

GAS NOTES:

- Gas installation to comply with SANS 10087
- Bottles(s) can not be placed closer than 1m to a door.
- Bottles(s) can not be placed closer than 2m to an open drain or Gully
- Bottles(s) can not be placed closer than 5m to an electrical switch, motor, generator, pump pool etc.
- Bottles(s) can not be placed closer than 1m to the side of a window unless there is atleast 300mm between the bottom of the window and the top of the bottle and a non combustible roof has been placed between the window and the bottle
- Bottle(s) can not be placed closer than 1m to a boundary wall, unless the wall is a double brick "firewall" > 1.8m tall, with no ventilation gaps in the wall.
- Only a registered LP gas installer may work on a gas system.
- Every installation must be signed off by installer with a valid certificate.
- Copper pipe must be greater than class 1 or 0.7mm wall thickness (copper used for water is class 0) and any copper pipe passing through or embedded in a wall, cement or ground, must be protected with a protective sleeve.
- Reinforced "orange" hose connecting appliances can not be longer than 2m and the hose can not have any joints and it can not pass through any walls or partition.

- ALL DRAINAGE WORK TO BE DONE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS.
- THERE IS TO BE AN INSPECTION EYE TO ALL CHANGES OF DIRECTION AND GRADIENT IN SEWER PIPE.
- 3.100110mmØ PVC SOIL PIPE IN GROUND TO FALL MIN 1:60 & MAX 1:16
- 4.50mmØ WASTE PIPE TO ALL SINKS & WASHTUBS.
- 40mmØ WASTE PIPES TO ALL BATHS AND SHOWERS & WASHING MACHINES.
- 100110mmØ SOIL PIPE TO ALL WCS
5. ALL SEWERS PASSING BELOW A BUILDING TO BE PROTECTED FROM LOAD AND THERE IS TO BE AN INSPECTION EYE AT START AND END OF BUILDING FOUNDATION.
6. ALL VENT PIPES TO FINISH AT LEAST 100mm ABOVE ROOF LEVEL.

SISALATION

DECORATIVE PURLINS

BEAM FILLING

S A PINE PRE FABRICATED MITEK ROOF TRUSSES WITH SISALATION BETWEEN TRUSSES AND PURLINS WITH 0.5mm CLIPLOCK - 700 COLORPLUS DARK GREY CHROMADEK FINISHED ROOF SHEETING. ROOF PITCH = 27.5°.

ROOF CLASS -A WITH TRUSSES TIED TO WALLS WITH GALVANISED HOOP STRAPS Min 60mm DEEP INTO WALLS.

9.7mm GYPSUM PLASTERBOARD CEILING BOARDS TO BE FIXED TO 38x38mm S A PINE BRANDING AT SUITABLE C/Os AND WITH A 25mm SHADOWLINE WITH INSULATION TO MATCH OR BETTER A R-VALUE OF 3.48 ON TOP OF CEILING BOARDS.

ROOF OVERHANGS TO BE 300mm WITH A 56x152mm S A PINE END PURLIN DOUBLING AS A FASCIA BOARD. SQUARE ALUMINIUM SEAMLESS GUTTER TO BE FIXED TO END PURLIN AND ROUND ALUMINIUM DOWN PIPES TO BE USED.

BRICK FORCE EVERY LAYER

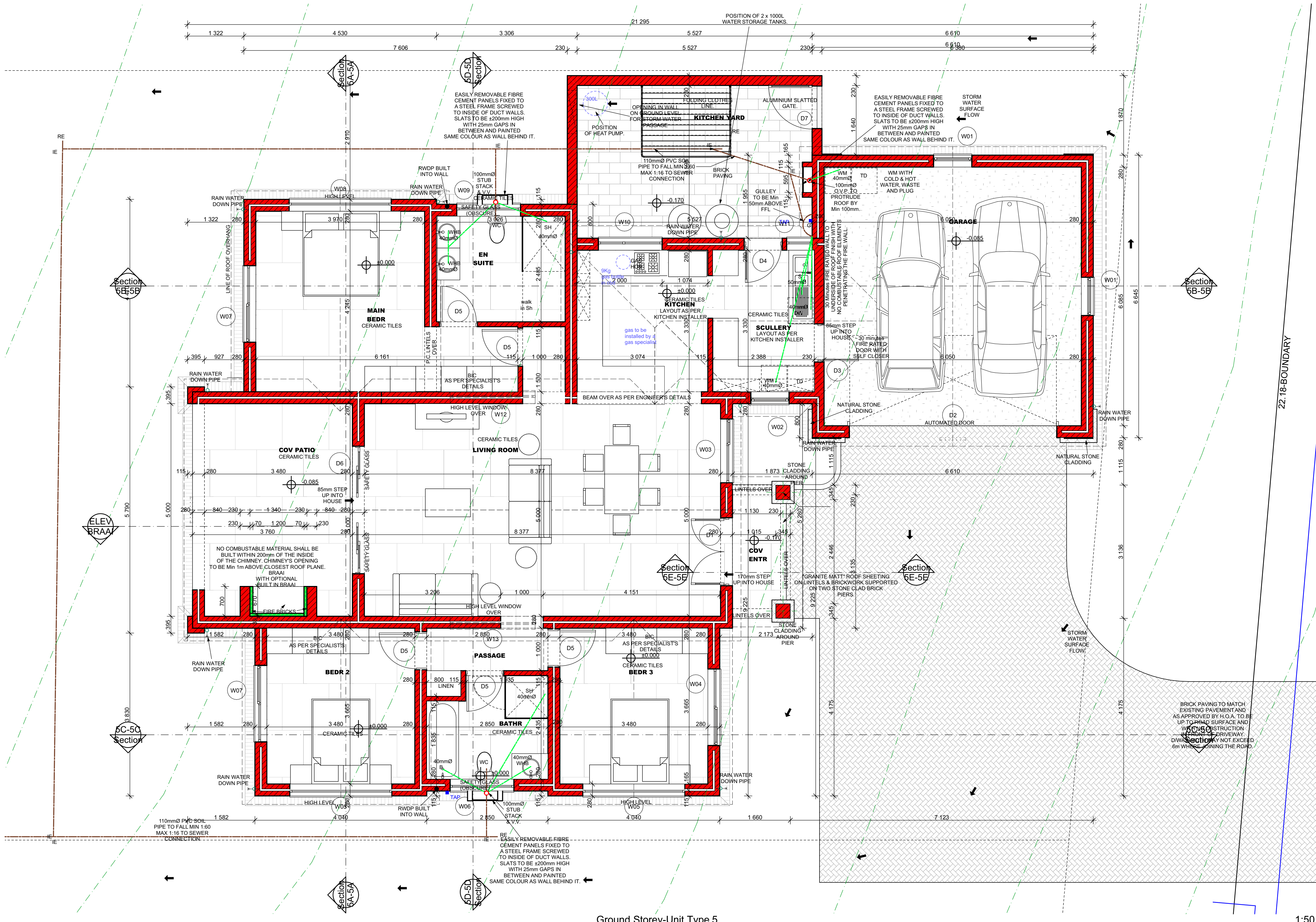
PLASTERED AND PAINTED EXTERNAL WALL

WATER DRIP

PLASTERED AND PAINTED INTERNAL WALL

Roof Overhang Detail

1:20



STANDARD NOTES

- PIPES ON SURFACES OTHER THAN IN DUCTS WILL NOT BE ALLOWED.
- ALL HORIZONTAL PLASTER SURFACES TO BE WATERPROOFED WITH FIBRE-GLASS STRIPS AND ARE TO BE FINISHED WITH LAYER OF SMOOTH PLASTER AND IS TO SLOPE TO INSIDE TO AVOID DIRT MARKS ON EXTERIOR OF PLASTER AND PAINTED SURFACES.
- ALL MEASUREMENTS MUST TO BE CHECKED ON SITE BEFORE BUILDING WORK COMMENCES. ANY DISCREPANCIES MUST BE DISCUSSED WITH THE ARCHITECT BEFORE WORK IS CARRIED OUT.
- ANY DISCREPANCIES TO BE DISCUSSED WITH ARCHITECT BEFORE CONSTRUCTION STARTS.
- DO NOT SCALE FROM DRAWINGS.
- ALL PLASTER MUST BE KEPT WET DURING THE CURING PROCESS TO AVOID CRACKS LATER ON.
- NATURAL GROUND LEVEL TO BE 150mm MIN BELOW UNFINISHED FLOOR LEVEL.
- ALL BUILT IN CUPBOARDS AND KITCHEN CUPBOARDS MUST BE CONSTRUCTED ACCORDING TO THE LAYOUTS PROVIDED BY SPECIALISTS AND THESE DETAILS TAKE PREFERENCE OVER THE ARCHITECTURAL DRAWINGS.
- A CEILING HATCH MUST BE PROVIDED TO EACH ROOF SPACE.
- WALLS BETWEEN HOUSE AND GARAGES MUST BE BUILT HARD UP TO UNDERSIDE OF ROOF TILES TO ACT AS A FIRE WALL.
- NO COMBUSTIBLE MATERIAL IS ALLOWED TO PASS THROUGH FIRE WALLS.
- WHERE BATTENS / PURLINS PASS THROUGH FIRE WALLS FOR FIXING OF TILES ETC. PAINTING OF SUCH BATTENS/PURLINS WITH A FIRE RETARDING PAINT HAS BEEN ACCEPTED IN THE PAST.
- TRUSSES ARE NOT ALLOWED AT ALL TO PASS THROUGH FIRE WALLS.
- A PRODUCT THAT CAN BE USED FOR PAINTING IS "INTSAYF" BY "MICON COATINGS". BATTENS MUST BE PAINTED FOR 500mm ON EITHER SIDE OF CROSSING OF FIRE WALL. THIS COATING CONSISTS OF A BASE COAT AND VINYL TOP COAT.
- ALTERNATIVE PRODUCTS ARE ALSO AVAILABLE ON THE MARKET.
- ADEQUATE LIGHTNING PROTECTION TO BE PROVIDED.
- THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR ANY WORK DONE BEFORE DRAWINGS HAVE BEEN APPROVED BY LOCAL AUTHORITY.
- ALL GLAZING SHALL BE IN STRICT CONFORMANCE WITH GLASS MANUFACTURER'S RECOMMENDATIONS @ ALL IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS PART N, SABS 0137, SABS 0400, SABS 1263 AND AAMSA SELECTION GUIDE FOR SAFETY GLAZING MATERIALS.
- ALL SAFETY GLAZING MATERIALS (EACH PANE) SHALL BE PERMANENTLY MARKED AND SUCH MUST BE VISIBLE AFTER GLAZING. PERMANENT MARKINGS MUST BE FOR GLASS CODE 1 - HUMAN IMPACT TOUGHENED SAFETY GLASS MUST BE USED.
- ALL GLASS PANE BELOW 500mm MEASURED FROM FLOOR MUST BE SAFETY GLASS. GLASS PANE MEASURED 1.8m FROM FLOOR ON STAIRCASES MUST BE SAFETY GLAZING.
- POSITION OF SEWER CONNECTION, WATER CONNECTION, TELECOMS AND ELECTRICAL CONNECTIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION STARTS.
- ALL PATIOS AND GARAGE FLOORS TO BE min 85mm (170mm PREFERRED) LOWER THAN SURROUNDING HOUSE FLOORS.
- ALL FINISHES TO BE AS PER SPECIFICATIONS FROM DALMAR CONSTRUCTION.

AREAS:

MAIN HOUSE AREA -150.0m²
GARAGES -42.8m²
COV PATIO -19.7m²
COVERED ENTRANCE -4.1m²
TOTAL COV AREAS -216.6m²

AREA OF STAND XXXm²
COVERAGE -XXX%
F.A.R. -XXX

REVISIONS:

- A APR21 WATER TANKS MOVED TO COURT YARD AND VARIOUS SMALL CHANGES.
- B JUL21 W14 CHANGED DUE TO KITCHEN LAYOUT.
- C SEP21 DEYSER & TANKS SWAPPED.
- D AUG24 GENERAL SPEC CHANGES.
- E OCT24 DOORS CHANGED, LIGHTS ADDED.
- F OCT25 NEW DESIGN AND CLADDING ADDED.

TCS Architectural Design cc
thinus smuts
Professional Senior Architectural Technologist
Reg. No: S13391
tsmuts@telkoma.net
082 337-1384 (cell)
082 131 337 1384 (fax)
011 894-5877 (fax)
www.tcs-architects.co.za

PROJECT NAME:

Proposed Development on various
Stands in Hartland Lifestyle Estate.

DRAWING NAME:

Drainage Notes, Gas Notes,
Standard Notes, Roof Overhang
Detail, Ground Storey-Unit Type 5

Drawing Status	Working Drawings
Drawn by	Thinus Smuts
Date	
Owner's Signature	
Date	
Drawing Scale	1:100, 1:20, 1:50
Project Number:	2020/005
This drawing must be printed on A1 size paper to be to scale.	
Layout ID	Status Revision
T5(F)-100	F