



**Read in conjunction with Drawing Numbers.**

- 3969 - 2-018 Basement Parking
- 3969 - 2-00 Ground Floor Plan
- 3969 - 2-03 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:** Generally, 0.53mm clean COLOURBOND steel A150, colour "Amour Grey" KLIK-LOK profiled roof sheeting sprung laid in single lengths concealed clip fixed concentric through insulation described below to gms purlins at 1500mm centres on roof structure to Structural Eng's design and specification. 40mm thick Lambda board with matt mineral coated fiberglass tissue facing to roof sheeting side butt jointed fixed concentric with roof sheeting over purlins with 5mm gap between butt joints over purlins. Refer DWG NO. 7.9-1.7.9-2.

**FLAT ROOF CONSTRUCTION: R.C. STAIR STOOD, R.C. FLAT ROOFS**  
 To be R.C. slabs to eng's details, with screed laid to falls to outlets with SPA waterproofing membrane, with 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 SNo. 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 SNo. 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.

**Drivall Construction: Generally**  
 90mm drywall construction, consisting of stud and track system with studs at 400mm centres fixed into head track and floor track and clad on both sides with 12.5mm thick paper 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 8.1.

**Warehouse Buildings**  
 Finish as indicated on plan on power floated reinforced concrete floor slab to structural engineers details and specifications. Refer DWG Series 8.1.

**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 1040 Part H and all subregulations parts contained within. Refer DWG Series 8.3.

**M.O.H REQUIREMENTS:**  
 All wall areas above basins and cills to be fixed to a min. of 300mm above and finished with an approved impervious finish. Artificial ventilation to Mechanical engineers details and specifications.

**ELECTRICAL:**  
 All electrical installations to be undertaken by a registered person. Rectification 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 SABS 10400 part P.

**SAFETY:**  
 All railstrades 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's certificate on completion. All shop drawings submitted for approval, need to be first signed off by the subcontractors professional engineer prior to submission.

**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. Sced to have covered skirting upstand to height of 75mm to wall perimeter. Provide internal water point for hose connection. Double self closing outward opening hardware doors with 200mm high stainless steel kickplates both sides.

**AS BUILT**

client: **REDEFINE PROPERTIES**

architect: **KMM ARCHITECTS ARCHITECTURE + INTERIOR DESIGN**

workstage: **4.2 - TECHNICAL DOCUMENTATION**

project name: **EAGLE PARK - New premises for Nashua by Redefine**  
 BOSMANSDAM ROAD, MILNERTON  
 ERF No. 2992

drawing name: **FIRST FLOOR PLAN** project no. **3969**

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| date       | scale    | drawn | checked | drawing no. | revision |
| 2013.09.02 | 1:100@A0 | SM    | SH/NB   | 2-01        |          |