to dry completely. Prime with one coat Plascon Professional Plaster Primer (PP 700) with an over coating time of 16 hours and finish with two coats Plascon Professional Superior Satin (PEM 1100) with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C1 - inland environment.

#### **E06 INSULATION – Offices - Over Ceiling**

100mm Isotherm insulation laid over the top of the ceiling tiles, with 100mm overlaps.

#### **E07 INSULATION – Data Halls and Support Rooms - Fibreglass Above Purlin**

Isover 75mm thick Factorylite non-combustible flexible lightweight industrial fibreglass roof insulation with white metalized foil facing, fixed concurrent with the roof covering above purlins with galvanised steel straining wires at 300mm centres and tied down top and bottom after tensioning with galvanized hoop iron ties with overlaps stapled together, all in accordance with manufacturer's recommendations.

#### **E08 SISALATION**

Install in full lengths Sisalation FR405 under roof sheeting to all office/administrative buildings strictly to manufacturer details set on 1.6mm galvanized sag wires set at 350mm centres max with 150mm overlap to sheeting. Sheeting to be laid from apex to eaves over sag wires with bottom edge set over top of wall. Sisalation to be laid over trusses but under roof purlins pulled taught ensuring even void between roof sheet and Sisalation.

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# F ROOF

## F01 ROOF SHEETING – Mill Finish

0,9mm Thick 'Global Roofing Solutions' Ziptech 420' Profile 3004 aluminium sheeting and accessories with stucco embossed mill finish, concealed fixed through 75mm thick 'Factorylite' insulation (insulation as per E07) to steel purlins or rails, with 'Ziptech' Aluminium Halts fixed with stainless steel screws, installation region: from 100m to 400m of the coast, in strict accordance with the manufacturer's instructions.

Flashings and edge trims – Roof trims along all gable ends and exposed edges and ends of roof sheeting formed using preformed folded 0.8mm thick aluminium stucco embossed mill finish, including all polyclosures, counter flashings, edging strips, serrated closures and sealing strips, secured to roofing supports at max 1000mm centres. Roof trims to be formed and profiled to Manufacturer's details and recommendations for building's 100m to 400m of the coast. (Note: Flashings and edge trims to be oversized to accommodate wind-driven rain)

**Roof sheeting, all lengths of side laps and end laps, fixing and fastening types and methods and details, strictly to manufacturer's specification and recommendation.**

## F02 GUTTERS ALUMINIUM 150

Watertite Guttering OGEE profile aluminium seamless gutter, (size: 150mm OGEE x 0.9mm) with brackets fixed at 500mm ccs, with stucco embossed mill finish, including cut and mitred angles covered with a mitre strip externally, stop ends riveted and all sealed on the inside with Dow Corning 813 silicone sealer, secured to fascia with 20 x 3mm dual-purpose brackets at 500mm centres, with 100x75x0.9mm Aluminium down pipes with stucco embossed mill finish, fixed to brickwork with 25mm wide aluminium gutter straps. Downpipes fixed to gutter conical rainwater outlet.

Downpipes at 6m intervals.

Fullbore outlets & gravity drainage used for exposed concrete roof slabs.

## F03 CONCRETE SLAB

Off shutter concrete Class 2 finish all round to be cleaned up and made to approved samples all round to Engineers details noting any services penetrations and outlets.

## F04 CONCRETE SLAB - WATERPROOFING TO SCREED

Screed as above to be laid to falls to outlets.

Waterproofing: The whole area and minimum 200mm up walls to be waterproofed with 2 layers of torch-on Elastomeric bituminous re-inforced membranes, top layer to have stone chip UV protection. Water proofing to be dressed into outlets to manufacturer details and completed with coved edges to all abutting faces all round.

First layer to be prepared and primed before installation using Polyglas Evolight S stabilized and re-inforced with glass fibre bitumen based compound all to manufactures detailed instructions. Apply 4.5mm Polyglas Evolight mineral finish (grey) torch-on membrane as top coat to manufacturers details and instructions and to all 90° junctions as gussets (as per manufacturer's instruction). Apply as above torch-on as second layer to all horizontal surfaces (as per manufacturer's instruction). Seal all terminating edges. Apply as above torch-on as second layer to all vertical surfaces, including 200mm turn-down onto horizontal (as per manufacturer's instruction).

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Seal all terminating edges.  
 Seal top terminating edges of torch-on into v-joint (as per detail).  
 Counter-flash all top terminating edges of torch-on to details and approved sample, as per manufacturer's specification.

All to manufacturer's instructions and specifications minimum 10 year guarantee on installation.

Equipment to be mounted on concrete plinths raised above general floor area to achieve levels.

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## G MISCELLANEOUS

### G01 WINDOW BLINDS

Supply and installation of Windovert Venetian blinds with 25 aluminium slats of thickness 0,21mm, inclusive of all components and operating system. All components including head and bottom rail to be colour matched. Colour to later Arch Detail

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