



GROUND FLOOR PLAN 1:100

- Solar geyser notes.
- 200l 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 150l geyser with a R-value of 2
 - All hot water cylinders to be installed as per SANS 10400 complete with all valves, drip drays 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

- Drains:
- Drain will be laid in a straight line between changes in gradient.
 - Where gradient changes, approved flexible joints will be provided.
 - Rodding eyes to be provided where changes in gradient occurs
 - Drain 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 60mm
 - Drain lines to be laid at a min fall of 1:60
 - Drain 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 floor/s above ground floor, deep seal anti-siphon traps to be used
 - Min of 1 gully per drain line
 - All stub stacks to be fitted with 50mm one way vents
 - At every direction change in a line there must be a rodding eye end 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 content 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 layout.

ELECTRICAL LAYOUT POSITIONS ONLY	
SYMBOL DESCRIPTION	
	WALL MOUNTED LUMINAIRE WITH MOTION DETECTOR
	900mm FLUORESCENT LIGHT
	DOUBLE SOCKET 15 AMP
	LIGHT SWITCH
	TWO WAY LIGHT SWITCH
	PENDANT / CEILING MOUNTED LIGHT FITTING
	WALL MOUNTED LUMINAIRE (2400mm AFFL)
	OVEN POINT
	EXTRACTOR

NO	REVISIONS	DATE
	ISSUED TO COUNCIL	
1	MUNICIPAL APPROVAL	19-04-2016
2	MUNICIPAL APPROVAL	11-05-2016

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 RedPearl Design of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by RedPearl Design
- Any deviation from the plans has to be reported to RedPearl 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 NHBC regulations.

AREA CALCULATIONS:

GROUND FLOOR	119.62m ²
COVERED ENTRANCE	1.15m ²
GARAGE	39.58m ²
COVERED PATIO	5.20m ²

PROPOSED NEW DEVELOPMENT, HOUSE TYPE 5A

BERGENZICHT COUNTRY ESTATE - PHASE 4A AND 4B



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OWNER'S SIGNATURE _____ ARCHITECT'S SIGNATURE _____

SACAP reg no. T1094

DRAWING STATUS CODES:
A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY -LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN & VAN DER MERWE, AND COPYRIGHT IS RESERVED.

SITE PLAN	DETAILS	DESIGNED	CA vd Merwe
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	JP Avenant
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CA vd Merwe
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	As Indicated
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11-02-2016

SCALE/SHEET SIZE: **1:100/A3**

DRAWING No.: **0086-T5A-01**

REVISION: **2**

MUNICIPAL APPROVAL