



arts and culture

Department:
Arts and Culture
REPUBLIC OF SOUTH AFRICA



OR TAMBO HOMESTEAD - BIZANA

FINISHING SCHEDULE

BIZ/ORTH-8001-FS

JULY 2012

GENERAL NOTES:

1. The Schedule contains pages 01 to 08 numbered consecutively. The Contractor is required to check that none of the pages are missing or duplicated. If any part of this schedule is indistinct or contains any obvious errors, he must make written application to the Architect to have such errors rectified.
2. Compliance with OW371 ("Specification of materials and methods to be used" as published by the Department of Public Works is applicable to this project), NBR and SABS specifications is compulsory.
3. Where specific manufacturer's instructions and recommendations contradicts that of the OW 371, NBR or SABS, then the Architect is to immediately be notified prior to commencement with the affected trade/installation.
4. Any discrepancy or contradiction to immediately be reported to the architect in writing.
5. All dimensions and materials to be checked on site prior to ordering of manufacturing.
6. The Contractor to prepare a sample room for approval of the quality standard of finishes to be achieved.

REVISION No.	DATE	DESCRIPTION
01	2012/10/23	- Existing Rondavels finishes changed.
		- New Rondavels finishes added.
02	2012/10/24	- Welcome Rondavel finishes added and Paint spec omitted, Paint specification separated.
		- Wall tiles specified to be up to 1,4m above floor level.
03	2012/11/09	- Tiling specification changed (highlighted in blue).

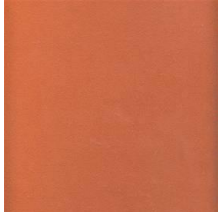




PHYSICAL ADDRESS:

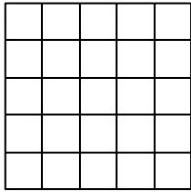
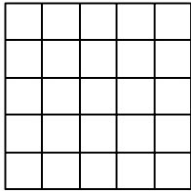
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INTERNAL FINISHES

1- FLOOR FINISHES

KEY	DESCRIPTIONS
GENERAL	<ul style="list-style-type: none"> All surface beds, slabs, beam, etc. to Engineers detail and design. All finished floor levels for all floor materials are to be level unless otherwise indicated on drawings. At all transitions between one finish and another and at all external thresholds finished and to be laid against 3 x 40mm brass strip. All external thresholds to be weathered to fall towards external face. Materials and methods used are to comply with OW371 Transition profiles to be provided at all changes in floor finish: <p>Genesis (Tel. 011-803 2202) TZO451/ 454 adjustable levelling system. Aluminium pivot top 45mm (w) x 6mm (h) Finish: Silver. Complete with TXC 101 / 104 Aluminium reducible base all-purpose 28mm (w) x 10.5mm (d) Mill Aluminium finish; all installed in accordance with manufacturer's specifications and recommendations. Contractor to check sizes on site prior to ordering.</p>
SCREED	<p>All concrete floor surfaces to receive screed finish unless otherwise stated. Screed (minimum 30mm thick) to receive various finishes to comprise 1 part cement to 3 parts approved sand by volume - unless otherwise stated to engineers specification.</p> <p>All screeds constructed in accordance with the Cement and Concrete Institution Publication Sand-Cement Floor Screeds.</p>
	<p>1A Quarry tiles: Rustic Red Quarry tiles , size 300 x 300 x 11mm thick, fixed to wood floated 1:4 cement and sand screed with TAL tile adhesive (elsewhere specified) mixed with Tal bonding liquid in lieu of water on concrete surface bed (elsewhere specified), with 8mm joints continuous in both directions grouted with Tal tile grout (elsewhere specified) with minimum 5mm expansion joints at perimeter, all structural expansion and construction joints and maximum 5m centres internally and at 3m centres externally, in both directions.</p>
	<p>1B abeCo Tinted Screed or similar approved: Prepare and apply a.b.e. Construction Chemicals abeco mastic heavy-duty mastic flooring system combining flintkote 3 bitumen emulsion mastic binder with selected aggregates and cement, all in accordance with the manufacturer's instructions, colour to later detail by Architect.</p>
	<p>1C Floorworx Laminated Floor or similar approved: Kährs 12 year guarantee Linnea City Selection Oak White 3 layer constructed veneered wooden flooring with 0,6mm wearing layer in 2-Strip design boards size 1225 x 200 x 7mm thick with prefinished with 6-coat Matt Lacquer, White acrylic finish surface treatment, fixed floating 90° straight with Woodloc® joints and laid on and including 2mm thick foam sound reduction underlay on 250µ PVC damp-proof membrane layer lapped 200mm including 40mm turn-up at walls with movement joints to all vertical perimeters of 1,5mm per meter of floor width with a minimum of 10mm for floors not exceeding 6m wide and centrally at right angles to boards where floor exceeds 18m wide, all in accordance with the manufacturers recommendations.</p>

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	1D	<p>Tile Africa or similar approve floor tiles:</p> <p>Tile Africa Kerastar Athena porcelain wall tiles (Code: KER-14) with 5 PEI Rating, size 400 x 400 x 8mm thick, fixed to internal wall with Tal Gold Star 6 rapid setting tile adhesive mixed with Tal Bond bonding liquid in lieu of water and 3mm joints continuous in both directions, jointed and flush pointed with Tal Professional tile grout.</p>
	1E	<p>Tile Africa or similar approve floor tiles:</p> <p>Tile Africa Kerastar Athena porcelain wall tiles (Code: KER-14) with 5 PEI Rating, size 400 x 400 x 8mm thick, fixed to internal wall with Tal Gold Star 6 rapid setting tile adhesive mixed with Tal Bond bonding liquid in lieu of water and 3mm joints continuous in both directions, jointed and flush pointed with Tal Professional tile grout.</p>
	1F	<p>Granolithic Screed:</p> <p>25mm granolithic screed on concrete slab.</p>
	1G	<p>Existing floor finish:</p> <p>Existing floor finish to be repaired where necessary.</p>

2 - SKIRTING FINISHES


KEY	DESCRIPTIONS	
	2A	<p>Epoxy Skirting:</p> <p>Prepare and apply a.b.e. Construction Chemicals Pale Grey G62 abecote 400 Hi-build solvent free hi-build epoxy floor system and comprising resin, hardener, filler and pigment paste and abecote WD337 for concrete surfaces all in accordance with the manufacturer's instructions, colour to later detail by Architect.</p>
	2B	<p>Tile Africa or similar approve floor tiles:</p> <p>Tile Africa Kerastar Athena porcelain wall tiles (Code: KER-14) with 5 PEI Rating to be cut to 100mm high to form skirting, to be fixed with tile adhesive and to have 4mm flush joints in coloured grout by Architect.</p>

3 – WALL FINISHES

KEY	DESCRIPTIONS
WALLS GENERALLY	<p>DAMP PROOF COURSING:</p> <p>To be Gunplas Black Brickgrip or equal approved 375 micron DPC, lapped a minimum of 150mm at all joints, and similarly lapped over Gundle USB Green under –floor damp proof membrane where applicable.</p> <p>UNDER CILL DPC (IN CAVITY CONSTRUCTION):</p> <p>Minimum 150mm wide, to be tucked into side of window and door frames and sandwiched in mortar between outer skin and cavity closer and to overlap lintel and sill DPC's.</p> <p>EXTERNAL LOAD BEARING WALLS:</p> <p>To have galvanised brickforce reinforcing at 4 brick course intervals built into bed joints or as</p>

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	<p>detailed by the Structural Engineer. Door/Window heads to be reinforced to 3 courses above openings, and at 3 course intervals thereafter. Walls to be built up using standard, galvanised butterfly wall tiles at 1000mm centres, at 3 course intervals, staggered evenly.</p> <p>EXTERNAL BRICKWORK GENERALLY: 110mm Ikhaya Brick gauge with maximum 10mm deep tooled half round horizontal and vertical joints all laid in class II mortar comprising 50kg cement; 40ℓ lime; 200ℓ sand (measured loose and damp).</p> <p>INTERNAL BRICKWORK GENERALLY: To be laid in class II mortar comprising 50kg cement; 40ℓ lime; 200ℓ sand (measured loose and damp).</p>
PLASTER GENERALLY	<ul style="list-style-type: none"> Plaster to be smooth and of uniform texture throughout, free from any cracks, hollow spots, and properly bonded to brickwork. Plaster to each plane or wall to be done in one operation / application, without interruption joints. No chasing whatsoever is allowed into completed plaster work. Plaster to walls to be perfectly straight and plumb, without any undulation, which would show behind any rail or joinery fittings. Internal plaster to be 15mm thick compose of 1 part cement and 4 parts sand, all measured by volume. External plaster to be 15mm thick compose of 1 part cement and 5 parts sand, all measured by volume.
GENERAL: TWO COAT CEMENT AND PAINT (Where applicable to be instructed on site)	<p>2 coat cement plaster: Apply rendering coat as in 3A below, well scratched over to form key for setting coat. Setting coat to be composed of 1 part cement, 2 parts of well slaked putty plaster lime and 1 part fine washed sand. Cement and putty plaster lime only to be added to mixture immediately before setting coat is applied and is to be thoroughly incorporated in the mixture and used immediately. Prime and paint as specified above</p>
	<p>3A New Plastered Walls Internal plaster to be 15mm thick compose of 1 part cement and 4 parts sand, with a steel trowelled finish to brickwork and concrete, with 'V' joints cut into junctions between the two.</p> <p>Surfaces must be in sound condition. Repair any imperfections; ensure surfaces are dry, clean and smoothly sanded.</p>
	<p>3B Plascon Tankseal to interior new cement plaster (NW 980).</p> <p>Surface to be dry, sound and clean and cured for a minimum of 14 days. Remove any oil, grease and other contaminants with Metalcare Aquasolv Degreaser (GR 1), rinse thoroughly and allow to dry completely to a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. finish with two coats Tankseal (WTS 1) with 48 hours drying time between coats, for a maintenance cycle of 3 years in a C1 - inland environment. Colours: To Architects detail and specification.</p>
	<p>3C Wall tiles/Splash backs: Ceramic tiles, to be laid to detail, 600mm high above sink and in accordance to the following specification: Colours: To Architects detail and specification</p> <p>Fixed to wall surfaces with TAL PROFESSIONAL mixed 20kg with 5 litres of water applied to wall using a notched wall trowel. All wall tiling to be laid with 3mm maximum consistent joints between all tiles; pointed to continuous joints with TAL SUPER WHITE GROUT mixed 20kg with 8 litres water (replacing the water in the mix).</p>

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		<p>Colour: as per colour schedule All the above to be applied in accordance to the attached manufacturers specifications and recommendations.</p> <p><u>Note:</u> Existing wall surfaces to be chipped √ 80% over entire surface where application prior to the above specification being applied.</p> <p>All external corners of tiling/cills to be completed with Genesis Trim plus ETP 646-01 external corners strip pieces. Colour: as per colour schedule</p>
	3D	<p>Painted Walls:</p> <p>Plascon Wall & All to exterior new cement plaster (NW 100). Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Plascon Plaster Primer (UC 56) with an overcoating time of 16 hours and finish with two coats Wall & All (WAA) with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C1 - inland environment, colour by Architect. All applied with roller in strict accordance with the manufacturer's instructions and recommendations.</p>
	3E	<p>Glazing on walls</p> <p>Refer to window and door schedules</p>
	3F	<p>Johnson or similar approve floor tiles:</p> <p>Johnson white glazed wall tiles, size 200 x 200mm, fixed to plastered with TAL tile adhesive (elsewhere specified) mixed with Tal bonding liquid in lieu of water (elsewhere specified), with 3mm joints continuous in both directions grouted with Tal tile waterproofed grout on screed (elsewhere specified). Walls to be tiled up to 1,4m above floor level.</p>
	3G	<p>Painted Walls:</p> <p>Plascon Wall & All or similar approved to exterior mud-plaster (NW 100). Surface to be dry, sound and clean and cured for a minimum of 14 days, with a moisture content measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Plascon Plaster Primer (UC 56) with an overcoating time of 16 hours and finish with two coats Wall & All (WAA) with 2 hours drying time between coats, for a maintenance cycle of 7 years in a C1 - inland environment, colour by Architect. All applied with roller in strict accordance with the manufacturer's instructions and recommendations.</p>

4 - WINDOW SILLS FINISHES

KEY		DESCRIPTIONS
	4A	<p>INTERNAL WINDOW SILL:</p> <p>Everite Nutec window internal sill (or equal approved), size 150mm x 15mm thick, manufactured in accordance with SANS 803:2005 and installed below window with window sill lug screwed to underside of sill at 400mm centres, minimum of 75mm from end of window sill and bedded in Class II mortar with plastic slip joints at end of sills at plaster reveals and projecting from the finished face of wall, all in accordance with the manufacturer's recommendations.</p>
	4B	<p>INTERNAL WINDOW SILL:</p> <p>Plastered sill comprise 1 part cement to 3 parts approved sand by volume - unless otherwise stated to engineers specification, and finished same finish as wall.</p>

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5 – CORNICES FINISHES

KEY		DESCRIPTIONS
	5A	Everite Nutec Cornice: Everite Nuconice Nu-doric plain paper covered polystyrene core cornice, overall size 90x90mm high, fixed to wall and ceiling using NUBOND water based adhesive, leaving 2mm vertical joints between sections. All vertical joints to be with NUBOND adhesive prior to painting, all in accordance with the manufactures recommendations.

6 – CEILINGS FINISHES


KEY		DESCRIPTIONS
	6A	Ceilings: Everite Nutec 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fixed to 38 x 38mm battens at 450mm centres using 32 x 2,5mm serrated ceiling nails at 150mm centres, minimum of 12mm from edge of board. All joints to be covered using H-profile white PVC jointing strips, all in accordance with the manufacturer's recommendations.
	6B	Thatched Ceiling: The thatched ceiling shall have a minimum thickness of 50mm, measured above the face of the branderings and the branderings should be 20 – 30mm in diameter at 400mm c/c's.

8 – DOORS & WINDOWS

KEY		DESCRIPTIONS
	8A	DOORS: All doors refer to door schedule
	8B	WINDOWS: All windows refer to window schedule. Note: Installation of glazing products is to be in accordance with DSS SANS 10400-Part N


EXTERNAL FINISHES

KEY	DESCRIPTIONS	Product Name
Walls	Walls: Concrete blocks, 390 x 140 x 190mm fixed with adhesive applied between bricks by specialist to detailed specification all to manufacture's recommendations.	
THATCH ROOF	The roof frame shall comply with specifications for thatch. Fixings: The normal method of fixing will be by hazel, other wood sway or mild steel rod, sufficiently strong to avoid bowing between rafters. Sways will be either tied to the roof frame or secured using conventional thatching hooks of appropriate length. Every double course will be secured to every rafter. Sewing is recognised as a traditional method to be employed where circumstances demand it. Hazelwood broches are recognised as appropriate to brow and half courses. The criteria to be employed at all times are that the material is to be fixed under tension and that it shall not slip.	

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	<p>Casework: The material shall be tightly thatched and of an even density. The surface shall conform to the pitch of the roof and will not normally be less than 45 degrees. Eyebrow windows may exceptionally be reduced to a pitch of 40 degrees. The minimum thickness of the face work, measured above the face of the batten, at right angles to the rafter, shall not be less than 400mm. Lining or backfill courses shall be employed as necessary to avoid the courses lying too flat. Face work thickness will be maintained through all features. Valleys will be rounded out to give a minimum depth of 500mm over the valley centre. The minimum depth of material over the fixings will be 150mm but 150mm – 200mm will be normal.</p>	
FLAT ROOF	Roof sheeting to be Concealed Fix Klip-Lok 700 0,5mm thick light industrial Z450 spelter galvanised steel sheeting and accessories fixed to timber purlins at 2000mm centres.	
SIDE-WALL FLASHING	Side wall flashing (Code FK79) to be Brownbuilt Klip-Lok 700 408mm girth pop-riveted to sheeting, to be installed with counter flashing counter flashing sealed with approved SEALER.	
METAL ROOF RWDP	100Ømm PVC rainwater down pipe.	
WALKWAYS (parking area)	<p>50mm Paving Blocks: Paving shall be 50mm Inca False Bay Bond Classic Chamfer style Cape Blend coloured paving blocks laid in basket weave pattern on and including 25mm thick river bed sand with dry filler sand swept and vibrated into joints all laid on subgrade (by others) conforming to SABS 1200D degree of accuracy I. all to engineers specifications and details.</p>	
PAVING (around front water feature)	<p>Brick pavers: FlexiPave exposed aggregate Granite brick pavers' size 220 x 110 x 50mm thick laid to falls with butt joints in custom design on 25mm thick river sand bed with dry sand swept and vibrated into joints and laid on 150mm subgrade conforming to SABS 1200D degree of accuracy.</p>	
ROADS	<p>80mm Paving Blocks: Paving shall be 80mm Inca False Bay Doublelock or similar approved Weathered style Cape Blend coloured paving blocks laid in basketweave pattern on and including 25mm thick river bed sand with dry filler sand swept and vibrated into joints all laid on subgrade (by others) conforming to SABS 1200D degree of accuracy I. all to engineers specifications and details.(or equal approved)</p>	
WINDOW SILLS EXTERNAL	In-situ concrete window sills in accordance with SANS with 100mm overlap on either side of the window and projected 20mm out with drip, all to detail.	
PERIMETER FENCE	440mm X 440mmX 1800mm high brick columns at appropriate centres as indicated with galvanised palisade fencing in between.	

I N T E R N A L M A T R I X								
Zone No	Room Name	Floor (1)	Internal walls (3)	Sills (4)	Cornices (5)	Ceilings (6)	Fittings (7)	External walls (2)
OR TAMBO DWELLING								
001	Entrance	1G	3D	–	–	–	–	3D
002	Bedroom	1G	3D	–	–	–	–	3D
003	Bathroom	1G	3D	–	–	–	–	3D

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Zone No	Room Name	Floor (1)	Internal walls (3)	Sills (4)	Cornices (5)	Ceilings (6)	Fittings (7)	External walls (2)
RONDAVEL 1 – FAMILY MUSEUM								
001	Interior	1G	3G	–	–	–	–	3G
RONDAVEL 2 – AGRICULTURAL STORE								
001	Interior	1G	3G	–	–	–	–	3G
RONDAVEL 3 - MEETING HOUSE								
001	Interior	1G	3G	–	–	–	–	3G
RONDAVEL 4 - ACCOMODATION								
001	Interior	1G	3G	–	–	–	–	3G
MAIN DWELLING HOUSE								
Zone No	Room Name	Floor (1)	Skirting (2)	Walls (3)	Sills (4)	Cornices (5)	Ceilings (6)	Fittings (7)
001	Verandah	1B	–	3D	4A	5A	6A	–
002	Lounge	1A	–	3D	4A	5A	6A	–
002	Dining Area	1A	–	3D	4A	5A	6A	–
003	Bedroom 01	1C	–	3D	4A	5A	6A	–
004	Bedroom 02	1C	–	3D	4A	5A	6A	–
005	Passage	1A	–	3D	–	5A	6A	–
006	Bedroom 03	1C	–	3D	4A	5A	6A	–
007	Kitchen	1A	–	3D	4A	5A	6A	S/S
008	Storeroom	1F	–	3D	4A	5A	6A	–
009	Guest toilet	1D	2B	3F	4B	5A	6A	S/S
010	Bathroom	1D	2B	3F	4B	5A	6A	S/S
011	Patio	1B	–	3D	4A	5A	6A	–
NEW RONDAVELS								
Zone No	Room Name	Floor (1)	Skirting (2)	Walls (3)	Sills (4)	Cornices (5)	Ceilings (6)	Fittings (7)
001	Lounge	1B	–	3D	4A	5A	–	–
002	Bedroom	1C	–	3D	4A	5A	–	–
003	Bathroom	1D	2B	3F	4B	5A	6A	S/S
WELCOME RONDAVEL								
Zone No	Room Name	Floor (1)	Skirting (2)	Walls (3)	Sills (4)	Cornices (5)	Ceilings (6)	Fittings (7)
001	Exhibition area	1B	–	3D	4A	5A	–	–
002	Toilets	1D	–	3F	4B	5A	6A	S/S

* S/S = as per sanitary schedule

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