

“LIST OF SPECIFICATIONS FOR ROSSI RACEWAY PARK”

1. Concrete

- 1.1 Concrete bases under steel columns to be 25Mpa concrete. Sizes and details as per Engineers specifications.
- 1.2 Strip footings shall be cast in 20Mpa concrete.
- 1.3 The factory floor shall be a slab of 100mm thick in 25Mpa concrete on fill compacted to 98% AASHTO.
- 1.4 The surface shall be power-floated and shall be cut in panels $\pm 5m \times 4,2m$.
- 1.5 The grooves shall be unfilled and shall not be less than 25mm deep.
- 1.6 The office- and ablution floors will be 75/100mm thick and shall be cast separate from the warehouse floor. 250 micron dpm is to be layed under the ablution and office floor slab.
- 1.7 Slab over office and ablutions is to be constructed as per Engineer’s design.
- 1.8 $\pm 3m$ high reinforced concrete retaining wall measuring $\pm 120m^1$ as per engineers’ specification.

2. Brickwork

Outside skin seen from road	: Face brick Karoo Blend Travertine. (“Crammix”)
Outside skin on others	: MB 90mm concrete blocks
Inner skin	: MB 90mm concrete blocks
Partition walls	: MB 140/190 concrete blocks
Offices, toilets, etc.	: MB 90mm concrete blocks
External window cills	: Face brick on edge.
Internal skins around windows	: R.o.k. clay bricks.

All brick products are S.A.B.S. approved.

3. Plasterer

- 3.1 Internal walls of the offices and the office toilets to be plastered.
- 3.2 Internal window cills to be plastered.
- 3.3 Factory walls to be bagged.
- 3.4 Underside first floor slab to be skimmed, outside to be plastered.

- 3.5 Office- and ablution floors to be screeded.
- 3.6 Outside lintels over windows to be plastered.

4. Carpenter

- 4.1 Internal doors to be standard commercial quality hollow core hardboard fitted with a two lever lock and matching chrome handles.
- 4.2 The main entrance lobby doors to be epoxy coated aluminium, fitted with a standard lever lock and handle.
- 4.3 Office ceiling to first floor to be white vinyl clad panels in an exposed-T system. (Suspended type ceiling.)
- 4.4 Meranti skirting to entire office area. (Where no powerskirting.)
- 4.5 Rubber doorstops.

5. Windows and doorframes

- 5.1 All window frames to be epoxy-coated aluminium. (Colour to be determined at later date.)
- 5.2 Internal doorframes shall be pressed steel and shall have a painted finish.

6. Tiler

- 6.1 Washbasins and sinks to have a 450mm high splash back only.

7. Glass and glazing

- 7.1 Windows to the kitchen and toilets will be 3mm obscure type.
- 7.2 The office windows will be glazed in clear float glass.
- 7.3 The front entrance doors and lower parts of office windows will be glazed with safety glass.
- 7.4 600 x 400mm mirror above handwash basin splashback in toilets.

8. Structural steelwork

- 8.1 The structural steelwork will be designed and certified by a registered Structural Engineer and will be erected complete with bracing, purlins, rails and galvanised bolts and nuts.

- 8.2 Allowance has been made for 4,0m x 4,5m high galvanised gear operated roller shutter doors with wicket doors.
- 8.3 Galvanised valley gutters with pvc down pipes.

9. Painter

- 9.1 All structural steel will be thoroughly cleaned of rust with machinedriven wire brush. A coat of oxide primer paint will be applied followed by a green finishing coat. Touching-up of the score marks due to handling will be done during erection. Purlins to be galvanized only.
- 9.2 Internal door frames will receive two coats enamel paint.
- 9.3 Internal factory walls to receive two coats of white P.V.A.
- 9.4 Internal office and toilet walls to receive one filler coat and two coats of washable P.V.A.
- 9.5 Exposed p.v.c. downpipes to be painted.

10. Sheeter and guttering

- 10.1 The roof will be sheeted with white-coated galvanised sheets complete with ridge cappings, bargeboards and eaves fillers. (Gable cladding to be white.)
- 10.2 Ventilation frames on end of monitors.
- 10.3 Coated aluminium eaves gutters with p.v.c. downpipes to office roofs.
- 10.4 1,45m high polycarbonate translucent sheets at apex monitor. (Staggered)
- 10.5 All required fixing accessories.
- 10.6 One sided Alucushion insulation under roof sheeting only on white pvc coated straining wires.

11. Plumber

- 11.1 All plumbing and storm water systems shall be to municipal regulations and inspection. (Closed system)
Equipment and fittings:
 - Toilet bowl : white porcelain
 - Toilet cistern : white porcelain
 - Hand wash basin : white porcelain
 - Wash troughs : stainless steel
- 11.2 Fire hydrants, hose reels and extinguishers as per architects drawings.

11.3 Hot and cold water to kitchen sinks, office handwash basins and factory wash troughs only.

11.4 Sundries with a chrome plated finish. (Toilet roll holders, soap dishes and towel rings.)

12. Electricals

12.1 Electrical installation as per attached plan. (To follow.)

13. Roads, driveways and pavement crossings

13.1 100mm thick, 25Mpa concrete yard slab on compacted fill, compacted to 98% MOD AASTHO, with a broom finish.

13.2 Parking lines.

13.3 100mm Mpa concrete passage ways between buildings cut in 2.0m x 5m with a broom finish.

13.4 PVC sleeves under pavement crossings.

13.5 Pavement crossing to be paved using 80mm grey concrete interlocking pavers.

14. Sundries

14.1 Internal epoxy coated burglar bars to all ground floor windows. These will be installed after the plaster and painting is complete.

14.2 Galvanised and epoxy coated security gate to reception entrance fitted with an electric lock.

15. Floor covering

15.1 Berberpoint carpet tiles to all office and staircase areas.

15.2 Ceramic floor tiles in ground floor reception and ablution areas.

16. Exclusions

16.1 Curtains, counters, lockers, etc.

16.2 Value Added Tax (V.A.T.)

16.3 Computer system and cabling

- 16.4 Burglar alarm systems.
- 16.5 Air conditioners.
- 16.6 Irrigation system.
- 16.7 Any municipal and/or Eskom deposits and fees.
- 16.8 Water, sewer- and stormwater connection fees.
- 16.9 Whirly Bird roof ventilators.