

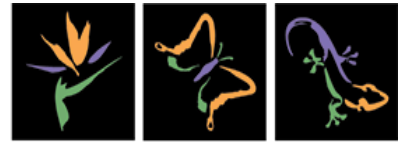


ENGINEERING
PROCUREMENT
MANAGEMENT

SANBI

Biodiversity for Life

South African National Biodiversity Institute



SANBI PROJECTS (NZG, MBC & TBG)

SITE NAME: THOHOYANDOU BOTANICAL
GARDEN

PROJECT NUMBER: 34398.01

PROJECT NAME: (x5) EXISTING GUEST
HOUSES

FINISHING SCHEDULE

34398-01-611-02-01

REV. B

17 SEPTEMBER 2021

APPROVALS:

NAME	ROLE	DATE	SIGNATURE
	Program Manager		
	Project Manager		
	Engineering Manager		
Desmond Brand	Principle Agent & Architect	17/09/2021	



1. EXISTING GUEST HOUSES (X5)

1.1 GENERAL

Existing Guest House buildings to be altered and refurbished as indicated on the Architects drawings.

Existing building to be refurbished internally and externally.

New Kitchenette area to be provided as indicated.

Remedial work to concrete surfaced and walls as per Structural Engineers drawings and specifications.

Existing windows to the corridors to be removed and bricked up as indicated on the Architects drawings and made good both sides to match finishes.

Existing roof to be sealed at the ridge and hips and deep cleaned with a high-pressure water washing system.

New sanitary fittings, water supply and drainage to be provided to accommodate the new fittings and fixtures.

Existing canvas canopies above all entrances to be removed and external walls made good.

Existing trees to be protected from any damage during construction.

Landscaping adjacent to the new structure to be re-established prior to completion of the project.

Structural – refer Structural Engineers drawings and specification.

Electrical – refer Electrical Engineers drawings and specification.

Stormwater – refer Civil Engineers drawings and specification

Potable Water – refer Civil Engineers drawings and specification.

Soil and Waste Water – refer Civil Engineers drawings and specification.

Finishing schedule to be read in conjunction with Annexure A.

1.2 NEW LOUNGE AREA

1.2.1 General:

Existing walls to be demolished and fittings removed to accommodate the new



Lounge and kitchenette area.

Existing walls to be made good to match existing.

Existing ceiling sub structure to be made good to match and align with existing.

1.2.2 Floor:

Existing slate floor tiles to be removed, existing concrete surfacebed to be smoothed of any existing tile adhesive and prepared to accommodate new floor finish.

Structural damage to the existing concrete surfacebed to be repaired in accordance with the Structural Engineers drawings and specifications.

Properly prepare, clean and install new TAL or similar approved self levelling cementitious floor screed to same to accommodate new floor finish.

New self-levelling screeds to be properly cured and prepared and finished with Cemcrete or similar approved Cretecote applied in two coats 0.8mm per coat in accordance with the manufactures specification.

Colour – to Architect's approval.

Floor to be properly cured in accordance with the manufactures specification.

Floor to be finished with three coats CemCrete CreteSeal water based finish in accordance with manufactures specification.

All joints between floor finishes and walls to be cleared, cleaned, prepared and finished with polysulphide joint sealant – colour Grey.

1.2.3 Skirting:

Remove existing slate tile skirting, prepare cement plaster and make good to accommodate new skirtings.

22 mm x 69 mm planed SA Pine timber skirting fixed to walls.

Prepare and apply one coat Plascon or similar approved wood primer, one coat merit universal undercoat and two coats Plascon or similar approved gloss enamel paint.

Colour – to Architect's approval.

1.2.4 Walls:

New Brick walls to be prepared and finished with 15 mm cement plaster to match existing.



Existing and new cement plaster to be prepare, clean and finished with one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

1.2.5 Wall Tile Splash Back:

New Brick walls to be prepared and finished with 15 mm cement plaster with wood trowel finish to accommodate new wall tiles between kitchen floor and wall units in the kitchen area.

Existing cement plaster to be chipped and paint removed to accommodate new wall tiles between kitchen floor and wall units in the kitchen area.

Existing structural cracks to walls to be repaired in accordance with the Structural Engineers specifications.

Install new 300 mm x 300 mm x 5 mm thick glazed ceramic wall tiles between the new kitchen floor and wall units.

Provide silicone sealant between wall tiles and kitchen counter tops.

Tile specification and colour to be confirmed by Architects.

Tiles to be fixed to existing and new cement plaster with Pro Grip or similar approved wall tile adhesive. Tile joints to be continuous in both directions and properly pointed at all corners.

Joints to be finished with Pro Grip or similar approved wall tile water proof tile grout.

Colour – to be confirmed by Architects.

White silicone sealant to be provided between sanitary fittings and wall tiles.

1.2.6 Cornice:

Install new standard 75 mm high gypsum coved cornice fixed to new and existing walls.

Prepare, clean and finished with one coat Plascon or equally approved

Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – standard White.

**1.2.7 Ceiling:**

Remove existing bathroom and bedroom ceilings and make good timber battens and install new SA Pine timber battens as required and in accordance with ceiling manufacturers specification. New ceiling substructure to align with existing.

Prepare and install new ceiling - Gyproc Saint- Gobain or similar approved 9 mm thick gypsum ceiling boards fixed to SA Pine brandering framework. Brandering centre to centre not to exceed 500 mm and be in accordance with SANS 10400-XA and Sans 204.

Joints to be finished with standard mild steel "H" profile section.

Prepare, clean and apply one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

1.2.8 Curtain Rails:

Remove existing curtain rails and make walls good. New curtain rails to be confirmed by Client.

1.2.9 General:

Existing mild steel door frames to be repainted with a Plascon or similar approved enamel paint system

New door leaf and door furniture to be installed in accordance with the Architects door schedule.

Existing mild steel windows to be services and any damaged glazing to be replaced with new glazing in accordance with SANS 10 400 Part N.

Existing mild steel windows to be repainted with a Plascon or similar approved enamel paint system.

1.3 EXISTING BEDROOM 1**1.3.1 General:**

Existing walls to be made good to accommodate new finishes.

Existing ceilings and cornices to be made good to match existing and prepared to accommodate new finishes.



Remove existing cupboards and make walls good.

1.3.2 Floor:

Existing slate floor tiles to be removed, existing concrete surfacebed to be smoothed of any existing tile adhesive and prepared to accommodate new floor finish.

Structural damage to the existing concrete surfacebed to be repaired in accordance with the Structural Engineers drawings and specifications.

Properly prepare, clean and install new TAL or similar approved self levelling cementitious floor screed to same to accommodate new floor finish.

New self-levelling screeds to be properly cured and prepared and finished with Cemcrete or similar approved Cretecote applied in two coats 0.8mm per coat in accordance with the manufactures specification.

Colour – to Architect's approval.

Floor to be properly cured in accordance with the manufactures specification.

Floor to be finished with three coats CemCrete CreteSeal water based finish in accordance with manufactures specification.

All joints between floor finishes and walls to be cleared, cleaned, prepared and finished with polysulphide joint sealant – colour Grey.

1.3.3 Skirting:

Remove existing slate tile skirting, prepare cement plaster and make good to accommodate new skirtings.

22 mm x 69 mm planed SA Pine timber skirting fixed to walls.

Prepare and apply one coat Plascon or similar approved wood primer, one coat merit universal undercoat and two coats Plascon or similar approved gloss enamel paint.

Colour – to Architect's approval.

1.3.4 Walls:

Existing cement plaster to be stopped prepared, clean and finished with one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

**1.3.5 Cornice:**

Existing damaged gypsum coved cornice to be made good.

Cornices to be prepare, clean and finished with one coat Plascon or equally approved Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – standard White.

1.3.6 Ceiling:

Existing ceiling to be prepared, clean and finished with one coat Plascon or equally approved Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – standard White.

1.3.7 Curtain Rails:

Remove existing curtain rails and make walls good. New curtain rails to be confirmed by Client.

1.3.8 General:

Existing mild steel door frames to be repainted with a Plascon or similar approved enamel paint system

New door leaf and door furniture to be installed in accordance with the Architects door schedule.

Existing mild steel windows to be services and any damaged glazing to be replaced with new glazing in accordance with SANS 10 400 Part N.

Existing mild steel windows to be repainted with a Plascon or similar approved enamel paint system.

Existing cupboards to be removed and new cupboards to be installed by specialist joinery Contractor.

1.4 EXISTING BATHROOM 1**1.4.1 General:**

Remove existing sanitary fittings, floor and wall tiles and make good to receive new sanitary fittings, floor finish and wall tiles.

**1.4.2 Floor:**

Existing slate floor tiles to be removed, existing concrete surfacebed to be smoothed of any existing tile adhesive and prepared to accommodate new floor finish.

Structural damage to the existing concrete surfacebed to be repaired in accordance with the Structural Engineers drawings and specifications.

Properly prepare, clean and install new TAL or similar approved self levelling cementitious floor screed to same to accommodate new floor finish.

New self-levelling screeds to be properly cured and prepared and finished with Cemcrete or similar approved Cretecote applied in two coats 0.8mm per coat in accordance with the manufactures specification.

Colour – to Architect's approval.

Floor to be properly cured in accordance with the manufactures specification.

Floor to be finished with three coats CemCrete CreteSeal water based finish in accordance with manufactures specification.

All joints between floor finishes and walls to be cleared, cleaned, prepared and finished with polysulphide joint sealant – colour Grey.

1.4.3 Skirting:

Remove existing slate wall tiles, prepare cement plaster and make good to accommodate new skirtings.

Install new 300 mm x 150 mm high (cut) x 7 mm thick through body porcelain floor tiles fixed with Pro Grip or similar approved porcelain wall tile adhesive to 15mm cement plaster at base of wall.

Joints to be finished with Pro Grip or similar approved floor tile joint grouting.

Colour – to Architect's approval.

1.4.4 Walls:

Prepare existing cement plaster to accommodate new wall tiles. Existing cement plaster to be chipped and paint removed to accommodate new wall tiles to door head height.

Existing structural cracks to walls to be repaired in accordance with the Structural Engineers specifications.

Exiting door and window frames to be protected from any damage.



Install new 300 mm x 300 mm x 5 mm thick glazed ceramic wall tiles to same. Provided from top of new skirting tiles to door head height.

Tile specification and colour to be confirmed by Architects.

Tiles to be fixed to existing and new cement plaster with Pro Grip or similar approved wall tile adhesive. Tile joints to be continuous in both directions and properly pointed at all corners.

Standard natural anodized aluminium corner trim to be installed at corners of walls, doors and windows.

Joints to be finished with Pro Grip or similar approved wall tile water proof tile grout.

Colour – to be confirmed by Architects.

White silicone sealant to be provided between sanitary fittings and wall tiles.

Existing cement plaster from top of wall tiles to underside of existing ceiling to be prepared, clean and finished with one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved external quality super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

1.4.5 Cornice:

Existing gypsum coved cornice to be made good.

Prepare, clean and finished with one coat Plascon or equally approved Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved external quality super acrylic polvin paint. Matt finish.

Colour – standard White.

1.4.6 Ceiling:

Make good existing ceiling.

Existing ceiling to be prepared, clean and finished with one coat Plascon or equally approved Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved external quality super acrylic polvin paint. Matt finish.

Colour – standard White.

**1.4.7 Shower:**

Shower floor to fall and finished with new 50mm x 50 mm x 5 mm non slip mosaic floor tile. Fix with Pro Grip or similar approved floor tile waterproof grout. All joints to be finished with Pro Grip.

Install new glazed shower swing door with chrome plated trim. Shower door clear safety glass to be in accordance with SANS 10400 Part N.

Opening dimension to be checked on site prior to manufacture.

1.4.8 Curtain Rails:

Remove existing curtain rails and make walls good. New curtain rails to be confirmed by Client

1.5 EXISTING BEDROOM 2 AND 3**1.5.1 General:**

Demolish existing walls and construct new foundations and brick walls as per Architects and Structural Engineers drawings and specifications.

Existing surface beds to be made good to match existing and prepared to accommodate new floor finishes.

Remove existing doors and door frames, brick up openings and make good. Install new door frames and doors to existing brick walls as indicated on Architects drawings.

Existing and new walls to be made good to accommodate new finishes.

Existing ceilings and cornices to be removed and ceiling substructure to be made good to accommodate new ceiling.

Remove existing cupboards and make walls good.

1.5.2 Floor:

Existing slate floor tiles to be removed, existing and new portions of concrete surfacebed to be smoothed of any existing tile adhesive and prepared to accommodate new floor finish.

Structural damage to the existing concrete surfacebed to be repaired in accordance with the Structural Engineers drawings and specifications.

Properly prepare, clean and install new TAL or similar approved self levelling cementitious floor screed to same to accommodate new floor finish.



New self-levelling screeds to be properly cured and prepared and finished with Cemcrete or similar approved Cretecote applied in two coats 0.8mm per coat in accordance with the manufactures specification.

Colour – to Architect's approval.

Floor to be properly cured in accordance with the manufactures specification.

Floor to be finished with three coats CemCrete CreteSeal water based finish in accordance with manufactures specification.

All joints between floor finishes and walls to be cleared, cleaned, prepared and finished with polysulphide joint sealant – colour Grey.

1.5.3 Skirting:

Remove existing slate tile skirting, prepare cement plaster and make good to accommodate new skirtings.

22 mm x 69 mm planed SA Pine timber skirting fixed to walls.

Prepare and apply one coat Plascon or similar approved wood primer, one coat merit universal undercoat and two coats Plascon or similar approved gloss enamel paint.

Colour – to Architect's approval.

1.5.4 Walls:

Existing and new cement plaster to be stopped prepared, clean and finished with one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

1.5.5 Cornice:

Install new standard 75 mm high gypsum coved cornice fixed to new and existing walls.

Prepare, clean and finished with one coat Plascon or equally approved

Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved external quality super acrylic polvin paint. Matt finish.

Colour – standard White.

**1.5.6 Ceiling:**

Remove existing bathroom and bedroom ceilings and make good timber battens and install new SA Pine timber battens as required and in accordance with ceiling manufacturers specification. New ceiling substructure to align with existing.

Prepare and install new ceiling - Gyproc Saint- Gobain or similar approved 9 mm thick gypsum ceiling boards fixed to SA Pine brandering framework. Brandering centre to centre not to exceed 500 mm and be in accordance with SANS 10400-XA and Sans 204.

Joints to be finished with standard mild steel "H" profile section.

Prepare, clean and apply one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

1.5.7 Curtain Rails:

Remove existing curtain rails and make walls good. New curtain rails to be confirmed by Client.

1.5.8 General:

Existing mild steel door frames to be repainted with a Plascon or similar approved enamel paint system

New door frames, door leaf's and door furniture to be installed in accordance with the Architects door schedule.

Existing mild steel windows to be services and any damaged glazing to be replaced with new glazing in accordance with SANS 10 400 Part N.

Existing mild steel windows to be repainted with a Plascon or similar approved enamel paint system.

Existing cupboards to be removed and new cupboards to be installed by specialist joinery Contractor.

1.6 NEW BATHROOMS 2 AND 3**1.6.1 General:**

Remove existing sanitary fittings, floor and wall tiles and make good to receive new sanitary fittings, floor finish and wall tiles.



Demolish existing walls and construct new foundations and brick walls as per Architects and Structural Engineers drawings and specifications.

Existing surface beds to be made good to match existing and prepared to accommodate new floor finishes.

Remove existing doors and door frames, brick up openings and make good.

Install new door frames and doors as indicated on Architects drawings.

Install new windows as indicated on the Architects drawings.

Existing and new walls to be made good to accommodate new finishes.

Existing ceilings and cornices to be removed and ceiling substructure to be made good to accommodate new ceilings.

1.6.2 Floor:

Existing slate floor tiles to be removed, existing concrete surfacebed to be made good smoothed of any existing tile adhesive and prepared to accommodate new floor finish.

Form new shower floor area as indicated on the Architects drawings.

Structural damage to the existing concrete surfacebed to be repaired in accordance with the Structural Engineers drawings and specifications.

Properly prepare, clean and install new TAL or similar approved self levelling cementitious floor screed to same to accommodate new floor finish.

New self-levelling screeds to be properly cured and prepared and finished with Cemcrete or similar approved Cretecote applied in two coats 0.8mm per coat in accordance with the manufactures specification.

Colour – to Architect's approval.

Floor to be properly cured in accordance with the manufactures specification.

Floor to be finished with three coats CemCrete CreteSeal water based finish in accordance with manufactures specification.

All joints between floor finishes and walls to be cleared, cleaned, prepared and finished with polysulphide joint sealant – colour Grey.

**1.6.3 Skirting:**

Remove existing slate wall tiles, prepare cement plaster and make good to accommodate new skirtings.

Install new 300 mm x 150 mm high (cut) x 7 mm thick through body porcelain floor tiles fixed with Pro Grip or similar approved porcelain wall tile adhesive to 15mm cement plaster at base of wall.

Joints to be finished with Pro Grip or similar approved floor tile joint grouting.

Colour – to Architect's approval.

1.6.4 Walls:

Prepare existing and new 15 mm cement plaster to accommodate new wall tiles. Existing cement plaster to be chipped and old wall tiles properly removed to accommodate new wall tiles to door head height.

Existing structural cracks to walls to be repaired in accordance with the Structural Engineers specifications.

Install new 300 mm x 300 mm x 5 mm thick glazed ceramic wall tiles to same. Provided from top of new skirting tiles to door head height.

Tile specification and colour to be confirmed by Architects.

Tiles to be fixed to existing and new cement plaster with Pro Grip or similar approved wall tile adhesive. Tile joints to be continuous in both directions and properly pointed at all corners.

Standard natural anodized aluminium corner trim to be installed at corners of walls, doors and windows.

Joints to be finished with Pro Grip or similar approved wall tile water proof tile grout.

Colour – to be confirmed by Architects.

White silicone sealant to be provided between sanitary fittings and wall tiles.

Existing and new 15 mm cement plaster from top of wall tiles to underside of existing ceiling to be prepared, clean and finished with one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved external quality super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

**1.6.5 Cornice:**

Existing gypsum coved cornices to be removed, area prepared and new standard 75 mm Nutec Nu-doric or similar approved cornices to be installed.

Prepare, clean and finished with one coat Plascon or equally approved Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – standard White.

1.6.6 Ceiling:

Remove existing bathroom and bedroom ceilings and make good timber battens and install new SA Pine timber battens as required and in accordance with ceiling manufacturers specification. New ceiling substructure to align with existing.

Prepare and install new ceiling – Everite Nutec or similar approved 6 mm thick smooth fibre cement ceiling boards fixed to SA Pine brander framework. Brander centre to centre not to exceed 600 mm.

Joints to be finished with standard mild steel “H” profile section.

Prepare, clean and apply one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors external quality acrylic polvin paint and two coats Plascon or equally approved external quality super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

1.6.7 Shower:

Shower floor to fall and finished with new 50mm x 50 mm x 5 mm non slip mosaic floor tile. Fix with Pro Grip or similar approved floor tile waterproof grout. All joints to be finished with Pro Grip.

Install new glazed shower swing door with chrome plated trim. Shower door clear safety glass to be in accordance with SANS 10400 Part N.

Opening dimension to be checked on site prior to manufacture.

1.6.8 Curtain Rails:

Remove existing curtain rails and make walls good. New curtain rails to be confirmed by Client.

1.7 EXISTING CORRIDOR

**1.7.1 General:**

Remove existing windows from the existing brick corridor walls as indicated on the Architects drawings, brick up, plaster, make good to match existing and paint.

Existing walls to be made good to accommodate new finishes.

Existing ceilings and cornices to be made good and prepared to accommodate new finishes.

1.7.2 Floor:

Existing slate floor tiles to be removed, existing concrete surfacebed to be smoothed of any existing tile adhesive and prepared to accommodate new floor finish.

Structural damage to the existing concrete surfacebed to be repaired in accordance with the Structural Engineers drawings and specifications.

Properly prepare, clean and install new TAL or similar approved self levelling cementitious floor screed to same to accommodate new floor finish.

New self-levelling screeds to be properly cured and prepared and finished with Cemcrete or similar approved Cretecote applied in two coats 0.8mm per coat in accordance with the manufactures specification.

Colour – to Architect's approval.

Floor to be properly cured in accordance with the manufactures specification.

Floor to be finished with three coats CemCrete CreteSeal water based finish in accordance with manufactures specification.

All joints between floor finishes and walls to be cleared, cleaned, prepared and finished with polysulphide joint sealant – colour Grey.

1.7.3 Skirting:

Remove existing slate tile skirting, prepare cement plaster and make good to accommodate new skirtings.

22 mm x 69 mm planed SA Pine timber skirting fixed to walls.

Prepare and apply one coat Plascon or similar approved wood primer, one coat merit universal undercoat and two coats Plascon or similar approved gloss enamel paint.

Colour – to Architect's approval.

**1.7.4 Walls:**

Existing cement plaster to be stopped prepared, clean and finished with one coat Plascon or equally approved plaster primer, one coat Plascon or equally approved contractors acrylic polvin paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – Architects to confirm.

1.7.5 Cornice:

Existing damaged gypsum coved cornice to be made good.

Cornices to be prepare, clean and finished with one coat Plascon or equally approved Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – standard White.

1.7.6 Ceiling:

Existing ceiling to be prepared, clean and finished with one coat Plascon or equally approved Plascon or equally approved contractors acrylic polvin filler coat paint and two coats Plascon or equally approved super acrylic polvin paint. Matt finish.

Colour – standard White.

1.7.7 General:

Existing timber door frames and door leaf's to be prepared and repainted with a Plascon or similar approved FPR paint system for timber.

Install fire signage and 4,5 Kg dry Chemical powder fire extinguishers.

1.8 NEW PERGOLA / SHADE AREA**1.8.1 Paving:**

Bosan or similar approved 200 mm x 150 mm x 55 mm thick Smooth Ethnic cement paver.

Pavers to be installed to pattern.

But joints to be continuous in both directions.

Colour – to Architects approval.

**1.8.2 Timber Pole Structure:**

140 – 159 mm SA Pine peeled poles. Poles to be Class H3 Tanalised treated. All cut surfaces to be treated/coated with Powafix or similar approved Green Enseal. Poles cast in concrete foundations.

All poles to be prepared, cleaned and finished and apply three coats Plascon FPR or similar approved Woodcare Preservative.

Poles to be bolted with Black carriage bolts.

1.8.3 Timber Laths:

35 – 50 mm SA Pine peeled laths. Laths to be Class H3 Tanalised treated. All cut surfaces to be treated/coated with Powafix or similar approved Green Enseal.

Laths to at ± 100 mm centres and to be screw fixed to top of timber pole structure.

1.8.4 Shade Netting:

Colourshade or similar approved external quality standard shade netting with 90 % shade factor. Shade cloth to be 3 000 mm wide to form a homogeneous cover. Tension wires to be provided in accordance with the manufactures specifications and fixed to the timber pole structure. At all corners and all intermediate poles.

Shade netting to be positioned over the timber laths.

Colour – to be confirmed by Architects.

1.9 EXTERNAL**1.9.1 Storm Water Apron:**

Existing concrete stormwater apron and stairs to be protected during construction and properly cleaned at completion of the works.

1.9.2 Face Brick Plinth Walls:

Existing face brick walls to be properly cleaned with high pressure water cleaning system.

1.9.3 Existing Plastered Walls:

All cracks and defects to be made good to match existing.

Existing relief (art panels) to be removed and walls smoothed and bagged to match existing wall finish.



Existing and new to be prepared, clean and finished with one coat Plascon or equally approved exterior quality Plascon or equally approved contractors acrylic polvin filler coat paint to new areas and two coats Plascon or equally approved super acrylic polvin paint to all areas.

Colour – standard White.

1.9.4 Doors and Windows:

Existing doors and windows to be serviced and repainted – refer Architects door and window schedule.

1.9.5 Existing Mild Steel Balustrading:

Existing mild steel balustrading to be prepared and cleaned and finished with one coat Plascon or similar approved merit universal undercoat and two Plascon exterior quality enamel paint.

Colour – to Architects approval.

1.9.6 Existing Fascia's and Eaves:

Existing fibre cement fascia's to be prepared and finished with one coat Plascon Wall and All or similar approved paint finish. Prepare, clean and

apply two coats Plascon Wall and All paint.

Colour – to Architects approval.

1.9.7 Roof:

Existing cement roof tiles to be properly cleaned with high pressure water cleaning system.

Existing cement ridge and hip tiles to be re waterproofed by specialist contractor prior to repainting of roof. Existing cement roof, ridge and hip tiles to be prepared and finished with two coats Plascon or similar approved True Colour Roof Paint.

Colour – to Architects approval.

Exposed timber truss ends to be properly, prepared and finished with two coats Powafix or similar approved creosote protective coating – Black.

1.9.8 Signage:

New Unit signage to be provided at each entrance. Position to be indicated on site by the Architects.

1.9.9 Landscaping:

To be confirmed and coordinated with Client.