



ELECTRICAL LEGEND

Light switch-two way	• 2
Light switch	•
Ceiling mounted light	⊕
Waterlight wall mounted light	⊕
Chandelier	⊕
Recessed downlighter	⊕
Fluorescent light fitting	⊕
Pendant	⊕
Distribution board	⊕
Single power point	⊕
1m (h) Double power point	⊕
Double power point	⊕
Double power point 12 voltage	⊕
Stove point	⊕
Solar Hot water cylinder	⊕
Solar Panel	⊕
TV point	⊕
Data point	⊕
Heated Towel Rail	⊕

NOTE

- External garden lighting to be designed & fitted by specialist.
- For kitchen cupboard layout, plug & light positions refer to specialist.

NOTES:

All work to be carried out in strict accordance with local authority regulations and by-laws. Contractor must check all levels and dimensions on site before the commencement of any work. Any such oversight resulting in errors in levels or dimensions will be the responsibility of the contractor. Written dimensions should be used in preference to scaling the drawings. All work to be carried out in strict accordance with the drawings. Any discrepancies or incorrect information detected on the drawing should be reported to the Architect prior to construction. Should any portion of the drawing be unclear or contain insufficient information for construction it should be reported to the Architect immediately. Drainage connection point and levels to be verified by the plumbing contractor before commencement of any work.

Roof Construction (house):
Renovate profile cement tiles in charcoal colour @ 20° pitch, fixed to 38x38mm SA Pine treated Battens @ 340mm c/c with 75mm Clout Nails on SBS approved 405 Sisalation lapped 200mm on 114x38mm Pre-manufactured gannal trusses to specialist design @ 750mm c/c. Trusses to be tied down to 114x38mm Walplate with 32x16mm Galv. hoop iron built minimum 300mm into brickwork. Roof trusses to be braced with 114x38mm Diagonal bracing @45° nailed to underside of rafters at roof end. Timber ends built into brickwork to be treated with Carbolineum and wrapped in DPC. Tiled roofs to have SBS approved waterproofing underlayment installed by specialists.

Roof construction (living, dining, braai room):
Galvanized Chromadek IBR Roof Sheetting in grey colour @ 3° pitch fixed to 75x50mm SA Pine Purlins @ 1000mm c/c with 75mm Clout Nails on SBS approved 405 Sisalation lapped 200mm on 228x76mm SA Pine Timber Grade 6 Rafters & Trusses @ 850mm c/c. Rafters to be tied into brickwork with 32x16mm Galv. hoop iron built minimum 300mm into brickwork. Timber ends built into brickwork to be treated with Carbolineum and wrapped in DPC. All waterproofing to be managed by a specialist.

Walls:
External walls max bricks- 230 cavity walls unless shown otherwise, internal walls - 90mm or 180mm c/c walls. External cavity walls to have stepped DPC's at floor level and around all openings. Cavity walls to have 2.5 galvanized wire less per m². Cavities to be concrete filled to the underside of stepped DPC at ground level. Weepholes @ 1150mm c/c to all stepped DPC's. Prestressed concrete lintel's over all openings in brickwork where no RC beams are specified with minimum of 4 courses of brickwork over.

Floor Construction:
SA Pine skirting on specified floor covering on 25mm screed on 100mm concrete slab on SBS approved 275 micron DPM on 50mm clean sand blinding on well compacted earth fill.

Chimney:
Chimneys to be min. 100mm above roof pitch and flashed with acrylic flashing and counter flashing.

Ceilings:
6.5mm Skimmed rhinoboard ceiling on 38x38mm bracing at 450mm centers fixed to underside of rafters (to min. spec.)

Close Cavities:
All cavities to be closed min. 3 courses below wall plates. Hoop-iron for fixing rod to go through closure and to locate 7 to 10 courses below wall plate level alternatively.

Windows and Doors:
All standard windows and doors in aluminium ex. vespaecore catalogue or equal. All standard internal doors in timber (to be patterned 40mm hollow core) lighting and ventilation to comply with local authority requirements. DPC to be wrapped around all window and door openings.

Precast Lintols:
To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickforce to each course.

Glazing:
All glazing to comply with part n of SABS o400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.

General Notes:

- Water meter and connection pipe to be min. 15mm i.d.
- All plumbing pipes to be concealed.
- External steps max. risers 180mm, min. treads 250mm.
- Expansion joints to be provided to boundary walling at max. 5000mm centers.
- Light switches to be 1200mm above FFL unless otherwise shown.
- Wall sockets to be 400mm above FFL unless otherwise shown.
- WMI and DWI waste to be min. 800mm above FFL.
- Supply and waste to wmi and DWI to be in 80mm deep recess. Stopped to be above counter.
- All structural work to be referred to engineer.
- All design work to be in accordance with 'Newcomers' and homeowners association design guideline and approved colour chart.
- Weepholes to be min. 150mm above NGL.
- No foundation or any portion of the building to extend over the site boundary.
- All timber built into brickwork to be wrapped in DPC.
- Provide 1000mm high aluminium ballustrades with max. 100mm openings to all balconies & staircases.
- 15.40mm 1/2 fire rated door to be provided between the garage and the dwelling.
- Doors & sidelights to be glazed with safety glazing.
- All flashing and waterproofing to be done by specialist.
- Plumber to provide min. class 1 copper water pipes to building.
- Rhinoboard ceiling fixed to 38x38mm bracing to us of concrete slab to be provided to all ceilings.
- Mechanical Ventilation - Extracting at a rate of 25L/S operated on separate switch on all internal bathrooms if applicable.

