

FORESHORE
PLACE



**Finishes
Specifications**

FORESHORE PLACE

(Office Lift Lobby, Cleaners, Toilets, Kitchens & Passages)

CODE	LOCATION	DESCRIPTION	PREPARATION	IMAGE	SUPPLIER
CORNICE					
B1	LIFT LOBBIES	2 off 25x50mm SA Pine blocking pieces fixed to walls & painted black with powder coated recessed aluminium shadowline cornice for flush plastered plasterboard ceilings as per DONN or equal approved. Colour: White NOTE: Cornice is to be continuous and pass in front of the projecting faces of the vertical lift architraves.			DONN or equal approved
B2	VARIOUS	Powder coated aluminium recessed shadowline cornice for flush plastered plasterboard ceilings as per DONN or equal approved. Colour: White NOTE: Cornice fixed to 25x50mm timber blocking piece against plasterboard to accommodate full height tiled walls or mirror.			DONN or equal approved
B3	VARIOUS	Recessed plasterboard bulkhead cornice (to be painted black) to accommodate downlighters to wash feature walls.			
B4	VARIOUS	Painted 16x38mm SA Pine perimeter cornice fixed to walls. Colour: Black			
B5	VARIOUS	Powder coated aluminium shadowline recessed cornice for lay-in ceiling tiles as per DONN SM25 or equal approved. Colour: White			DONN or equal approved

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B6	LIFT LOBBY	100x22mm Painted supawood pelmet fixed to 50x50x3mm GMS angle fixed to ceiling sub-structure to hide overhead sliding door hardware. Colour: White NOTE: Interior LED flexible strip light with aluminium channel & diffuser (as per electrical engineer's specifications) fixed to GMS angle		See Detail 1 on Dwg. No. 7-32	
CEILING					
C1	VARIOUS	Skim plastered and painted 9mm thick tapered edge plasterboard ceiling fixed at right angles to 35mm galvanised steel main and cross Tees at 600mm centres using 25mm drywall screws at 150mm centres suspended from conc. soffit above. NOTE: Central raised ceiling with perimeter bulkhead with LED strip coved lighting surround to Lift Lobbies			DONN or equal approved
C2	VARIOUS	Flat skimmed and painted plasterboard ceiling with 9mm thick tapered edge plasterboard fixed at right angles to 35mm galvanised steel main and cross Tees at 600mm centres using 25mm drywall screws at 150mm centres.	NOTE: Greenboard in wet bathroom & kitchen areas painted with anti-fungal paint on substructure by specialist		DONN or equal approved
C3	FUTURE OFFICE	Suspended ceiling with mineral fibre Futura 60 Premium white 600x1200mm drop-in acoustic ceiling tiles (or as per existing refurbished storeys) laid on a Donn T38 exposed grid with T38 main tees T38 cross tees at 600mm centres with white anodised aluminium capping exposed faces, all suspended with galvanised hangers at centres not exceeding 1200mm, and all installed to manufacturer's instructions.			DONN or equal approved

WALLS

Surfaces shall be clean and free of oil and thoroughly wetted directly before any tiling is commenced. Concrete surfaces shall be slushed with a mixture of one part cement and one part coarse sand or otherwise treated to form a proper key. Where tiles are fixed to plaster, plasterboard or screeds with an adhesive, the adhesive shall be as recommended by the manufacturer of the tiles. Joints shall be straight, continuous and flush pointed with an approved grouting compound. Tiling described as “on walls” is on conc. walls or drywalls unless otherwise stated.

W1	LIFT LOBBY	<p>Melamine wrapped 12mm thick boards to front face only (as per Melawood or equal approved) fixed to 19x50mm SA Pine battens at centres recommended by the manufacturer fixed to exist. conc. walls. Colour: Cannero Fusion finish NOTE: 1200mm wide boards with horizontal grain with 3mm thick natural anodised aluminium strip at 1275mm AFFL (1200+75mm skirting) which coincides with the centre of the lift call buttons. Base of veneered wall panel to be finished with 15x15x1,5mm equal leg powder coated aluminium angle detail above skirting. Colour: Satin Black VP8203</p>			
W2	TOILETS	<p>600x600x10mm thick Full bodied porcelain wall tiles with rectified edges for butt jointed installation with max. 3mm grouted joints. Colour: Moonstone range Code: MST6003LP semi-polished NOTE: All exposed tile junctions to have natural anodised aluminium tile-in corner beading (as per M-trim ATICB120 or equal approved)</p>			Ceragran or equal approved
W3	TOILETS	<p>600x600x10mm thick Full bodied porcelain wall tiles with rectified edges for butt jointed installation with max. 3mm grouted joints. Colour: Moonstone range Code: MST6006LP semi-polished NOTE: All exposed tile junctions to have natural anodised aluminium tile-in corner beading (as per M-trim ATICB120 or equal approved)</p>			Ceragran or equal approved

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W4	VARIOUS	<p>Combination of 600x600x10mm thick and 600x300x10mm thick full bodied porcelain wall tiles with rectified edges for butt jointed installation with max. 3mm grouted joints. Colours: Moonstone range Code: MST6003LP semi-polished and MST6004LP semi-polished</p> <p>NOTE: All exposed tile junctions to have natural anodised aluminium tile-in corner beading (as per M-trim ATICB120 or equal approved)</p>			Ceragran or equal approved
W5	VARIOUS	<p>600x600x10mm thick full bodied porcelain wall tiles with rectified edges for butt jointed installation with max. 3mm grouted joints. Colours: Moonstone range Code: MST6004LP semi-polished</p> <p>NOTE: All exposed tile junctions to have natural anodised aluminium tile-in corner beading (as per M-trim ATICB120 or equal approved)</p>			Ceragran or equal approved
W6	MALE TOILETS	<p>Customised vinyl graphic wallpaper glued to face of drywall (image to architect's specification)</p> <p>NOTE: 38x2mm thick flat powder coated aluminium edging fixed around edges of wallpaper in Lift Lobbies only. Colour: Satin Black VP8203</p>			
W7	VARIOUS	<p>Drywall boarding to be skimmed and painted with 2 coats Midas Envirolite (or equal approved) eggshell enamel washable antifungal paint applied on undercoats as per manufacturer's recommendations. Colour: to be confirmed by architect</p>			

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W8	VARIOUS	1 Coat interior plastered masonry wall to be painted with 2 coats Midas Envirolite (or equal approved) eggshell enamel washable antifungal paint applied on undercoats as per manufacturer's recommendations. Colour: to be confirmed by architect			
W9	PASSAGE	Melamine wrapped 12mm/16mm thick boards with vertical grain (as per Novolam or equal approved). Colour: Burnt Oak Silhouette finish fixed to SA Pine battens and counter battens at centres recommended by manufacturer fixed to exist. conc. walls. 19x19x1,5mm nautral anodised aluminium equal leg angles around perimeter of all boards NOTE: Melamine to front face only of Passage wall panelling and both faces of Passage duct doors		See details on drawing no.s 7-30, 7-31 & 7-33	
W10	VARIOUS	Drywall boarding to be skimmed and painted with 2 coats Midas Envirolite (or equal approved) eggshell enamel washable paint applied on undercoats as per manufacturer's recommendations. Colour: to be confirmed by architect			
DRYWALL TYPE 1		A: Vanity Drylining Bathrooms & B: Disabled Toilets & Cleaners' Room 102mm load bearing Donn Ultrasteel studs and track with 1 x 15mm Gyproc Moisture Resistant Rhinoboard. Track fixed to conc. floor slab & conc. soffit above. Stud spacing to be at 400mm c/c to accommodate wall tiles (no greater than 20kg/m ²). All to drywall manufacturer's specifications. NOTE: Structural steel frame support for vanities, slop hoppers and disabled wc's fixed to conc. floor slab			Saint-Gobain

<p>DRYWALL TYPE 2</p>	<p>TEA KITCHEN</p>	<p>KITCHEN: Gyroc HABITO 102mm Ultrasteel studs & tracks with 1 x 12.5mm Rhinoboard on Main Passage side, 1 x 15mm Gyproc Moisture Resistant Board to Toilet Passage side and 1 x 12.5mm Gyproc HABITO board on Kitchen side (102mm Isover CavityBatt Insulation in cavity). Skimmed and painted to Passage side with Crestestone. All to drywall manufacturer's specifications. NOTE: Replace 12.5mm HABITO board with 12.5mm Gyproc Moisture Resistant Rhinoboard behind all wet areas viz. sink & basins. Stud spacing to be at 400mm c/c to accommodate wall tiles (no greater than 20kg/m²)</p>			<p>Saint-Gobain</p>
<p>DRYWALL TYPE 3</p>	<p>TOILETS</p>	<p>TOILET CUBICLE DEMISING WALLS: 63mm Donn Ultrasteel studs and tracks with 15mm Gyproc Moisture Resistant Rhinoboard on either side. 63mm Isover Cavity Batt insulation in cavity. All to drywall manufacturer's specifications. NOTE: Stud spacing to be at 400mm c/c to accommodate wall tiles (no greater than 20kg/m²)</p>			<p>Saint-Gobain</p>
<p>DRYWALL TYPE 4</p>	<p>TOILETS</p>	<p>URINAL WALL: 102mm Donn Ultrasteel studs and tracks with 1 x 15mm Gyproc Moisture Resistant Board to urinal side to form ledge. Cavity to be boarded on top. 15mm Gyproc Fire Resistant Rhinoboard on other side of wall. All to drywall manufacturer's specifications. NOTE: Stud spacing to be at 400mm c/c to accommodate wall tiles (no greater than 20kg/m²)</p>			<p>Saint-Gobain</p>

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DRYWALL TYPE 5	VARIOUS	Column to Glazing to Existing Drywalls Against Window: 15mm Gyproc Moisture Resistant Rhinoboard “glued by dabs to existing drywall”. All to drywall manufacturer’s specifications.			Saint-Gobain
DRYWALL TYPE 6	VARIOUS	LIFT LOBBY 2HR FIRE RATED DRYWALL: 120min fire rated drywall specification (GYPWALL FIRESTOP HISPEC 102/F120S55) 102mm studs at 600mm c/c with 2x15mm tapered end RhinoBoards to both sides with taped and skimmed joints with 102mm Isover cavitybatt.			Saint-Gobain

ARCHITRAVES

A1		New 6mm thick powder coated steel horizontal & vertical lift architraves epoxied to and wrapped over existing lift architraves to stand proud of new timber veneer wall cladding. Colour: Satin Black VP8203 to match exist. refurbished Lift Lobby architraves.			
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SKIRTINGS

S1	VARIOUS	600(w)x100(h)x10mm thick full bodied porcelain skirting tile skirting to match tile finish used for border on floor. Colour: Moonstone range Code: MST6006LP semi-polished NOTE: Line joints up with floor tile joints. Use natural anodised aluminium shadowline trim to top of skirting tiles (as per M-trim AUC 127 or equal approved). Mitre corners and file smooth sharp edges.			Ceragran or equal approved
S2	TEA KITCHEN	75x2mm thick powder coated aluminium skirting. Colour: Satin Black VP8203			

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FLOORS					
<p>F1, F2 & F3</p>	<p>FLOOR PATTERNS</p>	<p>Decorative tiled floor panel with 300x300x10mm thick diagonal full bodied polished porcelain floor tiles with rectified edges for butt jointed installation with max. 3mm grouted joints and brass angle trim surround (as per M-trim BSE 120 or equal approved). Colours Code: F1 TSC 1079 ME, F2 TSC 1085 ME, F3 Geo Stone Dark Grey LAP A67 (Italcotto), F4 TSC 1083 ME, F5 TSC 1079 ME</p>			<p>Tilespace/ Italcotto or equal approved</p>
<p>F4</p>	<p>LIFT LOBBY</p>	<p>600x600x10mm thick full bodied porcelain floor tiles with rectified edges for butt jointed installation with max. 3mm grouted joints. Colour Code: TSC 1083 ME polished by Tilespace</p>			

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F5	LIFT LOBBY	600x600x10mm thick full bodied porcelain floor tiles with rectified edges for butt jointed installation with max. 3mm grouted joints. Colour Code: TSC 1079 ME polished by Tilespace			
MISCELLANEOUS					
G1	LIFT LOBBY	38 mm Egger Eurolight Board finished with white water based enamel paint. Colour: White 0118			
G2	LIFT LOBBY	TENANT SIGNAGE PANEL: 6mm thick shine polished all round toughened extra white glass panels (Colour: White) fixed to drywall backing board painted white fixed to drywall studs. 12,7x12,7x1,6mm equal leg powder coated aluminium angle edging around glass. Colour: Bronze. Self-adhesive vinyl lettering to be applied. Colour: Bronze			GLASS INCORPORATED
G3	TOILET MIRRORS	VANITY MIRRORS: 6mm thick safety glass SMOKE GREY as per approved sample suitable for wet areas fixed directly to drywall backing board above and below silver-backed mirror.			
G4	TOILET MIRRORS	VANITY MIRRORS: 6mm thick toughened safety glass silver-backed mirror suitable for wet areas with polished edges all around mounted proud of drywall on 25x50mm SA pine blocking pieces painted black.			Glassmen

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G5	TEA KITCHENS	KITCHEN GLASS SPLASHBACK: 6,38mm thick translucent toughened glass splashback panel consisting of 2 layers of glass with Coloured vinyl laminate interlay (Colour: White) fixed to drywall backing board painted white as splashback above kitchen counter tops.			RSG Glass Tel: 021 386 1370 sales@rsgglass. co.za
G6	TOILET	TOILETS: 6mm thick full-height toughened safety glass silver-backed mirror suitable for wet areas fixed directly to drywall backing board above skirting tile to underside cornice.			Glassmen
G7	TOILET AND TEA KITCHENS	BATHROOM VANITIES & KITCHEN COUNTER TOPS: 20mm thick polished Caesarstone with 2mm arrissed edges. Colour: Montblanc Code 5043			