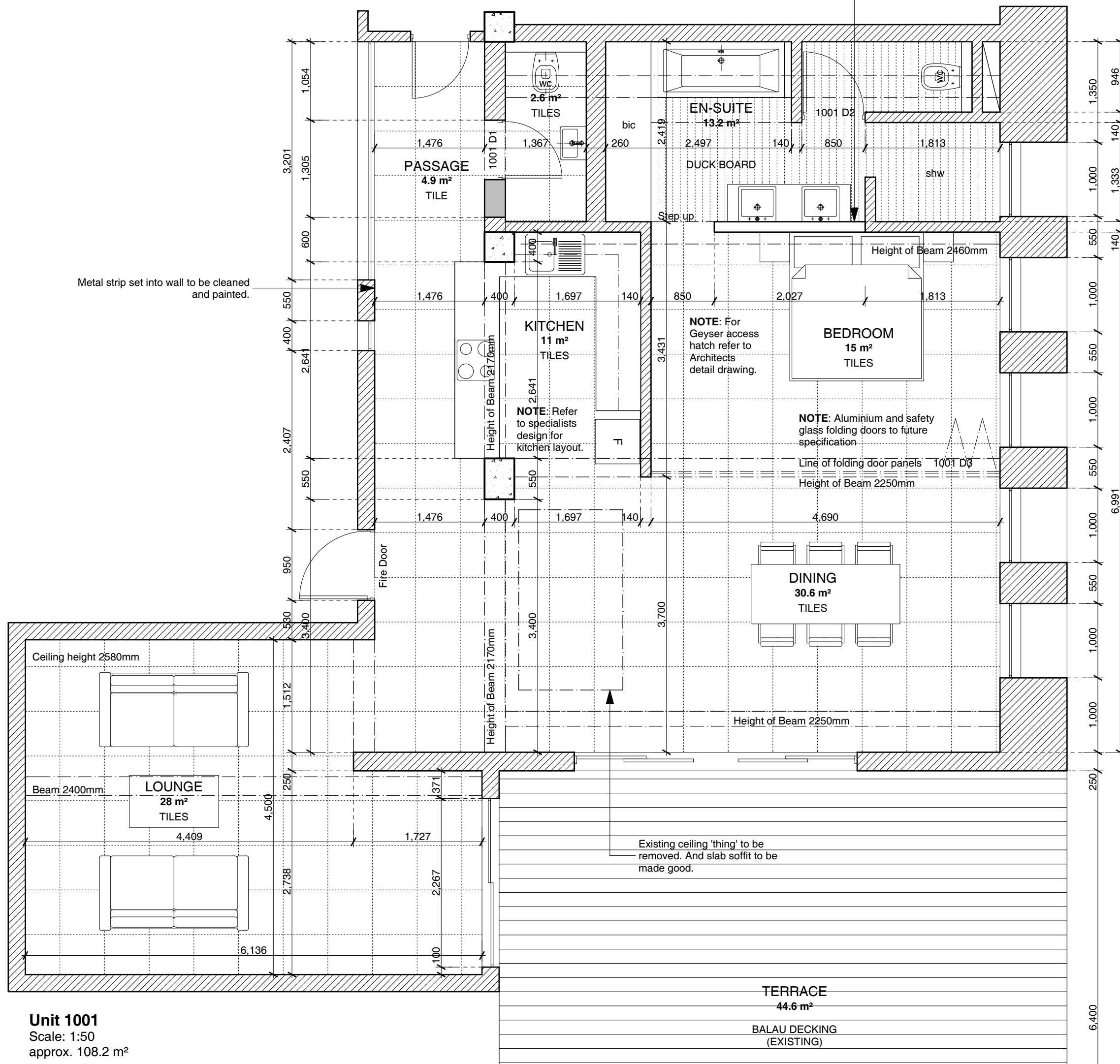
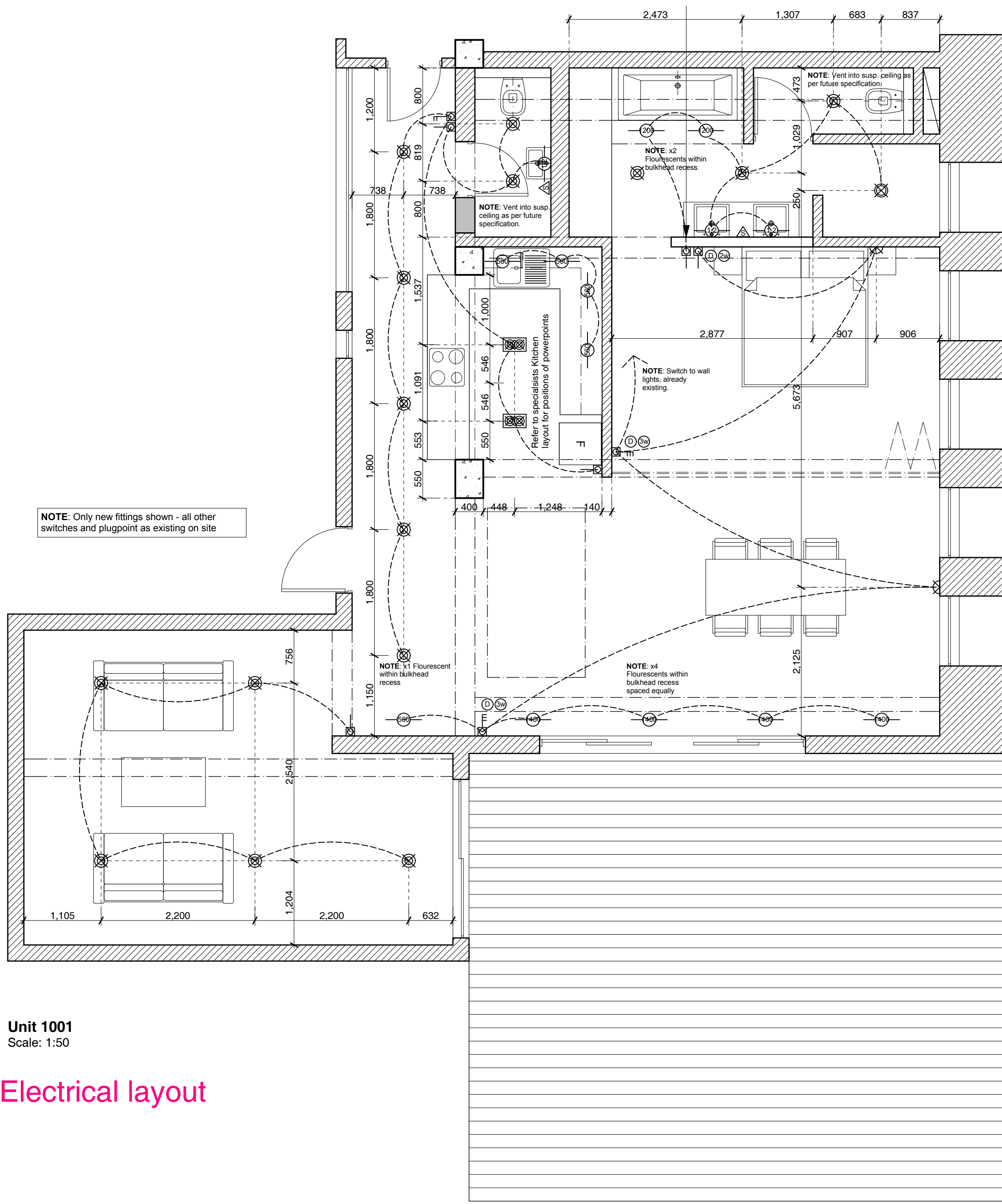




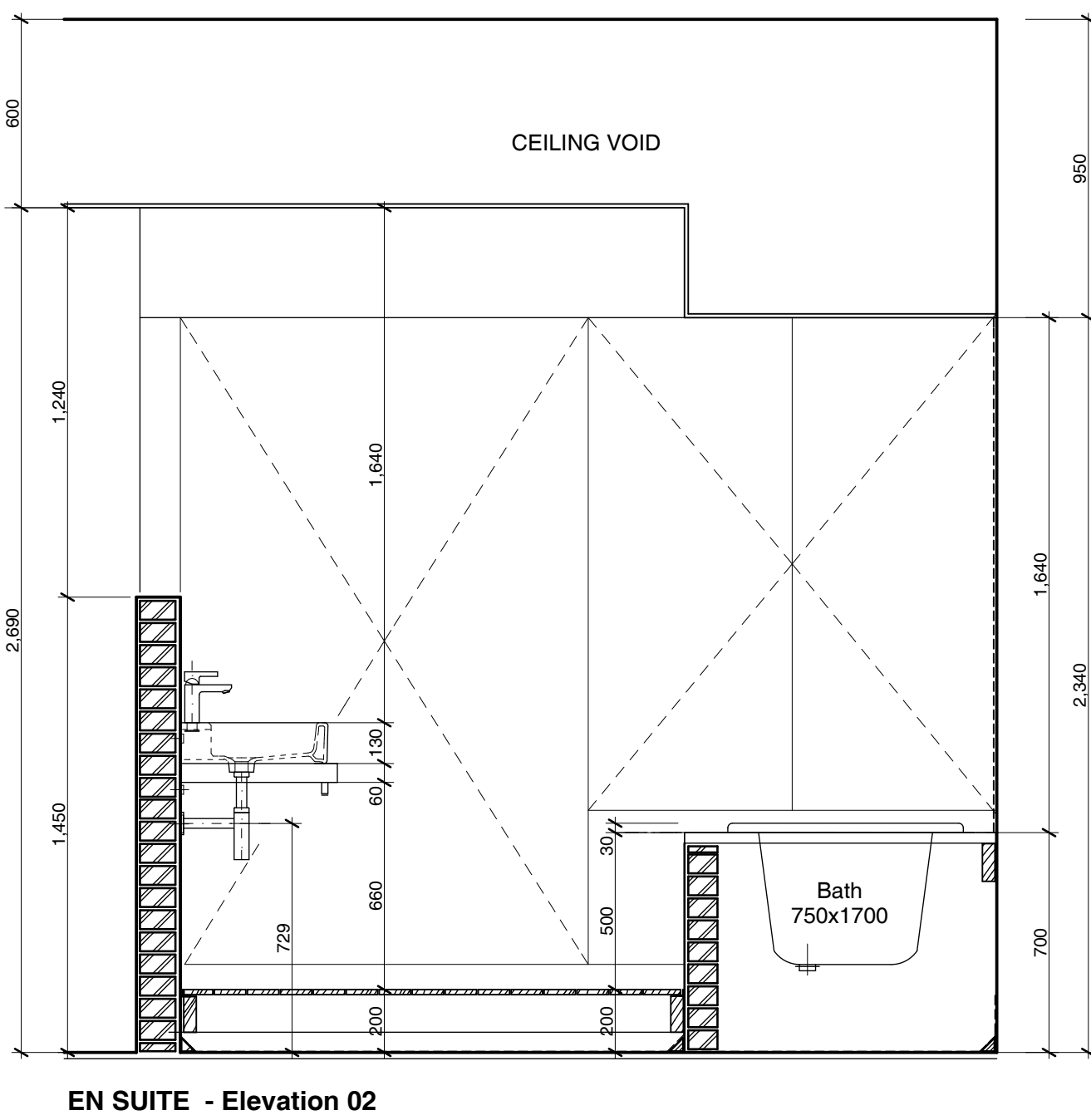
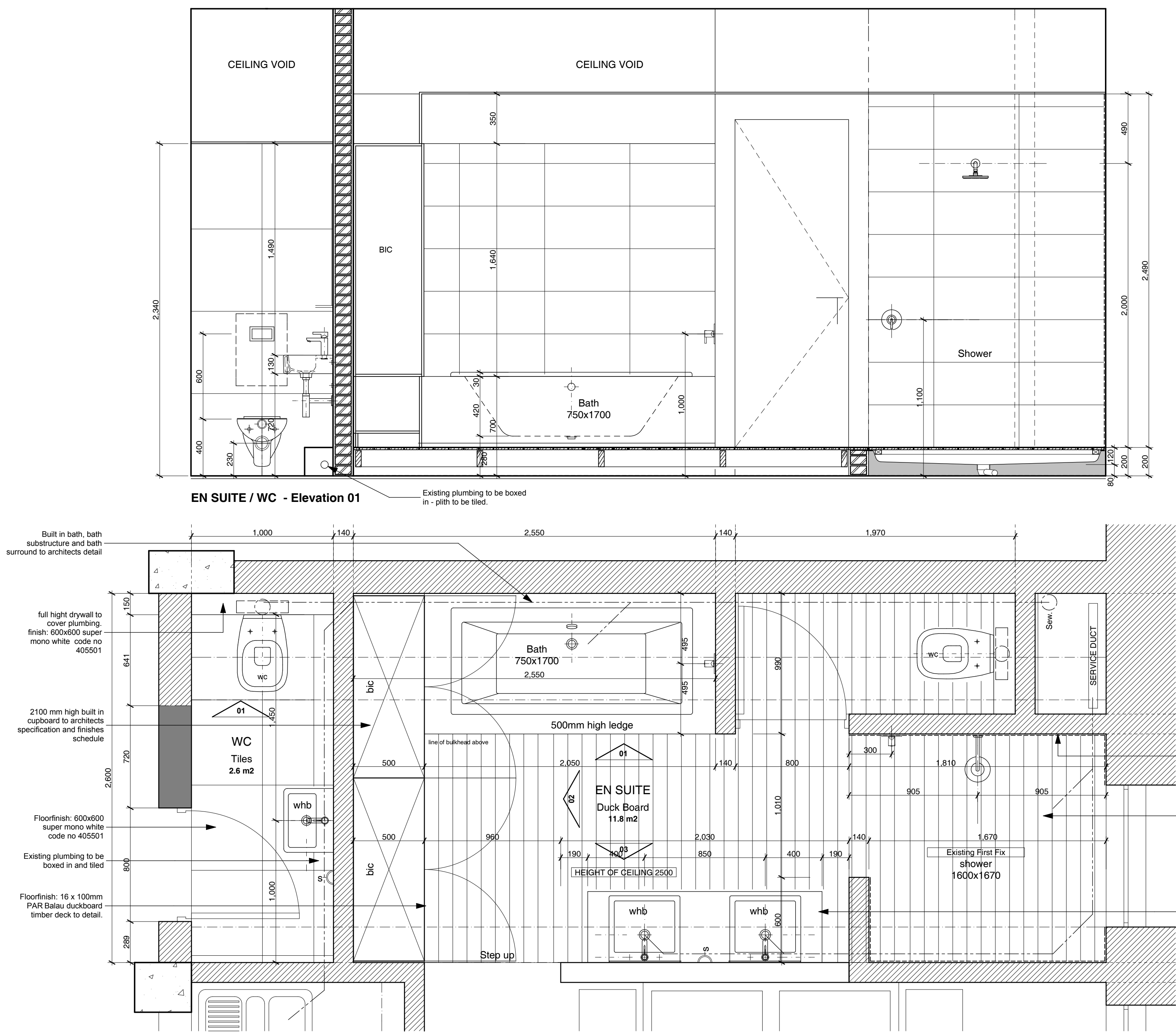
General layout



Electrical layout

DRAWING NOTES

- 01: Dry Walls**
Drywall to consist of 6.5mm galvanised Drywall steel studs positioned at 600mm centres into 6.5mm Drywall steel track at top and bottom. Gypsum board fixed to steel structure on both sides with 25mm Drywall screws spaced at 200mm, centres, joints between boards to be staggered and taped. Both sides of the wall to be skinned and painted (unless otherwise indicated) as per Architect's Finishes schedule.
- 02: Ceilings**
Gypsum board to consist of 9.5mm galvanised Drywall steel studs positioned at 600mm centres into 6.5mm Drywall steel track at top and bottom. Gypsum board fixed to steel structure on both sides with 25mm Drywall screws spaced at 200mm, centres, joints between boards to be staggered and taped. Both sides of the wall to be skinned and painted (unless otherwise indicated) as per Architect's Finishes schedule.
- 03: Walls**
All walls to receive a smooth plaster skim and to be painted as per Architects finishes schedule (unless otherwise noted).
- 04: Glazing**
Unless otherwise specified in Architect's door and window or glazing schedules all glazing is to be clear and all work is to be carried out in accordance with SABS-0400 (National Building Regulations) and Local Authority By-laws. It is the responsibility of the Aluminium (glazing specialist) to determine their own site dimensions, all dimensions to be confirmed before manufacture may commence. Aluminium (glazing specialist) to provide Architect with various aluminium extrusion section sizes and glass handles for selection. This drawing is to be read in conjunction with detail drawings where noted, and with all respective schedules.
- 05: Stairs and Balustrades**
All treads and risers to be built as shown on Architect's plans and sections. Treads to be a minimum of 250mm long and risers to be a maximum of 200mm high. Handrails above stair to be a minimum of 2100mm. All Balustrades to be a minimum of 1000mm above stair and openings within balustrades to be a maximum of 100mm.
- 06: Soil and Water**
It is the responsibility of the joinery manufacturer to determine their own site dimensions, all dimensions to be confirmed before manufacture may commence. The Architect's accept no responsibility for joinery delivered of the wrong size. All joinery items are to be correctly and safely stored on site as per the storage specification of each item. The contractor is to ensure that the moisture content on site is satisfactory before receiving delivery of any joinery items. Confirmation of joinery is through specialist joiner drawings issued to the joiner before manufacture may commence. Before manufacture, specialist joiner to advise Architect regarding improvements to fabrication or proposed details. Unless otherwise noted, all carcasses are to be constructed from 18mm Chipboard. Finished internally with white MELAMINE and PVC impact edging to the edges of all carcass elements. Architect, Contractor and Specialist to be provided with samples of all finishes before manufacture can commence.
- 07: Internal doors**
It is the responsibility of the joinery manufacturer to determine their own site dimensions, all dimensions to be confirmed before manufacture may commence. The Architect's accept no responsibility for joinery delivered of the wrong size. All joinery items are to be correctly and safely stored on site as per the storage specification of each item. The contractor is to ensure that the moisture content on site is satisfactory before receiving delivery of any joinery items. Confirmation of joinery is through specialist joiner drawings issued to the joiner before manufacture may commence. Before manufacture, specialist joiner to advise Architect regarding improvements to fabrication or proposed details. Unless otherwise noted, all carcasses are to be constructed from 18mm Chipboard. Finished internally with white MELAMINE and PVC impact edging to the edges of all carcass elements. Architect, Contractor and Specialist to be provided with samples of all finishes before manufacture can commence.
- 08: Kitchens**
Client to appoint specialist to design kitchens. All associated electrical work to be installed in relation to the approved design.
- 09: Joinery**
It is the responsibility of the joinery manufacturer to determine their own site dimensions, all dimensions to be confirmed before manufacture may commence. The Architect's accept no responsibility for joinery delivered of the wrong size. All joinery items are to be correctly and safely stored on site as per the storage specification of each item. The contractor is to ensure that the moisture content on site is satisfactory before receiving delivery of any joinery items. Confirmation of joinery is through specialist joiner drawings issued to the joiner before manufacture may commence. Before manufacture, specialist joiner to advise Architect regarding improvements to fabrication or proposed details. Unless otherwise noted, all carcasses are to be constructed from 18mm Chipboard. Finished internally with white MELAMINE and PVC impact edging to the edges of all carcass elements. Architect, Contractor and Specialist to be provided with samples of all finishes before manufacture can commence.
- 10: Mirrors**
It is the responsibility of the mirror subcontractor to determine their own site dimensions, all dimensions to be confirmed before manufacture may commence. The Architect's accept no responsibility for mirrors delivered of the wrong size. All mirrors are to be correctly and safely stored on site as per the storage specification of each item. The contractor is to ensure that the moisture content on site is satisfactory before receiving delivery of any mirrors or mirror related items. All surfaces to be bonded with Pro-Struct EIT General Purpose Epoxy Adhesive.



NOTE: Sanitary Ware and Brass Ware as per architects Sanitary Ware schedule

UNIT 1001:
Geyser, Geberit Cisterns and first fix plumbing installed. Layout as per existing installation.

Bathroom layouts

For Waterproofing and Floor finishes Details refer to A3 Drawing No 02_30 / 02_31

GENERAL NOTES

Dimensions noted on Architect's drawings are from finished surfaces / materials and not structure, unless otherwise indicated.

All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the attention of the Architect. The Architect accepts no responsibility for errors resulting from misinterpretation of the drawings. All dimensions are given in millimetres unless otherwise noted. Drawings are to be read in conjunction with Engineer's drawings. Contractor to keep full set of drawings on site. Contractor is responsible for the correct setting out of the building on site with particular reference to boundaries and building lines. Contractor and Engineer to verify all levels and dimensions on site and check same against Architect's drawings before commencing work. Figured dimensions to be used as preference to scaled dimensions. Large scale details to be used where available.

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DRAWING LEGEND

CEILING'S

Ceiling finishes: General

- A₁** **Internal ceiling.**
Skimmed and painted 9.5mm BFB Gypsum Plasterboard, suspended from slab above.
FFL to US ceiling as shown
- B₁** **Decorative bulkhead.**
Skimmed and painted 9.5mm BFB Gypsum Plasterboard bulkhead, suspended from slab above.
FFL to US ceiling as shown
- D₁** **Internal Ceiling - Anti-fungal paint.**
Ceiling, skinned and painted as per Architect's schedules and approval.
FFL to US ceiling as shown
- C₁** **Concrete slab.**
Slab to be plastered, skimmed and painted as per Architect's schedules and approval.
FFL to US ceiling as shown

NOTE: Hatches indicate material and finish only. Refer to Drawing for specific finished floor levels and finished floor level to ceiling heights.

* Internal finish and paint colour

- 1** Ceilings to be skinned.
Painted as per approved sample.
- 2** Ceilings to be painted.
Painted as per approved sample.

NOTES:

- At plasterboard-to-plasterboard corner junctions are to receive galvanized wire scrim reinforcement before skimming.
- PAINTERS MATE is to be applied at all skim-finish junctions where base materials differ or move.
- Ceiling details to be confirmed to Architect by Ceiling Specialist prior to installation of ceilings and bulkheads.
- Ceiling Specialist to ensure that the ceiling details and layouts are to be read in conjunction with all related documentation by the Engineer, other consultants or sub-contractors. Ceiling Specialist to ensure that the ceiling is to accommodate all lighting requirements, relevant services and structural elements within the ceiling grid.
- At finishes and paintwork to Architect's approval. All colours to Architect's approved sample.

ELECTRICAL

CAD symbols: Lighting

- L DRLV** Recessed low voltage light fitting
L DRLV Double Recessed low voltage light fitting
L CM Ceiling mounted light fitting
L RLW W.P. Recessed low voltage light fitting
L WM Wall mounted light fitting
L 112 1 Tube fluorescent fitting

CAD symbols: Ancillary

- A DBL** DBL Internal connection
A TEL Telephone outlet
A SAT Satellite outlet
A TV Television outlet
A GEY Geyser 1500 / 2000 / 2500
A TSO Thermostat switch outlet

CAD symbols: Power

- P DPP** Double plug point
P WSP Waterproof single plug point
P WDP Waterproof double plug point
P SHV Shaver plug point
P 3PP 3 Phase power point

CAD symbols: Switches

- SW 3LS** 3-Way Circuit
SW 2LS 2-Way Circuit
SW DLS Dimmable circuit
SW WLS Waterproof light switch

- 2 x 4 Box Light Switches
1 Gang
2 Gang
3 Gang
4 Gang

UNDER FLOOR HEATING EXTENT TO BE CONFIRMED BY CLIENT

11: Heights

Unless specified on the relevant drawing, all heights are measured from finished floor level to the centre of the cover plate and fitting.

- Wall plugs (above counter) 300mm
Wall plugs (above desk) 1100mm
Thermostats 950mm
HOB 850mm
Extractor Fan 1750mm
Data/Telephone interface 300mm
Wall Lights 2000mm

NOTE: Installation to comply with all req. of local authority and SABS 0142

REVISION

Rev.	Description	Date
A	Layout changes, Ceiling layouts, Bathrooms	2008 01 28
B	Layout changes, Ceiling layouts, Bathrooms	2008 01 25
C	Kitchen, Bathroom tiles	2008 02 25
D	Electrical layout	2008 04 07

PROJECT

The Colosseum
3 St Georges Mall, Cape Town, 8000

Unit 1001 layouts and details

PROJECT STATUS:

FOR CONSTRUCTION

Note - This Drawing is not valid for construction unless stamped accordingly

DRAWING NUMBER **01/69**
DESIGNED **JPS**
SCALE **As Shown**

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