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**25 August 2026**

**RAILTON FOUNDATION MULTI PURPOSE CENTRE**

**New Arts and Culture Building for Railton Foundation Netherlands**

**Property address:**
Erf 8530
Oak street
Railton
Swellendam

The specifications in this document takes preference over the drawings.
This document must be read in conjunction with all drawings and attached specifications.

**Standard Specifications**

Where reference is made to the standard specifications in this contract, it means the latest edition of the documents which apply to the specific discipline involved in the works, as referenced under any of the headings below. The standard specifications may, due to their generality and completeness, also cover items not applicable to this particular contract.

**Project specifications**

Project specifications include amendments to the standard specifications as well as supplemental specifications applicable to work items not covered by the standard specifications. Project specifications, where applicable, may be found throughout the Works Information of this document. including works drawings. The bill of quantities may also contain references to standard specifications as well as project specifications, for clarification in terms of pricing for certain items, where applicable.
In the event of any discrepancy between the project specifications and a part of the standard specifications found in the Works Information of this document, the project specifications take precedence.

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## 1 Flooring:

### 1.1 Sub structure

#### 1.1.1 Surface bed:

Refer to structural engineers detail:
The contractor shall submit concrete mix designs, reinforcement certificates, and a method statement covering slab construction, curing, and jointing prior to commencement.

The subgrade shall consist of prepared natural soil, free of organic matter and deleterious material, compacted to 95% Modified Proctor density. A granular subbase of well-graded crushed stone or gravel shall be provided to a minimum thickness of 100 mm and compacted to the same density. A polyethylene damp-proof membrane of not less than 250-micron thickness shall be laid over the subbase, with joints lapped by 150 mm and sealed with tape, extending to perimeter walls.
Concrete shall achieve a characteristic strength of 25 MPa at 28 days with a slump of 75–100 mm, designed in accordance with SANS 10143. Reinforcement shall consist of welded mesh fabric, typically A142 or A193 depending on slab thickness, placed at mid-depth with a minimum cover of 30 mm.
The slab surface shall be finished with a steel trowel with tolerances maintained at ±5 mm over a 3m straightedge. Curing shall be achieved by wetting or covering with plastic sheeting, maintained for a minimum of seven days to prevent rapid moisture loss and shrinkage cracking.

#### 1.1.2 Cement screed

Bonded cement screed to be minimum 20m thick.
The concrete base must be cleaned of dust, laitance, oil, paint, and loose particles, and mechanically roughened to provide a good key. The surface should be dampened before screeding, but without standing water. A bonding slurry of cement and water, or cement mixed with a bonding agent, must be brushed into the substrate immediately before placing the screed to ensure adhesion.
The screed mix should consist of one (1) part cement to three (3) to four (4) parts clean, well-graded sand, with a semi-dry consistency and a water-cement ratio of 0.4–0.5. Plasticizers may be added to improve workability, and fibres can be included to reduce the risk of cracking.
Placement must be carried out while the bonding slurry is still tacky. The screed should be spread evenly, compacted thoroughly to eliminate voids, and levelled using screed rails or guides.
Finishing can be done with a steel trowel for a smooth surface or a wood float for a slip-resistant texture.
The screed should be covered with plastic sheeting and wetted for at least seven (7) days. It should be allowed to dry for a minimum of seven days before light traffic and at least 28 days before applying floor finishes.
Performance requirements include a compressive strength of not less than 25 MPa at 28 days, adequate bond strength to resist delamination, and sufficient surface hardness to withstand indentation and abrasion.

### 1.2 Finish:

#### 1.2.1 Vinyl sheeting:

Floorworx Superflex vinyl sheeting
Supply and fix 2.0mm/2.5mm thick x 1.2m wide Superflex fully-flexible vinyl sheeting, manufactured in accordance with SANS 786 and laid in FloorworX No. 62 acrylic adhesive which has been spread using a trowel fitted with a TKB-A2 notched blade at a rate of between 4.0m2 and 4.5m2 per litre or

FloorworX No.71 contact adhesive spread using a flat trowel, brush or paint roller at a rate of approximately 3.5m² per litre (single surface application), applied to both the sheeting and the previously prepared SANS 1007 Class-1 sub-floor, using a reliable Moisture Barrier and Self-Leveller when required, including all cutting and waste. The sheeting must be rolled in both directions with an articulated 68kg three-sectional roller immediately after it has been laid into the adhesive. Joins must be butted, grooved and heat-welded using FloorworX Welding Rod, ensuring that the welding rod bonds to more than 70% of the sheet thickness. The newly laid floor must, after 48 hours, be stripped using FloorworX Stripper, scrubbed using a diluted solution of FloorworX Rinse and then sealed with 3 coats of FloorworX Sealer. The final coat, once thoroughly dry, needs to be buffed using a rotary machine fitted with a red pad.

**1.2.2 Tiling:**

**1.2.3 Tiles:**
600 x 600mm grey **Tiletoria Dolphin full body porcelain** composition tiles.

**1.2.4 Preparation**
Allow all new wall rendering to cure for at least 14 days. The rendering must be firmly attached to the substrate, must be integrally sound (no crumbling, cracking, etc) and must be of a quality and consistency suitable for tiling. All damaged, defective, deteriorated or hollow sounding areas must be removed and made good before proceeding. Renders should be left with a wood float finish and should not be skim coated with gypsum plaster. The surface must be clean, dry, firm and sound and free from all traces of dust, loose particles and surface contaminants before proceeding.
If the surface has been wood floated (rough) it is possible to commence tiling. However, if the surface has been steel floated (smooth, dense) it will be necessary to first key the surface with a slurry consisting of 1 part TAL KEYCOAT to 2 parts TAL KEYMIX powder or 2 parts TAL GOLDSTAR 12 powder (by volume), which is applied by block brush. Allow this slurry coat to dry for 4 – 6 hours before applying the adhesive. *

**1.2.5 Adhesive system**
Apply TAL GOLDSTAR 12 rapid setting adhesive to the background using a notched trowel.
In this tiling situation it is imperative that there is a solid bed of adhesive at least 5mm thick behind each tile. We would recommend the use of a notched floor trowel.
At no time spread more adhesive than can be tiled onto in 10 – 15 minutes. Depending on atmospheric conditions, this will normally be around 1 square metre. This prevents the adhesive from drying or "skinning" before the tiles are applied.
Bed dry tiles (do not soak) firmly into the wet adhesive with a twisting action to ensure full contact between the background, tiles and adhesive. Tiles should be well tapped home with a rubber mallet or the wooden handle of a trowel. It is sound practice to remove the occasional tile to ensure that good contact has been achieved.
Clean off any surplus adhesive remaining on the face of tiles and between the joints with a damp sponge before the adhesive dries.
Never butt joint tiles. Joints are required to allow the individual tiles to move with respect to each other and thus avoid a compressive stress build-up. They are also required as vents for the tile adhesive to cure. The joints between these tiles must be a minimum of 3mm wide.
Pot life of the adhesive will vary with climatic conditions. Under no circumstances should adhesive which has been left standing for too long be reconstituted by adding more liquid.
Do not tile over structural, expansion or cold joints in the background. These joints must be extended through the various layers to the surface.

### 1.2.6 Grouting

Grouting must not be carried out until sufficient bond has developed between the bedding mix and the tiles to preclude disturbance of the tiles during the grouting operation. Allow a minimum of 4 hours before grouting.
Use grey or coloured TAL WALL & FLOOR GROUT mixed 20kg with 6 litres of TAL BOND (replacing the water in the mix) for filling wall tile joints up to 8mm wide.

**Warning:**
Particular care must be taken to clean the grout off the tile face before it hardens completely. This is especially important when an additive such as TAL BOND or TAL BOND POWDER has been used. A sample of the tiles to be used should be tested beforehand to ensure that no grout is absorbed into the tile body, causing permanent staining of the tiles.
It is important to use the stipulated amount of liquid in the TAL Grout mixture. When cleaning, a damp, not wet, sponge must be used. Over hydration (too much water) of the mix, or in cleaning, causes colour variations in the grout joints, and also affects the integrity of the grout, resulting in a friable product.

### 1.2.7 Granolithic screed:

For granolithic applied monolithically, the concrete floor shall be swept clean after bleeding of the concrete has ceased and the slab has begun to stiffen; any remaining bleed water shall be removed and the granolithic applied immediately thereafter. For granolithic to be bonded to the floor slab after it has hardened, the slab surface shall be hacked (preferably by mechanical means) until all laitance, dirt, oil, etc. is dislodged and swept clean of all loose matter. The slab shall then be wetted and kept damp for at least six hours before applying the granolithic. Unless otherwise described, granolithic shall attain a compressive strength of at least 41 MPa. The coarse aggregate shall comply with SANS 1083 and shall generally be capable of passing a 10mm mesh sieve. Where the thickness of the granolithic exceeds 25mm, the size of the coarse aggregate shall be increased to the maximum size compatible with the thickness of the granolithic. Granolithic shall be laid in panels not exceeding 14$m^2$ for monolithic finishes, not exceeding 9,5$m^2$ for bonded finishes and not exceeding 6$m^2$ for all external granolithic. Wherever possible, panels shall be square but at no time should the length of the panel exceed 1,5 times its width. Joints between panels shall be positioned over joints in the floor slab and shall be at least 3mm wide through the full thickness of the finish, separated by strips of wood or fibreboard and finished with V-joints. Granolithic shall be covered with clean hessian with waterproof building foil over and kept wet for at least seven days after laying. Coloured granolithic shall be tinted with an approved colouring pigment mixed into a true and even colour.

### 1.2.8 Skirting:

COL Timbers Untreated Meranti Hardwood Skirting 67 x 13 mm fixed to walls by drilling holes, insert wall plugs, and drive in countersunk screws.

## 2 Walls:

### 2.1 Masonry Units
Foundation walls to be built from well-fired NFX 14 MPa clay bricks in Class II mortar, with key for plastering provided. *(SANS 10400-K: K4.2.1 masonry units; K4.3.1 mortar classes)*

### 2.2 External Walls
Clay brick walls with Brickforce reinforcement every 4th brick course above ground floor level. 230 mm walls to have minimum 2.5 wall ties per m². 280 mm cavity walls to have minimum 5.0 wall ties per m². *(SANS 10400-K: K4.2.2 reinforcement; K4.2.3 cavity wall ties)*

### 2.3 Foundation / Plinth Walls
Generally 280 mm or 230 mm clay brick walls built up from concrete foundations, with Brickforce reinforcement every 2nd brick course. Plinth walls higher than 1000 mm above NGL to be designed by Structural Engineer in accordance with drawings and specification. *(SANS 10400-H: H4.2.1 foundation wall requirements)*

### 2.4 Mortar Mixes
Brickwork to be laid in Class II mortar to thickness and course pattern indicated. Cement to bear the SABS mark (SABS ENV 197-1). Brickwork to fireplaces to be laid in Class I mortar with fireclay added to the mix. Sand for mortar to comply with SABS 1090 and graded to 5 mm and smaller. *(SANS 10400-K: K4.3.1 mortar classes; K4.3.2 materials)*

### 2.5 External Precast Concrete Lintels
Precast concrete lintels to be installed over openings with minimum 250 mm bearing each side, built in per manufacturer specification. Bearing ends to be covered with wire mesh before plastering. *(SANS 10400-B: B1.2.2 lintel support)*

### 2.6 Damp Proof Course:
Lay 375-micron SABS approved polyethylene damp-proof course (DPC), stepped to outer skin brickwork, laid over entire width of brickwork wall, minimum 150mm overlap at ends and crossings. Same DPC to be laid over all brick openings, below windowsills, at sides of window frames / door frames.

### 2.7 Waterproofing of Parapet / Gable Walls
"Sika Sealoflex" flexible acrylic waterproofing system applied strictly according to manufacturer specification, with G2 membrane. *(SANS 10400-R: R4.2.1 waterproofing requirements)*

### 2.8 Plastering of External Walls
All areas to be plastered in one layer unless otherwise indicated, using wood float "compo" plaster. Plaster to be smooth without undulations. Reveals and window/door sills to be completed with wall construction. Finish to be consistent, especially around openings. *(SANS 10400-K: K4.4.1 finishes and plastering)*

### 2.9 Plastering to Internal Walls
Smooth Plaster: 1 coat Cement plaster on brickwork to be composed of 5 parts of sand to 1 part of cement for internal work. Plaster on walls not to be less that 12mm or more than 20mm in thickness. Plaster to be finished to a true & even surface with a wood float. All plaster surfaces shall be free

from blemish. All cracks, blisters & other defects shall be cut out, made good and whole left perfect at completion.

## 3 Plaster:

## 4 Rendering

### 4.1 Paint:

#### 4.1.1 Colours:

Unless otherwise described all paintwork shall be deemed to have a colour value more than 7 on the Munsell system in accordance with SANS 1091. When staining timber the resultant colour or shade must be to the complete satisfaction of the Project Manager before any overcoating or preservative is applied.

#### 4.1.2 Paint specification

All surface preparation and painting shall be done in accordance with "KANSAI PLASCON" specifications.

#### 4.1.3 Descriptions

Description of paintwork shall be deemed to include for the preparation of surfaces, including filling, stopping, sanding, priming, of nail heads and screws for all cutting in

### 4.2 Wall tiles:

CTM Shiny White Ceramic Wall Tile - 300 x 600mm
Kitchen tiles – 1 row above kitchen counter
Toilet tile – floor to ceiling

Unless described as "fixed with adhesive to plaster (plaster elsewhere)" descriptions of tiling on brick or concrete walls, columns, etc. shall be deemed to include 1.4 cement plaster backing and descriptions of tiling on concrete floors etc. shall be deemed to include 1:3 plaster bedding.
Tiling described as "fixed with adhesive on power floated concrete" shall be deemed to include for approved tiling key-coat. Ceramic, porcelain, marble and grange tiles are to be fixed and grouted with suitable adhesives and grouts from the "Tal Professional" ("Ceresit Tylon") range of products or similar approved as recommended by the manufacturer of the tiles.
Ceramic, porcelain, marble and granite tiles are to be fixed and grouted with suitable adhesives and grouts as recommended by the manufacturer of the tiles

## 5 Roofs:

### 5.1 Timber roof structure:

The contractor shall be responsible for the design of the timber roof construction. The contractor will submit shop drawings for approval to the engineer/architect within two weeks after the date of appointment. The contractor shall commence manufacturing only after written approval of shop drawings from the engineer/architect.
Prefabricated nail plate timber roof trusses by specialist at max 1200mm centres on 114x38mm timber wall plate. Trusses anchored to walls with 30x1,2mm galvanised hoop iron straps built 600mm down into wall.
Purlins to be 76x50mm timber at max 900mm centres fixed to trusses.
Engineer's certificate required for roof structure.

### 5.2 Metal roof cover:

Roof sheeting shall be the Youngman Corrugated/Victorian profile roll-formed in continuous lengths and cut to length by a pneumatic cut-off process from certified 0.53mm thick AZ200 spelter G550 Colour Plus® Ultim Rain Cloud finish topcoat and Cool Grey backing coat roof sheeting. The profile shall be roll-formed with a rib height of 17.5mm and a cover width not exceeding 762mm to be fixed in accordance with the manufacturer's recommendations.
The Youngman Corrugated sheets shall be fixed to every timber purlin by means 12-9 x 65mm Corroshield TIMTAPP® Hex Head Class 4 fastener with 3 fasteners per sheet per intermediate purlin and at eaves and ridge purlins with 5 fasteners per sheet. And it shall be fixed with the Corroshield METAPP® 12-14 x 25mm full thread Hex Head self-drilling screw (into roll formed lipped channels) and shall be fixed as per manufacturer's recommendations.

**Sisalation 405**

Sisalation must be fixed between the purlins and roof trusses and overlap horizontally and vertically by at least 150mm at all joints. At the bottom purlin, the Sisalation must run over the purlin.
Should any form of insulation be required please contact your Youngman Representative for the best advice.

### 5.3 Concrete roof:

Concrete flat roof with upstand beams to engineer's detail with screed to fall towards full-bore outlet.
Floated concrete surfaces are to be finished smooth without voids and/or protrusions. It is recommended that horizontal concrete decks cure a minimum of 28 days, or as specified by the material manufacturer, to allow moisture to dissipate from the top surface (forming systems typically prevent dissipation of moisture from the underside of horizontal decks) prior to applying waterproofing materials.
Form release agents and concrete curing compounds must be compatible with the waterproofing materials being used or must be removed from the concrete surface by the responsible trade.
Honeycombs, tie-wire holes and other voids in the concrete substrate must be cut out and re-pointed with a non-shrinking concrete patching compound. Concrete fins or other projections should be removed to provide a smooth surface. Horizontal concrete slabs should be free from cracks, voids, depressions, ridges and concrete droppings.

#### 5.3.1 Sand & Cement Screeds

A sand/cement screed is the most widely used and acceptable substrate. It provides a firm and even surface to which the Waterproofing membrane can be properly sealed. It should be free of voids and protrusions, dry and clean, free of contaminants. The substrate should be stable and inert. Falls to outlets etc. should be formed in the substrate and not in the loading layer.

### 5.3.2 Priming
Generally all surfaces to receive Derbigum modified-bitumen membranes are to be primed with a bitumen primer. Allow solvents in the primer to flash off prior to application. Surfaces primed too far in advance which have gathered dirt and dust must be lightly re-primed prior to application of the membrane.
Priming procedures for other systems, such as acrylics, self-adhesives, flashings etc. are referred to in each particular section and/or datasheet.

### 5.3.3 Bitumen waterproofing:
One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by 'torch-fusion' finished with one coat of acrylic primer followed by two coats acrylic paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten-year guarantee.

Allow for 38mm uPVC emergency outlets through upstand beams.

### 5.4 Facias:
Fascia boards to be 225x12mm fixed to 38x38mm counter battens screw fixed to sides of roof trusses. No fixing may be made into head end of roof trusses.

### 5.5 Gutters:
Seamless aluminium gutters fixed to facsia boards to manufactures details.
Down pipes to be 85mm uPVC down pipes fixed to walls with brackets.

### 5.6 Ceilings:
RhinoBoard® Jointed Ceiling System.
9mm RhinoBoard® ceiling boards fixed to Gypframe® UltraSTEEL® Brandering fixed to underside of tie beams at 600mm centres. Joints to be taped and skimmed. Cornice to be Rhino Cove Cornice 75mm. Glue the cove to the wall with RhinoBed® with support nails under the cove and in front of the cove in the ceiling, until the bond between cove and wall has formed. Fill the gap at the ceiling with an acrylic silicon.
Provide a 600 x600mm ceiling hatch.

### 5.7 Roof insulation:
135mm thick ISOTHERM Thermal Insulation laid between trusses on top of ceiling boards.

## 6 Plumbing and drainage:

Refer to attached plumbing specification.

### 6.1 Pricing

The plumbing installation shall be undertaken by a PIRB (plumbing industry registration board) licensed registered plumber and persons working on the installation shall be adequately controlled by the PIRB.
Where inclusive items are measured and priced, the contractor must on request, supply full details of the components and prices making up the inclusive items. If the contractor does not supply such details and prices within fourteen days after having been requested to do so, the Quantity Surveyor will determine such at their own discretion.
Allowance shall be made for a plumbing certificate of compliance from the plumbing professional body and shall be issued on Completion of the *works* (as and when required).

### 6.2 uPVC pipes and fittings

Sewer and drainage pipes and fittings shall be jointed and sealed with butyl rubber rings.
Soil, waste and vent pipes and fittings shall be solvent weld jointed.

### 6.3 uPVC pressure pipes and fittings

Pipes for water supply shall be of the class stated
Pipes of 40mm diameter and smaller shall be plain ended with solvent welded uPVC loose sockets and fittings.
Pipes of 50mm diameter and greater shall have sockets and spigots with push-in type integral rubber ring joints. Bends shall be uPVC and all other fittings shall be cast iron, all with similar push-in type joints.

### 6.4 Wirsbro-PEX pipes

'Wirsbro-Pex" pipes and fittings with Q&E joints, complete with bracketing and Q&E rings all as necessary, as per "Wirsbro-Pex" ref # 999GB 99-02-6-M and "Wirsbro-Pex" Tap and Water System Basic Manual ref #1127G8 01-12-2-M.
Pipe holder brackets for "Wirsbro-PEX" pipes do not have to be rubber lined for vibration dampening. (Brackets shall be at a maximal of 1 m centres).
Labour formed bends shall be deemed to be included with the pricing of the 'Wirsbro-PEX" pipe lengths.

### 6.5 Sanitary fitting

| Code | Product | Nr |
|---|---|---|
| XTAST08A | Betta Astina topflush white toilet x2 | 2 |
| BC002 | Neoperl Braided flexi hose 350mm f x f x2 | 2 |
| L232-10/NV | Cobra angle valve 15mm x2 | 2 |
| GIO2317 | Gio Marco rectangular basin 450 x 260 x 155 x2 | 2 |
| G1845 | Gio Basin fixation bolts 10mm x2 | 2 |
| VBT00011 | Blutide Boretide basin mixer 70mm x2 | 2 |
| GBW202S | Gio Slotted basin clicker chrome 23mm x 75mm x2 | 2 |
| S111214 | Seaqual Basin trap 32/40mm x2 | 2 |
| F1990002 | Franke Nouvea NVN621 sink including wastes 1160 x 460 x1 | 1 |
| VBT00018 | Blutide Boretide single hole sink mixer x1 | 1 |
| S111224 | Seaqual Double sink trap 40mm x1 | 1 |
| A3100729 | Heat tech andris lux undercounter geyser 10L x1 | 1 |
| L209-15X3/4PL/N | Cobra brass light pattern hose bibtap 15mm x1 | 1 |

## 7 Joinery:

### 7.1 Core Materials & Substrates

Cabinet Carcasses: High-Density Moisture Resistant Melamine Faced Chipboard (MR-MFC) or Moisture Resistant Medium Density Fibreboard (MR-MDF). Minimum thickness of 16mm to 18mm for sides, tops, and bases, featuring a high-density core to handle weight and structural shifting.
Back Panels: Solid 16mm solid back panels to prevent sagging and ensure rigidity. Thin, pinned 3mm hardboard backing is strictly prohibited.
Edging: All exposed panel edges must be sealed with 2.0mm high-impact PVC or ABS plastic edging, applied via hot-melt pur-adhesive to prevent moisture ingress and mechanical chipping.

### 7.2 Fronts, Doors, and Drawers

Finishes: High-Pressure Laminate (HPL) bonded to an MR-MDF core. Avoid delicate vinyl wraps or solid timber prone to warping.
Drawer Construction: Double-wall metal drawer box sides with solid 16mm bases.

### 7.3 Commercial-Grade Hardware

Hinges: Heavy-duty, 110-degree to 170-degree metal clip-on hinges (e.g., compliant with standards like BS EN 14749 or international structural equivalents). Provide a minimum of 3 hinges per door for any panel height exceeding 900mm.
Drawer Runners: Heavy-duty, full-extension telescopic ball-bearing runners. Minimum dynamic load capacity of 40kg to 50kg per drawer unit. Soft-close mechanisms are standard to reduce impact and wear.
Handles: Recessed D-pull handles, or flush-fit handles made of anti-microbial stainless steel. For accessibility compliance, standard projecting handles that can catch on clothing should be avoided in tight high-traffic lanes.
Plinths / Kickboards: Water-resistant, adjustable high-impact plastic legs masked by a removable, silicone-sealed MR-MDF or aluminium kickboard. Standard height sits at 150mm.

### 7.4 Benchtops & Work Surfaces

Post-formed commercial-grade laminate (Formica) with sealed balancing backs.
Sealing: All penetrations around sinks, cooktops, and wall joins must be fully treated with microbicide anti-fungal silicone sealant

## 8 Doors and Windows:

### 8.1 Aluminium:

Doors and windows shall comply with AAAMSA design criteria.
Glazing shall comply with SAGGA regulations. Glass thickness shall comply with SAGGA regulations irrespective of thicknesses shown on the schedules/drawings.
Doors and windows shall be supplied with protective tape and plastic and shall be removed only once surrounding trades have been completed.
For purpose made windows and doors, refer to drawings annexed to these price lists
The following certificates shall be provided prior to commencement of site work:

- A copy of the relevant AAAMSA Performance Test Certificate from the Manufacturer/contractor supplying the architectural aluminium product
- Certificate of Conformance confirming that anodising or powder coating has been processed in accordance with SANS 999 and SANS 1796 respectively.
- A powder guarantee of not less than 15 years issued by the powder manufacturer. The specific conditions contained in this guarantee shall form part of the powder coating process.
- A Certificate of Conformance confirming that glazing has been installed in accordance with SANS 0137, ensuring that safety glazing materials have been installed in the mandatory areas and that each individual pane of safety glazing materials has been permanently marked.
- A warranty from the manufacturer of the laminated safety glass and/or hermetically sealed glazing units guaranteeing the products against de-lamination and colour de-gradation for a period of not less than five years.

### 8.2 Exterior doors:

#### 8.2.1 Aluminium doors

The price for all aluminium doors, windows, louvres, etc. must include for sealing with an approved type of non-fungal sustaining white silicone on the inside and an all-weather, water-resistant external silicone to the outside

#### 8.2.2 Interior doors

40mm semi-solid flush panel (medium duty, 12mm thick hardwood edging with commercial veneer facing) timber door. Door to swing max 6mm clear of ffl.
Door frame to be SK1 86x67 timber doorframe with no sill.

#### 8.2.3 Security gate:

Provide security gates to exterior doors

### 8.3 Aluminium windows:

Refer to window schedule for size and amount

- PG Aluminium horizontal sliding windows -'Elite' System – XX 2 Panel
- PG Aluminium Casement 30.5 Top Hung Window – PT0609

#### 8.3.1 Burglar bars

Provide galvanised mild steel burglar bars in front of all windows

**9 Signage:**

Provide standard acrylic fire signage to be screw fixed to walls.

# PROPOSED ARTS AND CULTURE BUILDING RAILTON

## VERSION 1

## KP022354

## 26 AUGUST 2026

**Date:** 26 August 2026

Proposed Arts and Culture Building Railton

**Attention:** Jacques Brand

Railton Foundation Swellendam

Telephone Number: 082 408 4526
Cellular Number: 0824084526
E-mail Address: jjmbrand@gmail.com

Dear Jacques Brand

RE: **PROPOSED ARTS AND CULTURE BUILDING RAILTON**

With reference to our visit and assessment of the abovementioned project, we would like to offer the following recommendations for your consideration.

**GENERAL**

- There is a possibility that clean, bright colours might not cover in two coats. Another one or in extreme cases two coats might be required to achieve opacity. Alternatively, a similar colour (in a medium or dark base) can be used as the base colour and then overcoated with the recommended topcoat colour.
- To achieve full obliteration when using colours falling within the bright, clean colour spectrum, multi-coats will be necessary to achieve full obliteration, after the application of the plaster primer and the appropriate base coat where necessary. This should be taken into consideration when specifyingand pricing within this parameter.
- **PLEASE NOTE:**When **YELLOW** top coats are selected for **NEW and REDEC WORK Application**, it is imperative to use Plascon Professional Plaster Primer - PP950 (Alkali Burn Resistance Primer) in place of other plaster primers as pH levels may be exceptionally high on new or hairline cracked plaster.
- Kansai Plascon reserves the right to amend the specification once site establishment has taken place should it be deemed necessary e.g. plaster severely cracked but paint has not. It is not always possible to accurately determine the condition of the substrate underneath the existing coating
- Uneven, inconsistent surface profiles will result in varying reflectance levels which will present as a patchy finish, even when matt coatings are used. We are using high build coatings to mask this effect
- Only the areas mentioned in the scope of works must be coated
- All the products mentioned in these specifications must be applied strictly in accordance with the relevant Product Data Sheets
- A site inspection must be carried out by a Plascon consultant prior to painting of the substrates to ensure that the scope of work is correct
- **A full coat of the specified Plascon primer must be applied to surfaces exhibiting excessive chalking and fading.**
- At the time of inspection there was no chalking evident, however should chalking be evident when painting commences a full coat of the specified primer is required.
- Should 50% or more of the surface area require patch priming, it is recommended for a full coat of the specified primer be applied.
- The waterproofing problems visible exceed the capabilities of our Plascon products and therefore we recommend that you contact a waterproofing specialist to assist you with your waterproofing issues.
- Once the waterproofing has been successfully carried out and the moisture levels of the substrates is below 8% when measured on a Doser Hygrometer BD2 scale (or equivalent), should painting commence.
- Please note that the attached specifications are valid for a **six month** period from date of issue.

**PLEASE NOTE:**

a. The client/contractor must notify the Plascon Projects Department that the project has been awarded and when the project will start. Please fill in and fax the attached Project Action Sheet back to the Commercial Projects Division. Phone number: (011) 608 0790 and fax number: 086 688 0378.
b. In order to facilitate the Plascon Guarantee, Plascon Preferred Applicators must be used on this project.

Please note that the attached specifications are valid for an six-month period from date of issue. Should the project not commence during this period it may be necessary to re-assess the project as further coating deterioration may have occurred and product upgrades may be necessary.

Colour change is how much colour the painted surface changes over time, compared to a standard Plascon colour reference. Using the Grey Scale ISO/SANS 105-A02:1993 (E), the degree of fading is measured by comparing the colour of the painted surface to the colour of a standard colour panel. The colour change is measured on a scale of 1 to 5, with 5 being the least amount of colour change. Using the Grey Scale, paint is guaranteed to have a colour change of no more than 4-5 within three years of painting, and no more than 3-4 within five years of painting. After

five years, the colour change cannot be guaranteed.

i.e., In the Plascon Colour system bright and rich colours are vulnerable and more susceptible to fading in exterior applications due to ultraviolet, infrared, exposure and weathering. As a result, a Colour change of 3-4 can be expected within 3 years of painting. The Grey Scale Standard ISO/SANS 105-A02:1993 (E), is used locally (SANS) and internationally (ISO) to assess colour change.

Yours sincerely

_____
LLYNITH DAVIDS
CONSULTANT

**PLEASE NOTE**

**THE PROJECT ACTION SHEET TOGETHER WITH A COPY OF YOUR QUOTE (ITEMISING THE PRODUCTS AND SURFACE PREPARATION THAT WAS TENDERED ON - PLEASE DELETE YOUR PRICING)**
**INCLUDED IN THIS DOCUMENT MUST BE RETURNED TO PLASCON COMMERCIAL SPECIFICATIONS DEPARTMENT FAX NO: 086 688 0378**

**PRIOR TO THE COMMENCEMENT OF THIS PROJECT**
**TO FACILITATE PLASCON'S FORMALITIES AND TIMEOUS SITE ATTENDANCE**

**IF THIS IS NOT ADHERED TO NO PROJECT GUARANTEE WILL BE ISSUED**

# SPECIFICATIONS FOR

# PROPOSED ARTS AND CULTURE BUILDING RAILTON

**CONTENTS**


- Index/Scope of Work
- Contractors Quotation Requirements
- Project Action Sheet
- Specifications


**DISCLAIMER**

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**INDEX/SCOPE OF WORK**

| SPEC NO | SUBSTRATE | SPECIFICATION TYPE | PRODUCT | FINISH | LIFE EXPECTANCY | LOCATIONS | BUILDING ELEMENTS |
|---|---|---|---|---|---|---|---|
| 1 | Cement Plaster | New Work | Wall & All (WAA/TWA) / Professional Gypsum & Plaster Primer (PP700) | Smooth/Water Based | Severe: 8 years | External Plastered Walls | Cement plaster/concrete |
| 2 | Cement Plaster | New Work | Double Velvet (VEL/TDV) / Professional Gypsum & Plaster Primer (PP700) | Smooth/Water Based | Moderate: 8 years | Internal Plastered Walls | Cement plaster/concrete |
| 3 | Fibre Cement | New Work | Wallseal (WAS) / Plaster Primer (UC56) | Smooth/Water Based | Moderate: 5 years | External Fibre Cement/Nutec | Fascia boards |
| 4 | Gypsum Plaster Board | New Work | Super Acrylic Polvin (EPL/TAP) / Professional Gypsum & Plaster Primer (PP700) | Smooth/Water Based | Moderate: 7 years | Internal Plasterboard ceilings | Ceilings |
| 5 | Wood | New Work | Velvaglo Satin (VLO/TVG) / Wood Primer (UC2) | Smooth/Solvent Based | Very Severe: 6 years | Internal Timber to be painted- meranti pine, or veneer | timber doors |

**AREAS TO BE EXCLUDED**

All substrates not mentioned in this document

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**Contractor quotation requirements for Guarantee Projects:**

a. Contractors to provide proof of registration with the Unemployment Insurance Fund (UIF) and Compensation for Occupational Injuries and Diseases Act (COID).
b. Contractors must advise the client in writing, as to whether they will be using their own staff or sub-contractors on the project.
c. The successful contractor will be required to supply a program of works prior to commencement.
d. Allowance must be made for removal and replacement of screws on signage (excluding neon signs), where necessary.
e. Please supply a total break down of the quotation price for the redecoration work as per Plascon's recommended specification numbers & substrate types (as per this document) for guarantee purposes.
f. Quotations are to be valid for a three month period.

**Project Action Sheet:**

a. To assist with prompt handover of projects we have partially prepared a "Project Action Sheet" for this project.
b. Once a decision has been made to award the project to a painting contractor, we would appreciate you completing the items highlighted in red in sections 1-3 and attaching a copy of the successful contractor's quotation. This information can then be faxed to our offices:

   To : Plascon South Africa (Pty) Ltd
   Attention : Trade Projects Department
   Facsimile Number: 086 688 0378
   Email : trade.admin@kansaiplascon.co.za
c. We will complete the outstanding information internally and ensure that the relevant Plascon people are advised to monitor the project and prepare the guarantee documentation.

Your assistance with the above is appreciated.

**PROJECT ACTION SHEET**

**DATE: 26 August 2026**

**NB: PLEASE ATTACH COPY OF ACCEPTED QUOTATION!!!**

| | | | |
|---|---|---|---|
| **SECTION 1** | | | |
| **Project Name** | **Proposed Arts and Culture Building Railton** | | |
| **Project Address** | | | |
| **Architects** | | **Contact Person & Contact Number** | |
| **Client** | **Railton Foundation Swellendam** | **Contact Person & Contact Number** | **Jacques Brand 0824084526** |
| **Corporate Client** | | **Contact Person & Contact Number** | |
| **Developer** | | **Contact Person & Contact Number** | |
| **Quantity Surveyor** | | **Contact Person & Contact Number** | |
| **Clients Consultant** | | **Contact Person & Contact Number** | |
| **SECTION 2** | | | |
| **Applicator** | | **Contact Person & Contact Number** | |
| **Contractor's Consultant** | | **Contact Number** | |
| **Estimated Start Date** | | **Estimated Completion Date** | |
| **Estimated Contract Value** | | **Estimated Paint Value** | |
| **SECTION 3** | | | |
| **SURFACE AREAS TO BE PAINTED AND INSPECTED:** | | | |
| **Does the scope of work remain the same as per specification document?: NO/YES** | | | |
| **(If the answer is no, please supply changes or areas that are to be excluded or included)** | | | |
| **N/A** | | | |
| **SECTION 4 - SUBSTRATES GUARANTEED** | | | |
| **COATING SYSTEMS - As per Plascon Specification Document Dated** | | | **26 August 2026** |
| **The following specifications will apply to the guarantee:** | | | |
| **SPEC NO:** | **SUBSTRATE** | **BUILDING ELEMENT** | **GUARANTEE PERIOD** |
| **SECTION 4 - SUBSTRATES GUARANTEED** | | | |
| **Quality Assurance (Paint value above R250 000,00)** | | | |
| **Product Guarantee** | | | |
| **Instructions/Paperwork:** | | | |
| **Contractors Rep** | | | |
| **Site Inspection Required** | | | |
| **Reference Area Required** | | | |
| **Colour Finishing Schedule Required** | | | |

**SPECIFICATION SHEET NO. 1**

**APPLICABLE LOCATIONS:**

EXTERNAL PLASTERED WALLS :: CEMENT PLASTER/CONCRETE

| | | |
|---|---|---|
| **NEW WORK:** | Exterior | |
| **SUBSTRATE:** | Cement Plaster | |
| **PAINT FINISH :** | **Wall & All**<br>(Smooth Finish - Waterbased, premium pure acrylic - sheen) | PRODUCT CODE: **WAA** |
| **COLOUR :** | White and standard colours as per colour card, plus Plascon colour system and other fan decks | |
| **ENVIRONMENT:** | The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system<br>**As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3:** Severe<br>• Coastal areas subject to salt spray (up to 3KM Inland)<br>• Non-Industrial<br>• Average rainfall<br>• Inland Industrial Areas<br>• Significant atmospheric pollution<br>• Areas where driving rain occurs frequently<br><br>**Maintenance Cycle:** 8 years | |

| Plascon Coating System | Application Method | Spreading Rate ($m^2$) | WFT/ DFT µm (min & max) | Reducer/Cleaner | No. of Coats | Overcoating time, h @23°C | Technical Data Sheet No | TVOC g/litre |
|---|---|---|---|---|---|---|---|---|
| **Primer:** Professional Gypsum & Plaster Primer (PP700) | brush, roller or airless spray | @ 40 µm<br>Theo: 8.80$m^2$/litre<br>Prac: 5.10$m^2$/litre | WFT: 100/129 microns<br>DFT: 35/45 microns | Mineral Turpentine | 1 | 16 hours | | 423 |
| **Topcoat:** Wall & All (WAA/TWA) | brush, roller or airless spray | @ 30 µm<br>Theo: 12.70$m^2$/litre<br>Prac: 7.00$m^2$/litre | WFT: 66/92 microns<br>DFT:25/35 microns | Water | 2 | 2 hours | 5908 | 13 white & tint bases, 13-19 std colours |

**SURFACE PREPARATION:**

- Ensure that surfaces are dry, sound and clean.
- Concrete must cure for minimum 28 days and cement plaster 14 days before painting.
- Remove any hollow and soft/underbound plaster and replaster.
- Remove dirt and loose particles.
- Remove any oil, grease and other contaminants with Plascon Metalcare Aquasolv Degreaser (GR 1) working it well into affected areas with bristle broom or brush. Leave for 20 minutes to react, then rinse thoroughly with fresh water to remove all traces of Plascon Metalcare Aquasolv Degreaser (GR 1), using high pressure water jet or scrubbing with brush or broom. Allow to dry completely.
- Remove fungi and algae by scrubbing with a solution of household bleach (3,5 % sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry.
- Fill cracks and other surface defects with the appropriate Polycell filler - refer Surface Preparation, Crack Repair.
- Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting:
  - concrete, off-shutter, pre-cast : B4 scale - 5 %
  - cement plaster, brickwork, fibre-cement : B2 scale - 8 %

**APPLICATION:**

**Primer Coat**

- Apply one coat of Plascon Professional Gypsum & Plaster Primer (PP700) to achieve a continuous film. Allow 16 hours to dry. (water based topcoat)

**Finishing Coats**

- Apply two full coats of Plascon Wall & All (WAA/TWA) to achieve complete obliteration, allowing 2 hours drying between coats.

**Please Note:**

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

**DISCLAIMER:**

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**SPECIFICATION SHEET NO. 2**

**APPLICABLE LOCATIONS:**

INTERNAL PLASTERED WALLS :: CEMENT PLASTER/CONCRETE

| | | |
|---|---|---|
| **NEW WORK:** | Interior | |
| **SUBSTRATE:** | Cement Plaster | |
| **PAINT FINISH :** | **Double Velvet**<br>(Smooth Finish - waterbased, premium washable sheen, stain resistant) | PRODUCT CODE: **VEL** |
| **COLOUR :** | White and standard colours as per colour card, plus Plascon colour system and other fan decks | |
| **ENVIRONMENT:** | The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system<br>**As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3:** Moderate<br>• Dry well-ventilated environments, i.e. Domestic, Commercial and Light Industrial buildings<br>• Possibly more frequent moderate condensation<br>• Moderate soiling, abrasion or handling of surfaces | |

**Maintenance Cycle:** 8 years

| Plascon Coating System | Application Method | Spreading Rate ($m^2$) | WFT/ DFT µm (min & max) | Reducer/Cleaner | No. of Coats | Overcoating time, h @23°C | Technical Data Sheet No | TVOC g/litre |
|---|---|---|---|---|---|---|---|---|
| **Primer:** Professional Gypsum & Plaster Primer (PP700) | brush, roller or airless spray | @ 40 µm<br>Theo: 8.80$m^2$/litre<br>Prac: 5.10$m^2$/litre | WFT: 100/129 microns<br>DFT: 35/45 microns | Mineral Turpentine | 1 | 16 hours | | 423 |
| **Topcoat:** Double Velvet (VEL/TDV) | brush, roller or airless spray | @ 30 µm<br>Theo: 12.70$m^2$/litre<br>Prac: 7.00$m^2$/litre | WFT: 66/92 microns<br>DFT:25/35 microns | Water | 2 | 2 hours | 5896 | 0 white, < 16 pastel, deep & transparent bases tinted |

**SURFACE PREPARATION:**

- Ensure that surfaces are dry, sound and clean.
- Concrete must cure for minimum 28 days and cement plaster 14 days before painting.
- Remove any hollow and soft/underbound plaster and replaster.
- Remove dirt and loose particles.
- Remove any oil, grease and other contaminants with Plascon Metalcare Aquasolv Degreaser (GR 1) working it well into affected areas with bristle broom or brush. Leave for 20 minutes to react, then rinse thoroughly with fresh water to remove all traces of Plascon Metalcare Aquasolv Degreaser (GR 1), using high pressure water jet or scrubbing with brush or broom. Allow to dry completely.
- Remove fungi and algae by scrubbing with a solution of household bleach (3,5 % sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry.
- Fill cracks and other surface defects with the appropriate Polycell filler - refer Surface Preparation, Crack Repair.
- Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting:
  - concrete, off-shutter, pre-cast : B4 scale - 5 %
  - cement plaster, brickwork, fibre-cement : B2 scale - 8 %

**APPLICATION:**

**Primer Coat**

- Apply one coat of Plascon Professional Gypsum & Plaster Primer (PP700) to achieve a continuous film. Allow 16 hours to dry. (water based topcoat)

**Finishing Coats**

- Apply two full coats of Plascon Double Velvet (VEL/TDV) to achieve complete obliteration, allowing 2 hours drying between coats.

**Please Note:**
Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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**SPECIFICATION SHEET NO. 3**

**APPLICABLE LOCATIONS:**

EXTERNAL FIBRE CEMENT/NUTEC :: FASCIA BOARDS

| | |
|---|---|
| **NEW WORK:** | Exterior |
| **SUBSTRATE:** | Fibre Cement |
| **PAINT FINISH :** | **Wallseal** PRODUCT CODE: **WAS** |
| **COLOUR :** | White and pastel |

**ENVIRONMENT:** The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system

**As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3:** Moderate

- Semi-coastal areas (3-10KM Inland)
- Non-Industrial
- Average rainfall
- Inland Areas (>More than 10KM from coast)
- Urban or light industrial
- Mild atmospheric pollution - not in close proximity to industrial plants or similar sources of significant pollution

**Maintenance Cycle:** 5 years

| Plascon Coating System | Application Method | Spreading Rate ($m^2$) | WFT/ DFT µm (min & max) | Reducer/Cleaner | No. of Coats | Overcoating time, h @23°C | Technical Data Sheet No | TVOC g/litre |
|---|---|---|---|---|---|---|---|---|
| **Primer:** Plaster Primer (UC56) | brush, roller or airless spray | @ 40 µm Theo: 8.80$m^2$/litre Prac: 5.10$m^2$/litre | WFT: 100/129 microns DFT: 35/45 microns | Mineral Turpentine | 1 | 16 hours | | 423 |
| **Topcoat:** Wallseal (WAS) | brush, roller or airless spray | @ 90 µm Theo: 4.40$m^2$/litre Prac: 3.10$m^2$/litre | WFT: 200/250 microns DFT:80/100 microns | Water | 2 | 2 hours | 6024 | < 16 white & tint bases tinted |

**SURFACE PREPARATION:**

- Ensure that surfaces are clean, dry and sound.
- Concrete must cure for minimum 28 days and cement plaster 14 days before painting.
- Remove any hollow and soft/underbound plaster and replaster.
- Remove dirt and loose particles.
- Remove any oil, grease and other contaminants with Plascon Aquasolv Degreaser (GR 1) working it well into affected areas with bristle broom or brush. Leave for 20 minutes to react, then rinse thoroughly with fresh water to remove all traces of Plascon Aquasolv Degreaser (GR1) , using high pressure water jet or scrubbing with brush or broom. Allow to dry completely.
- Remove fungi and algae by scrubbing with a solution of household bleach (3,5% sodium hypochlorite) - 1 part bleach to 2 parts water by volume. Leave for 1 hour, then brush off with a bristle brush. Rinse thoroughly with tap water to remove all traces of bleach and allow to dry.
- Fill cracks and other surface defects with the appropriate Polycell filler - refer Surface Preparation, Crack Repair.
- Moisture content measured with a Doser Hygrometer (or equivalent) must not exceed the following limits before painting:
  - concrete, off-shutter, pre-cast : BD 4 scale - 5%
  - cement plaster, brickwork, fibre-cement : BD 2 scale - 8%

**APPLICATION:**

**Primer Coat**

- Apply one coat of Plascon Plaster Primer (UC 56) to achieve a continuous film. Allow 16 hours to dry. (water based topcoat)

**Finishing Coats**

- Apply two full coats of Plascon Wallseal (WAS/TWS) to achieve complete obliteration, allowing 2 hours drying between coats.

**Please Note:**
Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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**SPECIFICATION SHEET NO. 4**

**APPLICABLE LOCATIONS:**

INTERNAL PLASTERBOARD CEILINGS :: CEILINGS

| | | |
|---|---|---|
| **NEW WORK:** | Interior | |
| **SUBSTRATE:** | Gypsum Plaster Board | |
| **PAINT FINISH :** | **Super Acrylic Polvin**<br>(Smooth Finish - Waterbased, superior matt acrylic, durable) | PRODUCT CODE: **EPL** |
| **COLOUR :** | White plus Plascon colour system and other fan decks | |
| **ENVIRONMENT:** | The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system<br>**As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3:** Moderate<br>• Dry well-ventilated environments, i.e. Domestic, Commercial and Light Industrial buildings<br>• Possibly more frequent moderate condensation<br>• Moderate soiling, abrasion or handling of surfaces | |

**Maintenance Cycle:** 7 years

| Plascon Coating System | Application Method | Spreading Rate ($m^2$) | WFT/ DFT µm (min & max) | Reducer/Cleaner | No. of Coats | Overcoating time, h @23°C | Technical Data Sheet No | TVOC g/litre |
|---|---|---|---|---|---|---|---|---|
| **Primer:** Professional Gypsum & Plaster Primer (PP700) | brush, roller or airless spray | @ 40 µm<br>Theo: 8.80$m^2$/litre<br>Prac: 5.10$m^2$/litre | WFT: 109/129 microns<br>DFT: 35/45 microns | Mineral Turpentine | 1 | 16 hours | | 423 |
| **Topcoat:** Super Acrylic Polvin (EPL/TAP) | brush, roller or airless spray | @ 30 µm<br>Theo: 11.30$m^2$/litre<br>Prac: 6.30$m^2$/litre | WFT: 74/103 microns<br>DFT:25/35 microns | Water | 2 | 1 hour | 7085 | < 16 white, pastel, deep and transparent tinted |

**SURFACE PREPARATION:**

- Ensure that surfaces are clean, dry and sound.
- Remove dirt and loose particles.
- Remove any oil, grease and surface contaminates using a mutton cloth in-conjunction with Plascon Mineral Turps (AZH 1).
- Fill holes, gaps and other surface defects with Polycell Polyfilla Interior (101002). Allow 4 hours to dry. Sand smooth with 220 grit sandpaper. Dust off. Spot prime filled areas with Plaster Primer. Allow 16 hours to dry.

**APPLICATION:**

**Primer Coat**

- Apply one coat of Professional Gypsum and Plaster Primer (PP 700) to achieve a continuous film. Allow 16 hours to dry. (water based topcoat)

**Finishing Coats**

- Apply two full coats of Plascon Polvin Super Acrylic (EPL/TAP) to achieve complete obliteration, allowing 1 hour drying between coats.

**Please Note:**

Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

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**SPECIFICATION SHEET NO. 5**

**APPLICABLE LOCATIONS:**

INTERNAL TIMBER TO BE PAINTED-MERANTI PINE, OR VENEER :: TIMBER DOORS

| | |
|---|---|
| **NEW WORK:** | Interior |
| **SUBSTRATE:** | Wood |
| **PAINT FINISH :** | **Velvaglo Satin**<br>(Smooth, premium non-drip satin polyurethane enamel) PRODUCT CODE: **VLO** |
| **COLOUR :** | White and standard colours as per colour card, plus Plascon colour system and other fan decks |
| **ENVIRONMENT:** | The Maintenance Cycle is a Guide but can vary due to micro-climate changes identified on the site which will effect the longevity of the coating system<br>**As per SANS 10305-1:2012 Edition 1.2, Section 4.1.3:** Very Severe<br>• Buildings in which activities give rise to continuous high humidity, heavy condensation, aggressive fumes, dust or waste products<br>• Surfaces in contact with chemicals, chemical solutions, process liquids or other aggressive agents<br><br>**Maintenance Cycle:** 6 years |

| Plascon Coating System | Application Method | Spreading Rate ($m^2$) | WFT/ DFT µm (min & max) | Reducer/Cleaner | No. of Coats | Overcoating time, h @23°C | Technical Data Sheet No | TVOC g/litre |
|---|---|---|---|---|---|---|---|---|
| **Primer:** Wood Primer (UC2) | brush, roller or airless spray | @ 30 µm Theo: 15.00$m^2$/litre Prac: 8.30$m^2$/litre | WFT: 56/78 microns DFT: 25/35 microns | Performance Coating Thinner 5110 | 1 | 16 hours | | 422 |
| **Topcoat:** Velvaglo Satin (VLO/TVG) | brush, roller or airless spray | @ 30 µm Theo: 15.00$m^2$/litre Prac: 8.30$m^2$/litre | WFT: 56/89 microns DFT:25/40 microns | Performance Coating Thinner 5110 | 2 | 16 hours | 8164 | 435 white, 403 pastel & transparent, 409 deep |

**SURFACE PREPARATION:**

- Ensure that surfaces are clean, dry and sound.
- Moisture content measured with a Doser Hygrometer B 2 scale A1-A5 (or equivalent), depending on the wood type, must be <14 % before painting.
- Sand wood to a smooth finish with 150 - 220 grit paper in the direction of the grain (depending on the smoothness required). Sharp edges must be rounded off. Dust off.
- Fill holes and other surface defects with Plascon Polyfilla Mendall 90 (801601) working off smoothly while wet. Allow 6- 8 hours to dry, then sand to a smooth finish. Dust off.
- Wash knots and resinous areas with Plascon Lacquer Thinner (ILS 1). Apply Plascon Woodcare Knot Seal (PK 2) to all knots and resinous areas. Allow 1 hour to dry.

**APPLICATION:**

**Primer Coat**

- Apply one coat of Plascon Wood Primer (UC 2) to achieve a continuous film. Allow 16 hours to dry. (solvent based topcoat)

**Finishing Coats**

- Apply two full coats of Plascon Velvaglo Satin (VLO/TVG) to achieve complete obliteration, allowing 16 hours drying between coats.
  **NB:** if white is used, three coats might be necessary to achieve obliteration.
  **Please Note:**
  Always maintain a wet edge and avoid downing tools during the application process to prevent lap marks and variances in colour or texture. Work from corner to corner, or from a natural cut off point to another. Do not attempt touch ups, but redo complete panels.

**DISCLAIMER:**
The recommendations contained herein are given in good faith and are meant to guide the specifier or the user. They are based on results gained from our tests and experiences and are believed to be reliable. No guarantee is implied by the recommendations contained herein since conditions of use, method of application and cleanliness of the substrate prior to painting are beyond our control. No part of this work may in any form or by any means be reproduced without the prior written permission NB: The specification should be read in conjunction with the product data sheet. Technology may change with time necessitating changes to this Technical Data Sheet (TDS). It is the responsibility of the user to ensure that the latest TDS is being used. Copyright ©Kansai Plascon (Pty) Ltd 2026. All rights reserved. No part of this work may in any form or by any means be reproduced without prior written permission of the copyright owner. PLASCON is the registered trademark of Kansai Plascon (Pty) Ltd.

# SURFACE PREPARATION GLOSSARY:

**TABLE OF REFERENCES:**

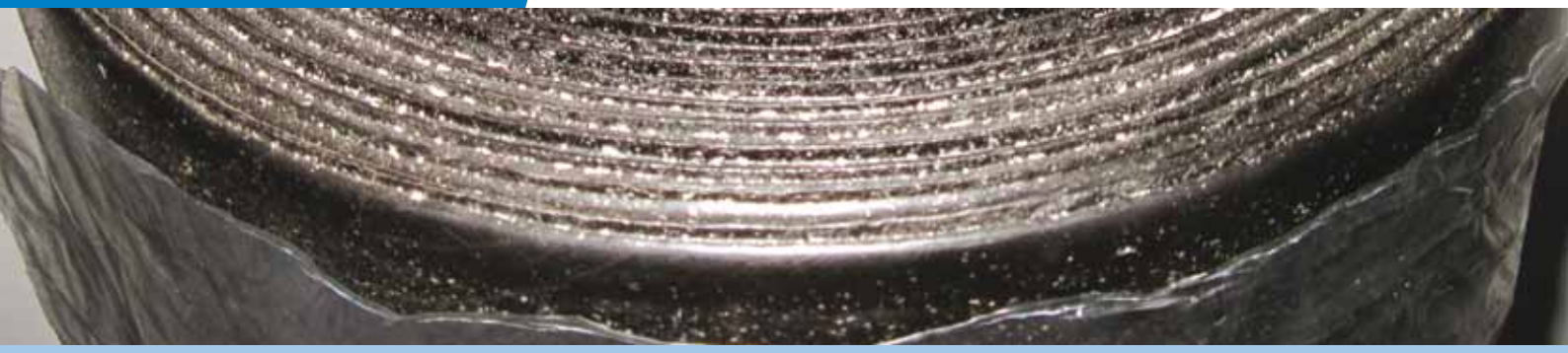
- Technical Data Sheet (TDS) : User must always ensure that latest issue is used.
- B = Brush (ready for use), R = Roller (synthetic, min. 10mm pile) (ready for use), S = Airless spray (ready for use).
- Theoretical spreading rate quoted is for smooth non-porous substrates and does not include allowance for surface profile, porosity, wastage and uneven film application. Suitable allowance should be made according to type of work, method and skill of applicator. Practical spreading rate quoted is an average guide only - actual must be determined by user - see Preamble for formulation how to calculate.
- Overcoating times are at 23°C and 75% relative humidity. Longer times must be allowed under cooler and moist conditions. DO NOT paint during inclement weather and when temperature is below 10°C.
- Fading and chalking will occur to a greater or lesser degree depending on pigmentation and generic binder type.
- NB: Life expectancy may vary, depending on environmental conditions and stresses, within the macro/micro climate of the project.

DERBIGUM®
reinforced waterproofing systems

# Derbigum SP



Manufactured in SA
for SA conditions



## Dual Reinforced Membrane Specified for Exposed Waterproofing

**The Derbigum SP (Special Polyester) range of products has been designed to meet the specific requirements for waterproofing in exposed situations. Manufactured in South Africa to suit the harsh African climate and conditions.**

### Fields of application

The Derbigum SP range has been designed and developed for waterproofing in situations such as:

- Concrete Roofs
- Timber Boarded Roofs
- Wide Gutters
- Parking Decks
- Insulated Roofs

### Features

- Excellent tensile strength and elasticity.
- Excellent weathering properties.
- Temperature stability.
- High impact and fatigue resistance.

Derbigum Special Polyester 4 mm Roofing is a high performance, UV stable, polymer modified bitumen waterproofing membrane. This dual reinforced product comprises of a high strength polyester core and a top layer of reinforced glass tissue. Derbigum Special Polyester Roofing is compatible with most existing materials, and systems.




### Primary Use

| SP3 | SP4 | SP5 |
|---|---|---|
| Parapet Walls | Exposed Roofs | Parking Decks |

### Presentation

| | SP3 | SP4 | SP5 |
|---|---|---|---|
| **Thickness** | 3 mm | 4 mm | 5 mm |
| **Width** | 1000 mm | 1000 mm | 1000 mm |
| **Length - roll** | 10 m | 10 m | 8 m |
| **Weight - per meter ² (approx.)** | ± 3.2 kg/m² | ± 4.2 kg/m² | ± 5.25 kg/m² |
| **Weight - per roll (approx.)** | ± 32 kg | ± 42 kg | ± 42 kg |
| **Polyester** | ≥ 100 g/m² | 120 g/m² | 120 g/m² |
| **Glass Fibre** | 50 g/m² | 50 g/m² | 50 g/m² |

### SP4 Physical Properties

| | | | |
|---|---|---|---|
| **Tensile Strength** | 50 mm | Longitudinal 469N | Transverse 374N |
| **Tensile Elongation** | | Longitudinal 40% | Transverse 55% |
| **Tear Strength** | Die No. C - ASTM D624 | Longitudinal 72N | Transverse 77N |
| **Flexibility** | Derbigum SP4 was formed over mandrels diameter 100 mm, 50 mm and 20 mm at 0°C. Cracking of the surface occured over 20 mm mandrel only. | | |
| **Dimensional Stability at High Temperature** | Test 28 days exposure at 80°C: movement less than 1 mm/m | | |

*Specifications are subject to change without notification.*
*Results shown reflect the minimum peformance required and show the typical test procedures used.*
*Actual field performance will depend on installation methods and site conditions.*



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Fax 031 569 1849

**Port Elizabeth**
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**Manufacturing Plant**
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**Brackenfell**
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**George**
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**Nelspruit**
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Fax 013 752 6556

**Margate**
Tel 039 312 2764
Fax 039 312 2673

DERBIGUM®
reinforced waterproofing systems

Manufactured in SA
for SA conditions

# Derbigum SP



## Dual Reinforced Membrane Specified for Exposed Waterproofing

### Application

- Installation by Approved Derbigum Contractors (ADC's) countrywide.
- Ensure that all surfaces to receive the waterproofing application are in a dry, sound, smooth and even condition, free of voids and protrusions.
- Coves or fillets are to be installed at all internal angles.
- Apply Bitumen Primer to concrete and screeded surfaces.
- Side laps should be a minimum of 75mm (recommended 100mm for tanking) and end laps 100mm and fully bonded by means of 'torch-on' fusion.

***Note:*** *Derbigum shall not be roughly handled, especially at temperatures below 5°C. Work must be stopped at atmospheric temperatures below -2°C.*

*When used over high efficiency thermal insulation materials, the roof membranes may be required to operate at roof surface temperatures approaching 80°C in high summer.*

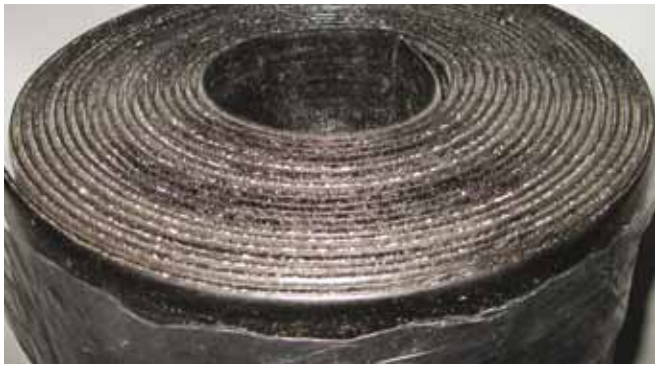
***Hoticultural Use:*** *Use plants with non-invasive root systems / root structures to avoid damage to waterproofing systems.*

### Safety

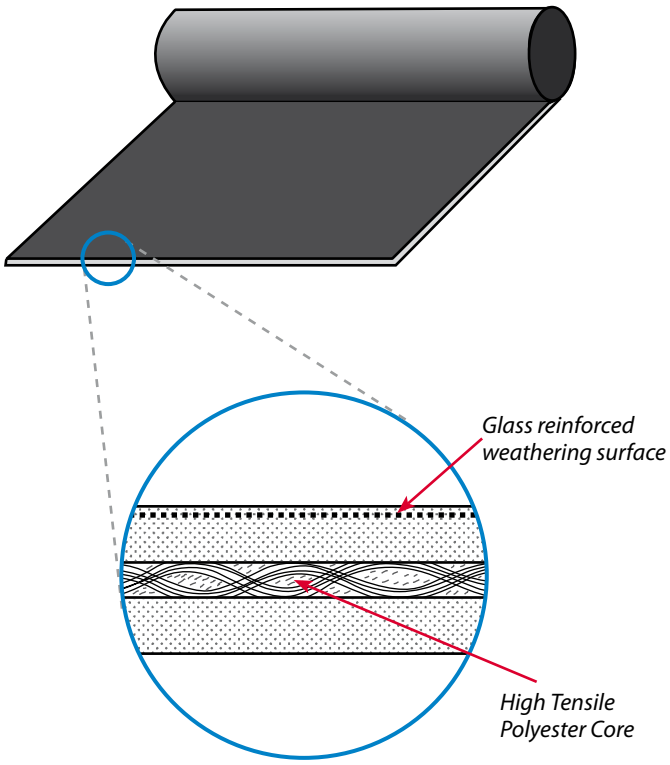
- Normal hygiene procedures.
- Wash hands thoroughly with soap and water or a proprietary hand-cleaner prior to eating or smoking.

### Storage

- Rolls must be transported in a vertical position.
- Store upright in a cool, dry place.
- The floor must be regular and free of sharp objects.
- Do not double stack, **unless properly separated**.



### Cross Section of Derbigum SP




version 002-201404

Disclaimer: The use of this product is beyond the manufacturer's control and liability is restricted to the replacement of proven material defects. The manufacturer is not responsible for any loss or damage arising from incorrect usage. Specifications are subject to change without prior notice.

Available from Waterproofing Centres countrywide

www.derbigum.co.za

**Cape Town**
Tel 021 448 7880
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**Nelspruit**
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Fax 013 752 6556

**Margate**
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Guidance Specification

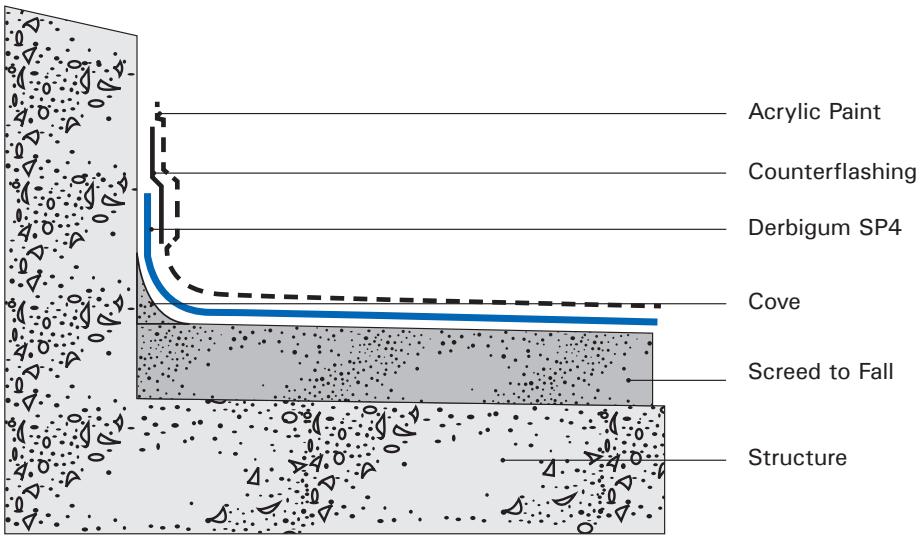
# Concrete Roofs (Acrylic Paint)

## Substrate

The substrate shall be to falls and cross falls of 1:80 to outlets. If no falls and cross falls exist (not recommended) a dual layer system must be used. The substrate shall be surface dry, clean and smooth; free of voids, protrusions and contaminants. The area is then to be primed using a bituminous primer. Internal corners shall be filleted and external corners rounded.

## Specification

One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by 'torch-fusion' finished with one coat of acrylic primer followed by two coats acrylic paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee.




## Outlets

The waterproofing is to be fully dressed into the drainage outlets so as to ensure a watertight seal. Outlets are to be positioned so that they are easily accessible both for the Waterproofing Contractor at the time of installation and maintenance purposes at some future date. Ensure that the level of the flange is kept below the screed level to prevent ponding around the outlet.

## Flood Test

The integrity of the waterproofing system should be established by means of a flood-test of 48hrs – 72hrs duration, prior to handing over to the contractor. A certificate is to be obtained from the Professional Team recording the date and time-period of the test and that the waterproofing system was handed over in a clean, proper and watertight condition.

Derbigum Manufacturing (Pty) Ltd. accepts no responsibility for accuracy of any typical / guidance details or drawings or specifications contained herein. These specifications and details are not to scale and are intended only to be used as a guideline. For more detailed specifications please contact your nearest branch

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www.derbigum.co.za

Derbigum Manufacturing (Pty) Ltd
Reg No.: 1967/009946/07
Director: T P Taylor

gyproc
SAINT-GOBAIN

# Rhino® Cove Cornice

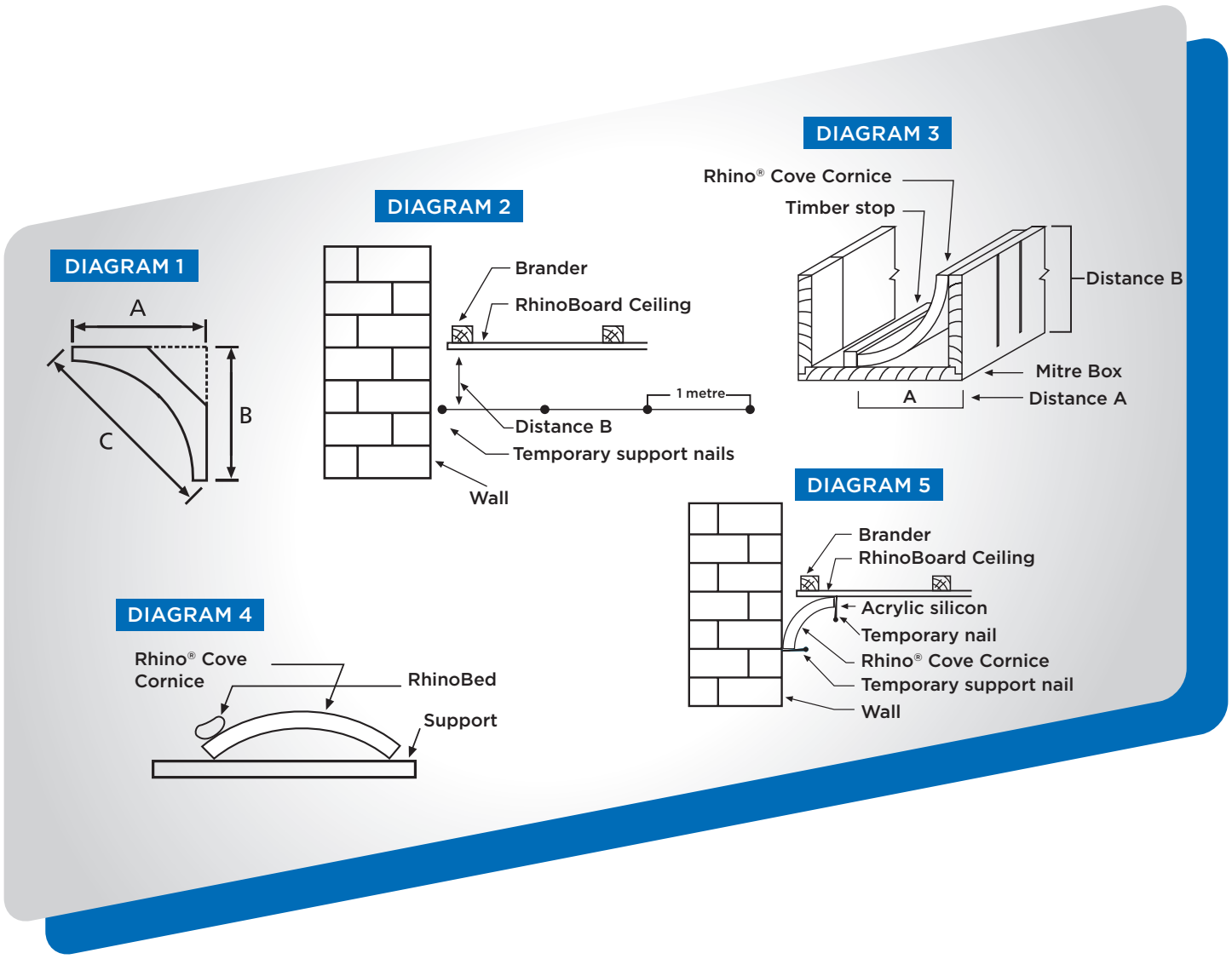
Rhino® Cove Cornice is a gypsum finishing product that occupies the area between the wall and ceiling. It is ideal for enhancing the design of your room.

## Performance

- Superior Aesthetics & Design
- Acoustic Control



SAINT-GOBAIN




**Diagrams and dimensions as follows:**
A x B x C x D ( D=LENGTH) (refer Diagram 1.)
75mm Cove = 58mm x 58mm x 75mm
125mm Cove = 90mm x 90mm x 120mm

1. Measure distance (B) down from the ceiling and mark it on several places on the wall. Shoot a chalk line along these marks on the wall. Insert temporary nails at 1 metre intervals just below the chalk line (Refer Diagram 2).

2. Fix a timber stop along the base of the mitre box distance (A) from the vertical side. Place the cove upside down (i.e. the bottom facing upwards) in the mitre box (Refer Diagram 3). Refer to the catalogue to ensure that you have the pattern the correct way up.

3. Using a fine tooth saw, cut and mitre the required lengths of cove in a mitre box. If using patterned cove, extreme care must be taken to match the pattern where a joint occurs.

4. Lay the cove face down over a length of timber. Butter wall edge with RhinoBed® to more or less the thickness of a finger (Refer Diagram 4).

5. Guide the cove over the temporary nails and press firmly into position against the wall and ceiling. Insert temporary nails into ceiling to hold cove. Fix the cove ± every metre into the wall using steel nails or drill, plug and screw. On painted surfaces a plaster bonding liquid (Grippon) should be applied. While still wet and tacky, fix cove. Patch imperfections and clean off excess RhinoBed® (Refer Diagram 5).

**NB:** Always carry cove on edge.

**Note:** Due to the design of modern timber roof trusses, movement and settling will occur. The fixing of cove therefore has to be more flexible. In taking up this movement, it is recommended that all coves be fixed only to the wall and the cove to the ceiling joint be filled with a flexible filler e.g. acrylic silicon.

**Fixing Instructions for Cove to Steel**

1. Fixing of cove with steel brandering behind the board could be done in either of these ways:
   i) Glue the cove to the wall with RhinoBed® with support nails under the cove and in front of the cove in the ceiling, until the bond between cove and wall has formed. Fill the gap at the ceiling with an acrylic silicon.
   ii) Screw the cove to the ceiling into the steel brander using a screw gun and a screw of suitable length (42mm). Nail the cove to the wall where required. Fill holes with RhinoGlide® and sand when dry.

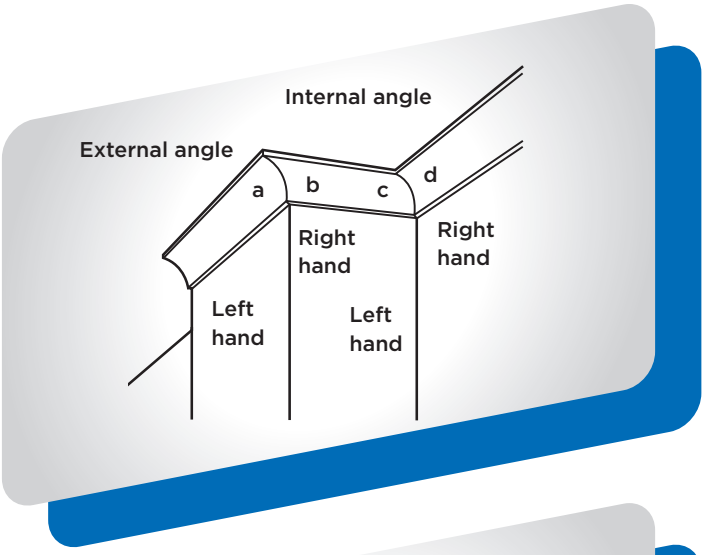
# HOW TO MITRE CORNICE OR COVE

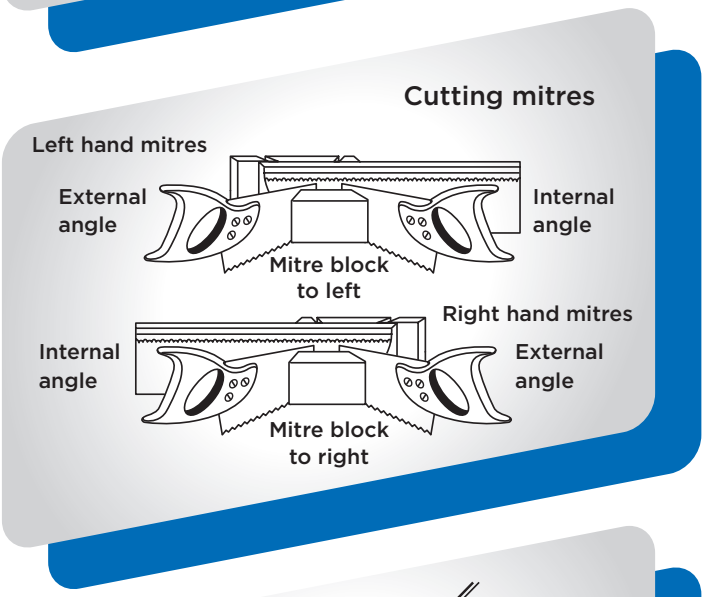
## Type of corner mitre

There are four different types of mitre cut:

**External angles**
a. Left hand
b. Right hand

**Internal angles**
c. Left hand
d. Right hand



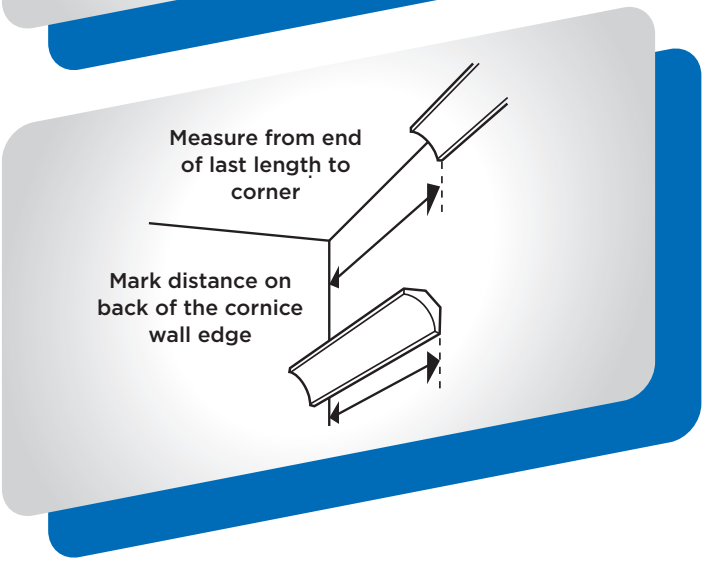




## Mitred joints

To cut a left hand corner mitre, position the mitre block to the left of the length of cove and line up the measured mark with the appropriate mitre block slot (depending on whether the angle is to be internal or external). Similarly, position the mitre block to the right of the length of cove for the right hand corners.

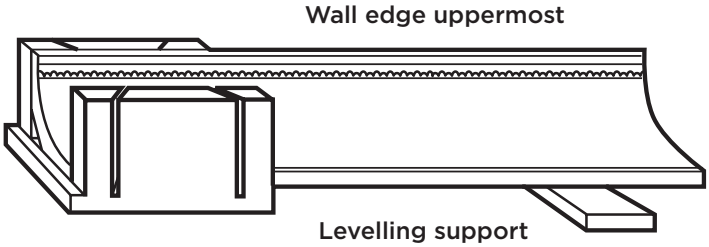
**Before starting, note which way up the cornice should be fitted.**

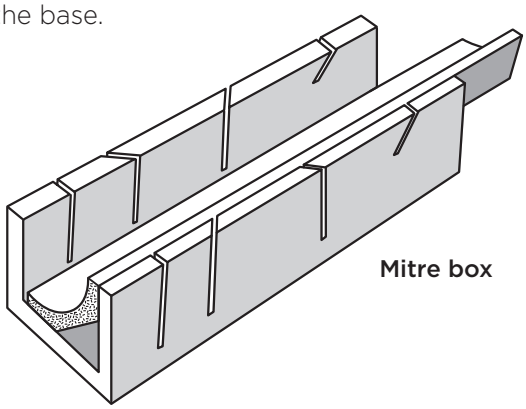
Remember that all marks, measurements and cuts must be made from the back of the cove's wall edge. When measuring for mitres or butt joints, try to ensure a good pattern match at the meeting edges. This is especially important with external mitres, which are generally more visible. So, whenever a mitre is required, measure the distance between the end of the last fixed length and the corner of the room. Mark this measurement on the back wall edge of the next length of cove - making sure the pattern matches at each point.




## Cutting cove

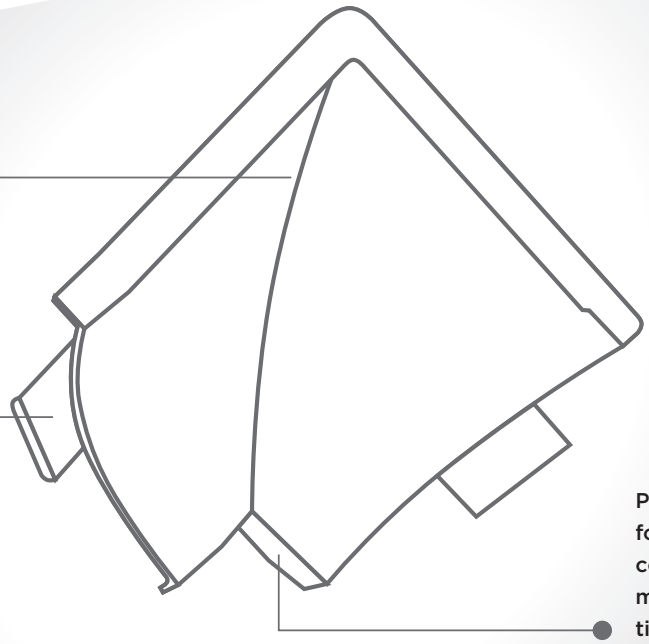
When using the mitre block, it is a good idea to keep the cove supported and level using a piece of wood the same thickness as the base of the mitre block. Place the cove upside-down in the mitre block with the wall edge uppermost, flat against the side, and the ceiling edge flat against the base.



## Rhino® Cove Cornice Pre-mitred Corners

Cove installations are quicker and neater with new easy to fit Rhino® Cove Cornice pre-mitred corners.



**Distinct, clear edge that does not require filling or patching.**

**Snug fit onto the curve of a Rhino® Cove Cornice 75 mm gives a neat finish.**

**Pre-moulded 45º angle for external and internal corners that eliminate mitre boxes and saves time on installations.**




**2 Outer corners**




**4 Inner corners**




**28 pack Inner corners**

SAINT-GOBAIN

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**www.gyproc.co.za**

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TRUST BUILD CLEVER THE ORIGINAL

HOMOGENEOUS

| | | |
|---|---|---|
| **Total Thickness** | | 2.0mm 2.5mm |
| **Dimensions** | | **Rolls:** 1.2m x 15m |
| **Dimensions** | | **Tiles:** 300mm x 300mm |
| **Dimensions** | | **Welding Rod:** ± Ø4.3mm x 50m |
| **Packaging** | | **2.0mm:** 18m² Per Roll<br>**2.5mm:** 18m² Per Roll<br><br>**2.0mm:** 50 Tiles Per Box (4.5m²)<br>**2.5mm:** 50 Tiles Per Box (4.5m²) |
| **Total Weight** | | **2.0mm:** 3.75kg/m²<br>**2.5mm:** 4.5kg/m² |
| **Colour Range** | | 16 Selected Colours |
| **Reaction to Fire** | SANS 0177 | Part 4 - Class 1 |
| **Indentation** | SANS 786 | Pass (Suitable for intensive use) |
| **Abrasion Resistance** | EN 660-2 | Group M |
| **Chemical Resistance** | EN 423 | Good resistance to everyday substances. Advice is available on resistance to specific chemicals and dilutions. |
| **Static Electrical Charge** | | Classified as electrically insulating. Not conductive or anti-static in nature. |
| **Underfloor Heating** | | Suitable provided that the temperature of the surface of the sub-floor does not exceed 27°C. |
| **Emissions** | GREEN BUILDING SPECIFICATIONS | 0.03µg/m²/hour |

PROUDLY MADE IN SOUTH AFRICA BY FLOORWORX

**SR*** = Standard Requirements

It is advised to confirm stock availability on **0860 346 679**