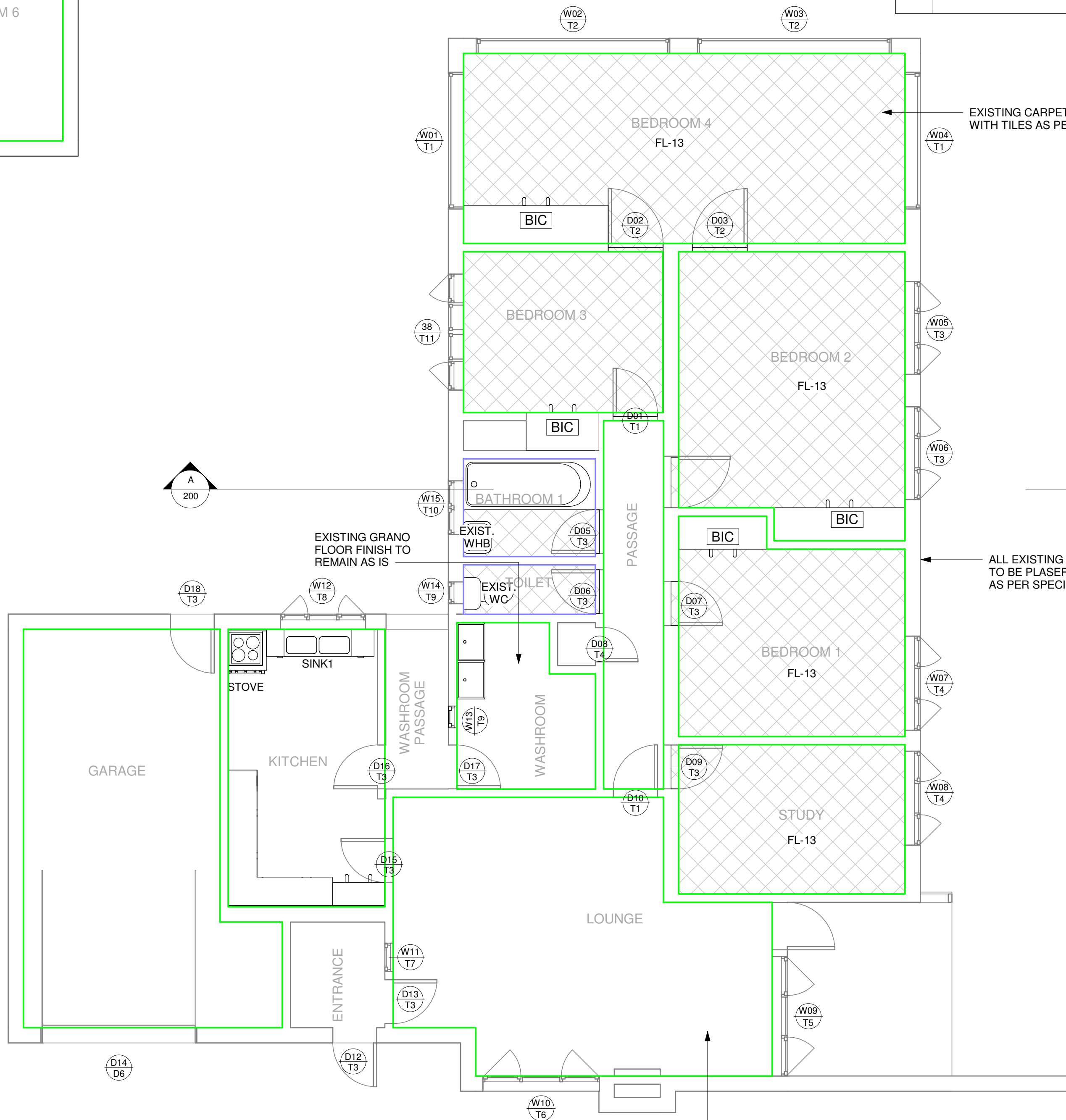
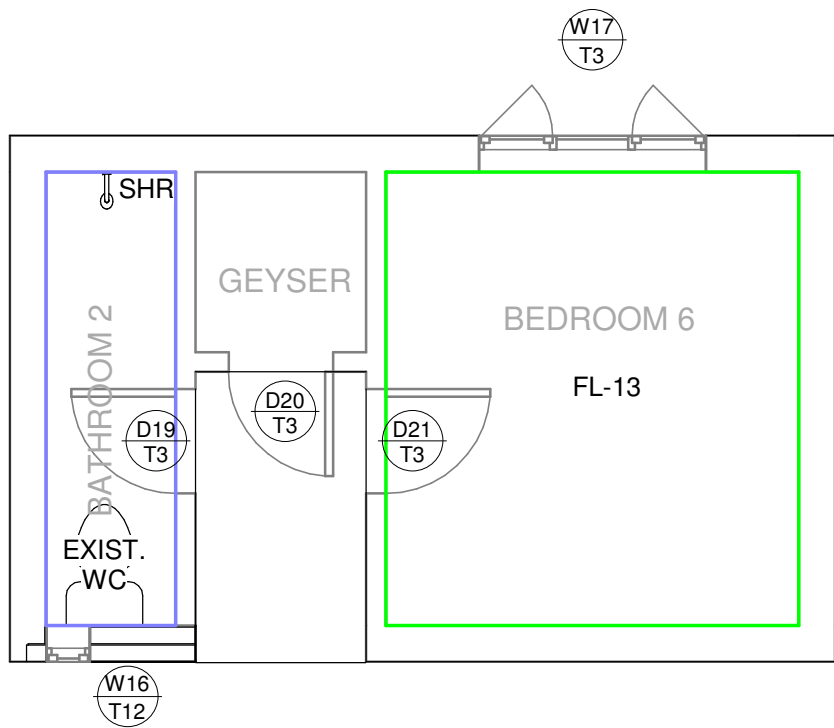




FINISHING & CODING PLAN

1 : 50

FINISHING SCHEDULE - FLOORS

FL-13	600x600mm CERAMIC FLOOR TILES REMOVE ALL EXISTING TILES, CARPETS AND SKIRTINGS. REPAIR SCREED IF APPLICABLE, (NEW SCREED REFERS) PREPARE FOR NEW CERAMIC TILES. NEW CERAMIC FLOOR TILES, 600 X 600MM, FINISH TO LATER SPECIFICATION BY ARCHITECT, REQUIRED MARKING ON TILE AND/OR PACKAGING, MANUFACTURED IN ACCORDANCE WITH SANS 1449, LAID WITH TAL TILE ADHESIVE MIXED WITH TAL BONDING LIQUID IN LIEU OF WATER WITH JOINTS CONTINUOUS IN BOTH DIRECTIONS, GROUTED WITH TAL TILE GROUT. FINISH TO LATER SPECIFICATION BY ARCHITECT, ALL TO BE DONE IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. EXCESS GROUT ON THE SURFACE TO BE CLEANED WITH A DAMP SPONGE AS WORK PROCEEDS. TILES TO HAVE MINIMUM PEI CLASS 7 RATING AND NON-SLIP RATING OF MIN R12. TILE JOINT WIDTHS TO BE 3MM AND CONSISTENT THROUGHOUT, TILE JOINT DEPTH TO BE AT LEAST EQUAL TO THICKNESS OF TILE OR DEEPER THAN 6MM. NEW TILE SKIRTING: REMOVE ALL EXISTING SKIRTINGS, REPAIR SCREED IF APPLICABLE, (NEW SCREED REFERS) PREPARE FOR NEW CERAMIC TILES. NEW CERAMIC TILE SKIRTING, 600 X 100MM, FINISH TO LATER SPECIFICATION BY ARCHITECT, REQUIRED MARKING ON TILE AND/OR PACKAGING, MANUFACTURED IN ACCORDANCE WITH SANS 1449, LAID WITH TAL TILE ADHESIVE MIXED WITH TAL BONDING LIQUID IN LIEU OF WATER WITH JOINTS CONTINUOUS IN BOTH DIRECTIONS, GROUTED WITH TAL TILE GROUT. FINISH TO LATER SPECIFICATION BY ARCHITECT, ALL TO BE DONE IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. EXCESS GROUT ON THE SURFACE TO BE CLEANED WITH A DAMP SPONGE AS WORK PROCEEDS. TILES TO HAVE MINIMUM PEI CLASS 7 RATING AND NON-SLIP RATING OF R11. TILE JOINT WIDTHS TO BE 6MM AND CONSISTENT THROUGHOUT, TILE JOINT DEPTH TO BE AT LEAST EQUAL TO THICKNESS OF TILE OR DEEPER THAN 6MM.
FL-13	600 x 100mm CERAMIC TILE SKIRTING NEW TILE SKIRTING: REMOVE ALL EXISTING SKIRTINGS, REPAIR SCREED IF APPLICABLE, (NEW SCREED REFERS) PREPARE FOR NEW CERAMIC TILES. NEW CERAMIC TILE SKIRTING, 600 X 100MM, FINISH TO LATER SPECIFICATION BY ARCHITECT, REQUIRED MARKING ON TILE AND/OR PACKAGING, MANUFACTURED IN ACCORDANCE WITH SANS 1449, LAID WITH TAL TILE ADHESIVE MIXED WITH TAL BONDING LIQUID IN LIEU OF WATER WITH JOINTS CONTINUOUS IN BOTH DIRECTIONS, GROUTED WITH TAL TILE GROUT. FINISH TO LATER SPECIFICATION BY ARCHITECT, ALL TO BE DONE IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. EXCESS GROUT ON THE SURFACE TO BE CLEANED WITH A DAMP SPONGE AS WORK PROCEEDS. TILES TO HAVE MINIMUM PEI CLASS 7 RATING AND NON-SLIP RATING OF R11. TILE JOINT WIDTHS TO BE 6MM AND CONSISTENT THROUGHOUT, TILE JOINT DEPTH TO BE AT LEAST EQUAL TO THICKNESS OF TILE OR DEEPER THAN 6MM.

FINISHING SCHEDULE - WALLS

WL-12	FULL HEIGHT OF 200x200mm WHITE GLAZED CERAMIC TILES PREPARATION OF WALL: HEAVY DUTY CLEANING OF SURFACE CONTAMINANTS SUCH AS OIL, GREASE AND CHALKINESS. USE UNDILUTED WATER RINSE-ABLE DEGREASER IN CONJUNCTION WITH BRISTLE BROOMS/BRUSHES WORKING WELL INTO AFFECTED AREAS. ALLOW 20 MINUTES TO REACT, THEN RINSE USING A HIGH PRESSURE WATER JET OR WITH COPIOUS AMOUNTS OF WATER, SCRUBBING CLEAN WITH BRISTLE BROOMS/BRUSHES TO OBTAIN A WATER BREAK-FREE SURFACE. ALLOW TO DRY COMPLETELY. EXAMINE BACKGROUNDS, REMEDY DEFECTS AND ALLOW TO DRY TO EQUILIBRIUM MOISTURE CONTENT, REMOVE DUST, LOOSE MATTER. IN THE CASE OF SMOOTH AND DENSE CONCRETE: KEY SURFACES WITH A PRIMING AGENT AS RECOMMENDED BY THE ADHESIVE MANUFACTURER PRIOR TO APPLICATION OF THE ADHESIVE. REMOVE EXISTING LOOSE AND PEELING PAINT BACK TO A FIRM EDGE BY SCRAPING, SANDING OR OTHER SUITABLE MEANS. FEATHER THE EDGES WITH 100 GRIT SANDPAPER AND ENSURE SURFACE IS DUST FREE. REMOVE SURFACE CONTAMINANTS USING SUGAR SOAP SOLUTION - 500 GRAMS SUGAR SOAP POWDER DISSOLVED IN 5 LITRES WATER OR SUGAR SOAP LIQUID. FOR STUBBORN CONTAMINANTS, USE HOT WATER IN THE ABOVE MIX AND A BRISTLE BROOM OR SCRUBBING BRUSH. RINSE WITH TAP WATER TO REMOVE ALL TRACES OF SUGAR SOAP AND ALLOW TO DRY. ENSURE SURFACES ARE CLEAN, DRY AND SOUND. MOISTURE CONTENT NOT MORE THAN 8% MEASURED ON A DOSER HYGROMETER BD2 SCALE (OR EQUIVALENT) BEFORE PAINTING. NEW WATERPROOFING TO ALL BATHROOM WALLS: ALL SHOWER FLOORS AND WALLS - APPLY ONE COAT CEMENTITIOUS FLEXIBLE WATERPROOFING SLURRY. SATURATE STRIPS OF 200M 100% POLYPROPYLENE CONTINUOUS FILAMENT SATURATION MEMBRANE AND APPLY TO ALL ANGLES, SHARP EDGES AND VERGES ETC. ALLOW FIRST COAT TO CURE. APPLY A SECOND COAT OF CEMENTITIOUS FLEXIBLE WATERPROOFING SLURRY AT RIGHT ANGLES TO THE FIRST COAT, ALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS NEW CERAMIC WALL TILES (BATHROOMS): HEIGHT TO BE FULL HEIGHT NEW 200 X 200MM WHITE GLAZED CERAMIC TILES, FIXED TO INTERNAL WALL PLASTER BACKING WITH TAL TILE ADHESIVE MIXED WITH TAL BONDING LIQUID IN LIEU OF WATER WITH JOINTS CONTINUOUS IN BOTH DIRECTIONS AND GROUTED WITH TAL INDUSTRIAL EPOXY GROUT (COLOUR: WHITE). EXCESS GROUT ON THE SURFACE TO BE CLEANED WITH A DAMP SPONGE AS WORK PROCEEDS. TILES TO HAVE MINIMUM PEI CLASS 4 RATING. WL-09 <td>PLASTERED & PAINTED WALLS EXISTING PLASTERED WALLS - PREPARATION: INTERNAL WHERE WALLS HAVE SMALL CRACKS (1-2MM) OR CHIPPED AREAS (SMALLER THAN 50MM RADIUS), LARGER DAMAGED AREAS, REFER TO STRUCTURAL ENGINEERS SPECIFICATIONS. CHIP DAMAGED AREA SUFFICIENTLY TO ALLOW PLASTER REPAIR MATERIAL TO BE ADEQUATELY FILLED IN ORDER TO ACHIEVE A MECHANICAL BOND. CLEAN AWAY DUST, GREASE AND GRIM FROM SURFACE. FILL AREAS WITH MASONRY PATCHING PLASTER. SMOOTH OFF WHILE STILL WET. FINISH TO MATCH EXISTING. ALLOW TO DRY. REMOVE EXISTING LOOSE AND PEELING PAINT BACK TO A FIRM EDGE BY SCRAPING, SANDING OR OTHER SUITABLE MEANS. FEATHER THE EDGES WITH 100 GRIT SANDPAPER AND ENSURE SURFACE IS DUST FREE. REMOVE SURFACE CONTAMINANTS USING SUGAR SOAP SOLUTION - 500 GRAMS SUGAR SOAP POWDER DISSOLVED IN 5 LITRES WATER OR SUGAR SOAP LIQUID. FOR STUBBORN CONTAMINANTS, USE HOT WATER IN THE ABOVE MIX AND A BRISTLE BROOM OR SCRUBBING BRUSH. RINSE WITH TAP WATER TO REMOVE ALL TRACES OF SUGAR SOAP AND ALLOW TO DRY. NEW PAINT ON EXISTING PLASTERED WALLS: (ALL EXISTING PLASTERED WALLS EXCEPT ABLUTIONS) SURFACE TO BE DRY, SOUND AND CLEAN WITH A MOISTURE CONTENT MEASURED WITH A DOSER HYGROMETER (OR EQUIVALENT) OF BD 2 SCALE - 8% OR LESS. PRIME WITH ONE COAT WATER BASED PLASTER PRIMER WITH AN OVERCOATING TIME OF 2 HOURS AND FINISH WITH TWO COATS LOW-VOC MATT, SOLVENT-FREE PVA WITH 2 HOURS DRYING TIME BETWEEN COATS, FOR A MAINTENANCE CYCLE OF 7 YEARS. WL-11<td>PLASTERED & PAINTED WALLS EXISTING PLASTERED WALLS, BANDS, ARCHITRAVES, SLABS, BEAMS & COLUMNS (EXTERNAL): ANY DAMAGED AREA TO BE REPAIRED WITH 1:3 CEMENT/SAND PLASTER. PLASTER TO CONFORM TO FINE PLASTER SAND MODULUS OF NOT LARGER THAN 1MM. (SANS 1090). WOOD-TROWELLED TO SMOOTH SURFACE AND FINISH WITH STEEL TROWEL SKIM FINISH TO MATCH EXISTING. REMOVE EXISTING LOOSE AND PEELING PAINT BACK TO A FIRM EDGE BY SCRAPING, SANDING OR OTHER SUITABLE MEANS. FEATHER THE EDGES WITH 100 GRIT SANDPAPER AND ENSURE SURFACE IS DUST FREE. REMOVE SURFACE CONTAMINANTS USING SUGAR SOAP SOLUTION - 500 GRAMS SUGAR SOAP POWDER DISSOLVED IN 5 LITRES WATER OR SUGAR SOAP LIQUID. FOR STUBBORN CONTAMINANTS, USE HOT WATER IN THE ABOVE MIX AND A BRISTLE BROOM OR SCRUBBING BRUSH. RINSE WITH TAP WATER TO REMOVE ALL TRACES OF SUGAR SOAP AND ALLOW TO DRY. ENSURE SURFACES ARE CLEAN, DRY AND SOUND. MOISTURE CONTENT NOT MORE THAN 8% MEASURED ON A DOSER HYGROMETER BD2 SCALE (OR EQUIVALENT) BEFORE PAINTING. APPLY EITHER UNIVERSAL UNDERCOAT OR PROFESSIONAL UNDERCOAT TO BARE AND REPAIRED AREAS. ALLOW 16 HOURS TO DRY OR APPLY MULTI-SURFACE PRIMER TO BARE AND REPAIRED AREAS. ALLOW 2 HOURS TO DRY. FINISH WITH TWO COATS PURE ACRYLIC EMULSION SHEEN PAINT WITH 2 HOURS DRYING TIME BETWEEN COATS, FOR A MAINTENANCE CYCLE OF 12 YEARS.</td></td>	PLASTERED & PAINTED WALLS EXISTING PLASTERED WALLS - PREPARATION: INTERNAL WHERE WALLS HAVE SMALL CRACKS (1-2MM) OR CHIPPED AREAS (SMALLER THAN 50MM RADIUS), LARGER DAMAGED AREAS, REFER TO STRUCTURAL ENGINEERS SPECIFICATIONS. CHIP DAMAGED AREA SUFFICIENTLY TO ALLOW PLASTER REPAIR MATERIAL TO BE ADEQUATELY FILLED IN ORDER TO ACHIEVE A MECHANICAL BOND. CLEAN AWAY DUST, GREASE AND GRIM FROM SURFACE. FILL AREAS WITH MASONRY PATCHING PLASTER. SMOOTH OFF WHILE STILL WET. FINISH TO MATCH EXISTING. ALLOW TO DRY. REMOVE EXISTING LOOSE AND PEELING PAINT BACK TO A FIRM EDGE BY SCRAPING, SANDING OR OTHER SUITABLE MEANS. FEATHER THE EDGES WITH 100 GRIT SANDPAPER AND ENSURE SURFACE IS DUST FREE. REMOVE SURFACE CONTAMINANTS USING SUGAR SOAP SOLUTION - 500 GRAMS SUGAR SOAP POWDER DISSOLVED IN 5 LITRES WATER OR SUGAR SOAP LIQUID. FOR STUBBORN CONTAMINANTS, USE HOT WATER IN THE ABOVE MIX AND A BRISTLE BROOM OR SCRUBBING BRUSH. RINSE WITH TAP WATER TO REMOVE ALL TRACES OF SUGAR SOAP AND ALLOW TO DRY. NEW PAINT ON EXISTING PLASTERED WALLS: (ALL EXISTING PLASTERED WALLS EXCEPT ABLUTIONS) SURFACE TO BE DRY, SOUND AND CLEAN WITH A MOISTURE CONTENT MEASURED WITH A DOSER HYGROMETER (OR EQUIVALENT) OF BD 2 SCALE - 8% OR LESS. PRIME WITH ONE COAT WATER BASED PLASTER PRIMER WITH AN OVERCOATING TIME OF 2 HOURS AND FINISH WITH TWO COATS LOW-VOC MATT, SOLVENT-FREE PVA WITH 2 HOURS DRYING TIME BETWEEN COATS, FOR A MAINTENANCE CYCLE OF 7 YEARS. WL-11 <td>PLASTERED & PAINTED WALLS EXISTING PLASTERED WALLS, BANDS, ARCHITRAVES, SLABS, BEAMS & COLUMNS (EXTERNAL): ANY DAMAGED AREA TO BE REPAIRED WITH 1:3 CEMENT/SAND PLASTER. PLASTER TO CONFORM TO FINE PLASTER SAND MODULUS OF NOT LARGER THAN 1MM. (SANS 1090). WOOD-TROWELLED TO SMOOTH SURFACE AND FINISH WITH STEEL TROWEL SKIM FINISH TO MATCH EXISTING. REMOVE EXISTING LOOSE AND PEELING PAINT BACK TO A FIRM EDGE BY SCRAPING, SANDING OR OTHER SUITABLE MEANS. FEATHER THE EDGES WITH 100 GRIT SANDPAPER AND ENSURE SURFACE IS DUST FREE. REMOVE SURFACE CONTAMINANTS USING SUGAR SOAP SOLUTION - 500 GRAMS SUGAR SOAP POWDER DISSOLVED IN 5 LITRES WATER OR SUGAR SOAP LIQUID. FOR STUBBORN CONTAMINANTS, USE HOT WATER IN THE ABOVE MIX AND A BRISTLE BROOM OR SCRUBBING BRUSH. RINSE WITH TAP WATER TO REMOVE ALL TRACES OF SUGAR SOAP AND ALLOW TO DRY. ENSURE SURFACES ARE CLEAN, DRY AND SOUND. MOISTURE CONTENT NOT MORE THAN 8% MEASURED ON A DOSER HYGROMETER BD2 SCALE (OR EQUIVALENT) BEFORE PAINTING. APPLY EITHER UNIVERSAL UNDERCOAT OR PROFESSIONAL UNDERCOAT TO BARE AND REPAIRED AREAS. ALLOW 16 HOURS TO DRY OR APPLY MULTI-SURFACE PRIMER TO BARE AND REPAIRED AREAS. ALLOW 2 HOURS TO DRY. FINISH WITH TWO COATS PURE ACRYLIC EMULSION SHEEN PAINT WITH 2 HOURS DRYING TIME BETWEEN COATS, FOR A MAINTENANCE CYCLE OF 12 YEARS.</td>	PLASTERED & PAINTED WALLS EXISTING PLASTERED WALLS, BANDS, ARCHITRAVES, SLABS, BEAMS & COLUMNS (EXTERNAL): ANY DAMAGED AREA TO BE REPAIRED WITH 1:3 CEMENT/SAND PLASTER. PLASTER TO CONFORM TO FINE PLASTER SAND MODULUS OF NOT LARGER THAN 1MM. (SANS 1090). WOOD-TROWELLED TO SMOOTH SURFACE AND FINISH WITH STEEL TROWEL SKIM FINISH TO MATCH EXISTING. REMOVE EXISTING LOOSE AND PEELING PAINT BACK TO A FIRM EDGE BY SCRAPING, SANDING OR OTHER SUITABLE MEANS. FEATHER THE EDGES WITH 100 GRIT SANDPAPER AND ENSURE SURFACE IS DUST FREE. REMOVE SURFACE CONTAMINANTS USING SUGAR SOAP SOLUTION - 500 GRAMS SUGAR SOAP POWDER DISSOLVED IN 5 LITRES WATER OR SUGAR SOAP LIQUID. FOR STUBBORN CONTAMINANTS, USE HOT WATER IN THE ABOVE MIX AND A BRISTLE BROOM OR SCRUBBING BRUSH. RINSE WITH TAP WATER TO REMOVE ALL TRACES OF SUGAR SOAP AND ALLOW TO DRY. ENSURE SURFACES ARE CLEAN, DRY AND SOUND. MOISTURE CONTENT NOT MORE THAN 8% MEASURED ON A DOSER HYGROMETER BD2 SCALE (OR EQUIVALENT) BEFORE PAINTING. APPLY EITHER UNIVERSAL UNDERCOAT OR PROFESSIONAL UNDERCOAT TO BARE AND REPAIRED AREAS. ALLOW 16 HOURS TO DRY OR APPLY MULTI-SURFACE PRIMER TO BARE AND REPAIRED AREAS. ALLOW 2 HOURS TO DRY. FINISH WITH TWO COATS PURE ACRYLIC EMULSION SHEEN PAINT WITH 2 HOURS DRYING TIME BETWEEN COATS, FOR A MAINTENANCE CYCLE OF 12 YEARS.
-------	---	--	---

Cad File Name: DBEC-MRPRO-09-06
P21124-TN-06-ARC-850 REVA



LEGEND:

TENDER

Rev	Date	Description of changes	By
A	14-04-2022	ISSUED FOR APPROVAL	SBM

REVISIONS

Client
SANBI
Biodiversity for Life
South African National Biodiversity Institute
PRETORIA NATIONAL BOTANICAL GARDEN
2 CUSSONIA AVENUE
BRUMMERIA,
PRETORIA
Tel: (012) 843 5194
Email: t.mputzi@sanbi.org.za

Consultant
DELTA
built environment consultants
P O BOX 35703
MENLOPARK
0102
TEL: (012) 368 1850
FAX: (012) 348 4738

APPROVED
THE MASTER HELD AT DELTA BUILT ENVIRONMENT CONSULTANTS
CONSULTANTS
BEARS THE ORIGINAL SIGNATURE OF APPROVAL
SACAP NO. 30447969

Designed by: S. BENADIE-MARAIS
14-04-2022
SIGNATURE: NAME: DATE:

SANBI LOWVELD STAFF RESIDENCES AND FACILITIES

Project Description
REPAIRS, RENOVATIONS & UPGRADES OF FACILITIES AT THE LOWVELD NATIONAL BOTANICAL GARDEN

HOUSE 2 - FINISHING & CODING PLAN

Drawing Units	MILLIMETERS
Date	APRIL 2022
Scale	As indicated
Designed By	T. JANSE VAN RENSBURG
Checked By	M. POTGIETER
Drawn By	I. MULDER
Approved By	S. BENADIE-MARAIS
Drawing No	P21124-TN-06-ARC-850
Rev	A