

ANNEXURE A: NEW SETSONG TEA CRAFTERS BUILDING

SITE AREA (ERF 81) : 64 5458 Ha

BUILDING LINES : Not applicable

NEW BUILDING

ground floor total covered area : 966.00 m²

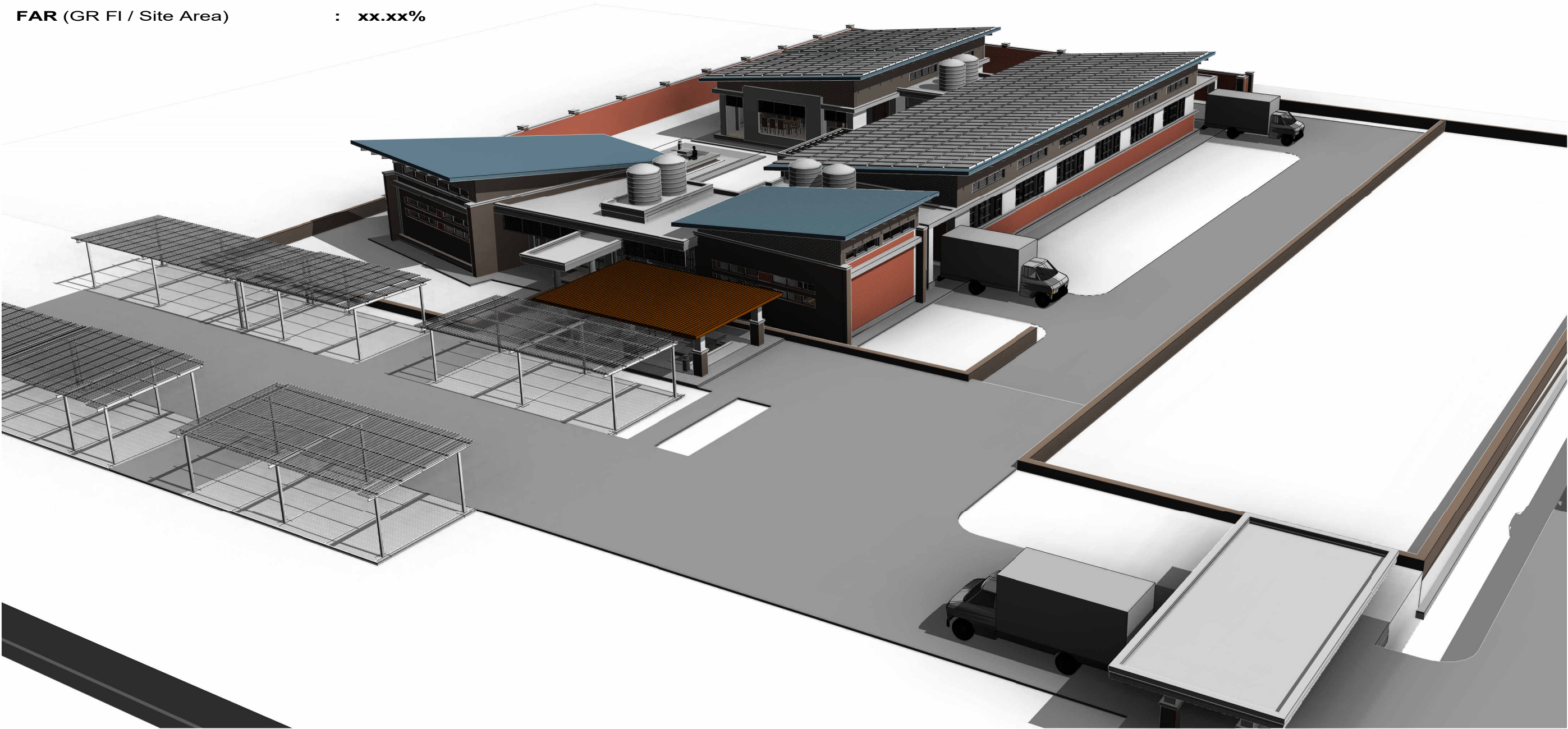
GROSS TOTAL AREA : 966.00 m²

GRAND TOTAL COVERED : 960.00 m²

Total Covered Area : xxx.xx m²

Percentage of Site Coverage : xx.xx%

FAR (GR FI / Site Area) : xx.xx%



GENERAL NOTES

1. All works to comply withSANS 10400 and NBR

2. The architect to approve all finishes before purchase and installation.

3. All works to be carried out according to sabs 0400 and national building regulations.

4. Areas of application to be verified with the architect before commencement.

5. All structural items to be assessed and approved by an engineer before purchase and installation.

6. All other materials not covered in this document to be brought to the attention of the architect for approval.

7. The contractor to verify items specified against those specified in the bill of quantities. Any discrepancies to be brought to the attention of the relevant professionals.

8. Ignore whichever is not applicable.

9. Items are specified for areas as specified in architectural drawings.

10. Compliance to hazard analysis critical control point (HACCP) is mandatory where specified.

OCCUPANCY-BUILDING CLASSIFICATION

B3 - LOW RISK COMMERCIAL SERVICE

CSIR

Teaching lives through innovation

CSIR

SETSONG TEA CRAFTERS

SETSONG TEA CRAFTERS

Farm PORTION 811 OF THE LOSKOOP NOORD 12 JS

MATLALA RAMOSHEBO VILLAGE

MARBLE HALL

LIMPOPO PROVINCE

ARCHITECTURE

H&H

Architectural Design Services

GPS ARCHITECTS

Reg. no. 2005/03208/23

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STAGE 4: REV 01

COVER PAGE

Project No: GPS-PRO-2202A SETSONG

Scale: 1 : 100 Sheet Size: A1

Date of issue: 2023/02/11 13:50:20

Drawn By: Author Checked By: Checker

STC-100

NO.


SPECIFICATIONS



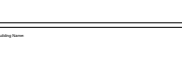
2.1	FOUNDATIONS WALLS: 220mm / 330mm / 440mm thick brick wall on CONCRETE FOUNDATIONS as specified by the Structural Engineer. Use ONLY Certified CLAY STOCK BRICK. Min. compressive strength of 45mpa for foundation walls plus COROBRICK - De Hoop Matt Brown Smooth FBS to FOUNDATION brick-wall building exterior; Flush in Class II Mortar with 10mm joints. Contractor to build 1m x 1m sample wall for approval prior to installation. Use NO ALTERNATIVES stock bricks to Certified CLAY STOCK BRICK may be used without written consent of the Architect and/or Engineer.
3.1	CONCRETE SURFACE BED: 255 mm Concrete Flat Slabs to Engineers Specifications. Finish off Concrete Slabs with 3:1 cement screed (1 part cement to 3 parts sand), or 50 kg (one bag) cement to 130 L sand (two wheelbarrows). Use ONLY drinking water for mixing. Mixing by hand or preferably by forced-action mechanical mixer for 3 minutes. Use within 45 min. of the thickness required but in no case less than 40mm thick. The concrete screed shall be finished off in preparation for finishing as per the Architect's Specifications. Cement screeds to use SANS 50187-1 type cement CEM I or CEM II. Install mesh reinforcement welded steel fabric for reinforcement of topping when specified: SANS 1024, of fabric reference number 193 or 245 or as specified by the Engineer. Directly beneath the Concrete Slabs, install lacedoast or SIMILAR APPROVED high density 32-38kg/m <sup>3</sup> rigid extruded polystyrene 100% closed cell insulation boasting 50mm thick x 600mm wide, with shiplap joints laid on plastic sheeting (elsewhere specified) under reinforced concrete surface beds. Install 250µm Damp-Proof Membrane under lacedoast above fill conforming to SANS 852-1:2011 laid with minimum 150mm overlaps and sealed with pressure sensitive tape to manufacturer's specifications. Apply CHAMFERED EDGES and DRIP GROOVE (10 x 10mm) to Architect and Civil Engineer Specifications.
4.1	FLOOR FINISH: FLOWFRESH HF ESD or SIMILAR APPROVED: Prepare substrate by abrasive blasting or grinding, leaving surface clean, sound, laticence and dust free with a maximum moisture content of 25%. Prime surface with one coat Flowprime Solvent Free Epoxy Primer and Base Coat (spread rate - 0,25 kg/m <sup>2</sup> ) with a maximum overcoating time of 24 hours. Lay conductive grid with 10mm wide self-adhesive copper tape at 3m centres on primed surface and apply second coat Flowprime Solvent Free Epoxy Primer and Base Coat (spread rate - 0,25 kg/m <sup>2</sup> ) and apply Conductive Grade 30 scatter layer (spread rate - 2kg/m <sup>2</sup> ) and apply one coat Mid Grey Flowfresh HF ESD (spread rate - 16,8 kg/m <sup>2</sup> ) to a minimum 8mm thickness. Applied in accordance with approved Flowcrete specifications by approved applicators. Manufacturer to issue HACCP Compliance Certificate.
4.2	GRANOLITHIC FLOOR FINISH: (on Ramp and elsewhere specified) to Architects Specifications.
4.3	PORCELAIN TILES: Full Body Unglazed, size 600 x 600mm, fixed to internal and external floor / wall screed with the adhesive (approved by Architect) with joints continuous in both directions and grouted with tile grout (approved by Architect), excess grout on the surface to be cleaned. Wall Tiles installed from floor to full- height splash-back in kitchenette. 3mm horizontal & vertical joints and fill with tile grout, as approved by the Architect.
5.1	BRICK WALL: 220mm / 240mm Brick Wall - ONLY Certified CLAY STOCK BRICK. Min. compressive strength of 45mpa (NO ALTERNATIVES ALLOWED), laid in foundations and superstructure walls in Class II mortar with 10mm joints in accordance with SANS 10400 and NBR.
5.2	FACE-BRICK: COROBRICK - De Hoop Matt Brown Smooth FBS to brick-wall building exterior; Flush in Class II Mortar with 10mm joints. Contractor to build 1m x 1m sample wall for approval prior to installation.
5.3	FACE-BRICK: COROBRICK - Terracotta Satin FBS to brick-wall building exterior; Flush in Class II Mortar with 10mm joints. Contractor to build 1m x 1m sample wall for approval prior to installation.
5.4	STONE CLADDING to masonry walls: (rectangular cut stones in varying sizes, selected and sourced locally and as approved by Architect) 90mm-100mm thick, build and attached to exterior of Stock-Brick Wall with Standard Grout Joints of between 5-10mm. Mortar joint to be recessed approximately 1mm from the stone face. Contractor to build 1m x 1m sample wall for approval prior to installation.
5.5	CEMENT PLASTERED INTERIOR WALL PAINT: Placon Professional Contractors Matt White or SIMILAR APPROVED to interior new cement plaster. 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 Professional Plaster Primer (PP700) with an overcoating time of 16 hours and finish with two coats Professional Contractors Matt White (PEM 600) with 1 hour drying time between coats.
6.1	ALUMINIUM DUCT LOUVRES: Powder Coated Aluminium Waspeco FIXED LAZY-Z LOUVRES to SANS 1796: 2010 by specialists to Architects specifications.
7.1	HORIZONTAL SUN LOUVRES: Hunter Douglas HORIZONTAL CELOSREEN SUN LOUVRE SYSTEM or SIMILAR APPROVED comprising 2500mm x 141,5 x 0,8mm thick Natural Anodised Aluminium plain panels with 120mm pitch fixed to supports fitted to building structure at 1000mm centres. The whole to be designed and installed by approved specialist, all in accordance with the manufacturer's recommendations.
7.2	ALUMINIUM GABLE VENTS: Aluminium Air Gable Vents / Louvers with Windoverl vertical widow spring loaded weatherproof fiberglass mesh insect screen or SIMLAR APPROVED, size (as per Window Schedule) with nylon accessories and brake for controlling closing of the screen, anodised natural aluminium side guides fitted with standard brush pile, screen to be fitted inside reveal to concrete lintel.
8.1	CONCRETE FLAT ROOF SLAB: 255 mm Concrete Flat Slabs to Engineers Specifications. Finish off Concrete Slabs with 3:1 cement screed of the thickness required but in no case less than 40mm thick and laid to fall 1:40 min or to Architect and Civil Engineer Specifications. The concrete screed shall be finished off in preparation for finishing as per the Architect's Specifications. Cement screeds to use SANS 50197-1 type cement CEM I or CEM II. Install mesh reinforcement welded steel fabric for reinforcement of topping when specified: SANS 1024, of fabric reference number 193 or 245 or as specified by the Engineer. Use ONLY drinking water for mixing. ONE-LAYER DERBIGUM SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by torchfusion. Finished with two coats Rodcrete blumious aluminum paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten-year guarantee. INSULATION: ISOBOARD HIGH DENSITY 32-38kg/m <sup>3</sup> RIGID EXTRUDED POLYSTYRENE 100% closed cell insulation boasting 70mm thick x 600mm wide or SIMILAR APPROVED with shiplap joints laid tightly butted on waterproofing membrane (elsewhere), secured under 200mm nominal gravel. Thickness: 70mm. Ballast type: 20mm nominal gravel. Joint: shiplap.
8.2	CONCRETE FLAT LINTEL: 255mm Concrete Flat Lintel above windows to Engineers Specifications. Apply CHAMFERED EDGES and DRIP GROOVE (10 x 10mm) to Architect and Civil Engineer Specifications. Smooth finished to concrete Intelts as per the Architect's Specifications.
9.1	CEMENT PLASTERED BRICK WALL: Plaster brick walls as specified by Architects. TEXTURED FINISH to all internal wall plaster sections that are to receive wall tiles. SMOOTH FINISH to all internal wall plaster sections that are to paint. TEXTURED FINISH to all external wall plaster sections. PAINT specifications stipulated elsewhere by Architect.
10.1	OFF-SHUTTER CONCRETE FINISH: Prepare and apply A.B.E. Construction Chemicals Duracast Pigmented Cementitious Waterproofing Coating, or SIMILAR APPROVED, including aberep 710 bonding agent where necessary, all works in accordance with the manufacturer's instructions. Apply CHAMFERED EDGES to Architect and Civil Engineer Specifications.
11.1	CONCRETE PRECAST COPING to Architect's specifications.
12.1	SUSPENDED GRID CEILING: OWAcoustic Constellation Biologically Absorbable Mineral Wool Ceiling Tiles or SIMILAR APPROVED, size 1200 x 600 x 15mm thick with square edge and white painted finish, laid on fire rated OWAcconstruct S3 exposed demountable T24 suspension system, comprising galvanised main tees and cross tees at with main tees suspended by means of galvanised hangers at centres not exceeding 1200mm with ceiling perimeter finished with OWAcconstruct Shadowline W-trim, plugged and screwed at 200mm centres, and all installed to manufacturer's instructions. OWAcconstruct Shadowline W-trim, plugged and screwed at centres not exceeding 200mm. Allow for ceiling bulkhead installations as per the Architect's Ceiling Layout.
13.1	STEEL ROOF TRUSSES to Structural Engineer's specifications.
13.2	ROOF SHEETING: Cotan Steel 0,58mm thick 385mm cover CraftLock ISO300 Dove Grey Chromadek Z200 ROOF SHEETING or SIMILAR APPROVED, fixed to steel purlins at 1800mm centres using the Craft-Lock® interlocking fixing cleats secured to purlins with 5 x 12mm stainless steel self-tapping screws, all in accordance with the manufacturer's recommendations. All steel flashing and accessories to manufacturer's recommendations. ROOF INSULATION: 90mm LAMDACARDON CLOSED CELL POLYISOCYANURATE INSULATION or SIMILAR APPROVED with Mineral natural facing to one side, fixed over purlins concurrent with roof covering with 14" bar joiners screw fixed at 1200mm centres with 5mm gap between boards butt-jointed over purlins, all in accordance with the manufacturer's recommendations. Application: over purlins. Board width: 1220mm. Board thickness: 90mm. Board facing: Mineral natural. R-value: 3,75. Core density: 34kg/m <sup>3</sup> .
14.1	ALUMINIUM WINDOWS FRAMES, size as specified and to SANS 613 with architectes to receive 15µm Natural Anodised Coating (for architectural applications), supplied by a manufacturer complying with SANS 999:2013, glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137:2011 all in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Industrial Heavy Duty Casement system, plugged and screwed to brickwork, steel structure or concrete. Accessories: See Ironmongery Schedule. All works as per the Door and Window Schedule
14.2	ALUMINIUM DOORS FRAMES, size as specified and to SANS 613 with surfaces to receive 15µm Natural Anodised Coating (for architectural applications), supplied by a manufacturer complying with SANS 999:2013, glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137:2011 all in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Industrial Heavy Duty Casement system, plugged and screwed to brickwork, steel structure or concrete. Accessories: See Ironmongery Schedule. All works as per the Door and Window Schedule.
14.3	POLYCARBONATE FLAT SHEETS: IMPEX Extruded Polycarbonate Flat sheets, 6mm thick, as roof sheeting on Aluminium Structure, for the SUN DRYING area installed by specialist, as specified by Architect.
15.1	PRESSED STEEL DOOR FRAMES to SANS 1129 and as specified Hand Door Frame (1,2mm- single / 1,6mm x 813 x 2032 x 115mm). All works as per the Door and Window Schedule. Apply Primer followed by Enamel High Gloss paint. Colour: Mines Grey: Placon: G 15 or Similar Approved to manufacturer's specifications. Apply Primer followed by two coats Enamel High Gloss paint. Colour: (as specified by Architect) or SIMILAR APPROVED to manufacturer's specifications.
16.1	TIMBER DOOR PANELS: 40mm thick HORIZONTAL 813 MERANTI DOOR with horizontal slats, size 813 x 2400mm high. Sand down timber surface to a fine smooth finish and apply three coats of MATT quality timber sealant (Woodoc 50 or SIMILAR APPROVED) prior to installation, all in accordance with the manufacturer's recommendations. Ironmongery to Architect's specifications.
17.1	SKIRTING: FloorworX Extruda Grey (Colour code: MCB100) cove base vinyl skirting size 14 x 100mm high, to manufacture's specifications.
18.1	WALL BUMPER RAILS: FloorworX Intrad wall and corner protection system colour White (Colour code: S0502-B1), comprising 200mm high x 29mm deep lipped channel profile clipped onto25mm wide uPVC brackets (code: TRP200), plugged and screwed to solid brick wallat maximum 400mm centres, including all necessary external corners, joining blocks, stopends, corner protectors and door protectors, to be installed strictly in accordance with manufacturer's recommendations.
19.1	POLYCARBONATE FLAT SHEETS: IMPEX Extruded Polycarbonate Flat sheets, 6mm thick, as roof sheeting for the SUN DRYING area installed by specialist, as specified by Architect.
20.1	GUTTERS AND DOWNPIPES: Helderberg ALUMINIUM GUTTERING or SIMILAR APPROVED purpose made 0,9mm thick aluminium gutter profile Aquaduck free, 1500mm Grt No. 2 bends in standard lengths coated internally and externally with ColourTect G4 in colour Dove Grey, and silicone sealed, including cut and mitred angles, stop ends riveted and all sealed on the inside with Dow Corning 813 silicone sealer, secured to brickwork or busses with external brackets including a 50 x 20mm high overflow spigot, with 100 x 75 x 0,6mm aluminium downpipe colour Dove Grey, fixed to wall / concrete with aluminium straps, including all necessary bends, elbows, shoes etc.
21.1	TOWEL RAILS to be Hi-Tech Stainless Products 32mm Ø grade 304 stainless steel straight general-purpose rail 600mm long per shower cubicle, plugged and screwed to walls with stainless steel screws.
21.2	SOAP DISH to be Icon Red White Kwifit Single Soap Dish B038 or SIMILAR APPROVED
21.3	MIRRORS to be Stainless steel mirror heavy duty with 8 mm thick resistant concealed fixings, Size: 595 x 895 x 1 mm. One mirror for each bathroom and change room.
21.4	SHOWERS: Akuglass Baudsch Showerflex® Silver Grey powder-coated aluminium framed shower enclosure, overall size 900mm x 1800mm high, glazed in dispolyte toughened safety glass, complying with SANS 1263 Part 1, 2 or 3 with name of the manufacturer permanently marked on each sheet visible after glazing, in accordance with NBR Part N schedule 1 and SANS 10137:2002, all fixed complete to walls including pointing all round both sides of frame, all in accordance with AAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2004.
22.1	FIXED BENCHES: Greenfield Type WMS001 38°38'1,6mm Square Tubing Wall Mounting Bench (this fixing mechanism can be changed to suit site) with 14 x 70°32mm Meranti Slats (Meranti is sanded and sealed with edges rounded and is a natural wood product which may differ in colour), Height: 350mm, Length: 1200mm, Depth: 380mm, Finish and Colour of Legs: Epoxy Powder Coated In Grey
23.1	CONCRETE (PRECAST) WINDOWSILLS to Architect's specifications.
24.1	EXPANDED METAL to Architect's specifications and manufacturer's specifications.
25.1	MECHANICAL INSTALLATIONS: All applications to Electrical and Mechanical Engineers' Specifications.
26.1	ELECTRICAL INSTALLATIONS: All applications to Electrical and Mechanical Engineers' Specifications.
27.1	WATER SUPPLY as per the Civil and Mechanical Engineer's Specifications.
28.1	NEW FIXED FURNITURE to be provided by and as per Client's approved register.
29.1	GAS EQUIPMENT and installation according to Mechanical Engineer's Specifications.
30.1	GEYSERS and HYDRO-BOILS according to Mechanical Engineer's Specifications.
31.1	Facilities for the disabled (Ramps, Toilets, etc.) to SANS 10400 Part S.
32.1	REFUSE AREA to Mechanical Engineer's specifications.
33.1	LANDSCAPING: Remove all the trees on building platform and within a 5-metre periphery of the new building and boundary walls. Translocate all indigenous trees to new locations within the site.
34.1	HANDLES AND LOCKS to Architect's specifications.
35.1	CONCRETE APRONS / OPEN WATER CHANNELS as per Civil Engineer's specifications.
36.1	FIRE EQUIPMENT as per Fire Engineer's specifications.
37.1	PHOTOVOLTAC SYSTEM on roof as per Mechanical / Electrical Engineer's specifications.
38.1	SEWER TREATMENT PLANT by Civil Engineer.
39.1	CONCRETE APRON: Infusast G-Bloc™ 25MPa Interlocking Grey Concrete Paving Blocks or SIMILAR APPROVED, 221,2 x 110,8 x 60mm thick, laid in accordance with SANS 1200 MJ and CMA Concrete Block Paving Manuals, with a minimum longitudinal fall of 1% on a transverse fall of at least 2% on 25mm compacted sand bed with fine jointing sand swept and vibrated into joints, all on subgrade conforming to SANS 1200 D Degree of Accuracy 1. Paving to be inspected and re-sanded after three months.
40.1	LANDSCAPE: Indigenous shrubs, trees, and grasses.
41.1	WATER STORAGE TANKS: JoJo Vertical Water Tank or SIMILAR APPROVED - Grey (S250L per Tank) To Mechanical' and Civil Engineer' Specifications.
42.1	BENCH: CONCRETE – TIMBER BENCH to Architect's specifications.
43.1	TIMBER PERGOLA: to Architect's specifications.
44.1	SEWER CONNECTION: Sewer treatment plant to Civil engineer specifications.
45.1	PARKING: Covered Steel Carports as per the Architects specifications.
46.1	RETAINING STONE WALL: 360mm stone wall with concrete infills by specialist to Architect and Engineers specifications.


ROOM SCHEDULE				
Number	Level	Name	Area	
100	Level 04	MAIN ENTRANCE	17 m²	
101	Level 04	RECEPTION HALL	68 m²	
103	Level 04	BOARDROOM	44 m²	
104	Level 04	MUSEUM	34 m²	
105	Level 04	OFFICE RECEPTION	24 m²	
106	Level 04	OFFICE	25 m²	
107	Level 04	ARCHIVES	2 m²	
110	Level 04	TOIL	6 m²	
111	Level 04	WC-F	2 m²	
112	Level 04	WC-M	2 m²	
113	Level 04	WC-UNI	4 m²	
114	Level 04	ANTEROOM 1	10 m²	
115	Level 04	CORRIDOR 1	53 m²	
116	Level 04	REFRIGERATOR	12 m²	
117	Level 04	DELIVERY	9 m²	
118	Level 04	STORE 1	35 m²	
119	Level 04	SORTING / WEIGHING	16 m²	
120	Level 04	WASHING	24 m²	
120	Level 04	ANTEROOM 2	17 m²	
121	Level 04	MILLING / DRYING	41 m²	
122	Level 04	INFUSION	41 m²	
123	Level 04	STORE / PACKAGING	77 m²	
125	Level 04	PACKAGING - LABELLING STORE	13 m²	
126	Level 04	DISPATCH	9 m²	
127	Level 04	ELEC / MECH ROOM 1	13 m²	
130	Level 04	CORRIDOR 2	8 m²	
131	Level 04	SUN DRYING	16 m²	
132	Level 04	STAFF ENTRANCE	4 m²	
133	Level 04	CORRIDOR 3	33 m²	
134	Level 04	GENERAL STORE	17 m²	
135	Level 04	WC-UNI	5 m²	
136	Level 04	F CHANGE ROOM	18 m²	
137	Level 04	M CHANGE ROOM	17 m²	
138	Level 04	KITCHEN / DINING	29 m²	
139	Level 04	STAFF PATIO	57 m²	
140	Level 04	X-BENCH 01	64 m²	
141	Level 04	X-BENCH 02	71 m²	

SCHEDULE OF FINISHES							
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISHES			
				EAST	WEST	NORTH	SOUTH
100	MAIN ENTRANCE	4.3	Concrete Screed				
101	RECEPTION HALL	4.3	Concrete Screed				
103	BOARDROOM	4.3	Concrete Screed				
104	MUSEUM	4.3	Concrete Screed				
105	OFFICE RECEPTION	4.3	Concrete Screed				
106	OFFICE	4.3	Concrete Screed				
107	ARCHIVES	4.3	Concrete Screed				
110	TOIL	4.3	Concrete Screed				
111	WC-F	4.3	Concrete Screed				
112	WC-M	4.3	Concrete Screed				
113	WC-UNI	4.3	Concrete Screed				
114	ANTEROOM 1	4.1	Concrete Screed				
115	CORRIDOR 1	4.1	Concrete Screed				
116	REFRIGERATOR	4.1	Concrete Screed				
117	DELIVERY	4.1	Concrete Screed				
118	STORE 1	4.1	Concrete Screed				
119	SORTING / WEIGHING	4.1	Concrete Screed				
120	WASHING	4.1	Concrete Screed				
120	ANTEROOM 2	4.1	Concrete Screed				
121	MILLING / DRYING	4.1	Concrete Screed				
122	INFUSION	4.1	Concrete Screed				
123	STORE / PACKAGING	4.1	Concrete Screed				
125	PACKAGING - LABELLING STORE	4.1	Concrete Screed				
126	DISPATCH	4.1	Concrete Screed				
127	ELEC / MECH ROOM 1	4.1	Concrete Screed				
130	CORRIDOR 2	4.1	Concrete Screed				
131	SUN DRYING	4.1	Concrete Screed				
132	STAFF ENTRANCE	4.1	Concrete Screed				
133	CORRIDOR 3	4.3	Concrete Screed				
134	GENERAL STORE	4.3	Concrete Screed				
135	WC-UNI	4.3	Concrete Screed				
136	F CHANGE ROOM	4.3	Concrete Screed				
137	M CHANGE ROOM	4.3	Concrete Screed				
138	KITCHEN / DINING	4.3	Concrete Screed				
139	STAFF PATIO	4.3	Concrete Screed				
140	X-BENCH 01	PAVING	Concrete Screed				
141	X-BENCH 02	PAVING	Concrete Screed				

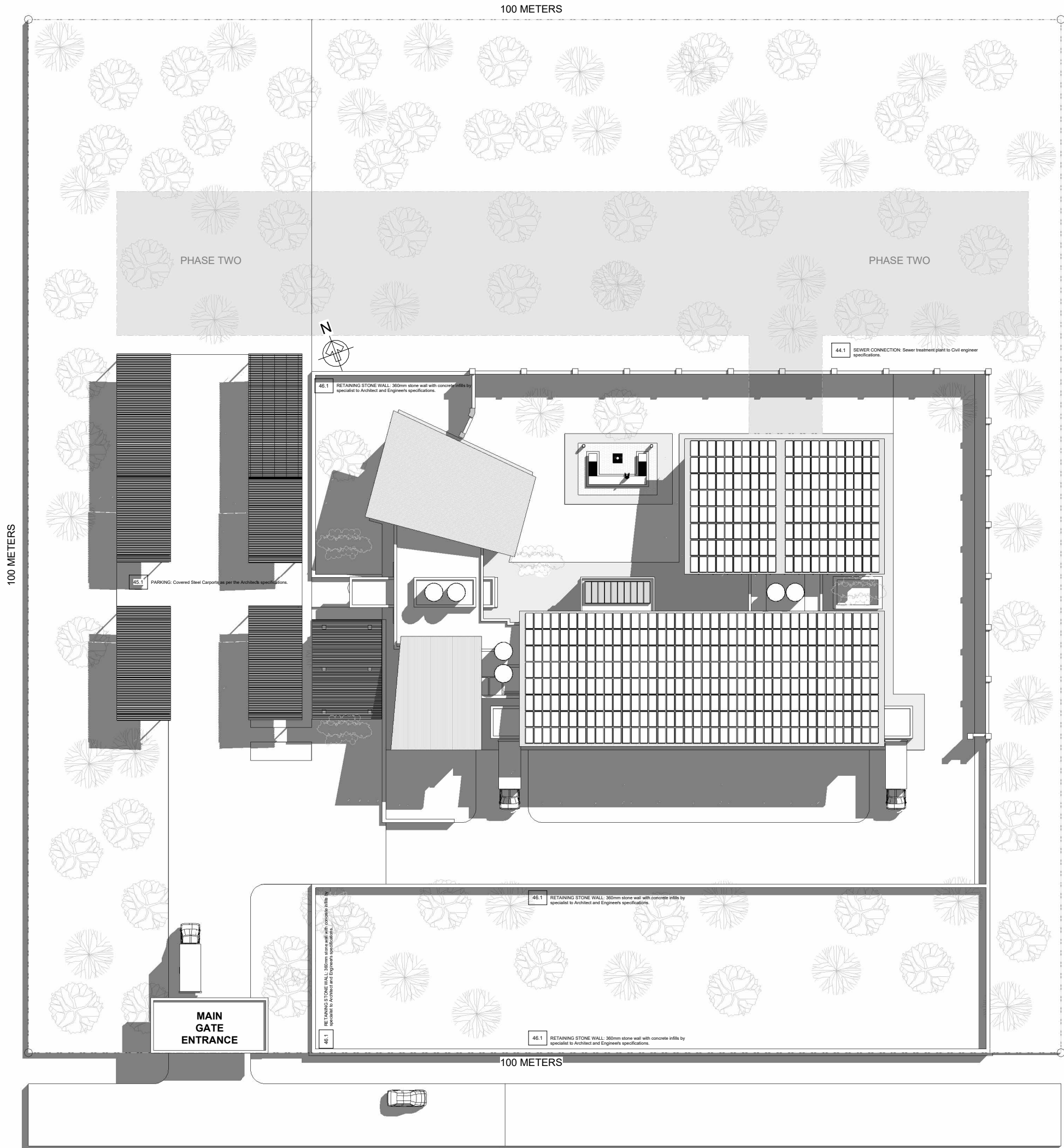
GENERAL NOTES
1. All works to comply with <b>SANS 10400</b> and <b>NBR</b>
2. The architect to approve all finishes before purchase and installation.
3. All works to be carried out according to sabs 0400 and national building regulations.
4. Areas of application to be verified with the architect before commencement.
5. All structural items to be assessed and approved by an engineer before purchase and installation.
6. All other materials not covered in this document to be brought to the attention of the architect for approval.
7. The contractor to verify items specified against those specified in the bill of quantities. Any discrepancies to be brought to the attention of the relevant professionals.
8. Ignore whichever is not applicable.
9. Items are specified for areas as specified in architectural drawings.
10. Compliance to hazard analysis critical control point (HACCP) is mandatory where specified.
OCCUPANCY-BUILDING CLASSIFICATION
B3 - LOW RISK COMMERCIAL SERVICE

 Touching lives through innovation
CSIR
Black Range Support - Rep and Repair

 SETSONG TEA CRAFTERS
 SETSONG TEA CRAFTERS
 Farm PORTION 811 OF THE LOSKOOP NOORD 12 JS MATLALA RAMOSHEBO VILLAGE MARBLE HALL LIMPOPO PROVINCE
ARCHITECTURE

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STAGE 4: REV 01
GENERAL SPECIFICATIONS
Project No: GPS-PRO-2202A SETSONG
Scale: Sheet No: A1
Date of Issue: 2023/02/11 13:50:21
Drawn By: Author Checked By: Checker
STC-101





GENERAL NOTES

1. THE ARCHITECT TO APPROVE ALL FINISHES BEFORE PURCHASE AND INSTALLATION. ALL WORKS TO BE CARRIED OUT ACCORDING TO SABS 0400 AND NATIONAL BUILDING REGULATIONS.
2. AREAS OF APPLICATION TO BE VERIFIED WITH THE ARCHITECT BEFORE COMMENCEMENT. ALL STRUCTURAL ITEMS TO BE ASSESSED AND APPROVED BY AN ENGINEER BEFORE PURCHASE AND INSTALLATION.
3. ALL OTHER MATERIALS NOT COVERED IN THIS DOCUMENT TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR APPROVAL.
4. THE CONTRACTOR TO VERIFY ITEMS SPECIFIED AGAINST THOSE SPECIFIED IN THE BILL OF QUANTITIES. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE RELEVANT PROFESSIONALS.
5. IGNORE WHICHEVER IS NOT APPLICABLE.
6. ITEMS ARE SPECIFIED FOR AREAS AS SPECIFIED IN ARCHITECTURAL DRAWINGS.
7. COMPLIANCE TO HAZARD ANALYSIS CRITICAL CONTROL POINT (HACCP) IS MANDATORY WHERE SPECIFIED.

44.1 SEWER CONNECTION: Sewer treatment plant to Civil engineer specifications.

GENERAL NOTES

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2. The architect to approve all finishes before purchase and installation.
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OCCUPANCY-BUILDING CLASSIFICATION

B3 - LOW RISK COMMERCIAL SERVICE



CSIR

Client: Ramapo Regional High School

Architect: Ramapo Regional High School

SETSONG TEA CRAFTERS

SETSONG TEA CRAFTERS

Farm PORTION 811 OF THE LOSKOOP NOORD 12 JS  
MATLALA RAMOSHEBO VILLAGE  
MARBLE HALL  
LIMPOPO PROVINCE

ARCHITECTURE



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STAGE 4: REV 01

SITE LAYOUT

Project No: GPS-PRO-2202A SETSONG  
Scale: 1:200 Sheet Size: A1  
Date of Issue: 2023/02/11 13:50:27  
Drawn By: Author Checked By: Checker  
Drawing Number: STC-102



3.1 CONCRETE SURFACE BED: 255 mm Concrete Flat Slabs to Engineers Specifications. Finish off Concrete Slabs with 31 cement screed (1 part cement to 3 parts sand), or 50 kg (one bag) cement to 130 L sand (two wheelbarrows). Use ONLY drinking water for mixing. Mixing by hand or preferably by forced-action mechanical mixer for 3 minutes. Use within 45 min. of the thickness required but in no case less than 40mm thick. The concrete screed shall be finished off in preparation for finishing as per the Architect's Specifications. Cement screeds to use SANS 50197-1 type cement CEM I or CEM II. Install mesh reinforcement welded steel fabric for reinforcement of topping when specified: SANS 1024 of fabric reference number 193 or 245 or as specified by the Engineer. Directly beneath the Concrete Slab, install isoboard or SIMILAR APPROVED high density 32-36kg/m<sup>3</sup> rigid extruded polystyrene 100% closed cell insulation boarding 50mm thick x 600mm wide, with ship-lap joints laid on plastic sheeting (elsewhere specified) under reinforced concrete surface beds. Install 250um Damp-Proof Membrane under isoboard above fill conforming to SANS 952-1:2011 laid with minimum 150mm overlaps and sealed with pressure sensitive tape to manufacturer's specifications. Apply CHAMFERED EDGES AND DRIP GROOVE (10 x 10mm) to Architect and Civil Engineer Specifications.

2.1 FOUNDATIONS WALLS: 220mm / 300mm / 440mm brick wall on CONCRETE FOUNDATIONS as specified by the Structural Engineer. Use ONLY Certified CLAY STOCK BRICK. Min. compressive strength of 40MPa for foundation walls plus CORNBLOCK. The Hoop Matt Brown Smooth FBS to FOUNDATION brick-wall building exterior. Flush in Class II Mortar with 10mm joints. Contractor to build 1m x 1m sample wall for approval prior to installation. Use NO ALTERNATIVES stock bricks to Certified CLAY STOCK BRICK may be used without written consent of the Architect and/or Engineer.

4.2 GRANULITIC FLOOR FINISH: (on Ramp and elsewhere specified) to Architect's Specifications.

4.3 PORCELAIN TILES: Full Body Unglazed, size 600 x 600mm, fixed to internal and external floor / wall screed with the adhesive (approved by Architect) with joints continuous in both directions and grouted with the grout (approved by Architect), excess grout on the surface to be cleaned. Wall Tiles installed from floor to full-height splash-back in kitchenette. 3mm horizontal & vertical joints and fill with the grout, as approved by the Architect.

4.1 FLOOR FINISH: FLOWFRESH HF ESD or SIMILAR APPROVED. Prepare substrate by abrasive blasting or grinding, leaving surface clean, sound, balance and dust free with a maximum moisture content of 25%. Prime surface with one coat Flowprime Solvent Free Epoxy Primer and Base Coat (spread rate: 0.25 kg/m<sup>2</sup>) with a maximum overcoating time of 24 hours. Lay conductive grid with 10mm wide self-adhesive copper tape at 3m centres on primed surface and apply second coat Flowprime Solvent Free Epoxy Primer and Base Coat (spread rate: 0.25 kg/m<sup>2</sup>) and apply Conductive Grade 30 scatter layer (spread rate: 2kg/m<sup>2</sup>). Apply one coat Mid Grey Flowfresh HF ESD (spread rate: 16.8 kg/m<sup>2</sup>) to a minimum 8mm thickness. Applied in accordance with approved Flowcrete specifications by approved applications. Manufacturer to issue HACCP Compliance Certificate.

10.1 OFF-SHUTTER CONCRETE FINISH: Prepare and apply A.B.E. Construction Chemicals Duracast Pigmented Cementitious Waterproofing Coating, or SIMILAR APPROVED, including allowing 710 bonding agent where necessary, all works in accordance with the manufacturer's instructions. Apply CHAMFERED EDGES to Architect and Civil Engineer Specifications.

4.1 FLOOR FINISH: FLOWFRESH HF ESD or SIMILAR APPROVED. Prepare substrate by abrasive blasting or grinding, leaving surface clean, sound, balance and dust free with a maximum moisture content of 25%. Prime surface with one coat Flowprime Solvent Free Epoxy Primer and Base Coat (spread rate: 0.25 kg/m<sup>2</sup>) with a maximum overcoating time of 24 hours. Lay conductive grid with 10mm wide self-adhesive copper tape at 3m centres on primed surface and apply second coat Flowprime Solvent Free Epoxy Primer and Base Coat (spread rate: 0.25 kg/m<sup>2</sup>) and apply Conductive Grade 30 scatter layer (spread rate: 2kg/m<sup>2</sup>). Apply one coat Mid Grey Flowfresh HF ESD (spread rate: 16.8 kg/m<sup>2</sup>) to a minimum 8mm thickness. Applied in accordance with approved Flowcrete specifications by approved applications. Manufacturer to issue HACCP Compliance Certificate.

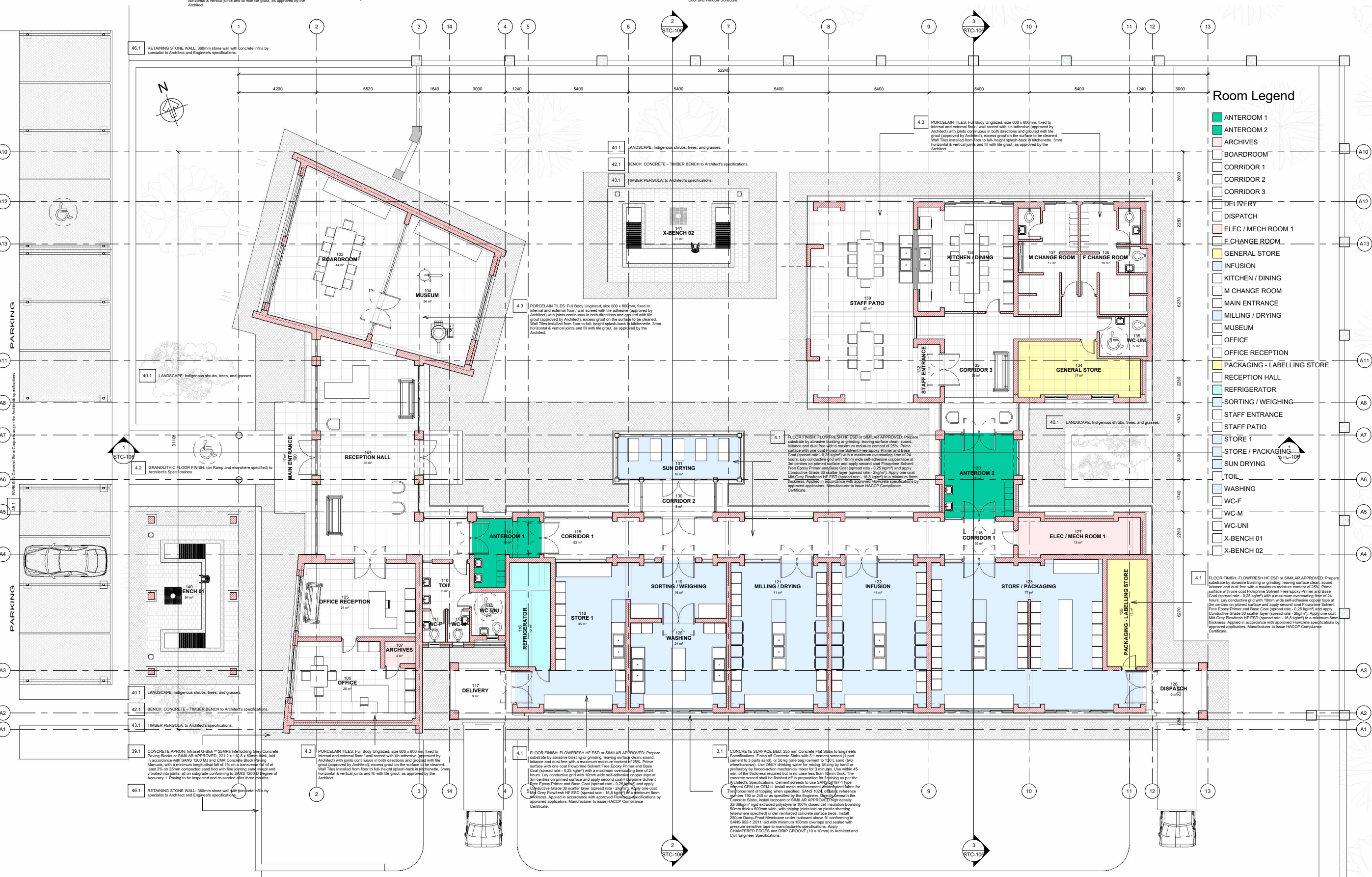
9.1 CEMENT PLASTERED BRICK WALL: Plaster brick walls as specified by Architect. TEXTURED FINISH to all internal wall plaster sections that are to receive wall tiles. SMOOTH FINISH to all internal wall plaster sections that are to paint. TEXTURED FINISH to all external wall plaster sections. PAINT specifications stipulated elsewhere by Architect.

14.1 ALUMINUM WINDOWS FRAMES, size as specified and to SANS 613 with surfaces to receive 15mm Natural Anodised Coating (for architectural applications), supplied by a manufacturer complying with SANS 999-2013, glazing shall be executed in accordance with glass manufacturer's recommendations and SANS 10137:2011 all in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Industrial Heavy Duty Casement system, plugged and screwed to brickwork, steel structure or concrete. Accessories: See Ironmongery Schedule. All works as per the Door and Window Schedule.

14.2 ALUMINUM DOORS FRAMES, size as specified and to SANS 613 with surfaces to receive 15mm Natural Anodised Coating (for architectural applications), supplied by a manufacturer complying with SANS 999-2013, glazing shall be executed in accordance with glass manufacturer's recommendations and SANS 10137:2011 all in accordance with SANS 10400 Parts B, N, XA, fitted in accordance with Industrial Heavy Duty Casement system, plugged and screwed to brickwork, steel structure or concrete. Accessories: See Ironmongery Schedule. All works as per the Door and Window Schedule.

9.1 CEMENT PLASTERED BRICK WALL: Plaster brick walls as specified by Architect. TEXTURED FINISH to all internal wall plaster sections that are to receive wall tiles. SMOOTH FINISH to all internal wall plaster sections that are to paint. TEXTURED FINISH to all external wall plaster sections. PAINT specifications stipulated elsewhere by Architect.

10.1 OFF-SHUTTER CONCRETE FINISH: Prepare and apply A.B.E. Construction Chemicals Duracast Pigmented Cementitious Waterproofing Coating, or SIMILAR APPROVED, including allowing 710 bonding agent where necessary, all works in accordance with the manufacturer's instructions. Apply CHAMFERED EDGES to Architect and Civil Engineer Specifications.



## Room Legend

- ANTEROOM 1
- ANTEROOM 2
- ARCHIVES
- BOARDROOM
- CORRIDOR 1
- CORRIDOR 2
- CORRIDOR 3
- DELIVERY
- DISPATCH
- ELEC / MECH ROOM 1
- F CHANGE ROOM
- GENERAL STORE
- INFUSION
- KITCHEN / DINING
- M CHANGE ROOM
- MAIN ENTRANCE
- MILLING / DRYING
- MUSEUM
- OFFICE
- OFFICE RECEPTION
- PACKAGING - LABELLING STORE
- RECEPTION HALL
- REFRIGERATOR
- SORTING / WEIGHING
- STAFF ENTRANCE
- STAFF PATIO
- STORE 1
- STORE / PACKAGING
- SUN DRYING
- TOIL
- WASHING
- WC-F
- WC-M
- WC-UNI
- X-BENCH 01
- X-BENCH 02

## GENERAL NOTES

- All works to comply with SANS 10400 and NBR
- The architect to approve all finishes before purchase and installation.
- All works to be carried out according to SABS 0400 and national building regulations.
- Areas of application to be verified with the architect before commencement.
- All structural items to be assessed and approved by an engineer before purchase and installation.
- All other materials not covered in this document to be brought to the attention of the architect for approval.
- The contractor to verify items specified against those specified in the bill of quantities. Any discrepancies to be brought to the attention of the relevant professionals.
- Ignore whichever is not applicable.
- Items are specified for areas as specified in architectural drawings.
- Compliance to hazard analysis critical control point (HACCP) is mandatory where specified.

## OCCUPANCY-BUILDING CLASSIFICATION

B3 - LOW RISK COMMERCIAL SERVICE



CSIR

## SETSONG TEA CRAFTERS

## SETSONG TEA CRAFTERS

Farm PORTION 811 OF THE  
LOSKOOP NOORD 12 JS  
MATLAB RAMOSHEBO VILLAGE  
MARBLE HALL  
LIMPOPO PROVINCE

## ARCHITECTURE



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GPT FAYATSE SETHEDI  
Reg. no. 2012/03206  
072 729 4477

## STAGE 4: REV 01

## GROUND FLOOR

Project No: GPS-PRO-2024A SETSONG

Scale: 1 : 100 Sheet No: A1

Date of Issue: 2023/02/11 13:50:33

Drawn By: Author Checked By: Checker

STC-103



OCCUPANCY-BUILDING CLASSIFICATION
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- 
- Teaching Lives through innovation

Client Stage Approval: Sign and Stamp

Call / Student Engineer Day and Night

100

**SETSONG TEA CRAFTERS**

Building Name

**SETSONG TEA CRAFTERS**

Fixed Assets

Farm PORTION 811 OF THE  
LOSLOOP NOORD 12 JS

**MATLALA RAMOSHEBO VILLAGE  
MARBLE HALL  
LIMPOPO PROVINCE**

10

## ARCHITECTURE

Principal Agent and Project Leader:



IGPS Architects  
Architecture Urban Design Research Built Heritage

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admin@gpsarchitects.co.za  
**GIFT PHALATSE SETSHEDI**  
Pr Arch 21298  
072 729 4477

**Applied Signs and Symptoms**

Purpose of Issue (Project Value)	
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## STAGE 4: REV 01

Drawing Title

Project No: GPS-PRO-2202A SETSONG

Scale: 1 : 20

1999年12月1日

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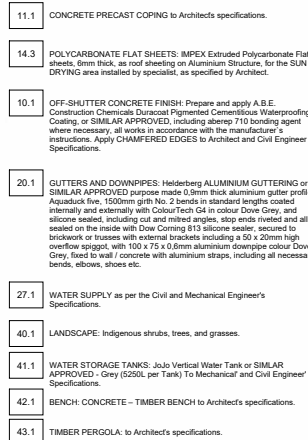
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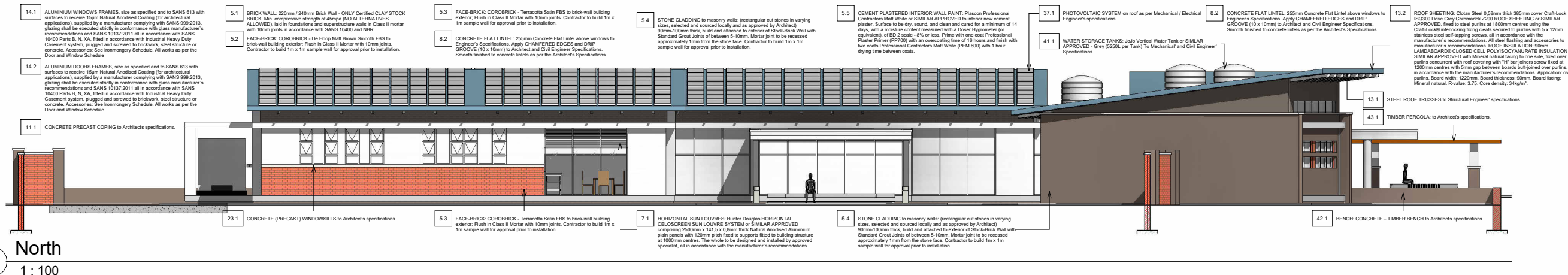
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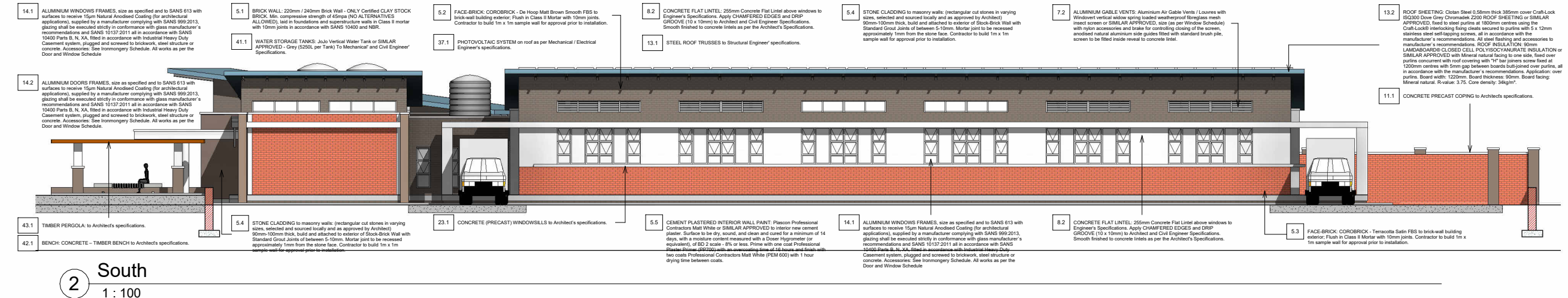




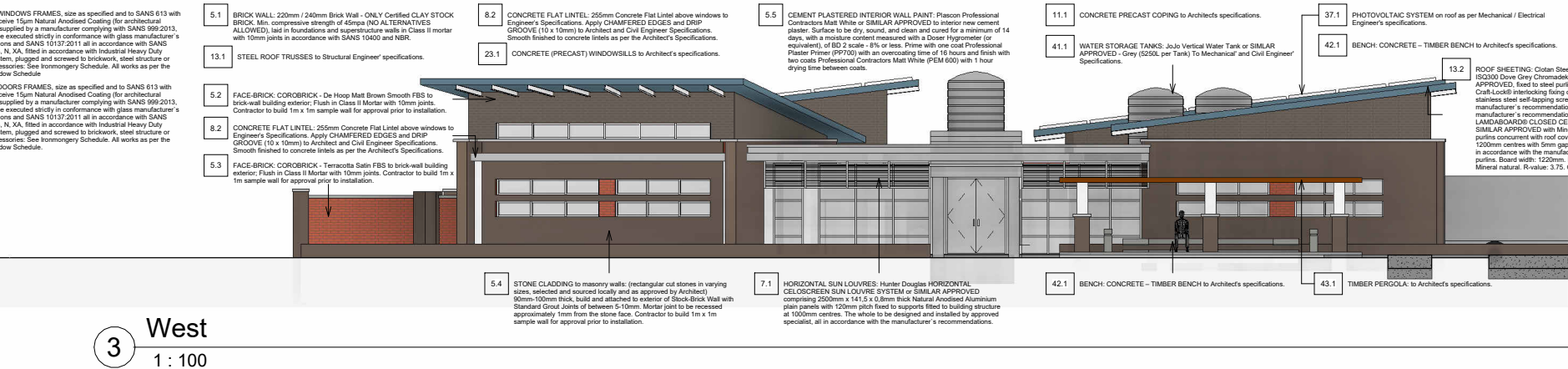
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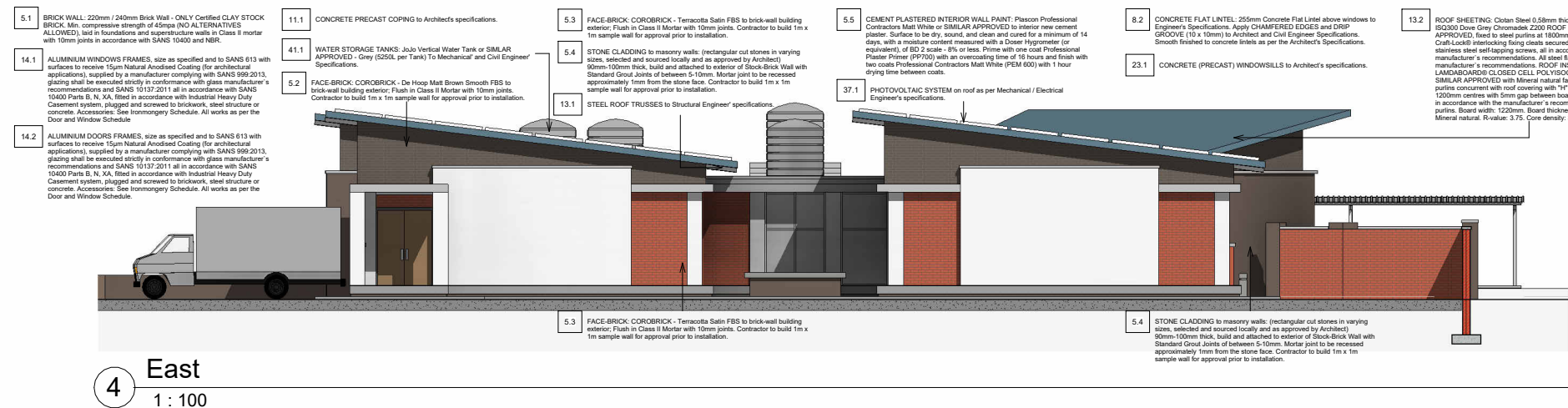
2 South  
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3 West  
1 : 100



4 East  
1 : 100



## GENERAL NOTES

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## OCCUPANCY-BUILDING CLASSIFICATION

B3 - LOW RISK COMMERCIAL SERVICE



CSIR

Chief Engineer: Planning and Design

Chief Engineer: Planning and Design

## SETSONG TEA CRAFTERS

## SETSONG TEA CRAFTERS

Farm PORTION 811 OF THE  
LOSKOP NOORD 811 JS

MATLABA RAMOSHEBO VILLAGE  
MARBLE HALL  
LIMPOPO PROVINCE

## ARCHITECTURE



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## STAGE 4: REV 01

## ELEVATIONS

Project No: GPS-PRO-2202A SETSONG

Scale: 1 : 100 Sheet No: A1

Date of Issue: 2023/02/11 13:50:52

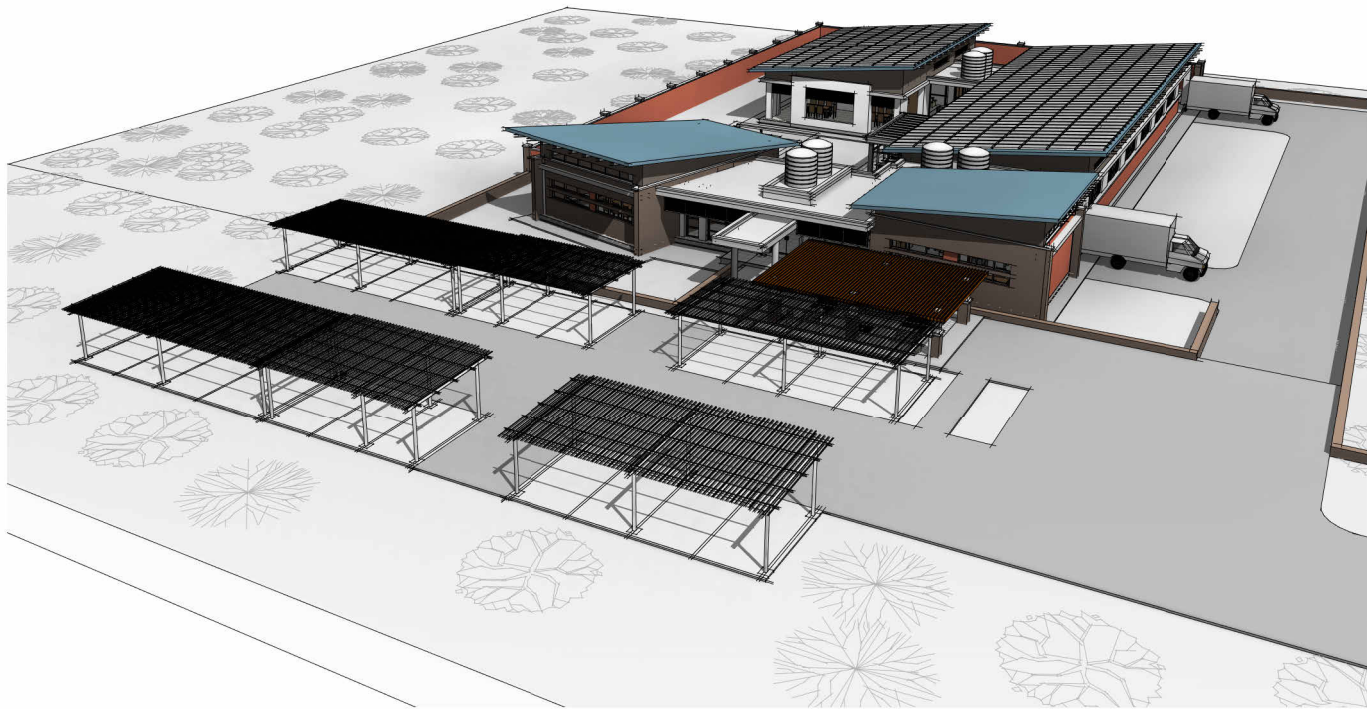
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STC-105

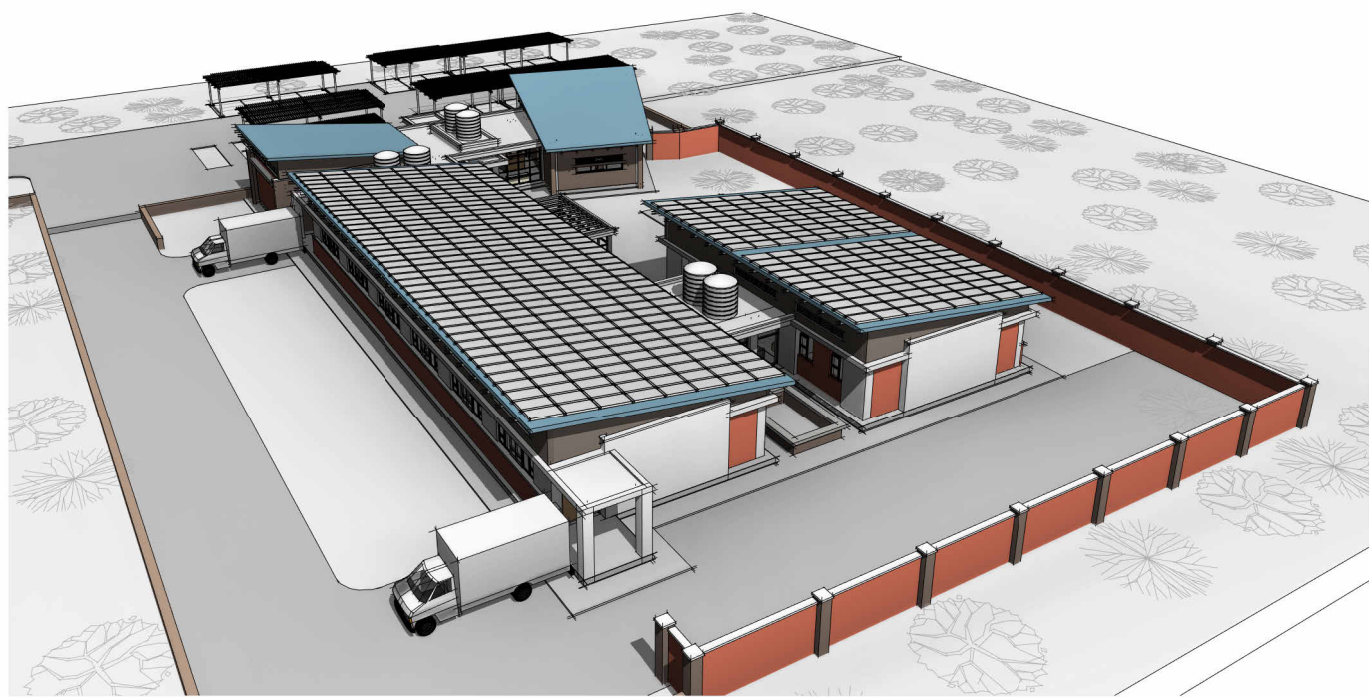




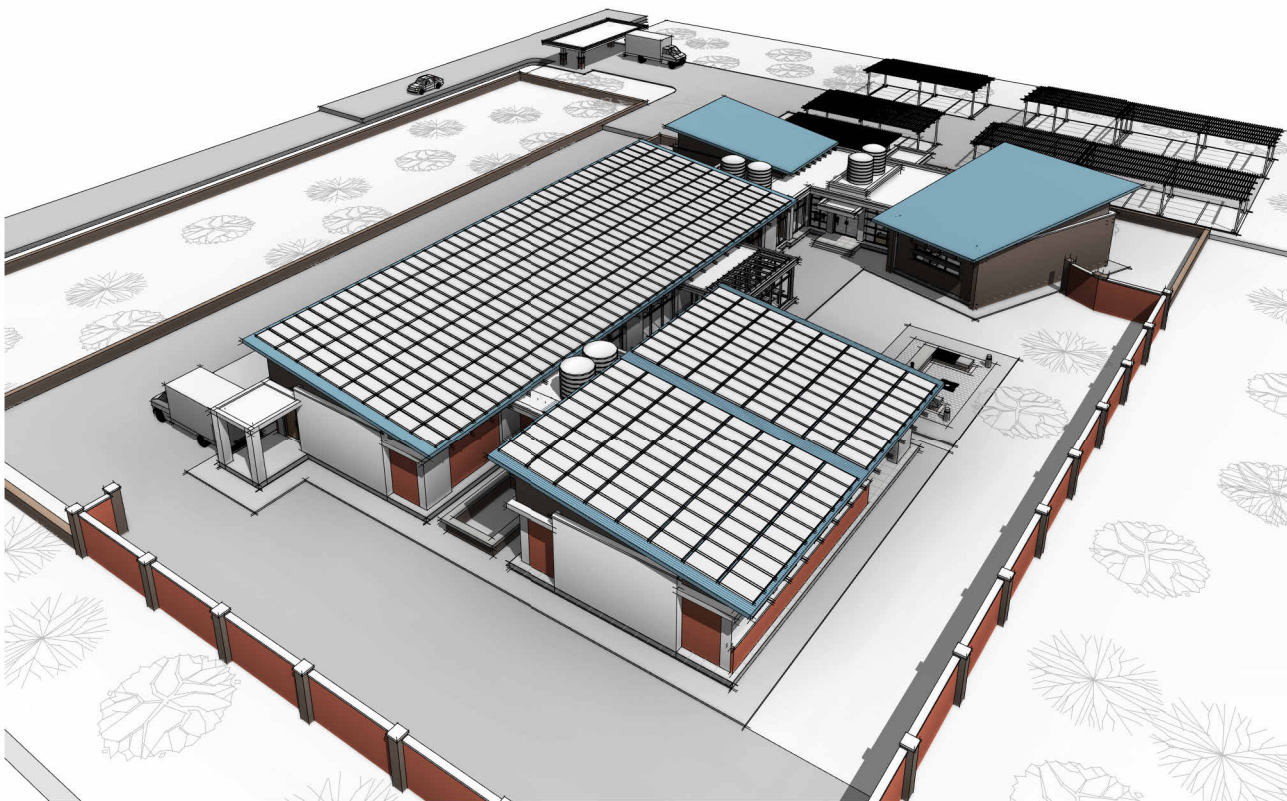




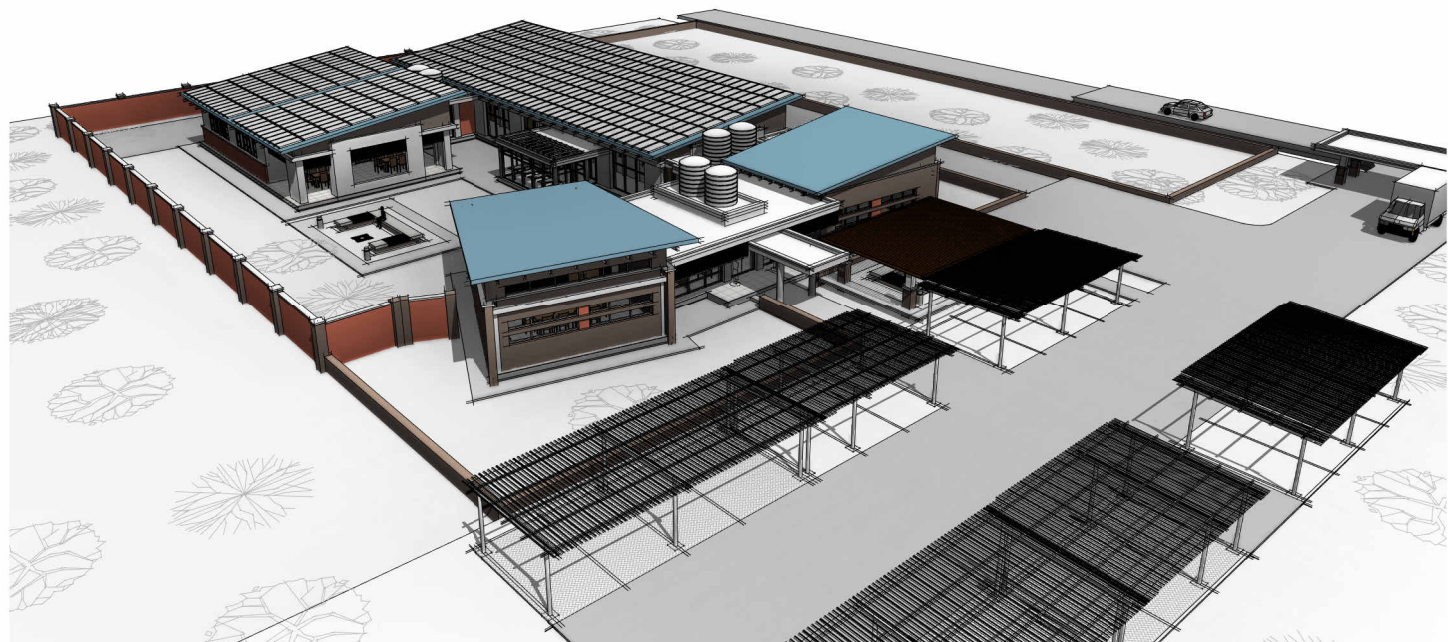
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

#### GENERAL NOTES

1. All works to comply with SANS 10400 and NBR.
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#### OCCUPANCY-BUILDING CLASSIFICATION

B3 - LOW RISK COMMERCIAL SERVICE



CSIR

Client Name: [Redacted]

Client Name: [Redacted]

Client Name: [Redacted]

Client Name: [Redacted]

Project Name:

**SETSONG TEA CRAFTERS**

**SETSONG TEA CRAFTERS**

Farm PORTION 811 OF THE  
LOSKOOP NOORD 12 JS  
MATLALA RAMOSHEBO VILLAGE  
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**ARCHITECTURE**



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**STAGE 4: REV 01**

**3Ds**

Project No: GPR-PRO-2202A SETSONG

Scale: Sheet Size: A1

Date of Issue: 2023/02/11 13:51:19

Drawn By: Author Checked By: Checker

**STC-110**