

GENERAL SPECIFICATION FOR: FALCON VIEW MAXI UNITS

ELEMENT	DESCRIPTION
FOUNDATIONS	<ul style="list-style-type: none"> Normal and good ground conditions assumed throughout (no piling allowed for). All foundations and column bases/pad footings will be to the Structural Engineer's design. Building on earthworks platform designed to minimize earthworks and retaining walls, parking to follow natural ground falls and may be at angles. Burnt clay or concrete walls as per Engineer's specification to applicable SANS requirements. Damp proofing and waterproofing of foundation walls as per Architect's specification to applicable SANS requirements.
GROUND FLOOR CONSTRUCTION	<p><u>Warehouse:</u></p> <ul style="list-style-type: none"> 150mm thick 30 Mpa Power-float finish (no special sealant allowed for) unreinforced concrete surface bed on imported compacted layer to Structural Engineer's design, and is designed to accommodate pallet and racking loads, or as per Engineers' design recommendations; maximum joint spacing 4.5 x 4.5 m . Floor flatness and levelness to be in accordance with the latest SANS Standard (degree of Accuracy 2). Allowable uniformly distributed load in free movement areas is 50 kN/m2 Saw cut joints to Structural Engineer's design - surface bed joints to be sealed as per Engineer's specification. <p><u>Office:</u></p> <ul style="list-style-type: none"> 100mm thick 30 Mpa Power-float finish, unreinforced concrete surface bed on compacted fill to Structural Engineer's design, to receive specified floor finish, or as per Engineers' design recommendations maximum joint spacing 3.0 x 3.0 m.
STAGING & LOADING YARD AREAS	<ul style="list-style-type: none"> Hardstand area will consist of 80 mm thick class 40/2.6 interlocking concrete paving blocks on a cement stabilised sub-base. Yard length will be maximum 20 m long. Precast or in-situ cast concrete kerbing provided around external perimeter of yards; concrete edge beams at yard/road intersection. Galvanised vehicular barriers provided (where needed) to Civil Engineer's design. Loading area to cater for articulated Trucks of 16.5 m maximum length or 12 m single unit trucks - gradient to be a maximum of 1:30 slope in lengthwise direction and level across dock/loading face direction. Loading yards are designed to handle articulated or single unit trucks (to full limit of SA legislation). This implies that the design caters for bi-axle loads of 10,000 kg per axle.
STRUCTURAL FRAME	<ul style="list-style-type: none"> Warehouse in steel frame system to Structural Engineer's design. Steel to be painted with Plascon standard approved primer, multi-purpose undercoat and 2 final coats alkylid based enamel paint, colour: A five (5) year painting guarantee is required. Columns may be steel or concrete to Structural Engineer's design. Internal Column spacing to Structural Engineer's design. Warehouse - unrestricted clearance to the underside of trusses - 6,5 m (at the lowest point) - clear operating height from the finished floor level to underside of the lowest service eg. Lighting / sprinklers. Warehouse roof to be steel structure to Structural Engineer's design. Steel columns in warehouse may be exposed. Structural steel to be able to support PV panels on the northern face of the roof, to Electrical and Structural Engineers' specifications. No allowance for overhead cranes.
EXTERNAL FAÇADE WALLS	<p><u>Warehouse:</u></p> <ul style="list-style-type: none"> External facade to be either Concrete tilt-up panels or Plastered masonry walls with Durarep FC cementitious troweled on finish. Wall minimum 2,400mm high with side cladding over. <p><u>Office:</u></p> <ul style="list-style-type: none"> Brickwork to offices to be plastered and painted, unless facebrick, to Architect's design. External render to be painted with standard approved primer, multi-purpose undercoat and 2 final coats acrylic emulsion paint. A five (5) year painting guarantee is required. Colours to offices to Architect's specification. RC concrete wall to be plastered and receive Durarep FC cementitious troweled-on application Roof parapets to be waterproofed to Architect's specification.
WINDOWS	<p><u>Office:</u></p> <ul style="list-style-type: none"> Natural anodised aluminium windows with clear glass to offices and obscure glass to ablutions where applicable. Allowance for flush glazed external entrance shopfronts (window wall system). Painted fibre cement or prepainted aluminium sill Internal window sills will be painted Supawood sill to Architect's spec. <p><u>Warehouse:</u></p> <ul style="list-style-type: none"> No windows provided in warehouse

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DOORS & IRONMONGERY	<ul style="list-style-type: none"> Double natural anodised hinged aluminium glazed entrance door to office reception. Safety glazing as required. Fire escape doors to perimeter of building to Fire Engineer's recommendation and Council approval. Fire doors' specifications to be in compliance with National Building Regulations. External doors to have painted galvanised steel frames and painted flush panel steel door leafs and to be fitted with satin finish aluminium and stainless steel door furniture and security cylinder locksets. Internal doors to be painted hardboard faced, medium duty, semi-solid flush doorsets, with 2,032mm high painted steel frame and panel undercut with concealed hardwood edges. Internal doors to be fitted with satin finished stainless steel and aluminium door furniture, cylinder and mortise locksets.
DOCK LEVELLER	<ul style="list-style-type: none"> (2 150 mm wide x 2 845 mm long) Pneumatic (airbag) type loading dock levellers. Typical dock leveller capacity 10,0 Ton. Pit only to be provided -1 no. of dock leveller provided for at the following units: Unit 1, 3, 5, 7, 9,11 and 12. On grade access only (NO dock leveller provided for) at the following units: Unit 2, 4, 6, 8, 10 Travel above dock height: 1 000 mm. Working range: 300 mm above dock and 200 mm below dock Laminated (Heavy duty) dock bumpers (not D-Type) - (For tenant account with the actual dock when fitted) Dock height: 1 350 mm and 800 mm as per Architect's layout. Pit size: 2 845 mm long x 2150 mm wide x 500mm deep. No 'dummy' pits for future expansion.
DOCK DOORS	<ul style="list-style-type: none"> Rollershutter doors as per Architect layout and specifications. Powder coated rollershutter - Colour as per Architect's specification Opening (dock levellers): 3200 W x 4300mm H (to allow for any vehicle) Quantity: (TBC) Opening (on-grade): 3200 W x 4300mm H (to allow for any vehicle) Quantity: (TBC) Operation: Chain operated (Non-Motorized)
ROOF SHEETING & SIDE CLADDING	<p>Warehouse & Office:</p> <ul style="list-style-type: none"> Standing seam double-interlocking Concealed fixed profiled roof system (GRS Klip-Tite™ profile) with 10 year guarantee by supplier. 0,58mm thickness (Light industrial) Certified Galvanized steel AZ150. Finish (outer): Chromadek® (Colour to be specified), to Architect's specifications. Eaves profile: To Architect's and Engineer's design. Side cladding: Chromadek prepainted Nu-rib 762 0.58mm sheeting - colour to Architect's specification Insulation Type: Non-combustible, Class A building insulation with over purlin installation, as per Architect to meet National Building Regulations and ASIB requirements. Natural Ventilation to warehouse to be done in accordance with National Building Regulations. Translucent side cladding sheeting is allowed for natural lighting. Min. 1,5mm thick SUNTUF® 6600 widespan 1.25mm (762 cover width) (profile matching)profiled polycarbonate sidelights , colour: Solar control 50%.
CANOPIES	<p>Warehouse:</p> <ul style="list-style-type: none"> None provided
RAINWATER DISPOSAL	<p>Office:</p> <ul style="list-style-type: none"> Built -in Fullbore water drainage system <p>Warehouse:</p> <ul style="list-style-type: none"> Concealed waterproofed mild steel gutter with Chromadek down pipes
FLOOR FINISHES	<p>Office:</p> <ul style="list-style-type: none"> Tiles to ablutions and kitchen floors to be 600x600mm glazed porcelain tiles with a PEI 4 rating. Tiles to reception area to be 600x600 glazed porcelain tiles with a PEI 4 rating . Glazed porcelain tiles to entrance area on screeds to fall with a PEI 4 rating. Provide timber skirting for paint, except where power skirtings are required. No aluminium skirting's allowed for. Ground and first floor to be finished with Belgotex Berberpoint 650 carpet tiles. (From Tenant Installation Allowance.)

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INTERNAL WALLS	<p><u>Office:</u></p> <ul style="list-style-type: none"> Internal walls to be half brick walls, to ablutions, stores, kitchens, etc. Internal load bearing walls to Structural Engineer's design. Walls to be finished with one coat plaster and painted with one coat Plascon standard approved primer and 2 final coats acrylic emulsion paint. Colour: to be specified. A five (5) year painting guarantee is required. Walls behind WC/urinals in toilets to be finished with tiles to 1,6m height, to Architect's specification and layout design. (From Tenant Installation Allowance.) Kitchen "splash backs" to be glazed ceramic tiles to a min. 450mm height, only above floor cupboards. <p><u>Warehouse:</u></p> <ul style="list-style-type: none"> Ablutions finished with tiles to Architect's specification and layout design. (From Tenant Installation Allowance.) Face brick wall to be in stretcher bond with flush-pointed mortar joints. Brick-on-Edge header course to top of wall. No drywall partitions on layout Steel stiffeners will be/may be provided for fire walls where these are required
BALUSTRADING	<p><u>Office:</u></p> <ul style="list-style-type: none"> All internal handrails and balustrading to be stainless steel to Architect's specifications. All external handrails and balustrading to be stainless steel rod infill type, to Architect's specifications. <p><u>Warehouse:</u></p> <ul style="list-style-type: none"> All handrails to fire escapes, mezzanine floors and internal warehouse stairs, where applicable, will be the standard mild steel, tubular industrial type, painted with one coat primer and two top coats, to Architect's specifications.
CEILINGS	<p><u>Office:</u></p> <ul style="list-style-type: none"> Suspended acoustic ceilings consisting of 600mm x 1200mm ceiling panels in white epoxy coated, mild steel T-grid system, with std. Z section recessed cornice to suit with a 15mm tile thickness All ablutions and kitchens will have 600mm x 1200mm vinyl clad suspended ceilings. Exposed concrete soffits to be painted with two coats acrylic, unless specified as off-shutter concrete. <p><u>Warehouse:</u></p> <ul style="list-style-type: none"> No ceilings provided for.
JOINERY	<p><u>Office:</u></p> <ul style="list-style-type: none"> Kitchen units will be provided with melamine carcasses and doors with hard impact edging and 30mm thick Rustenburg Black worktop to Architect's design. <p><u>Warehouse:</u></p> <ul style="list-style-type: none"> Fire hose reels open/exposed inside warehouse space.
FIRE SERVICES	<ul style="list-style-type: none"> The installation of fire protection equipment will be based on the National Building Regulation, SANS 10400 Part T or approved Rational fire design, which shall include, but not limited to, provision of fire hydrants, fire hose reels, fire extinguishers and statutory fire signage. Any additional fire protection equipment required, by virtue of the Tenants internal layout, to maintain the building's state of compliancy, shall be provided by the Landlord to the account of the tenant. Fire hose reels and fire extinguishers and signage in compliance with National Building Regulations or approved Rational Fire Design Primary stocking facility (pumps and tanks) to Fire Engineer's design and Council approval; No sprinklers provided in warehouses; can be provided as a tenant cost item. All service pipes, conduits, sleeves, cables or other equipment that penetrates through the fire walls or fire division separating elements to be adequately fire stopped by an approved fire retardant sealer as per RFD and Fire plans. Smoke ventilation for office floors to comply with the regulations and requirements of the local Fire Authority and/or in accordance with the approved RFD. Smoke control measures will be applied to the warehouse too in accordance with the approved RFD and to the expectation of the local authority fire department. Smoke detection to be installed if required by local fire authority and RFD. Main fire supply, reticulation on site, hydrants, boosters, etc. as per approved RFD. Overhead sprinklers not provided, but can be accommodated.

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PLUMBING	<ul style="list-style-type: none"> All connections of water and sewer included as per SANS0400 and to comply with National Building Regulations. 1 x geyser supplied and installed to serve all wash hand basins in offices. Heat pump to supply 50% of non-elemental water heating Wash hand basins - standard white vitreous china drop-in with Chromium plated mixer. Urinals - standard white vitreous china wall mounted back urinals including 38mm chromium plated domical grating with flush master junior push button flushing valves. Water closets - standard white vitreous china close coupled WC suites with double flap seats and dual flushing activators. Facilities for disabled to be provided as per SANS0400. Applicable sanitary ware with stainless steel grab rails. Water supply as per SANS0400 and local authority. 1 x 38mm water supply point in warehouse. Hydroboil, or similar, supplied and installed in office.
ELECTRICAL SERVICES	<ul style="list-style-type: none"> Main supply DB as per Electrical Engineer's specifications <p><u>Office:</u></p> <ul style="list-style-type: none"> Lighting: Energy-saving LED light fittings, Lux levels of 350 lux average Small power: two compartment power skirting (grey) to perimeter walls with 1 x workstation cluster per 25m² of office area. Each workstation to consist of 1 x normal SSO, 1 x dedicated SSO, 1 x data point & 1 x telephone point. Telkom and data cabling not included. <p><u>Warehouse:</u></p> <ul style="list-style-type: none"> Lighting: LED light fittings in the warehouse areas to illumination levels of 250 lux average Small power: 3 x SSO's per 1000m². Yard and entrance lighting provided in terms of the Electrical Engineer lighting layout drawings External canopies: 1 x light fitting per door. Ablutions lighting: Energy-efficient recessed LED down lights. Wire ways in ceiling voids in the form of cable trays. Adequately sized wire ways will be provided with approximately 50% spare capacity for data telephone cabling, as well as for future expansion. No data, voice or telephone installations and/or cabling included. All applications to be made by Tenant directly and occupation will not be delayed due to delayed installations. Provision is made for sleeves only to access booms / sliding gate controls / intercom. No generator or UPS included, tenant specific.
AIR-CONDITIONING	<p><u>Office:</u></p> <ul style="list-style-type: none"> Ablution shall be mechanically ventilated by means of an extraction system to provide a minimum of 15 air changes per hour. Unitary inverter type split units consisting of either high wall splits or cassette type equipment. Filtered fresh air shall be provided by a ducted type system at a rate of 7.5 litres/sec/ person in the occupied space. Prepainted aluminium louvres to screen services on roof Should the ventilation requirements and heat loads installed in the premises exceed this design criteria due to lighting, tenant equipment loads, people densities and/or layouts, the additional air conditioning or ventilation required will be for the Tenant's account. <p><u>Warehouse:</u></p> <ul style="list-style-type: none"> No mechanical ventilation in warehouse. Ridge ventilation provided as per rational fire design. No air-conditioning allowed for in warehouse.
EXTERNAL WORKS	<ul style="list-style-type: none"> 2,100mm High Security fence with sharktooth spikes & concrete sill along site perimeter with 600mm extended posts for electric fence. 150 mm thick 30MPa concrete ramp from loading yard into warehouse. Remainder of parking areas (light motor vehicles) paved with 60mm thick class 30/2.0 interlocking concrete paving blocks, with cement stabilised sub-base to Civil Engineer's specifications. Storm water to be on-grade run-off over paved areas to manholes and catch pits for connection into municipal system as per Civil Engineer's design and to Council approval. External lighting to consist of floodlights. Landscaping provided as per Owner's guidelines and SDP council approval.

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SPECIFIC EXCLUSIONS	<ul style="list-style-type: none">• Racking / shelving.• In-rack sprinklers.• Overhead sprinklers in warehouses and office.• All data, telephone, fibre or DSTV installations.• Server room fitout.• All internal and external security (Including: Electric fence, Alarm systems and CCTV).• Any other additional electrical installations.• Appliances to kitchen, including Canteen and equipment.• Reception desk and / or any other office furniture.• Window blinds.• All signage other than statutory fire signage. Tenant signage is subject to approval of the Owner (Electrical point for signage provided).• Intercom system (Conduits provided).• Generator or Back-up emergency electrical supply (Plinth and connection provided, if required).• Fuel bowser & tanks (Bunded area, electrical points and grease trap provided, if required).• Chemical storage.• Gas tanks and provision thereof. LP Gas storage facilities.• Cranes and gantries, including allowance in structural frame to accommodate overhead cranes.• Mechanical equipment such as spray booths, compressed air reticulation etc.• Epoxy coating or paint to warehouse floor.• Truck washbays.• Flammable liquid stores.• Fire protection to any exposed steel structural element required by the tenant (No intumescent paint).• Sprinklers in warehouses.• No shade netted car ports.• No bunded areas, electrical points and grease trap for fuel bowser & tanks.
SPECIFIC TENANT ITEMS ALLOWED FOR	<ul style="list-style-type: none">• Dock pits only for units 1, 3, 5, 7, 9,11 and 12• 6.5 m unrestricted clearance height in warehouse.• Loading yard area as per Architect's layout.• 1 x Gatehouse for entire Falcon View Park.• Security perimeter fence (Security fence with sharktooth spikes and concrete sill). Electric fence around perimeter• Separate entrance to Office and Warehouse areas provided.• Shared fire supply pumps & tanks installed to other facilities.• Conduits for data, fibre, telephone, CCTV, security and alarms systems.• Conduits for intercom and security systems.• Electrical point for tenant signage.• If required: Plinth and connection for Generator or Back-up emergency electrical supply.
VARIATIONS TO THIS SPECIFICATION	<ul style="list-style-type: none">• Once the Tenant has requested variations to these specifications in writing, the Developer shall, as soon as possible, submit cost for the requested variation. Once accepted by the Tenant, the value of the variations is to be paid in full, by the Tenant to the Developer, prior to the requested variation being carried out on site.• No additional work or variations shall affect the agreed occupation date. If in the opinion of the Developer or his Agents additional work or variations to existing work requested by the Tenant are likely to delay completion then occupation shall take place on the anticipated occupation date.• Under no circumstances shall the Tenant be permitted to employ any consultant or contractor to carry out work on the site prior to occupation by the Tenant without the written consent of the Developer.

ACCEPTED BY TENANT

NAME : _____

COMPANY : _____

SIGNATURE : _____

DATE : _____