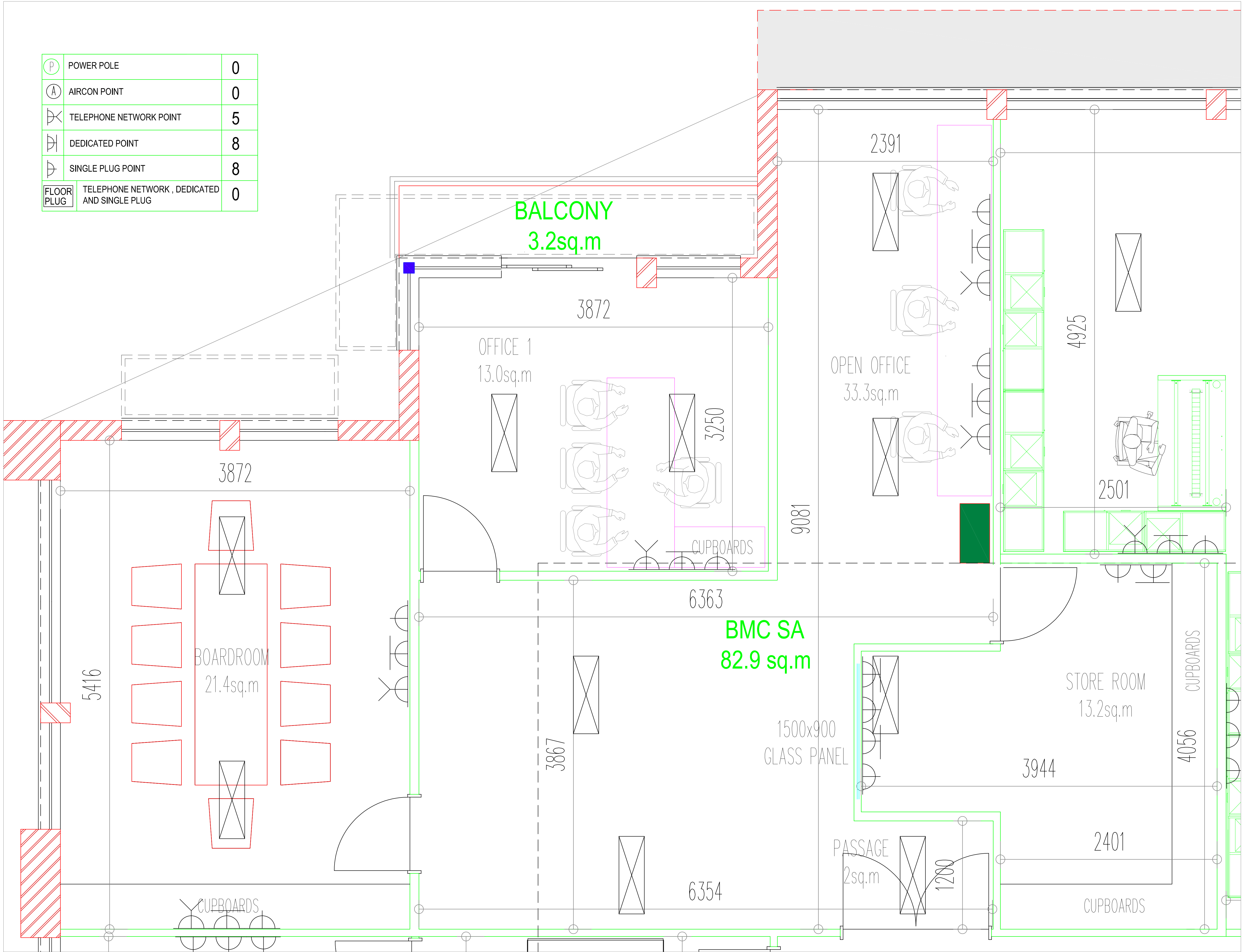




	POWER POLE	0
	AIRCON POINT	0
	TELEPHONE NETWORK POINT	5
	DEDICATED POINT	8
	SINGLE PLUG POINT	8
FLOOR PLUG	TELEPHONE NETWORK, DEDICATED AND SINGLE PLUG	0

- GENERAL NOTES TO ALL CONTRACTORS**
- GENERAL NOTES:**
- All work to comply with SANS 10400 and Local Council requirements as well as all relevant specifications and codes.
 - Figured dimensions to be taken in preference to scaling. Overall dimensions (external) to take precedence.
 - All dimensions, levels and heights to be checked on site and any discrepancies to be reported to the architects before any work is put in hand.
 - All concrete foundations to be a minimum of 650mm x 200mm unless shown otherwise. Top of concrete foundation to be a minimum of 300mm below NGL.
 - Finished floor levels to be a minimum of 255mm above natural ground level unless otherwise shown. Fire walls to underdate of roof covering. Minimum 150mm threshold plus fire door to garage where interlocking with houses.
 - All doors to the exterior that open outwards are to have a 15mm step up to the inside on the inside of the door leaf, and those opening inward are to have a 15mm step up along the longitudinal centreline of the door leaf.
 - The Contractor is responsible for all site visits by local authorities and inspectors and shall pay all fees in connection therewith.
- DRAINAGE NOTES**
- All plumbing work to be carried out by licensed Drainlayers and plumbers.
 - Drains under buildings to be straight runs, adequately protected and with I.E.'s at ends. Concealed waste pipes to be sleeved.
 - I.E.'s to all bends and junctions to be easily accessible. I.E.'s to have marked covers at ground level. Rodding eyes to be provided where necessary.
 - All soil pipes to be 110mm diameter glazed earthenware or pvc drains and to have a minimum fall of 1:80. Top of any drain to be at least 300mm below G.L.
 - All waste pipes to be 50mm internal diameter. All waste fittings to have deep"7" recessed traps and to be fully accessible for repairs and cleaning.
 - All vent pipes to extend 300mm above roof level. Waste pipes exceeding 6m to be vented. S.V.P.'s to all W.C.'s having more than 1200mm vertical discharge.
 - All soil and waste fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 24m centres by means of M.H.'s or cleaning eyes. A manhole to be provided within 1.2m of the stand boundary.
 - SINGLE STACK SYSTEMS:** Waste pipes exceeding 6m to be vented, horizontal drain bends to have centreline radius of minimum 600mm, all substacks and C.I.'s to have a 300mm radius vertical easy bend to main soil drain.
- WATER PROOFING AND DAM PROOFING**
- 375 micron brickpolydiphenyl D.P.C.
 - D.P.C.'s under all walls and screen walls to be 150mm above finished ground level.
 - D.P.C.'s under all dills, behind weather boards and under ridge tiles. Vertical D.P.C.'s to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious copings to all parapets.
 - Remove stormwater from buildings and site.
 - WATERPROOFING TO ROOF SLABS:** All waterproofing to roof slabs to be "DERBIGUM SP4" sheeling, all to be laid (including flashing and counter-flashing) strictly in accordance with manufacturer's instructions, with UBT bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years.
- NATURAL LIGHT AND GLAZING**
- All habitable rooms to have a minimum 10% natural light.
 - All glazing to comply with Part N of the N.B.R. and SABS 0137-2000 Code of Practice, safety and laminated glass to conform to SABS 1263.
 - Aluminium doors and windows to conform to A.A.A.M.S.A. standards.
 - Minimum thickness of glazing panes: panes not exceeding 0.75sq.m/3mm thick, panes not exceeding 1.5sq.m/4mm thick, panes exceeding 1.5sq.m/6mm thick.
 - Safety glass to window panes lower than 300mm from finished floor level.
- STAIRS**
- Stair treads to be 250mm minimum, stair risers to be 200mm maximum. Balustrade heights to be 1000mm minimum. Baluster openings to be 100mm maximum.
- PARTITIONS AND CEILINGS**
- Dry wall partitions and suspended ceilings to comply with R1411 and Section B of SABS Test Method 419. Drywall cladding to be 12.7mm "X" rated gypsum board.
 - Drywall ceilings to be 6mm gypsum board. External dry wall cladding to be 6mm fibre cement boarding. 50mm Acoustic insulation to be provided inside all external drywalls and between ceilings and roofing material.
 - Dry wall cladding and ceilings to bathrooms to be 6mm fibre cement boarding.
- WATERPROOFING TO ROOF SLABS**
- All waterproofing to roof slabs to be "Derbigum SP4" sheeling, all of which is to be laid (including flashing and counter-flashing) strictly in accordance with the manufacturer's instructions, with UBT bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years.
- ELECTRICAL**
- All electrical reticulation shall be done by a registered electrician. A COMPLIANCE CERTIFICATE MUST BE ISSUED UPON COMPLETION OF THE INSTALLATION. The electrical installation shall have a "Heinemann" earth leakage system in the distribution board.
- LEGEND TO ABBREVIATIONS AND SYMBOLS**
- U.F.L. 0.000 indicates "UNFINISHED FLOOR LEVEL". (i.e. top of surface bed or slab (without topping or screed))

- ELECTRICAL LEGEND**
- | | | | |
|--|----------------------------------|--|--------------------|
| | Footlight | | Double Plug Point |
| | 220 Recessed Downlighter | | Single Plug Point |
| | Low Voltage Recessed Downlighter | | Isolator Switch |
| | Low Voltage Adjustable Recessed | | Light Switch |
| | Low Voltage Starlight | | Dimmer Switch |
| | Internal Wall Light | | 2 Way Switch |
| | External Wall Light | | Telephone Point |
| | Braai light | | TVI Point |
| | Spike Light (Garden) | | Intercom |
| | Floodlight | | Distribution Board |
| | Fluorescent Light | | Geyser |
| | High Bay Light | | |
| | Ceiling Surface Point | | |

SIGNATURES

PROPERTY OWNER / AUTHORIZED DATE

G COSSUTTI (Architect) (P/Arch Tech 749)
GIULIO COSSUTTI PLANNING & DESIGN
CELL: +2724340059 DATE

R. OPPERMAN (Engineer) (P/Arch Tech, Eng 200070106)
OPPERMAN CONSULTING PO BOX 11281, SILVER LAKES, 0054
FAX: 0866 593 822 / TEL:082 878 2707 / E-MAIL: oconon@gmail.com DATE

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OPCEON PROJECT NUMBER	CAD FILE NAME
OPCE-ARIZONA	Arizona Final Plan REV00.dwg
CLIENT PROJECT NUMBER	
OPCE-ARIZONA	
DRAWING NUMBER	REVISION
ASP-ARIZONA 623-1500	08
SCALE	DATE
AS INDICATED	TENANTS LAYOUT