Drains:
- Drains will be laid in a straight line between changes in gradient.
- Where gradient changes, approved flexible joints will be provided.
- Rooding eyes to be provided where changes in gradient occur.
- Drains to be laid in accordance with SABS10400 and to be protected where it is laid under building or driveway or where it has a cover less than 450mm by casting in concrete with a cover around the pipe of min 65mm.
- Drains lines to be laid at a min fall of 1:60.
- Drains lines to have a top cover of not less than 450mm.
- All drainline installations to be tested for leaks before covered up with any material.
- All materials used for drains to be SABS approved.
- Where drain lines go to floors above ground floor, deep seal anti-siphon traps to be used.
- Min of 1 gully per drain line.
- All stub wickets to be fitted with 50mm one way vents.
- All direction change in a line there must be a rodding eye and an inspection eye.
- A rodding eye must be fitted and spaced not more than 20m apart in each line.

Water:
- Entire water system must be pressure tested for any leaks before any pipes are plastered over or built into walls.
- All pipes to be insulated in roofs to be laid in such a way as to ensure the least distance of the pipe is placed in walls.
- All materials used must be SABS approved.
- SABS approved solar geyser must be fitted to all new dwellings and installed by specialist.
- All plumbing must be done by a registered plumber and a plumbing certificate must be issued to the owner on completion.
- All pipes not built into walls must be insulated as per SANS204.
- Geyser holding tanks inside roofs must be fitted with a drip tray capable of holding the entire contents of the geyser and must be fitted with a drain pipe to the outside of the house that will be visible to the owner in the case of a burst geyser.
- All installations to comply with SANS10400.
- Stormwater to be directed to road as per engineers.

Solar geyser notes:
- 20 3 SABS approved geyser installed as per manufacturers specs.
- Only Solar panels must be on the roof cover with the actual hot water cylinder inside the roof void insulated with a R-value of 2.
- Solar geyser hot water cylinder to be coupled in series with conventional 150g with a R-value of 2.
- All hot water cylinders to be installed as per SANS 10400 complete with all valves, drip trays and outlets.
- Roof structure must be reinforced to carry extra weight of geyser, solar panels and hot water cylinders.
- Any penetration through roofing material must be waterproofed as per specialist.

Legal note:
- Please note that the legal liability of this plan expires after 5 years from date on plan.
- All products specified have to be installed as specified. Any other method of installation or deviation from the specs will release RedPear Design of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by RedPear Design.
- Any deviation from the specs has to be reported to RedPear Design before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made. Making any changes contradicting this plan is a offence.
- All building work has to comply with SANS10400 and NHBCR regulations.

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ARCHITECT’S SIGNATURE

PROPOSED
NEW DEVELOPMENT, HOUSE TYPE 5A

BERGENZIGHT COUNTRY ESTATE - PHASE 4A AND 4B

HOUSE TYPE 5A

DRAWING STATUS CODES:

DRAWING No.:

PROPERTY DETAILS:

PROJECT DETAILS:

COVERED ENTRANCE

COVERED PATIO

GARAGE

1.15m²

5.20m²

AREA CALCULATIONS:

GROUND FLOOR

119.62m²

ESTATE - PHASE 4A AND 4B

ELECTRICAL LAYOUT

POLAR LIGHTS

WALL MOUNTED LAMPS (25W+ APPL)

TWO WAY LIGHT SWITCH

LIGHT SWITCH

TELEPHONE POINT

TV POINT

OVEN POINT

FIRE POINT

DOT LIGHT

PIERCED WALL MOUNTED LUMINAIRE (2400mm AFFL)

PENDANT / CEILING MOUNTED LIGHT FITTING

DRAWING STATUS:

MUNICIPAL APPROVAL

DATE

REVISION:

REDPEAR DESIGN BEFORE SUCH DEVIATION IS APPLIED,

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