

PRELIMINARY SPECIFICATION FOR PROPOSED RACING PARK DEVELOPMENT.

1. Building measurements

- 1.1. Building area : 14134m².
- 1.2. Column height at eaves: As per engineers drawing.

2. Site

- 2.1. The site has been viewed and is in an acceptable condition to commence building, subject that the existing soil is compacted.
- 2.2. The building site will be leveled and the yard area will be sloped towards the street and stormwater pits.
- 2.3. All rubble and grass top layer will be removed.

3. Excavation

- 3.1. Setting out of and excavations in pickable ground for the bases under the steel columns and all strip footing. Maximum excavation depth: 1,0m.

4. Concrete

- 4.1. Concrete bases under steel columns to be 20Mpa concrete. Sizes and details as per Engineers specifications.
- 4.2. Strip footings shall be cast in 20Mpa concrete.
- 4.3. The factory floor shall be a slab of 100mm thick in 25Mpa concrete on fill compacted to 98% AASHTO.
- 4.4. The surface shall be power-floated and shall be cut in panels ±5m x 4,5m.
- 4.5. The grooves shall be unfilled and shall not be less than 25mm deep.
- 4.6. The office- and abluion floors will be 75/100mm thick and shall be cast separate from the warehouse floor. 250 micron dpm is to be layed under the abluion and office floor slab.
- 4.7. Slab over office and abluions is to be constructed as per Engineer's design.

5. Brickwork

Face brick skin : Karoo Blend Travertine. ("Crammix")

Outside skin on boundaries	: 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 windowsills	: Brick on edge.
Internal skins around windows	: Clay Bricks.

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

6. Plasterer

- 6.1. Internal walls of the offices and the office toilets to be plastered.
- 6.2. Internal windowsills to be plastered.
- 6.3. Factory walls to be bagged.
- 6.4. Underside first floor slab to be skimmed, outside to be plastered.
- 6.5. Office- and ablution floors to be screeded.
- 6.6. Outside cills over windows to be plastered.

7. Carpenter

- 7.1. Internal doors to be standard commercial quality hollow core hardboard fitted with a two lever lock and matching chrome handles.
- 7.2. The main entrance lobby doors to be epoxy coated aluminium, fitted with a standard lever lock and handle.
- 7.3. Office ceiling to first floor to be white vinyl clad panels in an exposed-T system. (Suspended type ceiling.)
- 7.4. Meranti skirting to entire office area.
- 7.5. Security gate in front of office doors complete with electric lock. (Galvanised with a white epoxy coated finish.)

8. Windows and door frames

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

9. Tiler

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

10. Glass and glazing

10.1. Windows to the kitchen and toilets will be 3mm obscure type.

10.2. The office windows will be glazed in clear float glass.

10.3. The front entrance doors and lower parts of office windows will be glazed with safety glass.

11. Structural steelwork

11.1. 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.

11.2. Allowance has been made for 4,0m x 4,5m high galvanised endless chain operated roller shutter doors with wicket doors.

11.3 Galvanised valley gutters with pvc down pipes.

12. Painter

12.1. 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.

12.2. Internal door frames will receive two coats enamel paint.

12.3. Internal factory walls to receive two coats of white P.V.A.

12.4. Internal office and toilet walls to receive one filler coat and two coats of washable P.V.A.

12.5. Exposed p.v.c. downpipes to be painted.

13. Sheeter and guttering

13.1. The roof will be sheeted with white-coated galvanised sheets complete with ridge cappings, bargeboards and eaves fillers. (Gable cladding to be white.)

13.2. Ventilation frames on end of monitors.

13.3. Coated aluminium gutters with p.v.c. downpipes to office roofs.

13.4. 1,45m high translucent sheets at apex monitor. (Staggered)

- 13.5. All required fixing accessories.
- 13.6. One sided Alucushion insulation under roof sheeting only on white pvc coated straining wires.

14. Plumber

- 14.1. 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
- 14.2. Fire hose reels as per architects drawings.
- 14.3. Hot and cold water to kitchen sinks, office handwash basins and factory wash troughs only.

15. Electricals

- 15.1. Electrical installation as per attached plan. (To follow.)

16. Roads and driveways

- 16.1. 80mm Interlocking concrete pavers on 150mm G5 subbase layer.
- 16.2. Parking lines.

17. Rubble

- 17.1. All builders rubble will be removed from the building site as work proceeds.
The site will be left in a neat and tidy condition.

18. Floor covering

- 18.1. Berberpoint carpet tiles to all office and staircase areas.
- 18.2. Ceramic floor tiles in ground floor reception and ablution areas.

19. Exclusions

- 19.1. Curtains, counters, lockers, etc.
- 19.2. Value Added Tax (V.A.T.)

- 19.3. Computer system and cabling
- 19.4. Hand operated fire fighting equipment.
- 19.5. Burglar alarm systems.
- 19.6. Air conditioners.
- 19.7. Irrigation system.
- 19.8. Any municipal and/or Eskom deposits and fees.
- 19.9. Water, sewer- and stormwater connection fees.
- 19.10. Whirly Bird roof ventilators.
- 19.11. Security fencing.

20. Form of contract

- 20.1. JBCC Series 2000, Principal Building Agreement.

PRELIMINARY ELECTRICAL SPECIFICATION.

Herewith our preliminary electrical specification as requested:

- 400 Watt sodium vapour floodlights on a day/light switch. 1 / 5,5 units
- 400 Watt Mercury vapour high bay light fittings. 3/Unit
- 1500mm 2 tube fluorescent light fitting with diffuser. 3/unit
- 1200 x 600 recessed three-tube light fitting in exposed-T system. 6/unit
- 100W Ø200mm glass cheese type light fitting. 3/unit
- 500mm fluorescent light fitting. (kitchen) 1/unit
- Double 16 Amp plug points. 6/unit
- Dedicated computer plug points. 6/unit
- Telephone points. 6/unit
- 16 Amp single switch socket outlets. 8/unit
- Connection for hot water cylinder. 1/unit
- 200 x 150mm Telkom distribution box in reception. 1/unit
- 80 Amp Eskom distribution board. 1/unit
- 32 Amp Three Phase plug points 2/unit
- Ø25, Ø50 and Ø110mm sleeves for various connections. Item
- External steel security gate to be fitted with electrical lock, which is linked to the intercom system. 1/unit
- Rep. door release button linked to intercom. 1/unit
- Plug point for future A/C Unit. 1/unit