

THE WORX ZONE

FINISHES SPECIFICATION

- 1 **General:**
 - 1.1 This specification is to be read in conjunction with the building plans produced by the Project Architect, Atelier & Associates (Pty) Ltd as well as the attached matrix schedule. In the event of conflict, this specification shall take precedence.
 - 1.2 All works will comply with the applicable SABS 0400 codes, the National Building Regulations, the Local Authority Regulations and the Model Trade Preambles issued by the Association of South African Quantity Surveyors. Compliance with the OSHACT after possession will be the responsibility of the Purchaser.
- 2 **Structure:**
 - 2.1 The structure of the building will comprise of a reinforced concrete frame consisting of reinforced concrete columns and reinforced concrete suspended slabs to the Project Engineer's design.
 - 2.2 Foundations will be to the Engineer's design. If piling is required, then the design will be to the Specialist Contractor's design, and approved by the Engineer
 - 2.3 Surface Bed to Lower Basement Level - to comprise of G-block paving or power-floated reinforced concrete on layerworks to Engineer's design.
 - 2.4 Suspended Floor Slab to Upper Basement Level - Power-floated reinforced concrete with ventilation pockets in places to accommodate ventilation
 - 2.5 Retaining walls to the Basement Levels will be reinforced concrete. Where the boundary line restricts working space for a reinforced concrete wall, contiguous piles will form the retaining structure.
 - 2.6 Suspended Floor Slabs - power-floated reinforced concrete.
 - 2.7 Access to the upper floors will be via two reinforced concrete staircases, which will also double up as a fire escape route, or by lift.
 - 2.8 Vehicular Access to the Basement Levels will be via reinforced concrete ramps to Engineer's design
 - 2.9 Roof Structure to comprise of structural steel or timber trusses to the Engineer's design and specifications. Flat roofs will be constructed of reinforced concrete slabs.
- 3 **Roof Covering:**
 - 3.1 Roof sheeting will comprise Zincalume profiled metal sheeting, with secret fixing. The roof will be insulated with Owens Corning "Energylite" insulation or similar to achieve insulation values as per SANS204, installed to the manufacturer's specifications.
 - 3.2 Flat Roofs will be waterproofed with torch-on waterproofing.
- 4 **Wall construction & finish:**
 - 4.1 External walls will be 200mm thick. The external skin will be built with a combination of clay imperial "Firelight Travertine" face bricks and stock bricks. Facebrick will be provided to the feature panel walls, with other areas at the sole discretion of the Architect. The internal skin will be 90mm stock brick. The outer face of the inner skin will be bagged with 1:5 mortar and sealed with two coats of bitumen emulsion sealant. Textured plaster may be used on certain exterior panels of the building, as determined by the Architect.
 - 4.2 Internal Finish - stock brick walls to common areas generally will be plastered with a one coat sand:cement plaster, steel trowelled to a smooth finish.
 - 4.3 Exterior Finish - plastered faces will be painted with exterior grade pure acrylic paint, all in standard colours.
 - 4.4 Paint and tile specifications will all be standard suppliers colours selected by the Architect
 - 4.5 The completed building, including windows, will be cleaned prior to handing over.
- 5 **Windows & doors:**
 - 5.1 External window frames will be a combination of opening and fixed powder coated aluminium. The aluminium will be powder coated to the Architect's colour choice. Glazing will be in compliance with the NBR. Internal windows, if any, & excluding partitions, will be fixed (i.e. non-opening) with powder coated aluminium frames. Glass will be clear, and in compliance with the NBR. Glazing to toilet windows will be obscure.

- 5.2 The main entrance door will comprise a glazed door in a powder coated aluminium frame. A glazed shopfront will surround the front door, designed and supplied by a specialist sub contractor. The shopfront will have powder coated aluminium mullions and transoms to the Architect's colour choice. The glass in the shopfront will comply with the NBR.

6 **Electrical:**

- 6.1 Power Supply - three-phase electrical reticulation, designed by the electrical engineer will be provided to the building.
- 6.2 Sufficient external security lights and other decorative exterior grade lighting will be provided to the exterior of the building to ensure that the exterior of the building is attractively lit up at night, all to the Architect's specification.
- 6.3 A single phase exterior grade isolater will be provided in the area designated for the installation of the airconditioning condensor unit system. The installation of the airconditioning system itself has not been included.
- 6.4 A telephone distribution board, located in a suitable "Telkom" cupboard, with suitable sleeves to Telkom's infrastructure will be provided to the building. Note that it is the PURCHASER's responsibility to procure a telephone service.
- 6.5 A wireway to a single point from the satellite dish will be provided but not the dish itself nor the decoder.
- 6.6 All SABS, NBR and local authority rules pertaining to emergency lighting will be complied with.

7 **Mechanical:**

- 7.1 Mechanical ventilation of the common area toilets will be provided, if required, all to the mechanical engineer's design and specifications.
- 7.2 The Purchaser is responsible for the installation of the airconditioning system to the unit. The condensor unit shall be installed in the designated area.

8 **Plumbing:**

- 8.1 Water will be metered by a general bulk meter.

9 **Common Area Facilities:**

- 9.1 The ablutions will be provided with white vitreous china fittings. Urinals will be wall hung. WC's will comprise floor mounted closed coupled suites. Washhand basins will be wall-hung. Brassware will be chromium plated, chosen by the Architect. Cold water only will be provided to wash hand basins. Mirrors of 400mm wide by 900mm high will be fitted above the washhand basins. Chromium plated toilet roll holders will be fitted to all WC stalls. Chrome-plated single towel rails will be provided. All toilets will be mechanically ventilated where necessary. Tiling will be provided to the walls up to 1500mm height. The dividing walls of the WC cubicles will be constructed of 90mm brick to door head height and the interior of the cubicles will be plastered with a single coat sand cement plaster and finished with acrylic PVA paint. All items listed above will be provided to the Architect's specification and colour choice.
- 9.2 The tea kitchens will be provided with cupboards finished in formica with square-edge doors and post-formed formica tops all to the architect's design and colour choices. A drop-in single end bowl stainless steel sink with drainage area will be provided with a mixer to the Architect's choice. Under-counter cupboards will be provided and no top cupboards. Hot water will be provided by an under-counter geyser. Walls will be tiled to a height of 1500mm and the floors will be tiled as well, all to the architect's specification and colour choice. The walls above the tiling will be plastered with a single coat sand cement plaster and painted with an acrylic PVA paint to the Architect's colour choice. The ceiling will be of rough cast concrete, unpainted. A single socket outlet will be provided for the Purchaser's fridge as well as a double socket outlet above the counter, all positioned by the electrical engineer. Lighting will be to the electrical engineer's design with the fitting chosen by the Architect. Mechanical ventilation will be provided if required by local authority regulations.

- 10 **Fire protection:**
- 10.1 All statutory and Ethekwini Municipal rules and regulations pertaining to fire protection will be complied with and as per Fire Consultant's design. Sufficient fire hydrants, firehose reels and 4kg universal hand fire extinguishers will be provided to common area's in accordance with the Municipally approved fire plan. No automatic sprinkler system is required and one will not be provided. No allowance has been made for smoke detection, or fire alarms. Fire and safety signage will be supplied and fitted.
- 11 **Service area:**
- 11.1 The bin area, Telkom cupboard, and an electrical room will be constructed in the basement. A separate electrical transformer room will be provided. Both faces of the wall will be smooth plastered and painted with an undercoat and two finishing coats of acrylic PVA. The surface bed will comprise a power-floated concrete floor, with the bin area floor laid to falls. Suitable electrical reticulation will be provided, to the electrical engineer's design. Framed, ledged and braced timber doors will be provided - with ventilators as required. The bin area will be supplied with a tap and a drainage point and mechanical ventilation if required.
- 12 **Elevators:**
- 12.1 Elevators will be provided by a specialist with the finishes to the Architect's specification.
- 13 **Paving & other external surface finish:**
- 13.1 Paving to the entrance driveway and open parking bays will comprise brick pavers laid according to the Architect's detail. The paving will be laid to falls, with stormwater outlets leading to the stormwater system. Parking bays, including numbers, and directional arrows will be marked out.
- 13.2 Walkways leading from the open parking area to the office entrances will comprise brick pavers laid in a pattern selected by the Architect.
- 14 **Landscaping:**
- 14.1 Landscaping will be provided in accordance with Tongaat Hullett Developments' guidelines and the drawings approved by the Design Review Committee. An irrigation system will not be provided although a water point will be provided at ground floor level.
- 15 **FINISHES: OFFICES:**
- 15.1 **General**
- 15.1.1 All works will comply with the applicable SABS 0400 codes, the National Building Regulations, the Local Authority Regulations and the Model Trade Preambles issued by the Association of South African Quantity Surveyors.
- 15.2 **Ceilings:**
- 15.2.1 Concrete finish, unpainted, no ceilings or ceiling grids will be provided.
- 15.3 **Tea kitchen:**
- 15.3.1 Tea kitchens will not be provided and water supply or drainage points will not be provided.
- 15.4 **Floor finishes:**
- 15.4.1 Carpets will not be provided and the floor will be will be a concrete finish, power floated and ready to receive carpets or tiles. No provision has been made for division strips between floor finishes.
- 15.5 **Wall construction & finish:**
- 15.5.1 No internal partitioning or divisions to the unit has been provided for.
- 15.5.2 Internal Finish - stock brick walls will be flush-pointed and no further finish will be provided.
- 15.6 **Electrical & Mechanical:**
- 15.6.1 The electrical supply to the unit will comprise of a single phase 230V power supply to a sub-distribution board all to the electrical engineer's design and specification. A wireway to a point below the sub-distribution board will be provided for a power skirting installation on exterior perimeter walls. The internal electrical reticulation of the unit is the responsibility of the PURCHASER. A light will be provided above the sub-distribution board as well as a single socket outlet below the sub-distribution board.

16 SPECIFIC EXCLUSIONS:

- 16.1 Furniture
- 16.2 Furnishings
- 16.3 Equipment
- 16.4 Reception desk
- 16.5 Bar counters
- 16.6 Above counter wall mounted kitchen units
- 16.7 Burglar Bars
- 16.8 Internal burglar alarms
- 16.9 PA Systems
- 16.10 Intercom systems
- 16.11 Uninterrupted Power Supply (UPS)
- 16.12 Standby or Emergency Power
- 16.13 Internal localized surge arresters
- 16.14 Access control to the building, or property - including prox card readers, prox cards, remotes, strike locks etc.

- 16.15 Soap dispensers, hand dryers, roller towels, towel dispensers and waste bins to toilets and tea kitchens
- 16.16 Shower curtains
- 16.17 Kitchen, Restaurant or Canteen appliances
- 16.18 Electrical connections to tenant equipment
- 16.19 Telephone cabling
- 16.20 Computer cabling
- 16.21 Satellite dish, Television aerial and cabling
- 16.22 Powerfactor correction
- 16.23 White sound
- 16.24 Directory signage
- 16.25 Corporate signage
- 16.26 Parking bay signage
- 16.27 Telephone system, PABX, reticulation etc
- 16.28 Computer cabling, routers, cabinets etc
- 16.29 Building management system
- 16.30 Blinds or curtains
- 16.31 Masterkey system

17 NOTES:

- 17.1 Specifications subject to availability or substitution with similar alternatives to Architects choice and specification.
- 17.2 Services to other sections above or below the Purchaser's section may reticulate through the Purchaser's section.
- 17.3 Purchaser is responsible for the compilation, submission to the local authority and approval of drawings by the local authority, of all drawings related to the completion of the UNIT from a shell to a finished unit.
- 17.4 Purchaser to obtain occupation certificate from Local Authority for changes made to section purchased after occupation.
- 17.5 Purchaser to refund SELLER electrical and or water deposit paid on behalf of Purchaser.
- 17.6 The purchaser is to purchase / lease refuse bins as no provision has been made for this.

18 FINISHES: RETAIL UNITS (GROUND FLOOR) :

- 18.1 **Ceilings:**
- 18.1.1 Concrete finish, unpainted
- 18.2 **Tea kitchen:**
- 18.2.1 No tea kitchens will be provided.
- 18.3 **Floor finishes:**
- 18.3.1 Power-floated concrete
- 18.4 **Wall construction & finish:**
- 18.4.1 No internal partitioning or divisions to the unit has been provided for.
- 18.4.2 Internal Finish - stock brick walls will be flush-pointed and no further finish will be provided.
- 18.5 **Electrical & Mechanical:**
- 18.5.1 The electrical supply to the unit will comprise of a single phase 230V power supply to a sub-distribution board all to the electrical engineer's design and specification. A wireway to a point below the sub-distribution board will be provided for a power skirting installation on exterior perimeter walls. The internal electrical reticulation of the unit is the responsibility of the PURCHASER. A light will be provided above the sub-distribution board as well as a single socket outlet below the sub-distribution board.
- 18.5.2 The installation of an airconditioning or any ventilation or extraction system is the responsibility of the PURCHASER.

19 ACCESS CONTROL TO BASEMENT PARKING

- 19.1 Access to the upper basement will be controlled by an electrically operated access boom, provided by the SELLER, which will be activated by an access card to be purchased by the Purchaser. No provision for a paid public parking system has been made. No intercom connection to the access control point has been provided for.

SCHEDULE OF FINISHES	LIFT LOBBIES	SERVICE CUPBOARDS	EXTERNAL ACCESS WALKWAYS	EXTERNAL PARKING & D/WAY	COMMON AREA TOILETS	COMMON AREA TEA KITCHENS	MAIN STAIRCASE	SECONDARY STAIRCASE	SERVICE ROOMS	LOWER BASEMENT	UPPER BASEMENT	BASEMENT LOBBIES	EXTERNAL WALKWAYS	OFFICE UNITS	RETAIL UNITS	STORES
FLOORS																
Porcelain tiles P.C. R120/m ² , laid to Architect's detail layout.	■											■				
Ceramic tiles P.C. R100/m ² , laid to Architect's detail layout.					■	■	■									
Sand:cement screed		■						■	■							
Power floated concrete		■	■									■	■	■	■	■
G-Blok pavers or power floated concrete										■						
Brick pavers				■												
Steel grating over ventilation openings where required												■	■			
WALLS																
Smooth plaster; finish with one undercoat and two coats acrylic PVA	■	■	■		■	■	■	■	■			■	■	■		
Flush-pointed stock brickwork with no further finish															■	■
Concrete columns and walls to be rubbed down, and painted with one coat undercoat and two coats of contractor's PVA up to 1,000 mm. Brick walls to be bagwashed and painted with one coat undercoat and two coats of contractor's PVA up to 1,000 mm.										■	■					
Marmoran feature panel to Architect's design and specification	■															
Ceramic tiles P.C. R100/m ² to Architect's detail layout to 1.5m above FFL					■	■										
SKIRTING																
100 mm cut tile skirting to match floor tile	■						■					■				
100mm cut tile skirting to Architect's choice			■													
CILLS																
Externally – to match external finishes														■	■	■
Internally - smooth plaster with arised edge and painted finish as per walls.					■	■								■	■	■
CEILINGS																
Rough cast concrete finish, unpainted	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■
Rhinoboard ceiling with skimmed joints, painted with one undercoat of alkali resistant primer ("Duraseal" or similar approved) and two coats acrylic PVA. Bulkheads as required.	■											■				
ELECTRICAL AND LIGHTING																
Sub-distribution board with individual metering														■	■	
Single 15-amp socket outlet	■					■								■	■	
Double 15-amp socket outlet						■										
Low bright fluorescent lamps within a flush mounted light fitting with acrylic diffuser producing 250 lux in the room or area.	■				■	■						■				
Fluorescent lamps within a waterproof surface mounted light fitting, with acrylic diffuser producing 160 lux in the room or area.										■	■					
Wall mounted bulkhead lights to 160 lux.		■		■					■							■
Single wall mounted bulkhead light above sub-distribution board														■	■	
Wall or ceiling mounted bulkhead lights to 250 lux.			■				■	■								
Decorative wall-mounted down or uplighters to Architect's choice	■											■				
DOORS																
Standard height semi-solid meranti slatted door painted with an undercoat and two finishing coats of enamel paint, to Architect's choice of standard colours, hung on Meranti frames		■			■	■			■			■				■
Glazed powder coated hinged aluminium door	■													■	■	

SCHEDULE OF FINISHES	LIFT LOBBIES	SERVICE CUPBOARDS	EXTERNAL ACCESS WALKWAYS	EXTERNAL PARKING & D/WAY	COMMON AREA TOILETS	COMMON AREA TEA KITCHENS	MAIN STAIRCASE	SECONDARY STAIRCASE	SERVICE ROOMS	LOWER BASEMENT	UPPER BASEMENT	BASEMENT LOBBIES	EXTERNAL WALKWAYS	OFFICE UNITS	RETAIL UNITS	STORES
	Standard hollow core door painted with an undercoat and two finishing coats of enamel paint, to Architect's choice of standard colours, hung on Meranti frames, to toilet cubicle doors					■										
IRONMONGERY AND FITTINGS																
Cylinder lockset with hollow brushed stainless steel or aluminium furniture as per Dorma, or similar approved by the Architect.	■											■		■	■	
2 Lever Lockset with hollow brushed stainless steel or aluminium furniture as per Dorma, or similar approved by the Architect		■				■			■							■
Brushed hollow stainless steel pull handle with cylinder lock (thumbscrew internally) - or similar approved by architect					■				■							
Union WC indicator bolt.					■											
Light-duty overhead door closer.					■	■						■		■	■	
Heavy-duty overhead door closer	■															
Rubber tipped door stop		■			■	■			■			■		■	■	
Rubber tipped hat and coat hook/door stop to cubicle doors					■											
Aluminium signs (Male, Female, Kitchen)					■	■			■							
Barrel lock to sliding aluminium doors																
Brassware to Architect's choice					■	■										
Mirror 400mm wide X 900mm high with bevelled edges mounted with chrome-capped fasteners					■											
Chromium plated toilet roll holders					■											
Chromium plated single towel rail, 900mm long					■											
White vitrous china wall-mounted washhand basin with no pedestal with chrome bottle trap					■											
White vitrous china close-coupled WC with matching supawood seat					■											
White vitrous china urinal					■											
Kitchen cupboards constructed of fibreboard in standard colour formica finish, doors with square edges all in formica finish, post-formed formica tops, fibreboard shelves finished in formica, handles to Architect's choice, no drawers, no top cupboards, all to Architect's detail.						■										
Under-counter geyser of 10l capacity						■										
MISCELLANEOUS																
Mechanical ventilation in compliance with the NBR where needed, natural ventilation will be provided where practical					■	■			■	■	■					
Balustrading comprising brick wall with top rail in stainless steel, all to Architect's detail.		■					■						■			
External water supply point.				■												