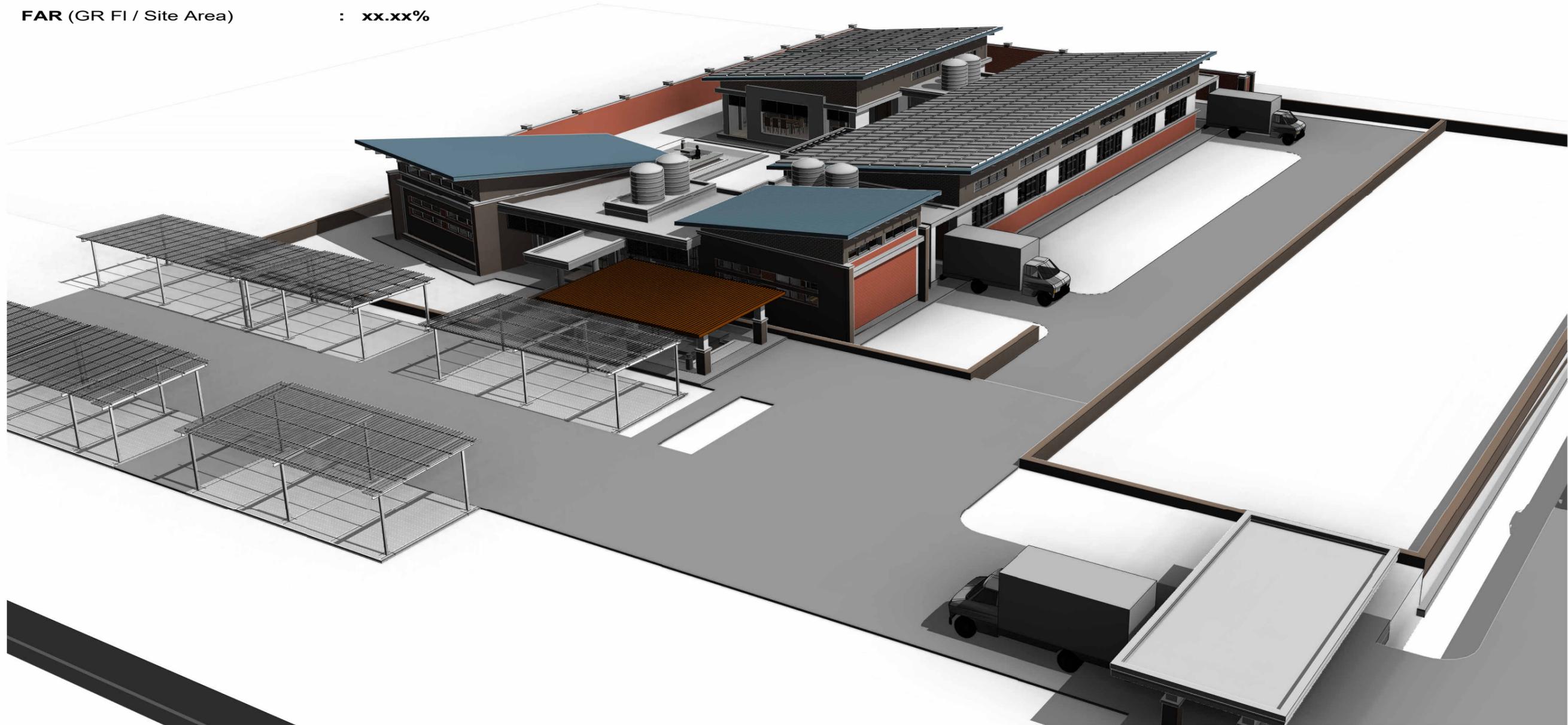


ANNEXURE A: NEW SETSONG TEA CRAFTERS BUILDING

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 with SANS 10400 and NBR
2. The architect to approve all finishes before purchase and installation.
3. All works to be carried out according to sub 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

SETSONG TEA CRAFTERS

SETSONG TEA CRAFTERS

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

ARCHITECTURE



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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

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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 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 Slabs, install loadcoat or SIMILAR APPROVED high density 25-30kg/m³ rigid extruded polystyrene 100% closed cell insulation boarding 50mm thick x 600mm wide, with shrink joints laid on plastic sheeting (elsewhere specified) under reinforced concrete surface beds. Install 250um Damp-Proof Membrane under loadcoat above fill conforming to SANS 652-1:2011 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, lustrous 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/m²) 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/m²) and apply Conductive Grade 30 scatter layer (spread rate - 2kg/m²). Apply one coat Mid Grey Flowfresh HF ESD (spread rate - 16,8 kg/m²) to a minimum 8mm thickness. Applied in accordance with approved Flowcrete specifications by approved applicators. Manufacturer to issue HACCP Compliance Certificate.
- 4.2 GRANULITHIC 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 ALUMINUM 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 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 ALUMINUM GABLE VENTS: Aluminium Air Gable Vents / Louvers with Undervent vertical widow spring loaded weatherproof fibreglass mesh insect screen or SIMILAR 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 DERBOM SPK waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by torchfusion finished with two coats Rodtote bituminous aluminum paint. Waterproofing to be installed by an Approved Derbom Contractor under a ten-year guarantee. INSULATION: ISOBOARD HIGH DENSITY 35-36kg/m³ RIGID EXTRUDED POLYSTYRENE 100% closed cell insulation boarding 70mm thick x 600mm wide or SIMILAR APPROVED with shrink joints laid tightly on top of waterproofing membrane (elsewhere), secured under 20mm nominal gravel. Thickness: 70mm. Ballast type: 20mm nominal gravel. Joint: shlap.
- 8.2 CONCRETE FLAT LINTEL: 255mm Concrete Flat Linel above windows to Engineers Specifications. Apply CHAMFERED EDGES and DRIP GROOVE (10 x 10mm) to Architect and Civil Engineer Specifications. Smooth finished to concrete lintels 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. PAINT specifications stipulated elsewhere by Architect.
- 10.1 OFF-SHUTTER CONCRETE FINISH: Prepare and apply A.B.E. Construction Chemicals Duracoat Pigmented Cementitious Waterproofing Coating, or SIMILAR APPROVED, including abep7 110 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 OWAcoustic T24 spaced 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 OWAcoustic Shadowline W-trim, plugged and screwed at 200mm centres, and all installed to manufacturer's instructions. OWAcoustic 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: Citan Steel 0,36mm thick 385mm cover CraftLock ISQ300 Dove Grey Chromadek Z300 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 LAMBDACORON CLOSED CELL POLYISOCYANURATE INSULATION or SIMILAR APPROVED with Mineral natural facing to one side, fixed over purlins concurrent with roof covering with "H" bar joists screw fixed at 1200mm centres with 5mm gap between boards but-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/m³.
- 14.1 ALUMINUM WINDOWS FRAMES: size as specified and to SANS 613 with surfaces to receive 15um 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 ALUMINUM DOORS FRAMES: size as specified and to SANS 613 with surfaces to receive 15um 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 1229 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; Plycon: 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 (Woodco 50 or SIMILAR APPROVED) prior to installation, all in accordance with the manufacturer's recommendations. Ironmongery to Architect's specifications.
- 17.1 SKIRTING: FloorwX Extruda Grey (Colour code: MCB100) cove base vinyl skirting size 14 x 100mm high, to manufacturer's specifications.
- 18.1 WALL BUMPER RAILS: FloorwX Intrad wall and corner protection system colour White (Colour code: S0502-B1), comprising 200mm high x 29mm deep lipped channel profile clipped onto 25mm 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: Heterberg ALUMINIUM GUTTERING or SIMILAR APPROVED purpose made 0,8mm thick aluminium gutter profile Aquaduck fine, 1500mm girth No. 2 bands in standard lengths coated internally and externally with Colour Tech 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 trusses 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 Kwikfit Single Soap Dish B08 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: Aluglass Batauch Showerfile® Silver Grey powder-coated aluminium framed shower enclosure, overall size 900mm x 1800mm high, glazed in diployte 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 ANAMSA 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 "4 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 PHOTOVOLTAIC SYSTEM on roof as per Mechanical / Electrical Engineer's specifications.
- 38.1 SEWER TREATMENT PLANT by Civil Engineer.
- 39.1 CONCRETE APRON: Infused G-Block™ 25MPa Interlocking Grey Concrete Paving Blocks or SIMILAR APPROVED, Z21.2 x 110.5 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: Jolo 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 m ²
101	Level 04	RECEPTION HALL	68 m ²
103	Level 04	BOARDROOM	44 m ²
104	Level 04	MUSEUM	34 m ²
105	Level 04	OFFICE RECEPTION	24 m ²
106	Level 04	OFFICE	25 m ²
107	Level 04	ARCHIVES	2 m ²
110	Level 04	TOIL	6 m ²
111	Level 04	WCF	2 m ²
112	Level 04	WC-M	2 m ²
113	Level 04	WC-LINI	4 m ²
114	Level 04	ANTEROOM 1	10 m ²
115	Level 04	CORRIDOR 1	53 m ²
116	Level 04	REFRIGERATOR	12 m ²
117	Level 04	DELIVERY	9 m ²
118	Level 04	STORE 1	35 m ²
119	Level 04	SCORTING / WEIGHING	16 m ²
120	Level 04	WASHING	24 m ²
120	Level 04	ANTEROOM 2	17 m ²
121	Level 04	MILLING / DRYING	41 m ²
122	Level 04	INFUSION	41 m ²
123	Level 04	STORE / PACKAGING	77 m ²
125	Level 04	PACKAGING - LABELLING STORE	13 m ²
126	Level 04	DISPATCH	9 m ²
127	Level 04	ELEC / MECH ROOM 1	13 m ²
130	Level 04	CORRIDOR 2	8 m ²
131	Level 04	SUN DRYING	16 m ²
132	Level 04	STAFF ENTRANCE	4 m ²
133	Level 04	CORRIDOR 3	33 m ²
134	Level 04	GENERAL STORE	17 m ²
135	Level 04	WC-LINI	5 m ²
136	Level 04	F CHANGE ROOM	16 m ²
137	Level 04	M CHANGE ROOM	12 m ²
138	Level 04	KITCHEN / DINING	29 m ²
139	Level 04	STAFF PATIO	57 m ²
140	Level 04	X-BENCH 01	64 m ²
141	Level 04	X-BENCH 02	71 m ²

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	WCF	4.3	Concrete Screed				
112	WC-M	4.3	Concrete Screed				
113	WC-LINI	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	SCORTING / 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-LINI	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

- 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
MATLALA RAMOSHEBO VILLAGE
MARBLE HALL
LIMPOPO PROVINCE

ARCHITECTURE



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STAGE 4: REV 01

GENERAL SPECIFICATIONS

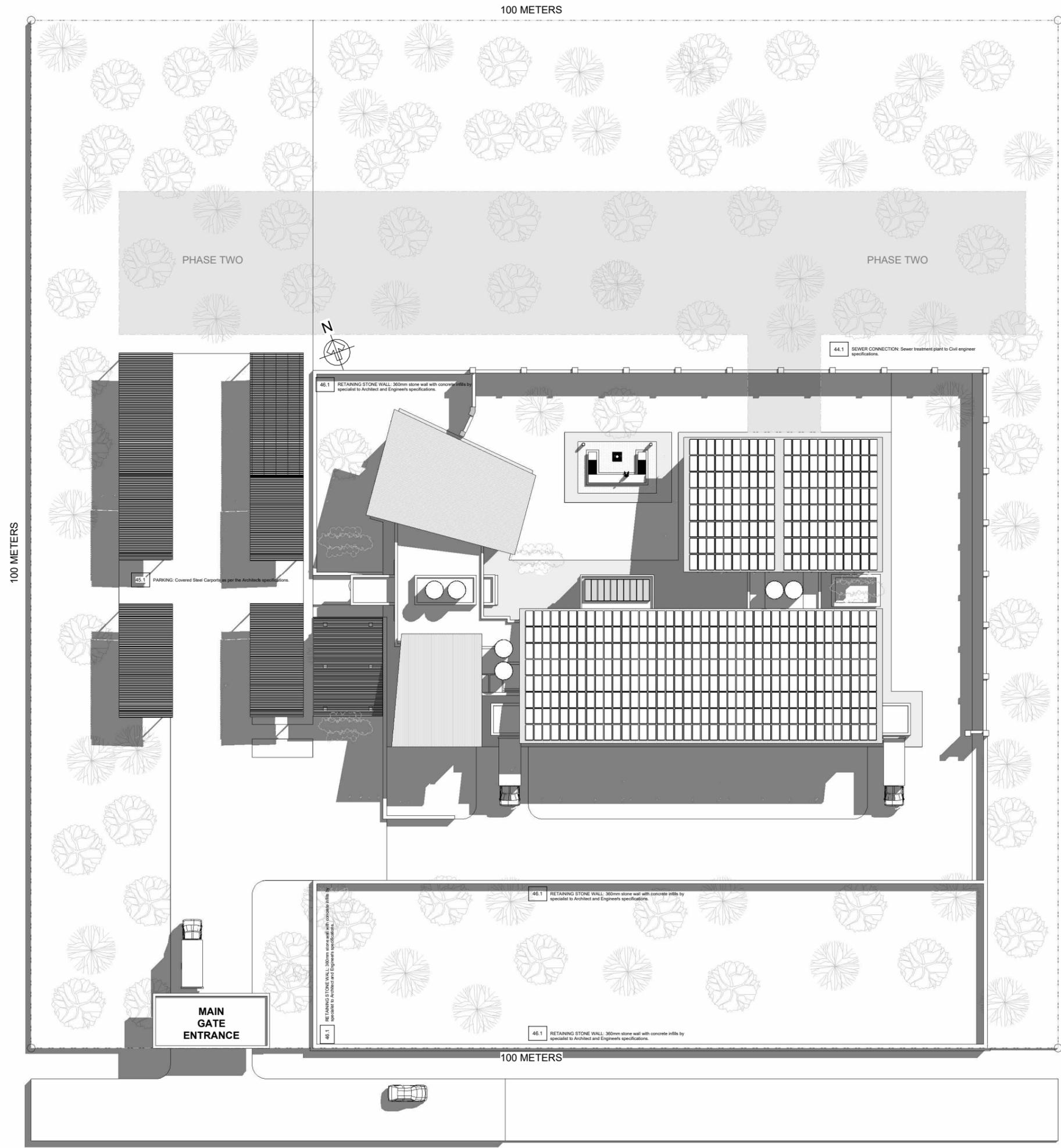
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Date of Issue: 2023/02/11 13:50:21

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.

46.1 RETAINING STONE WALL: 300mm stone wall with concrete infills by specialist to Architect and Engineer's specifications.

45.1 PARKING: Covered Steel Carports per the Architects specifications.

46.1 RETAINING STONE WALL: 300mm stone wall with concrete infills by specialist to Architect and Engineer's specifications.

46.1 RETAINING STONE WALL: 300mm stone wall with concrete infills by specialist to Architect and Engineer's specifications.

GENERAL NOTES

1. All works to comply with SANS 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

Sheet Name: Name and Date

Sheet Number: Name and Date

Sheet Title: Name and Date

Sheet Description: Name and Date

Sheet Content: Name and Date

Sheet Footer: Name and Date

Sheet Revision: Name and Date

Sheet Approval: Name and Date

Sheet Status: Name and Date

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: GFS-PRO-2202A SETSONG	Sheet No: A1
Scale: 1:200	Drawn By: Author
Date of Issue: 2023/02/11 13:50:27	Checked By: Checker

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 45mm thick. The concrete screed shall be finished off in preparation for finishing as per the Architect's Specifications. Cement screeds to use SANS 5017:1 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/m³ rigid extruded polystyrene 100% closed cell insulation boarding 50mm thick x 600mm wide, with shiplap 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 / 330mm / 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 CORCORIX, the Hoop Matt Brown Smooth FES 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 GRANULITHIC 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 & 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, lustrous 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/m²) 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/m²) and apply Conductive Grade 30 scatter layer (spread rate: 2kg/m²). Apply one coat Mid Grey Flowfresh HF ESD (spread rate: 16.8 kg/m²) to a minimum 8mm thickness. Applied in accordance with approved Flowcrete specifications by approved applicators. Manufacturer to issue HACCP Compliance Certificate.

10.1 OFF-SHUTTER CONCRETE FINISH: Prepare and apply A.B.E. Construction Chemicals Duracool Pigmented Cementitious Waterproofing coating, or SIMILAR APPROVED, including along 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, lustrous 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/m²) 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/m²) and apply Conductive Grade 30 scatter layer (spread rate: 2kg/m²). Apply one coat Mid Grey Flowfresh HF ESD (spread rate: 16.8 kg/m²) to a minimum 8mm thickness. Applied in accordance with approved Flowcrete specifications by approved applicators. 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 WINDOW FRAMES, size as specified and to SANS 613 with surfaces to receive 15um 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 in accordance with SANS 10400 Parts B, N, XA, fixed 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 15um 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 in accordance with SANS 10400 Parts B, N, XA, fixed 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 Duracool Pigmented Cementitious Waterproofing Coating, or SIMILAR APPROVED, including along 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

1. All works to comply with SANS 10400 and NBR
2. The architect to approve all finishes before purchase and installation.
3. All works to be carried out according to subs 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

SETSONG TEA CRAFTERS

SETSONG TEA CRAFTERS

Farm PORTION 811 OF THE LOSKOP NOORD 12 JS
MATLABA RAMOSHO VILLAGE
MARBLE HALL
LIMPOPO PROVINCE

ARCHITECTURE



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GPT PHALATSE SETHEDI
P.O. Box 2128
072 729 4477

STAGE 4: REV 01

GROUND FLOOR

Project No: GPS-PRO-2024-SETSONG
Scale: 1:100 Sheet No: A1
Date of Issue: 2023/02/11 13:50:33
Drawn By: Author Checked By: Checker

STC-103

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 sub 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



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Farm PORTION 811 OF THE LOSKOOP NOORD 12 JS

MATLALA RAMOSHEBO VILLAGE MARBLE HALL LIMPOPO PROVINCE

ARCHITECTURE



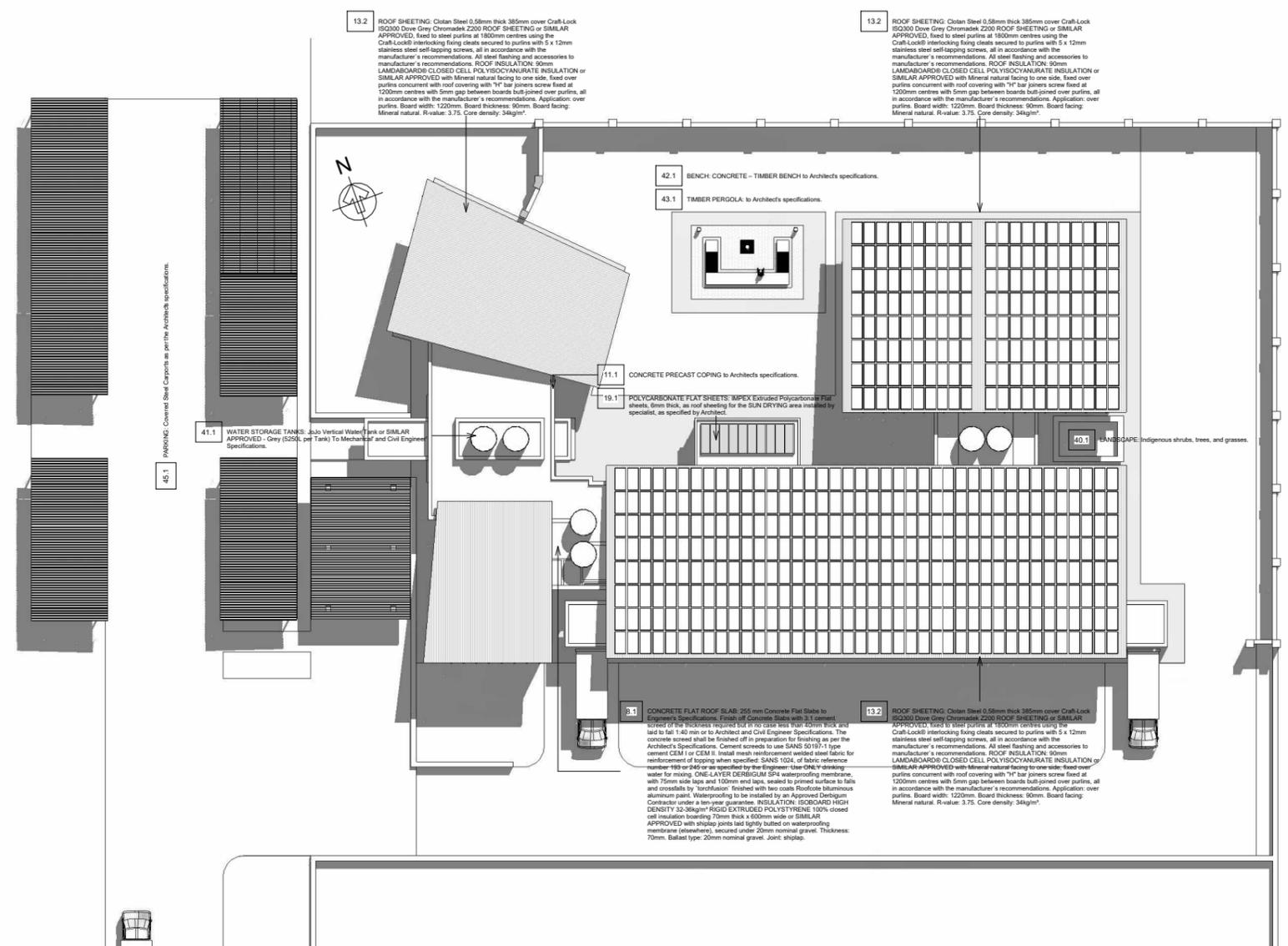
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STAGE 4: REV 01

ROOF LAYOUT

Project No: GPS-PRO-2020A	SETSONG
Scale: 1:200	Sheet No: A1
Date of Issue: 2023/02/11 13:50:40	
Drawn By: GPS	Checked By: Checker

STC-104



13.2 ROOF SHEETING: Cloan Steel 0.58mm thick 385mm cover Craft-Lock R5000 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: 50mm LAMBDABOARD CLOSED CELL POLYISOCYANURATE INSULATION or SIMILAR APPROVED with Mineral natural facing to one side. Fixed over purlins concurrent with roof covering with "H" bar joiners screw fixed at 1200mm centres with 5mm gap between boards but joined over purlins, all in accordance with the manufacturer's recommendations. Application: over purlins. Board width: 1220mm. Board thickness: 50mm. Board facing: Mineral natural. R-value: 3.75. Core density: 34kg/m³.

13.2 ROOF SHEETING: Cloan Steel 0.58mm thick 385mm cover Craft-Lock R5000 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: 50mm LAMBDABOARD CLOSED CELL POLYISOCYANURATE INSULATION or SIMILAR APPROVED with Mineral natural facing to one side. Fixed over purlins concurrent with roof covering with "H" bar joiners screw fixed at 1200mm centres with 5mm gap between boards but joined over purlins, all in accordance with the manufacturer's recommendations. Application: over purlins. Board width: 1220mm. Board thickness: 50mm. Board facing: Mineral natural. R-value: 3.75. Core density: 34kg/m³.

42.1 BENCH: CONCRETE - TIMBER BENCH to Architect's specifications.

43.1 TIMBER PERGOLA: to Architect's specifications.

11.1 CONCRETE PRECAST COPING to Architects specifications.

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.

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

20.1 GUTTERS AND DOWNPIPES: Heisterberg ALUMINIUM GUTTERING or SIMILAR APPROVED purpose made 0.8mm thick aluminium gutter profile Aquadock line, 150mm girth No. 2 bends in standard lengths coated internally and externally with ColourTech GA in colour Dove Grey, and silicone sealed, including cut and mitred angles. Stop ends fitted and all sealed on the inside with Dow Corning 813 silicone sealer, secured to brackets or trusses 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, splices etc.

27.1 WATER SUPPLY as per the Civil and Mechanical Engineer's Specifications.

40.1 LANDSCAPE: Indigenous shrubs, trees, and grasses.

41.1 WATER STORAGE TANKS: Jujo Vertical Water Tank or SIMILAR APPROVED - Grey (525L per Tank) To Mechanical and Civil Engineer Specifications.

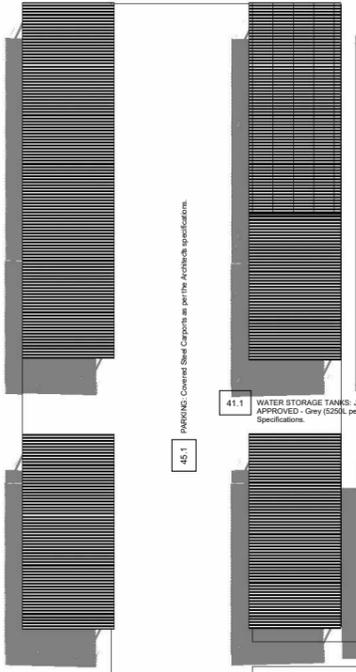
42.1 BENCH: CONCRETE - TIMBER BENCH to Architect's specifications.

43.1 TIMBER PERGOLA: to Architect's specifications.

3.1 CONCRETE FLAT ROOF SLAB: 255 mm Concrete Flat Slab to Engineer's Specifications. Finish of Concrete Slab with 3.1 cement. 100mm of EPS boards 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 slab shall be finished off in preparation for finishing as per the Architect's Specifications. Cement screeds to use SANS 5019-7-1 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 189 or 845 or as specified by the Engineer. Use ONE-LAYER water for mixing. ONE-LAYER DERISUM SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to joined surface to falls and crossfalls by torchfusion. Finish with two coats Roofcoat bituminous aluminium paint. Waterproofing to be installed by an Approved Design Contractor under a ten-year guarantee. INSULATION: ISOCORAD HIGH DENSITY 32.36kg/m³ RIGID EXTRUDED POLYSTYRENE 100% closed cell insulation boarding 70mm thick x 600mm wide or SIMILAR APPROVED with shingle joints laid tightly butted on waterproofing membrane (elsewhere), secured under 20mm nominal gravel. Thickness: 70mm. Ballast type: 20mm nominal gravel. Joint: shiplap.

13.2 ROOF SHEETING: Cloan Steel 0.58mm thick 385mm cover Craft-Lock R5000 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: 50mm LAMBDABOARD CLOSED CELL POLYISOCYANURATE INSULATION or SIMILAR APPROVED with Mineral natural facing to one side. Fixed over purlins concurrent with roof covering with "H" bar joiners screw fixed at 1200mm centres with 5mm gap between boards but joined over purlins, all in accordance with the manufacturer's recommendations. Application: over purlins. Board width: 1220mm. Board thickness: 50mm. Board facing: Mineral natural. R-value: 3.75. Core density: 34kg/m³.

45.1 PARKING: Covered Steel Carports as per the Architects specifications.



GENERAL NOTES

- All works to comply with SANS 10400 and NBR
- The architect to approve all finishes before purchase and installation.
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- 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.
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- 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

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Farm PORTION 811 OF THE LOSKOP NOORD 12 JS
MATALA RAMOSHEBO VILLAGE
MARBLE HALL
LIMPOPO PROVINCE

ARCHITECTURE



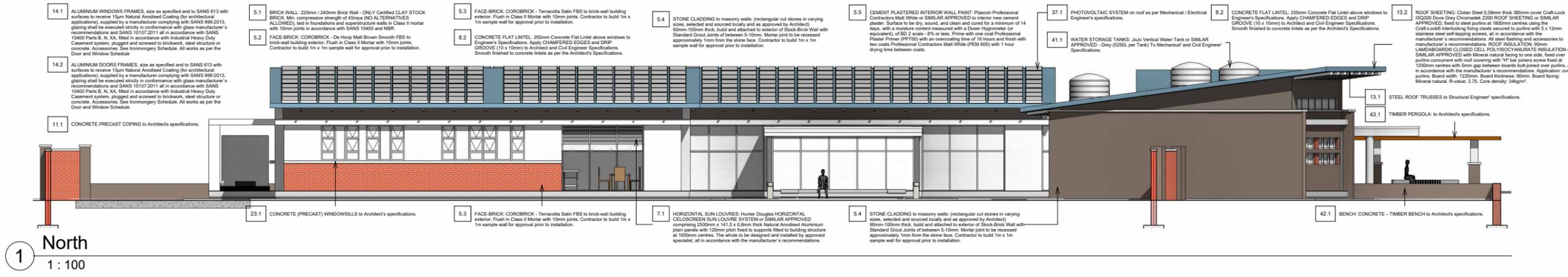
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GPF PHALATSE BETHEDI
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012 729 4477

STAGE 4: REV 01

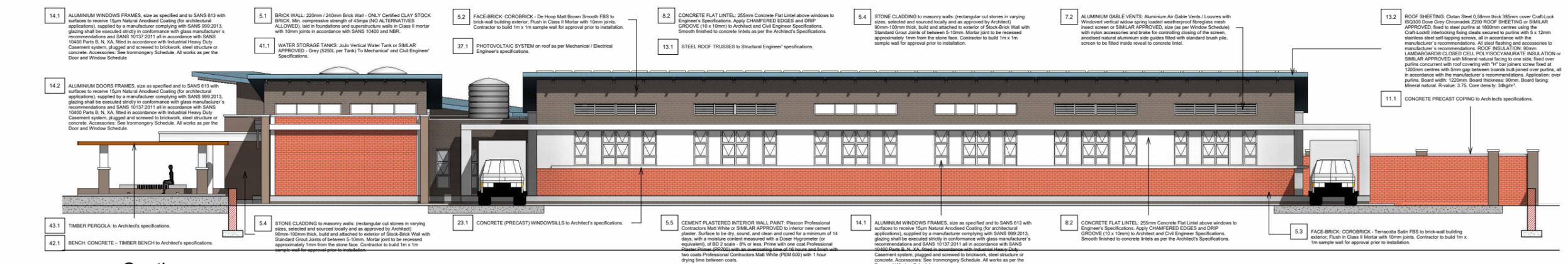
ELEVATIONS

Project No:	GPS-PRO-2024 SETSONG
Scale:	1:100 Sheet No. A1
Date of Issue:	2023/02/11 13:50:52
Drawn By:	Author
Checked By:	Checker

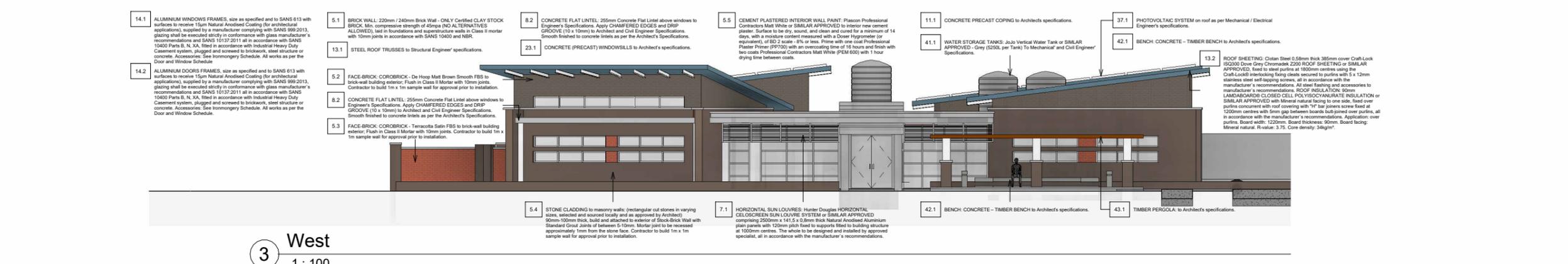
STC-105



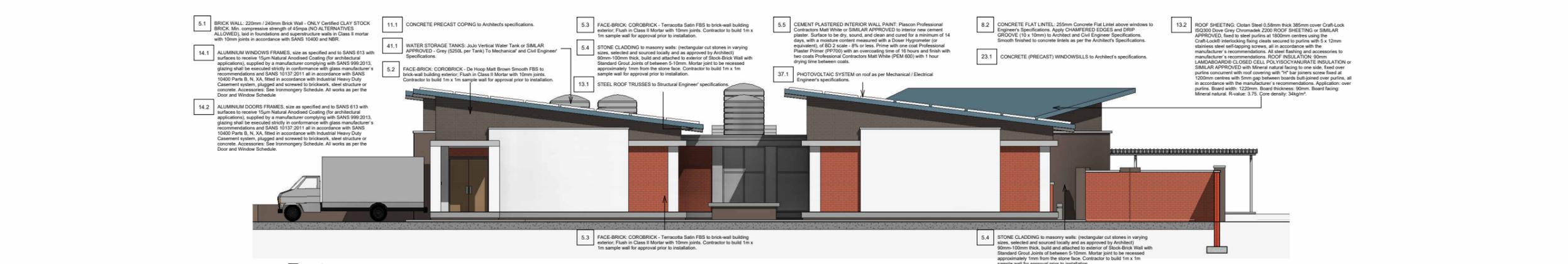
1 North
1:100



2 South
1:100



3 West
1:100



4 East
1:100

1.11 CONCRETE PRECAST COPING to Architects specifications.

1.12 ALUMINIUM DOORS FRAMES, size as specified and to SANS 613 with surfaces to receive 15um 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.

1.12 ALUMINIUM DOORS FRAMES, size as specified and to SANS 613 with surfaces to receive 15um 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.

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1.14 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.

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2.1 FACE-BRICK: COROBRIK - 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.

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2.2 CONCRETE FLAT LINTEL: 255mm Concrete Flat Linel above windows to Engineer's Specifications. Apply CHAMFERED EDGES and DRIP GROOVE (10 x 10mm) to Architect and Civil Engineer Specifications. Smooth finished to concrete lintels as per the Architect's Specifications.

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2.3 FACE-BRICK: COROBRIK - 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.

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2.4 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.

2.4 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.

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2.4 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.

2.5 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 80.2 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.

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3.1 PHOTOVOLTAIC SYSTEM on roof as per Mechanical / Electrical Engineer's specifications.

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3.2 CONCRETE PRECAST WINDOWILLS to Architect's specifications.

3.3 STEEL ROOF TRUSSES to Structural Engineer's specifications.

3.4 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 plan panels with 120mm pitch fixed to supports fixed to building structure at 1000mm centres. The whole to be designed and installed by approved specialist, all in accordance with the manufacturer's recommendations.

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3.6 WATER STORAGE TANKS: JuJu Vertical Water Tank or SIMILAR APPROVED - Grey (525L per Tank) To Mechanical and Civil Engineer Specifications.

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3.9 TIMBER PERGOLA to Architect's specifications.

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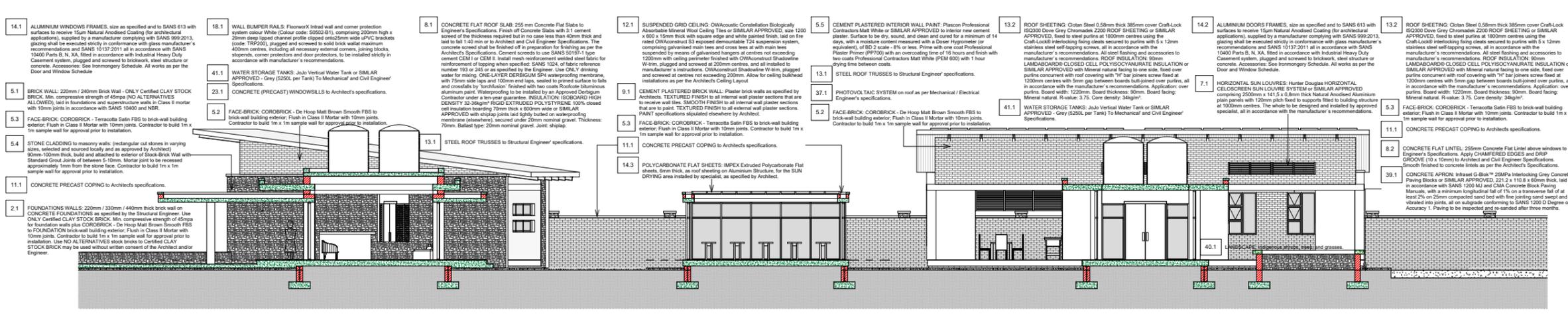
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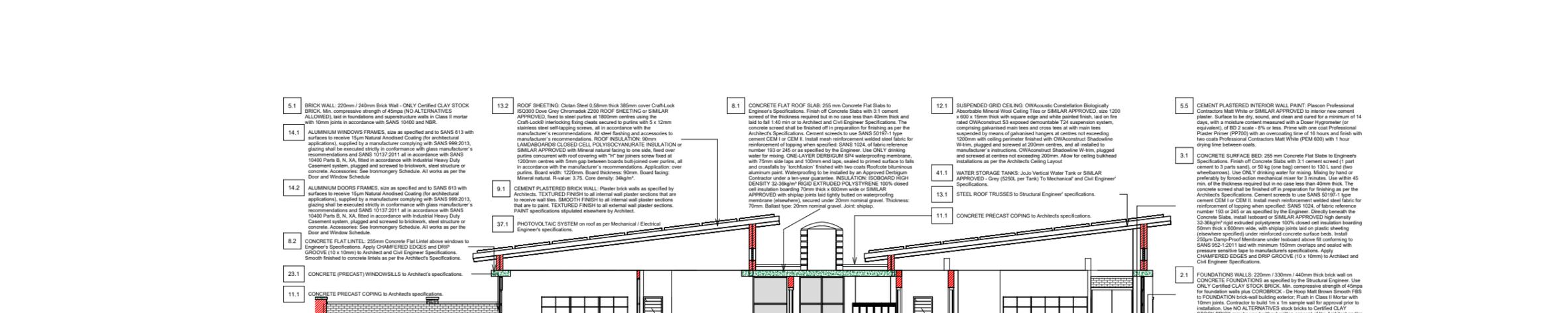
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1 Section A-A
1 : 100



2 Section B-B
1 : 100



3 Section C-C
1 : 100



- 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 SANS 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 LOSKOP NOORD 12 JS
MATLALA RAMOSHEBO VILLAGE MARBLE HALL LIMPOPO PROVINCE

ARCHITECTURE

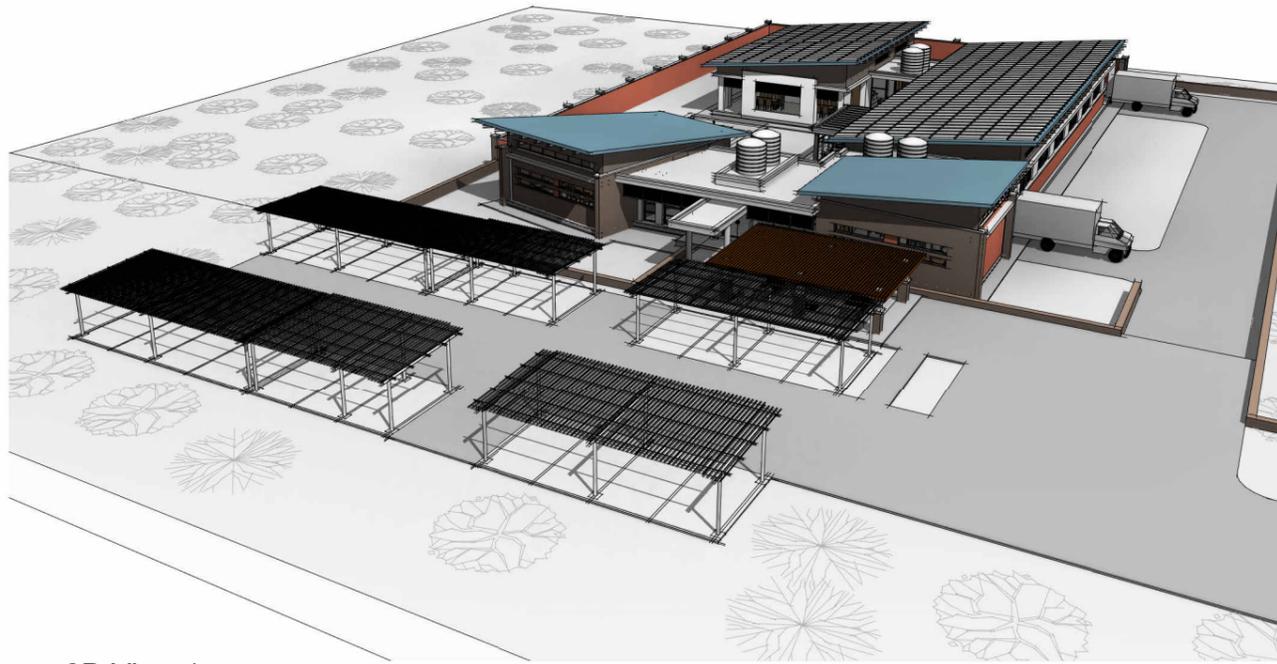
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GPT PHALATSE BETHEDI
P.O. Box 2228
012 729 4477

STAGE 4: REV 01

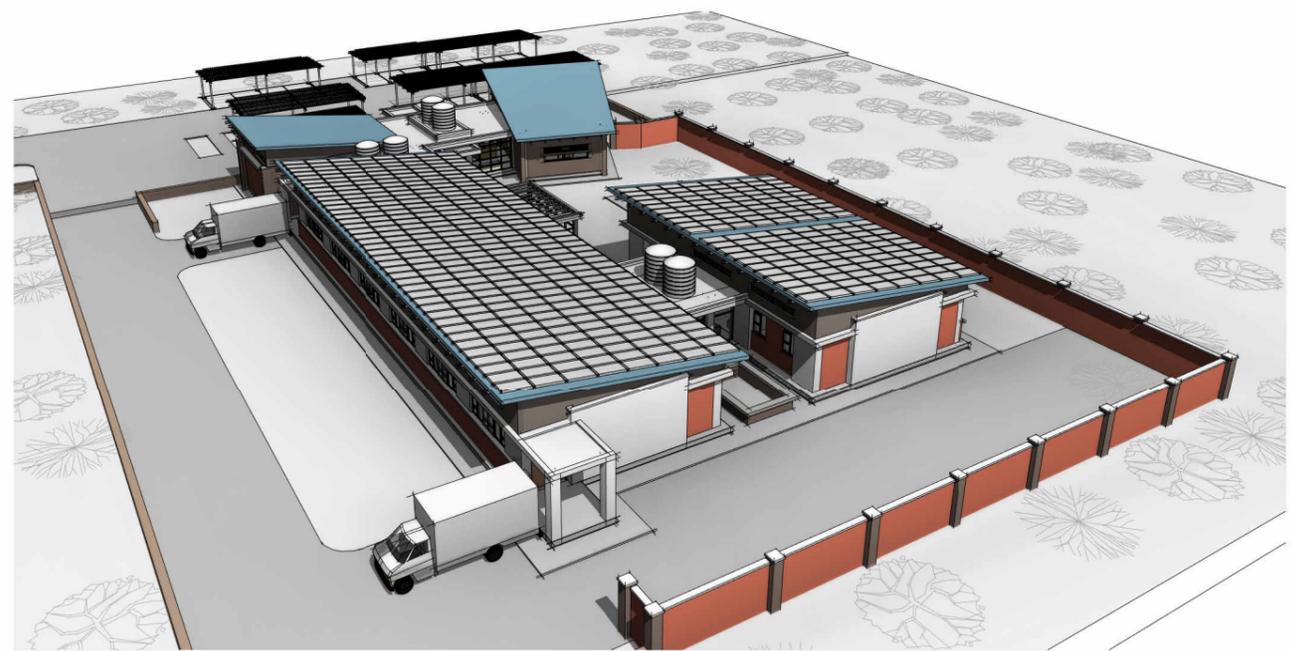
SECTIONS

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Date of Issue:	2023/02/11 13:50:59
Drawn By:	Author / Checked By: Checker

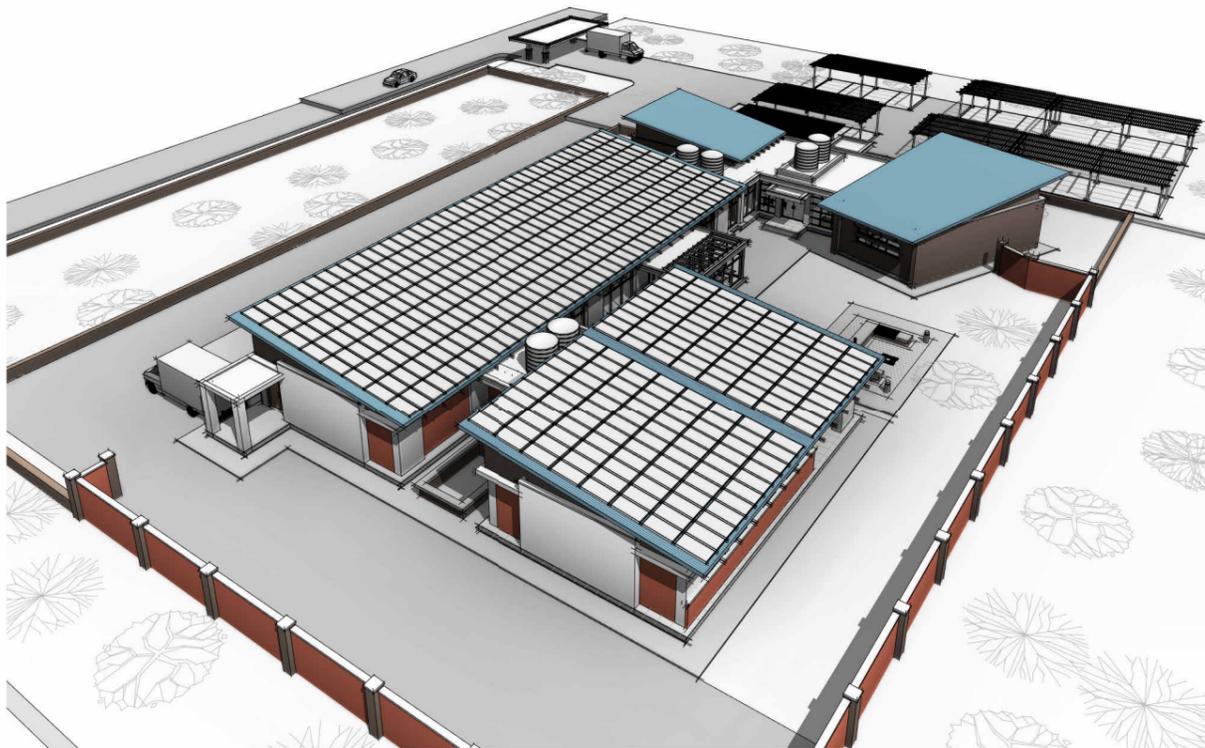
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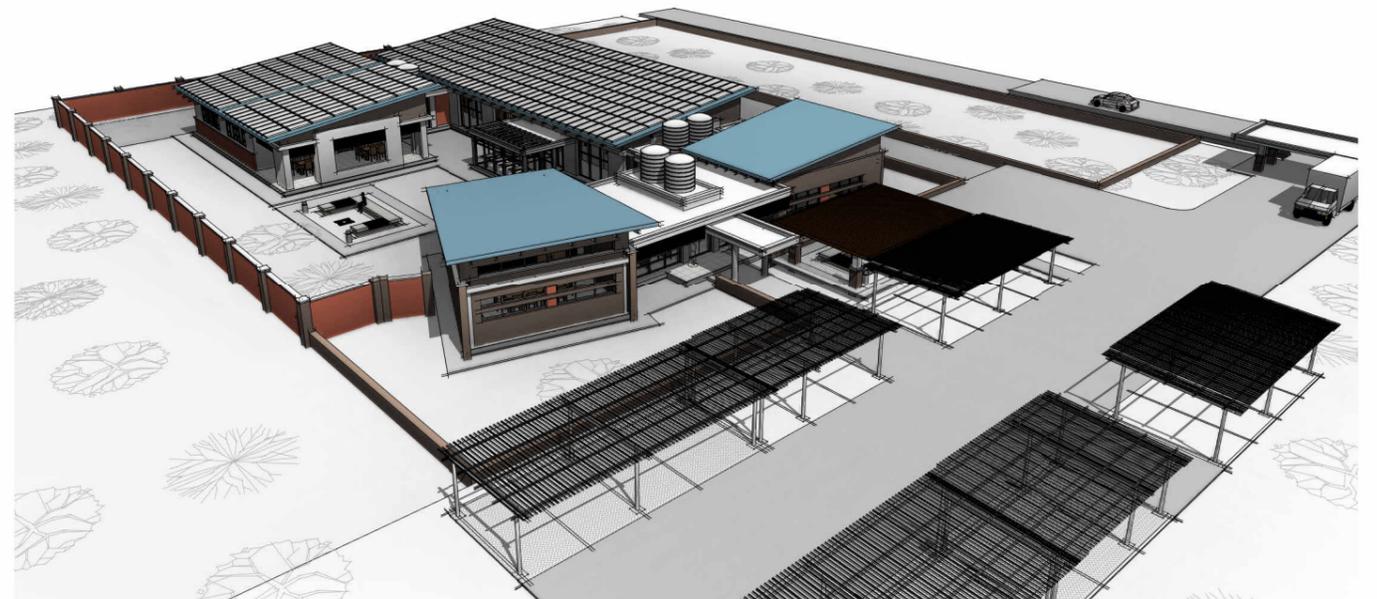
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

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Farm PORTION 811 OF THE LOSKOOP NOORD 12 JS
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LIMPOPO PROVINCE

ARCHITECTURE



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STAGE 4: REV 01

3Ds

Project No: GPS-PRO-2020A SETSONG

Scale: Sheet Size: A1

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