



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: EXISTING LAUNDRY
BUILDING

FINISHING SCHEDULE

34398-01-611-03-01

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 LAUNDRY BUILDING

1.1 GENERAL

Existing Laundry building to be subdivide with a new internal wall to accommodate a new Kitchen area as indicated on the Architects and Structural Engineers drawings.

Existing ceiling to be adjusted to accommodate the new internal wall and made good to match existing.

Existing building to be refurbished internally and externally.

Existing worktops and stub walls to be removed from the new kitchen area and existing structure made good to accommodate new finishes.

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

Existing drying yard area to be retained. Area to be weeded and properly cleaned. Existing washing lines to be repaired and made good.

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

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

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

Existing trees in the vicinity to be properly 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 KITCHEN AREA

1.2.1 Floor:

Existing concrete surfacebed to be prepared to accommodate new tiled 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 Pro Grip or similar approved self levelling cementitious floor screed to same to accommodate new floor tiles.

Install new 600 mm x 600 mm x 7 mm thick through body porcelain floor tiles fixed with Pro Grip or similar approved porcelain floor tile adhesive on min. 35 mm cement screed.

Floor tile specification and colour to be confirmed by Architects.

Floor tiles to be installed with joints continuous in both directions, all joints to be properly aligned and pointed.

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

Colour – to Architect's approval.

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

1.2.2 Skirting:

Remove existing granolithic coved skirting, prepare cement plaster and make good to accommodate new skirtings.

and install new 600 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.

Floor tile specification and colour to be confirmed by Architects.

Skirting tiles to align with floor tile joints, all joints to be properly aligned and pointed.

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

Colour – to Architect's approval.

**1.2.3 Walls:**

New Brick walls to be prepared and finished with 15 mm cement plaster with wood trowel finish to accommodate new wall tiles to door head height.

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.

Existing 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 and new cement plaster from top of wall tiles to underside of existing ceiling 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.

1.2.4 Cornice:

Install new gypsum coved cornice to new wall and make good existing coved cornice.

New and existing cornices - 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.

1.2.5 Ceiling:

Make good existing ceiling were new wall installed.

Existing and new 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.

1.2.6 Appliances:

Kitchen appliances to be confirmed by Client.

1.2.7 Joinery:

New kitchen floor and wall units by specialist kitchen cupboard contractor.

Counter tops – Granite with post formed edge.

Provide silicone sealant between wall tiles and sanitary fittings.

1.2.8 Louvre Drapes:

Existing louvre drapes to be carefully removed, services and reinstalled.

1.2.9 General:

Fire signage to be provided in accordance with SANS 10400 Part T.

1.3 NEW LAUNDRY AREA

1.3.1 Floor:

Existing concrete surfacebed to be prepared to accommodate new tiled 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 Pro Grip or similar approved self levelling cementitious floor screed to same to accommodate new floor tiles.

Install new 600 mm x 600 mm x 7 mm thick through body porcelain floor tiles fixed with Pro Grip or similar approved porcelain floor tile adhesive on min. 35 mm cement screed.

Floor tile specification and colour to be confirmed by Architects.



Floor tiles to be installed with joints continuous in both directions, all joints to be properly aligned and pointed.

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

Colour – to Architect's approval.

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

1.3.2 Skirting:

Remove existing granolithic coved skirting, prepare cement plaster and make good to accommodate new skirtings.

and install new 600 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.

Floor tile specification and colour to be confirmed by Architects.

Skirting tiles to align with floor tile joints, all joints to be properly aligned and pointed.

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

Colour – to Architect's approval.

1.3.3 Walls:

New Brick walls to be prepared and finished with 15 mm cement plaster with wood trowel finish to accommodate new wall tiles to door head height.

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.

Existing 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 and new cement plaster from top of wall tiles to underside of existing ceiling 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.

1.3.4 Cornice:

Install new gypsum coved cornice to new wall and make good existing coved cornice.

New and existing cornices - 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.

1.3.5 Ceiling:

Make good existing ceiling were new wall installed.

Existing and new 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.

1.3.6 Appliances:

Laundry appliances to be confirmed by Client.

1.3.7 Counters:

Existing counters and low-level walls to be retained. Existing counter to be adjusted to accommodate the new internal wall and made good to match existing.

**1.3.8 Louvre Drapes:**

Existing louvre drapes to be carefully removed, services and reinstalled.

1.3.9 General:

Fire signage to be provided in accordance with SANS 10400 Part T.

1.6 EXTERNAL**1.6.1 Storm Water Apron:**

Existing concrete stormwater apron and stairs to be protected during construction and properly cleaned.

1.6.2 Face Brick Plinth Walls:

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

1.6.3 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.

1.6.4 Doors and Windows:

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

1.6.5 Existing Mild Steel Gates:

Existing mild steel gates 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.

1.6.6 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.

1.6.7 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.

1.6.8 Existing Washing Line:

Existing mild steel brackets to be prepared and cleaned Existing mild steel gates 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.

1.6.9 Signage:

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

1.6.10 Landscaping:

To be confirmed