



Read in conjunction with Drawing Numbers.

- 3969 - 2.018 Basement Parking
- 3969 - 2.01 First Floor Plan
- 3969 - 2.02 Roof Plan
- 3969 - 3.00 Sections A.A. and B.B.
- 3969 - 4.00 North & South Elevations
- 3969 - 4.01 East & West Elevations

and all relevant Structural, Mechanical, Electrical, Civil and Fire Consultants drawings and specifications.
All dimensions and levels to be verified before commencement of work and any discrepancies to be reported to the Architect.
GENERAL CONSTRUCTION NOTES:
ROOF CONSTRUCTION: 0.3mm Clean COLORBOND steel A2150, colour 'Armour Grey' KIP-LOCK profiled roof sheathing sprung laid in single trusses concealed clip fixed concurrently through insulation described below to gms purlins at 1150mm centres on roof structure to Structural Eng's design and specification. 40mm thick Laminboard with multi mineral coated fibreglass tissue facing to roof sheathing side built jointed fixed concurrent with roof sheathing over purlins with 5mm gap between built joints over purlins. Refer DWG NO. 7.9-1,7.9-2.

FLAT ROOF CONSTRUCTION: R.C. STAIR ST002, R.C. FLAT ROOFS
 To be R.C. slabs to eng's details, with screed laid to falls to outlets with S4 waterproofing membrane, clear 75mm side laps and 100mm end laps, sealed to primed surface to falls and cross-falls dressed into RW outlets, waterproofing membrane finished with two coats bituminous aluminium paint. Refer DWG Series 7.1.
CEILING CONSTRUCTION: Generally: Lay in and plasterboard ceilings, all in accordance with the manufacturers recommendations. Refer DWG NO. 5.00.5.01.5.02.5.10.
WALL CONSTRUCTION: Offices
 280mm cavity construction. Outer skin 110mm clay b/wk for plaster and point finish, 60mm cavity with 5no. galvanised wall ties/m2. Inner skin 110mm clay b/wk for plaster and point finish. Cavities to be closed with top 3no. courses of brickwork. Pre-cast lintels to be used over openings with a min. of 4no. brick courses over, supply 2 layers galv. ladder type brick force reinforcement to 2no. horizontal courses above and below window openings for full length of wall. Lapped at intersections. Vertical and horizontal DPC's to be provided at all openings. Stepped DPC to external walls terminating 150mm min. above natural ground. Vertical DPC to all changes in floor levels. Refer DWG NO. 7.2.01.
WALL CONSTRUCTION: Warehouse
 280mm cavity construction. Outer skin 110mm clay b/wk for plaster and point finish, 60mm cavity with 5no. galvanised wall ties/m2. Inner skin 110mm clay b/wk bagged and painted finish. Cavities to be closed with top 3no. courses of brickwork. Pre-cast lintels to be used over openings with a min. of 4no. brick courses over, supply 2 layers galv. ladder type brick force reinforcement to 2no. horizontal courses above and below window openings for full length of wall. Lapped at intersections. Vertical and horizontal DPC's to be provided at all openings. Stepped DPC to external walls terminating 150mm min. above natural ground. Vertical DPC to all changes in floor levels. Refer DWG NO. 7.2.01.

Driveway Construction: Generally
 90mm driveway construction, consisting of stud and track system with studs at 400mm centres friction filled into head track, and floor track and clad on both sides with 12.5mm thick lapped edged plasterboard. Refer DWG NO. 5.00.5.01.5.02.5.10.
FLOOR CONSTRUCTION: Offices
 Finish as indicated on plan on power floated reinforced concrete floor slab to structural engineers details and specifications. Refer DWG Series 8.
Warehouse Buildings
 Finish as indicated on plan on power floated reinforced concrete floor slab to structural engineers details and specifications. Refer DWG Series 8.

WINDOWS:
 All glazing to be laminated safety glass. All window frames generally of anodised aluminium construction with operable sections as indicated on elevations. All in accordance with SANS 10400 Part H and all sub-regulations parts contained within. Refer DWG Series 8.3.
MOA REQUIREMENTS:
 All wall areas above basins and cills to be tied to a min. of 300mm above roof finished with an approved impervious finish. Artificial ventilation to Mechanical engineers details and specifications.
ELECTRICAL:
 All electrical installations to be in accordance with a registered person. Retention and design as per Electrical engineer's details and specifications and to approval of Local Authority.
DRAINAGE:
 All drainage to civil engineers details and specifications and comply with SANS 10400 part F.
SAFETY:
 All balustrades to be minimum 1000mm high in accordance with NBR MM3. The balustrades are a design and supply contract, and the subcontractor must provide a professional engineer certificate on completion. All shop drawings submitted for approval, need to be first signed off by the subcontractors professional engineer prior to submittal.

REFUSE ROOMS:
 To have adequate lighting and ventilation. Screeded floor laid to fall to trapped floor drain with discharge to external gully prior to main sewer connection. Screed to have covered skirting up to height of 75mm wall perimeter. Provide internal water point for hose connection. Double self closing outward opening hardwood doors with 2000 high stainless steel kickplates both sides.

AS BUILT

client
REDEFINE PROPERTIES

architect
KMM ARCHITECTS
 ARCHITECTURE + INTERIOR DESIGN
 11 LOOP STREET CAPTOWN 8001 TEL: 021 461 4441 FAX: 021 461 7070 WWW.KMMARCHITECTS.CO.ZA

workstage
4.2 - TECHNICAL DOCUMENTATION

project name
EAGLE PARK - New premises for Nashua by Redefine
 BOSCHMANSDAAR ROAD, MILNERTON
 ERF No. 29922

drawing name	project no.			
GROUND FLOOR PLAN	3969			
date	scale	drawn	checked	project no.
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2-00 GROUND FLOOR PLAN