


















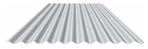

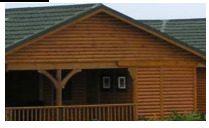







**PROJECT:** Tradewinds Ocean Village  
**Client / Co:** St Helena Corporation PLC  
**Tender Drawing Ref no:** T1827  
**Location:** St Helena  
**Date Prepared:** 06 November 2019  
**Date revised:** 6 April 2020





**GENERIC SPECIFICATION - OVERALL GUIDELINE FOR T&B SPECIFICATION**
**Custom T&B Home**
**NOTE: PHOTOS / PICTURES USED ARE FOR ILLUSTRATION PURPOSES ONLY**

ITEM	ELEMENT	SECTION	AREA	DESCRIPTION	NOTES & REMARKS	COLOR / PAINTING / SPEC CODES
<b>A</b>	<b>FLOOR STRUCTURE</b>					
		Concrete foundation pads		Re-inforced Concrete base pad and stub column with termite barrier and timber pile support above	<i>In-situ Concrete pads / Pre-cast pads</i>	
		Timber floor construction		Timber sub floor structure consisting of 36 x 220 CCA H3 treated joist and 73 x 220 CCA H3 treated bearers supported by timber support poles 180-200mm.	<i>To Engineer's Specification</i>	
		<b>Poles</b>		180 - 200mm Tapered poles CCA H5		* 2 Coats Creosote
		<b>Bearers</b>		73 (Sized) x 220 (PAR) CCA H3		* 3 Coats Woodoc Totim - Golden Brown
		<b>Joists</b>		36 (Sized) x 220 (PAR) CCA H3		* 3 Coats Woodoc Totim - Golden Brown
		Ply Bridging		38 x 76mm SAP CCA H3 under all ply board butt joints for support		
		Floor insulation		"High density" SPX 45 rubber strips to top of joists to receive Ply board		
		Moisture Barrier		Sisalation / Spunsulation Moisture barrier to floor overlapping 150mm and taped with Aluminium tape		
		Ply Board Sub Base		18mm CCA H3 Laminated ply board - Sub base		
		Floor insulation		40mm "Lamdaboard" Polyisocyanurate insulation board fitted under Timber floor structure covering internal floor area	<i>To Engineer's Specification based on Fenestration calculations</i>	
		Fixings		All Bolts, nuts, Plates, screws, etc. galvanized included for structure & materials mentioned above	<i>Exposed hardware in Stainless steel</i>	










B FLOOR COVERING					
	Bamboo flooring		14 x 125mm Hardwood "Bamboo" flooring loose laid on 3mm Underlay	<i>Throughout, except bathrooms</i>	* Pre sealed 
	Floor Covering	Bathrooms	Aida Sandstone 420 x 420mm floor tiles including adhesives & grout laid on 6mm Fibre cement board	<i>Note: Standard T&amp;B Specification Note: Light grey Grout</i>	* Tiles TBC
<b>Skirting</b>			14 x 125mm Hardwood bamboo skirting to match floor		* Pre sealed
			Tiles skirting 100mm High to match floor tiles		* Tiles TBC
C EXTERNAL WALLS					
	Exterior Log walls		T&B solid log exterior walls 2.45m high including 22 x 70mm under baseplate, 50 x 102mm moulded baseplate, external, internal & intermediate wall columns, 114 x 120mm moulded solid logs ( <b>Flat log Profile</b> ) and premanufactured ringbeam. All components pre cut and sized including all fixings, plates, bolts etc. in galvanized steel. All SAP timber components treated TBTN in accordance with SABS standards		<b>Exterior :</b> * 3 Coats Woodoc 35 Low Gloss - Dark Brown <b>Interior :</b> * 3 Coats Woodoc 25 Matt - Clear
	Standard T&B Doors	Exterior Timber doors	Hardwood meranti Doors, "QS Inari Lever handle on plate QS4429CYL" Handle, "QS6055/1" Mortise Lock (CYL), "QS1104" Cylinder 66mm, "QS4441" Stainless steel sinkless Hinges, "QS4422" Doorstop for doors opening in & "QS4449" 150mm Cabin hook for doors opening out. Sliding door - "QS2501/1" Stainless steel Bolt through T handle 30 x 400 x 500mm	<a href="http://www.gsproducts.co.za">www.gsproducts.co.za</a>	* 3 Coats Woodoc 35 Low Gloss - Dark Brown
	Standard T&B Windows		Hardwood meranti windows - Standard T&B specification		* 3 Coats Woodoc 35 Low Gloss - Dark Brown
<b>Glazing</b>			Glazing to Building regulation standards	<i>NOTE: All glazing as per building regulations to windows and safety glass to doors.</i>	
D INTERNAL WALLS					
	Timber framed walls				
	Internal wall frames		Internal wall framing comprising of a combination of 38 x 114mm load bearing & 38 x 76mm non load bearing walls CCA H3 treated		
		<i>Throughout</i>	"Aerolite wall insulation in cavities of internal wall frames		
<b>Cladding</b>					
	12.5mm Gypsum board		12.5mm Skimmed gypsum board wall cladding	<a href="http://www.plascon.co.za">www.plascon.co.za</a>	* 1 coat Plascon Universal Undercoat * 2 coats Plascon Wall & AI - Off white
	12.5mm Moisture board wall cladding	Bathrooms only	12.5mm Skimmed gypsum "moisture resistant" board	<a href="http://www.plascon.co.za">www.plascon.co.za</a>	* 1 coat Plascon Universal Undercoat * 2 coats Plascon Wall & AI - Off white
	Shower Base		KW116 50 x 50mm Mosaic Splashback 300mm high above Kitchen counter including adhesive & grout, including Aluminium angle	<i>Note: Standard T&amp;B Specification Note: Light grey Grout</i>	* Tiles TBC
	Internal door	Bedroom	Horizontal grooved door prehung door including frame, QS Inari Lever handle on plate QS4429KH Handle, QS5757 Mortise Lock [Key], QS4441 Stainless steel sinkless Hinges & QS4422 Doorstop.	<a href="http://www.gsproducts.co.za">www.gsproducts.co.za</a>	* 3 Coats Woodoc 25 Matt - Clear
<b>Architraves</b>			20 x 69mm SA Pine architrave TBTN treated to internal doors	<i>NOTE: Architrave to floor level, skirting to butt into architrave</i>	* 3 coats Woodoc 25 Matt - Clear

E ROOF STRUCTURE & COVERING					
<b>Roof support</b>		<b>Covered Decks</b>	70 x 225mm SA Pine roof support beam & 150mm Ø roof support posts.		* 3 Coats Woodoc 35 Low Gloss - Dark Brown
<b>Roof Structure</b>					
	Standard Gang nailed truss roof		Pre manufactured roof structure to Truss plant design.	<i>Flat Ceilings - As indicated on floor plan layouts.</i>	
	Sloping Roof structure		Sloping roof structure comprising of ridge beam & rafters TBTN treated, 13 x 102mm SA Pine T&G ceilings, "Aerolite" ceiling insulation	<i>Sloping Ceilings - As indicated on floor plan layouts.</i>	* <b>Ceilings</b> - 3 Coats Woodoc 25 Matt - Clear * <b>Ridge Beam &amp; Rafters</b> - 3 Coats Woodoc 35 Low Gloss - Dark Brown
	<b>Moisture Barrier</b>		Sisalation / Spunsulation Moisture barrier to roof	<i>NOTE: Double Layer needed over Sloping roof structure dependent on Engineer's Specification based on Fenestration calculations</i>	
	<b>Roof Purlins</b>		50 x 76mm Purlins CCA H3 to receive roof sheets	<i>NOTE: Purlin centers as per roof design</i>	
<b>Covering</b>					
		<b>Roof Covering</b>	Zincalume "Colourbond Ultra" roof sheets, Victorian profile 	<i>Standard fixings to suite covering</i>	 Livid Grey
<b>Eaves</b>			13 x 102mm SA Pine T&G eaves	<i>NOTE: 600mm Eaves</i>	* 3 coats Woodoc 35 Low Gloss - Dark Brown
<b>Fascias</b>			32 x 220mm SA Pine Fascia board CCA H3 treated		* 3 coats Woodoc 35 Low Gloss - Dark Brown
<b>Gables</b>					
			Gables cladded with 32 x 120mm Half Log external Gable cladding to mach solid log		* 3 coats Woodoc 35 Low Gloss - Dark Brown
		<b>Internal Gables</b>	12.5mm Skimmed Gypsum board gable cladding		* 1 coat Plascon Universal Undercoat * 2 coats Plascon Wall & All - TBC
<b>Rain water goods</b>					
	Aluminium Gutters & Downpipes		Seamless Aluminium Gutters & Downpipes		* Colour - Brown

<b>F</b>	<b>DECKS</b>					
	<b>Structure</b>			Deck structure as described above		
				Water proofing to Deck structure over internal floor area of ground floor		
	<b>Deck covering</b>					
				19 x 90mm Hardwood Balua decking fixed with "Timbermate" square drive screws 8 x 60mm	<i>Balau</i>	* Unpainted # Flush face or reeded face exposed (Per picture)
	<b>Deck balustrade</b>		<b>Balustrades</b>	Custom Stainless steel post & cable type		
	<b>Deck Stairs</b>			T&B standard exterior staircase and balustrade including all fixings, bolts, etc.		* <b>Treads</b> - 3 coats Woodoc Deck Seal - Golden Brown * <b>Stringers</b> - 3 coats Woodoc 35 Low Gloss - Dark Brown

<b>H</b>	<b>CEILINGS</b>					
	<b>Supports</b>		<b>Battens</b>	Ceiling battens 38 x 38mm CCA H3 treated fixed to underside of tie beams / First floor floor structure	<i>Flat Ceilings</i>	
	<b>Ceilings</b>					
		<b>6.4mm Gypsum Board</b>		6.4mm Skimmed Gypsum board ceilings fixed to 38 x 38mm battens	<i>Flat Ceilings</i>	* 1 coat Plascon Universal Undercoat 2 coats Plascon Wall & All - Colour TBC
		<b>Moisture board ceilings</b>	<b>Bathrooms</b>	12.5mm skimmed Gypsum "Moisture resistant" board fixed to 38 x 38mm battens described above	<i>Flat Ceilings</i>	* 1 coat Plascon Universal Undercoat 2 coats Plascon Wall & All - Colour TBC
		<b>Pine T&amp;G Ceilings</b>	<b>Covered Deck</b>	13 x 102mm SA Pine T&G ceilings fixed to 38 x 38mm battens	<i>Flat Ceilings</i>	* 3 coats Woodoc 25 Matt - Clear
		<b>Insulation</b>	<b>Throughout</b>	Aerolite ceiling insulation above ceilings	<i>Flat Ceilings</i>	
	<b>Cornice</b>			Nu Cornice including adhesive to flat ceilings	<i>NOTE: Pine cornice to T&amp;G ceilings</i>	* 1 coat Plascon Universal Undercoat 2 coats Plascon Wall & All - Colour TBC
	<b>Cornice</b>			19 x 69mm Coved SA Pine cornice		* 3 Coats Woodoc 25 Matt - "Clear"

<b>I</b>	<b>CUPBOARDS</b>					
		<b>Built in Cup.</b>	<b>Bedrooms</b>	Standard white melamine interior framework & shelving with Harwood Veneer to visible ends and High impact edging.	<i>Cupboard design by specialist</i>	TBC
		<b>Built in Cup.</b>	<b>Kitchen</b>	Standard white melamine interior framework & shelving with Hardwood Veneer to visible ends and High impact edging. > Granite Counter tops	<i>Cupboard design by specialist</i>	TBC
		<b>Vanities</b>	<b>Bathroom</b>	Standard white melamine interior framework & shelving with Hardwood Veneer to visible ends and High impact edging. > Granite Counter tops	<i>Cupboard design by specialist</i>	TBC

I	SANITARYWARE					
		<b>Built in Bath</b>		Plexicore President Built in bath 1700 x 750mm complete including Gio BW202s std Click bath waste , Cobra Gala bath mixer including wall outlet, nikki spout, trap & overflow		TBC
		<b>Front of bath &amp; Splashback</b>	<b>Bath</b>	Aida Sandstone 420 x 420mm wall tiles including adhesives & grout laid on 6mm Fibre cement board to front of bath and 1 tile high splashback above bath	<i>Note: Standard T&amp;B Specification</i> <i>Note: Light grey Grout</i>	* Tiles TBC
		<b>Pedestal WH Basin</b>		"Beta" Courier pedastal basin with Cobra mixer & Gio standard click waste		TBC
		<b>Vanity Basin "VAAL Sunbird"</b>		"Vaal" Sunbird sit on Vanity basin with "Cobra Gala" mixer, "Cobra" 832-10 MC Angle Valve, "Gio standard click basin waste 32mm slotted, "Du Bois DB1A basin plain 'P' trap 38 seal 32mm		TBC
		<b>Water Closet</b>		"Beta Astina" Top flush water closet including Cistern and seat		TBC
		<b>2 Sided shower</b>		Built out shower base 900 x 900mm with mosaic floor tiles including adhesive & grout. Walls clad with Fibre cement board, water proofed & tiled with ceramic wall tiles including adhesives & grout. Frameless Glass Door & return panel. Cobra P-0681 Pulsating Shower Rose, 027 Cp Shower Arm & Flange 15Mm, Cobra Na-956 Noka Bath/Shower Mixer Uw and waste included.		TBC
		<b>Shower Base</b>		Built out shower base with KW117 50 x 50mm Mosaic sheet including adhesive & grout, water proofed	<i>Note: Standard T&amp;B Specification</i> <i>Note: Light grey Grout</i>	* Tiles TBC
		<b>Shower walls</b>		Aida Sandstone 420 x 420mm wall tiles including adhesives & grout, waterproofed	<i>Note: Standard T&amp;B Specification</i> <i>Note: Light grey Grout</i>	* Tiles TBC
		<b>Double Bowl Sink - Standard</b>		Standard Franke double bowl sink & Cobra Ga-670 Gala Sink Mixer & Swivel Outlet 15Mm, including waste & trap		TBC
		<b>Heat Pump</b>		Heat pump to Engineer's specification		TBC
		<b>Washing machine Point</b>				
		<b>Dishwasher Point</b>				
		<b>Single garden tap</b>				

J	<b>DRAINAGE</b>			Drainage system connecting to existing water & sewer supply n/e 20m from building		
K	<b>ELECTRICAL &amp; OTHER</b>			Electrical cabling, fittings, DB etc complete. Connecting to existing main supply n/e 20m from building		
	<u>Points</u>	<u>Light points</u>				
		<u>Plug points</u>				
		<u>Stove point</u>				
		<u>Data, TV &amp; Telephone point</u>				
		<u>HWC point</u>				
		<u>Single phase</u>				
	<u>Electrical appliances</u>			To Architect / Decorators specifications		TBC
	<u>Light fittings</u>			To Architect / Decorators specifications		
L	<b>MISCELLANEOUS / EXTRAS TO PROJECT</b>					
	<u>Rain water Collection tanks</u>			1 x 5000L rainwater collection tanks including pumps & Pipes		
	<u>External Work</u>					
	<u>BBQ / Braai</u>			Braai to Engineer's specification		
	<u>Carport / Golf cart shelter</u>			Pre manufactured roof structure to Truss plant design, supported by roof support beams CCA H3 treated to Engineer's specification and 150mm Diameter Cylindrical poles H4 treated on Timber floor structure as described under Section A		
	<u>Décor, furniture, window treatment (rails / blinds) and Electrical appliances</u>		<i>N/A</i>			