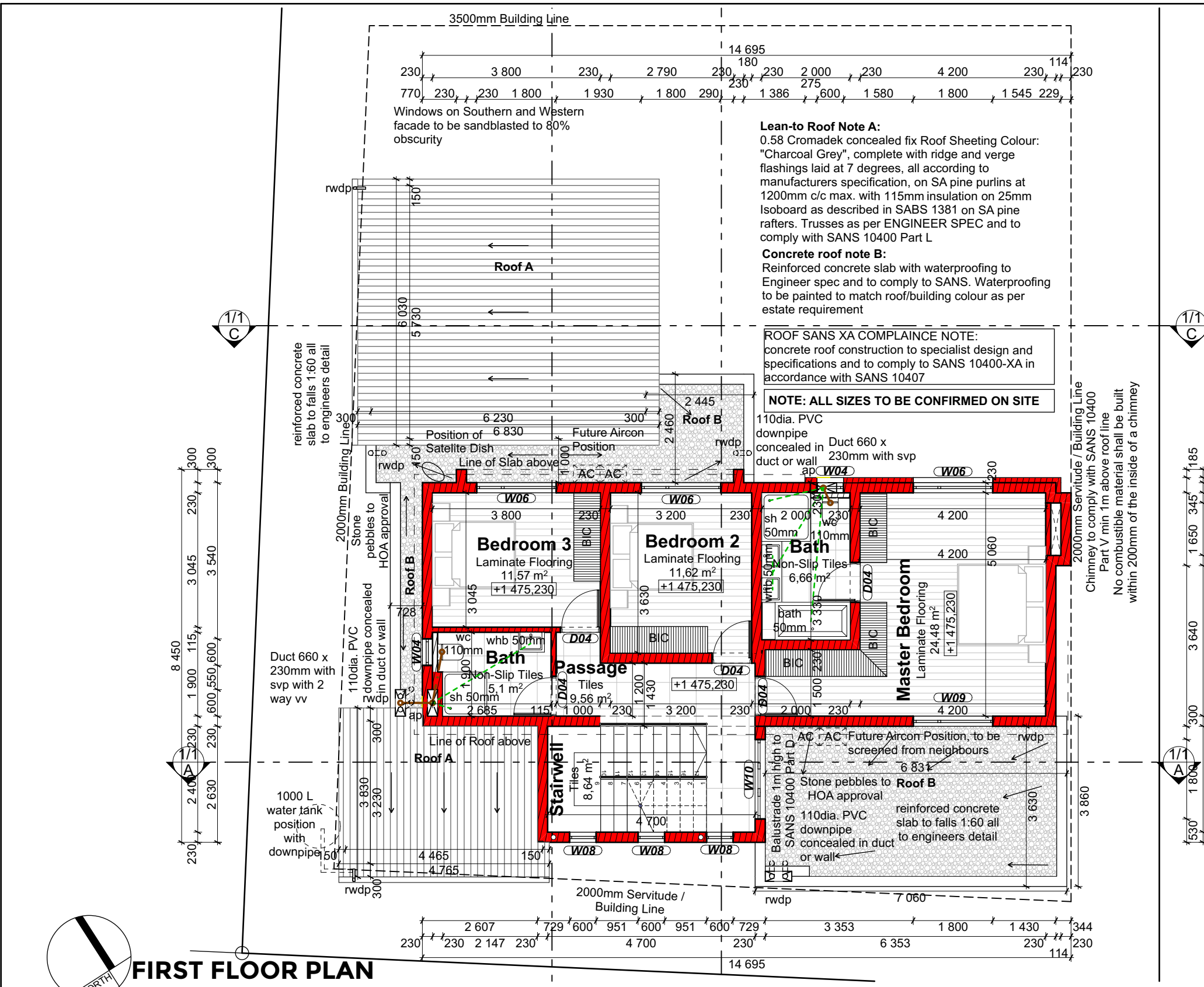
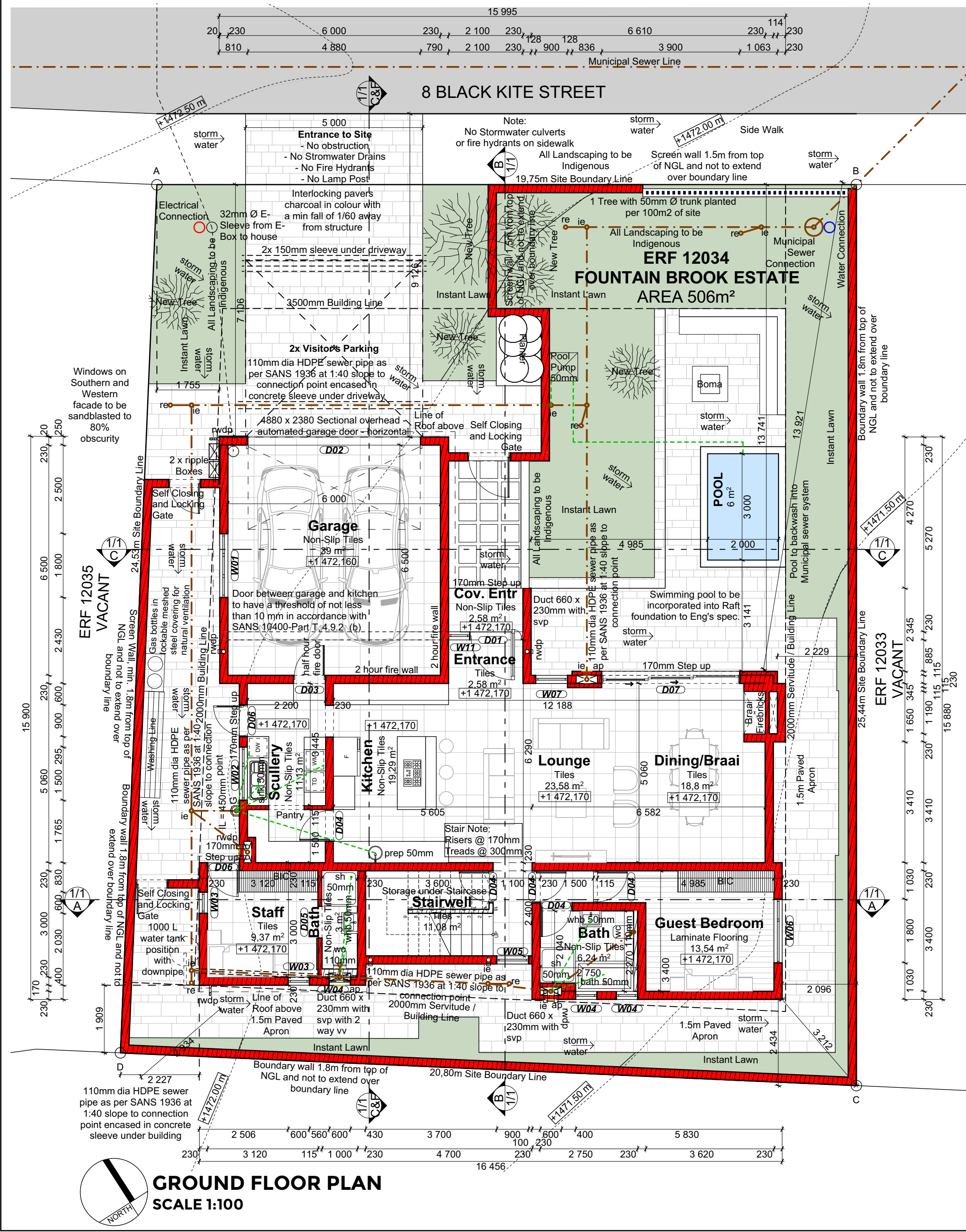
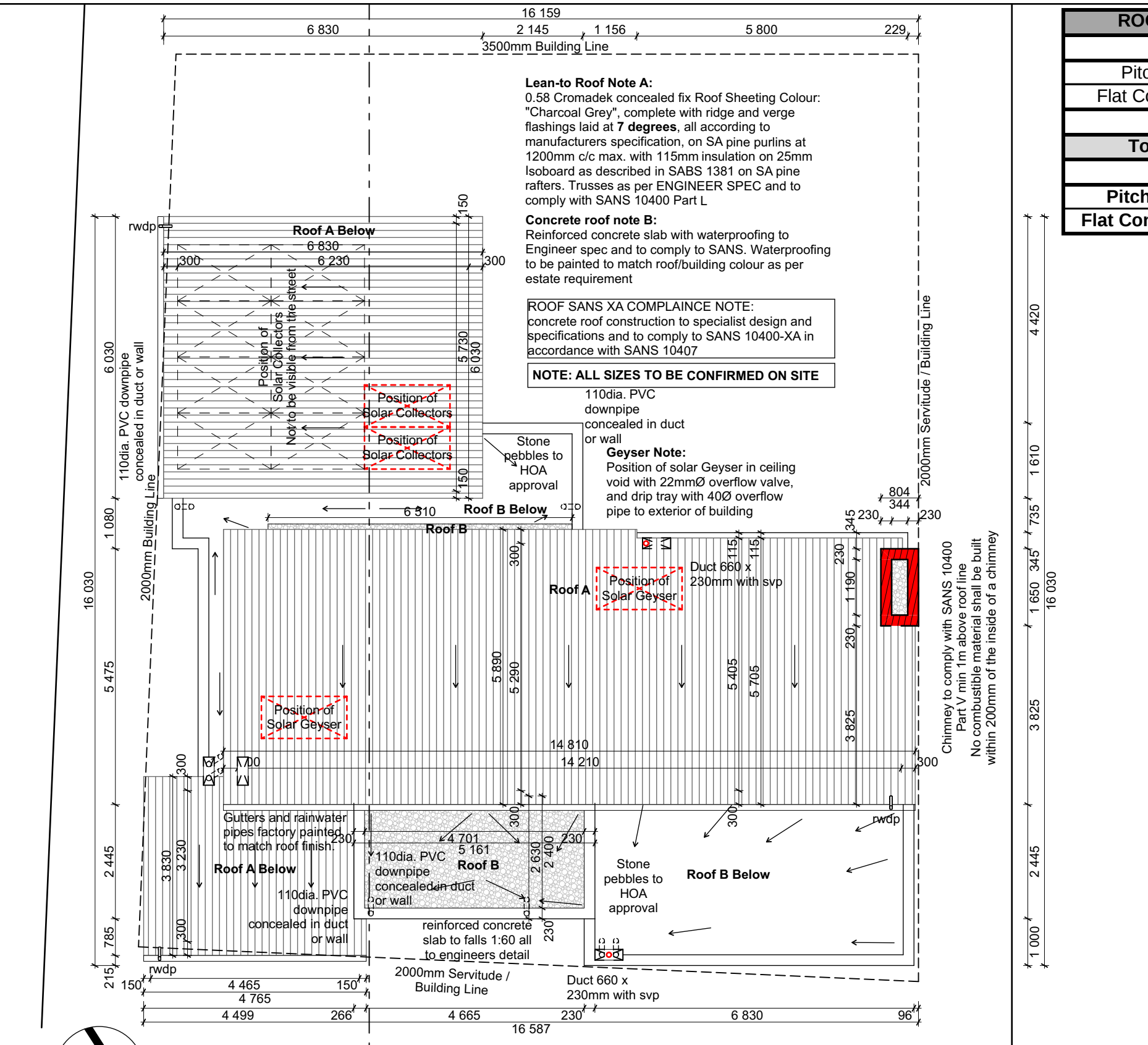




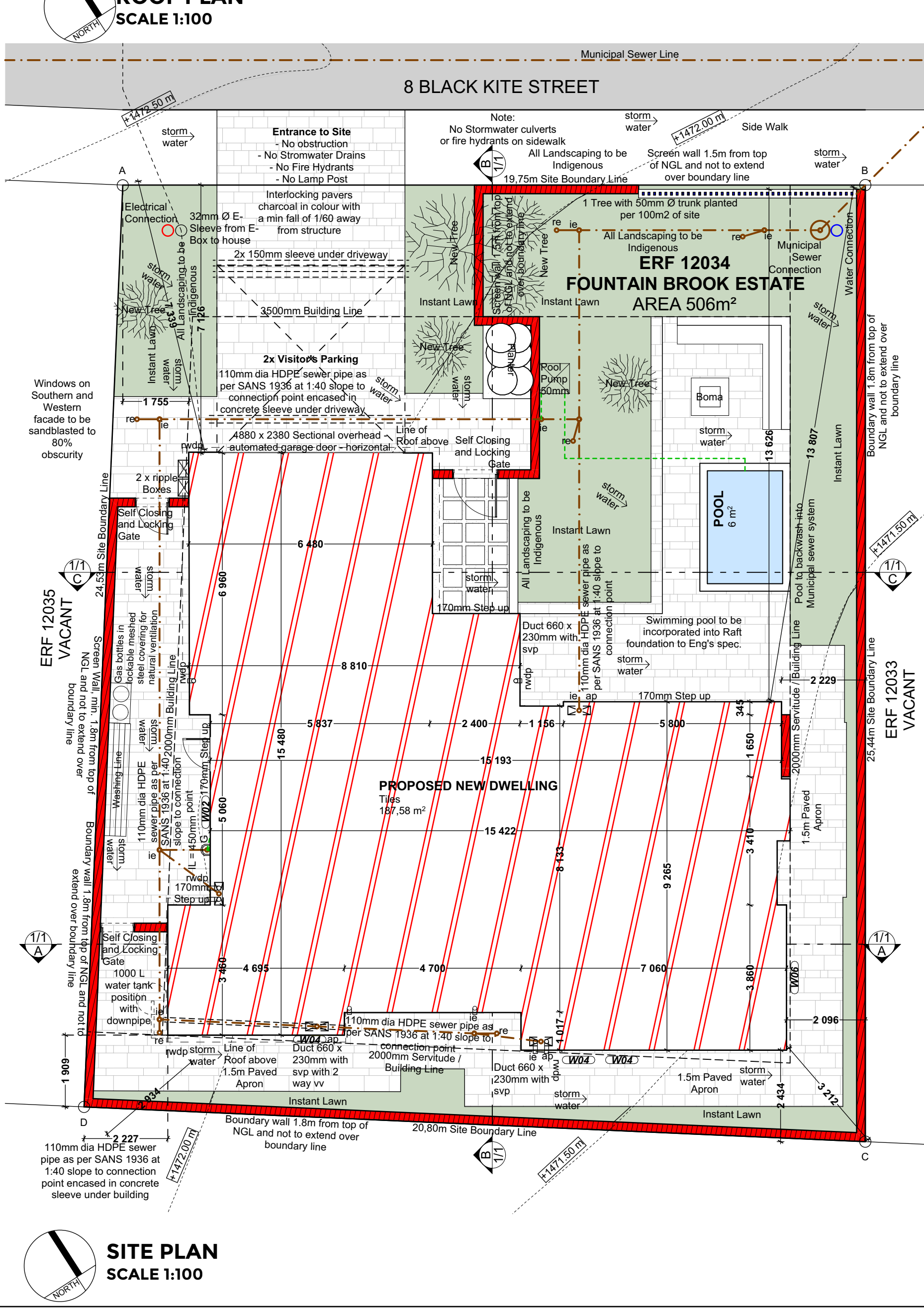
FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

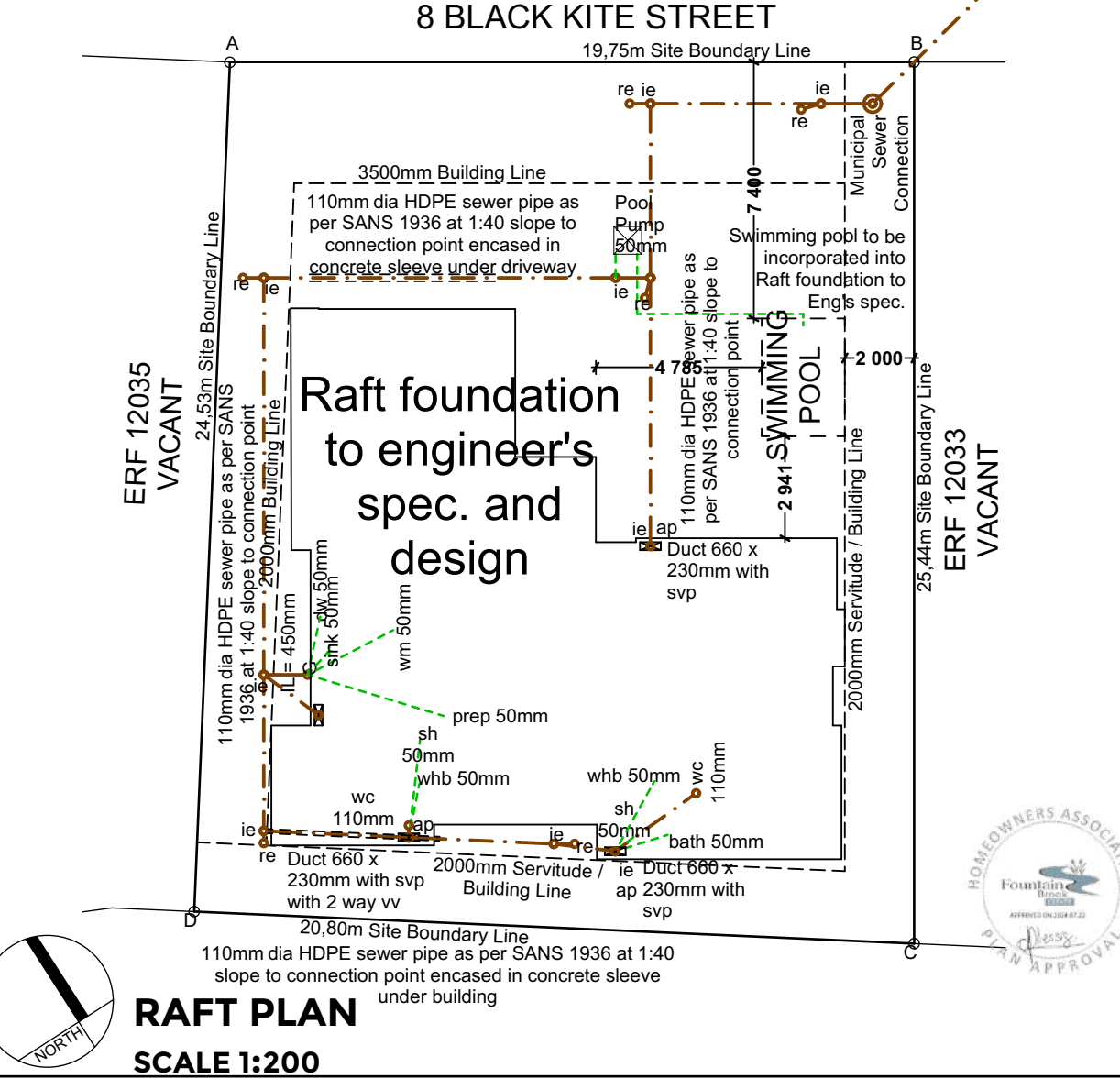


ROOF PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100

ROOF RATIO (As seen from above)	
Pitched Roof	144,97 m ²
Flat Concrete Roof	48,78 m ²
Total Roof	193,75 m ²
Pitched Roof %	74,82%
Flat Concrete Roof %	25,18%



RAFT PLAN
SCALE 1:200

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- All levels are to be confirmed on site prior to construction

AREA AND ZONING SCHEDULE	
GROUND FLOOR	
DWELLING (excl. Double Volume)	139,47 m ²
COVERED ENTRANCE	2,87 m ²
COVERED PATIO	0 m ²
GARAGE	44,96 m ²
TOTAL GROUND FLOOR	187,3 m ²
FIRST FLOOR	
DWELLING	85,54 m ²
TOTAL FIRST FLOOR	85,54 m ²
TOTAL (excl. Double Volume)	272,84 m ²
DOUBLE VOLUMES	8,64 m ²
TOTAL (incl. Double Volume)	281,48 m ²
SITE AREA	506 m ²
MAX ALLOWED COVERAGE	60 %
COVERAGE AREA	187,3 m ²
COVERAGE PERCENTAGE	37,02 %
FF / GF RATIO (incl. Double Volume)	50,28 %
PERMISSIBLE HEIGHT	8,5 m
UNCOVERED AREAS / EXTRA'S	
POOL	6 m ²
PAVING	171,36 m ²
BOMA	10,2 m ²
YARD	27,35 m ²

CLIENT APPROVAL:

I, ROSE SQUARE PROPERTIES (PTY) LTD, (Name in Print) confirm I have familiarised myself with the specifications, measurements, orientation and layouts as shown in this document and I confirm that the designs, as drawn, are in accordance with my instructions. I hereby approve the designs set out in this document and accept that the construction thereof is subject to a building contract with its own respective terms and conditions.

client's signature

architect's signature

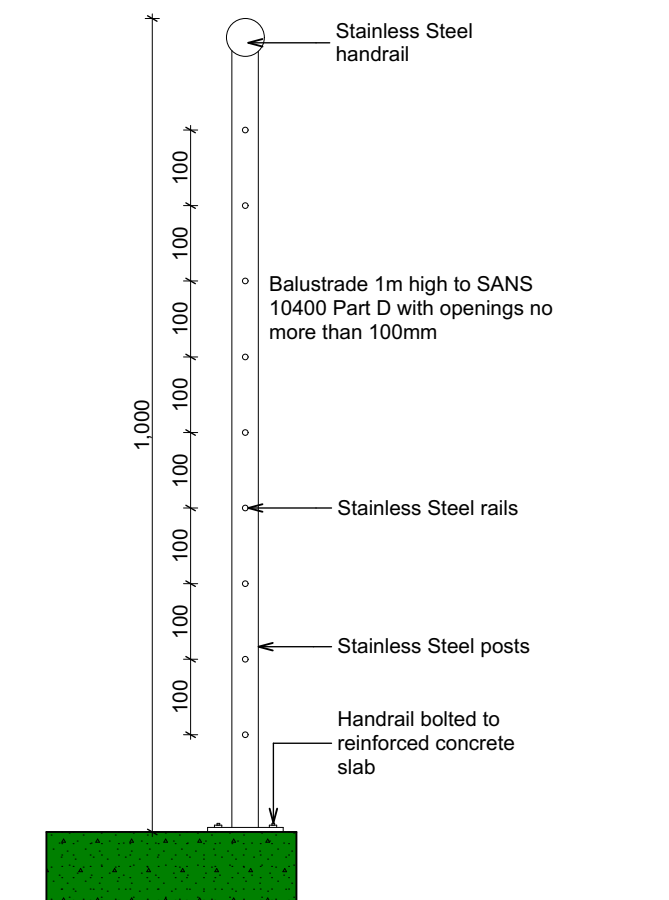
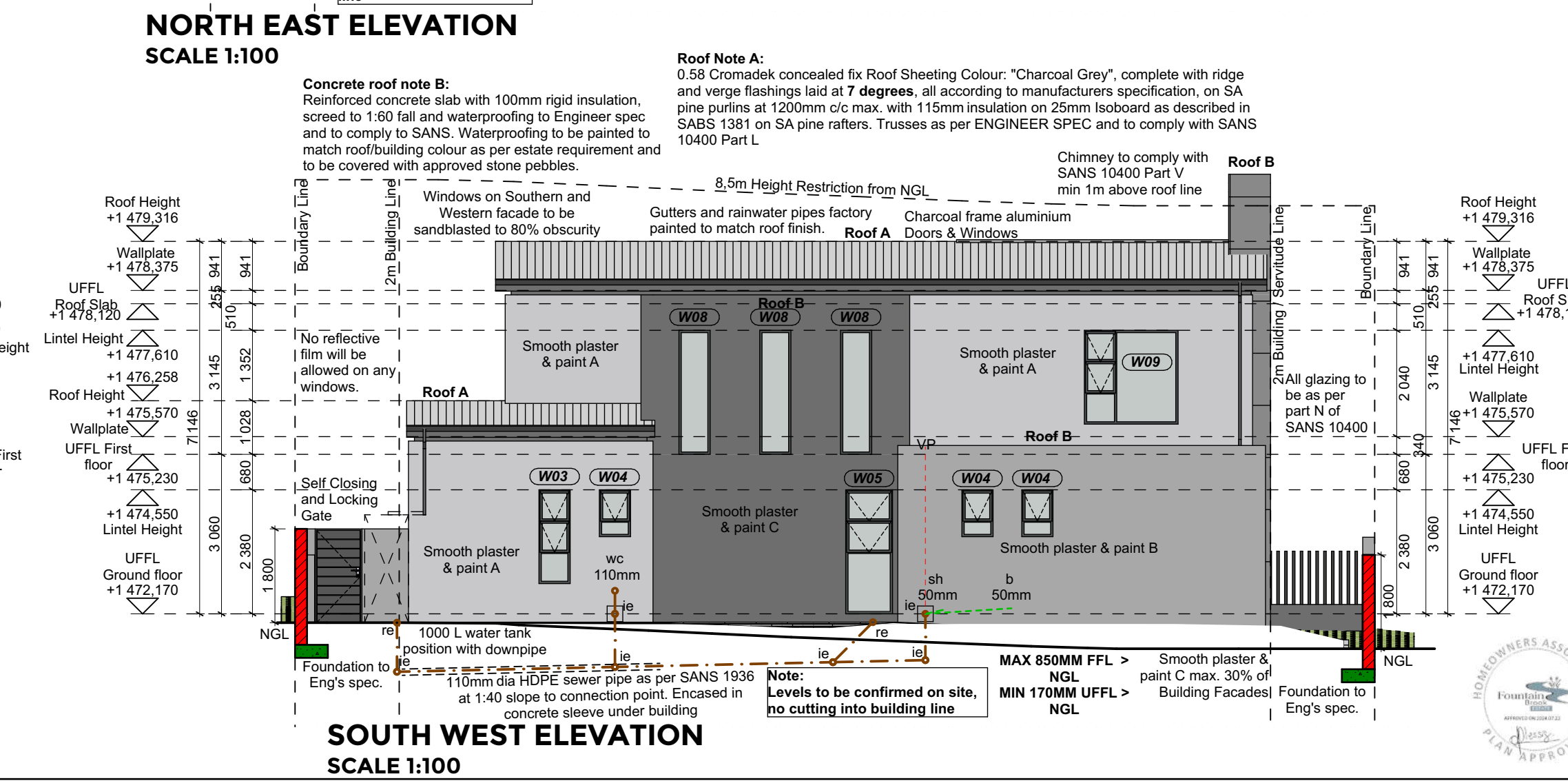
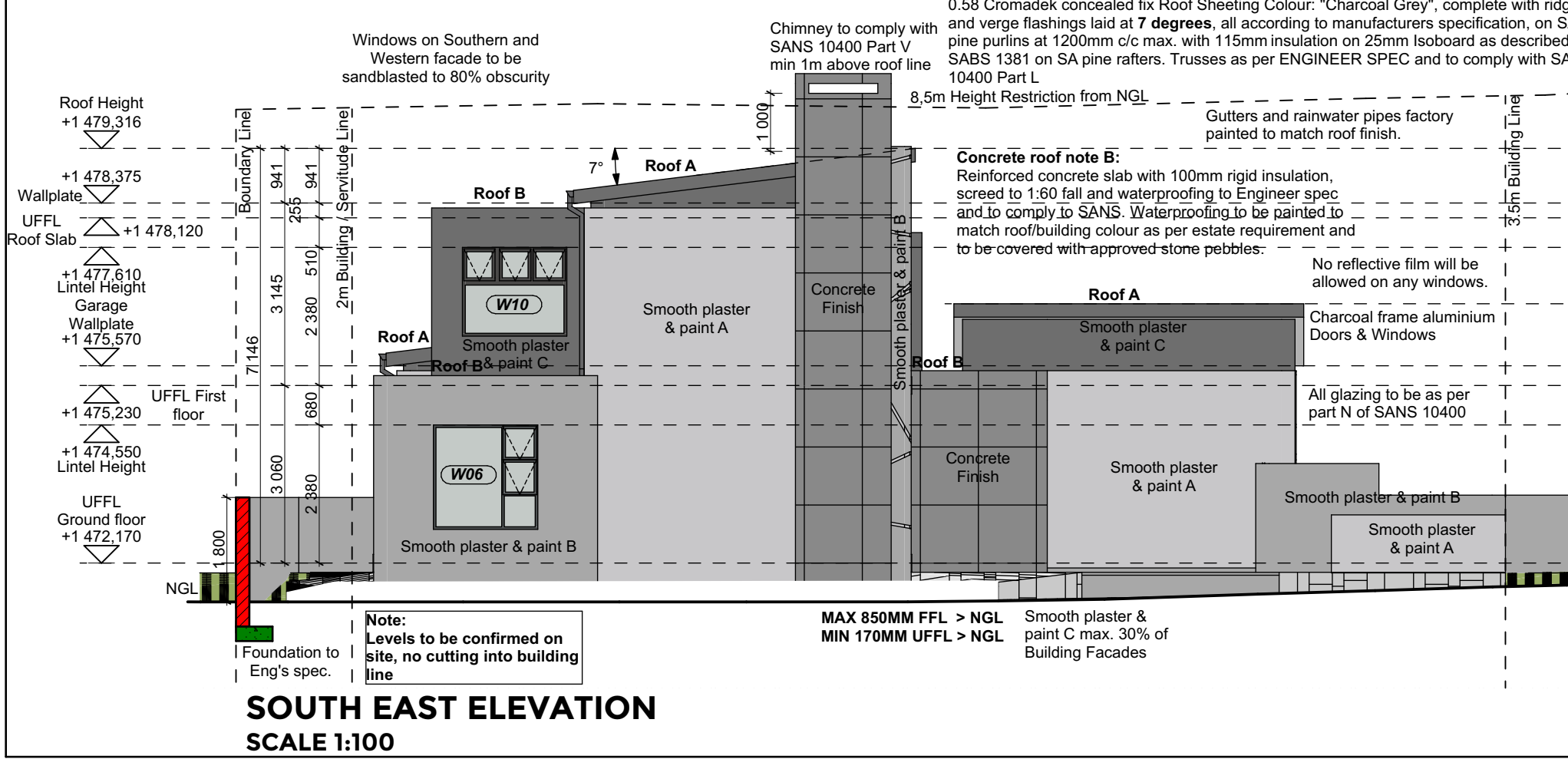
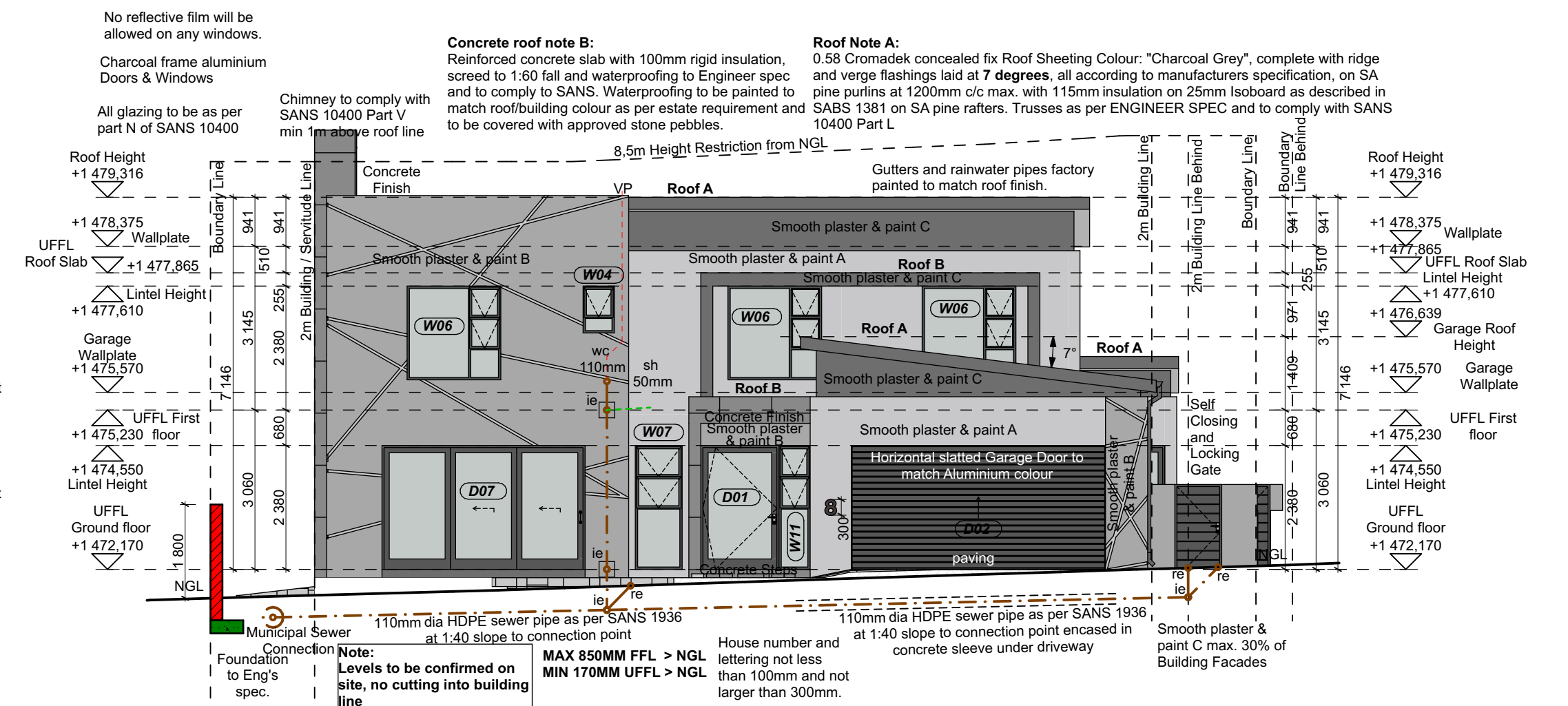
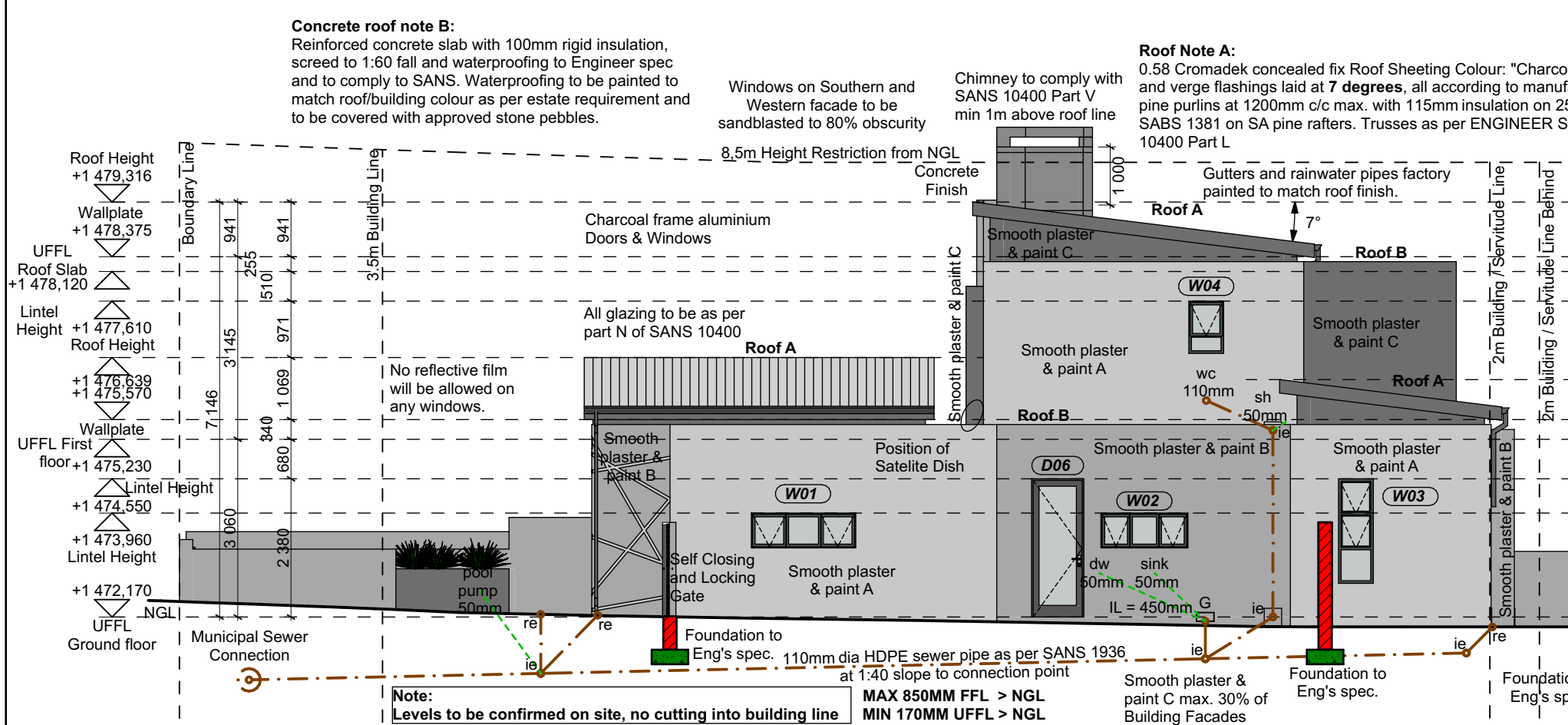
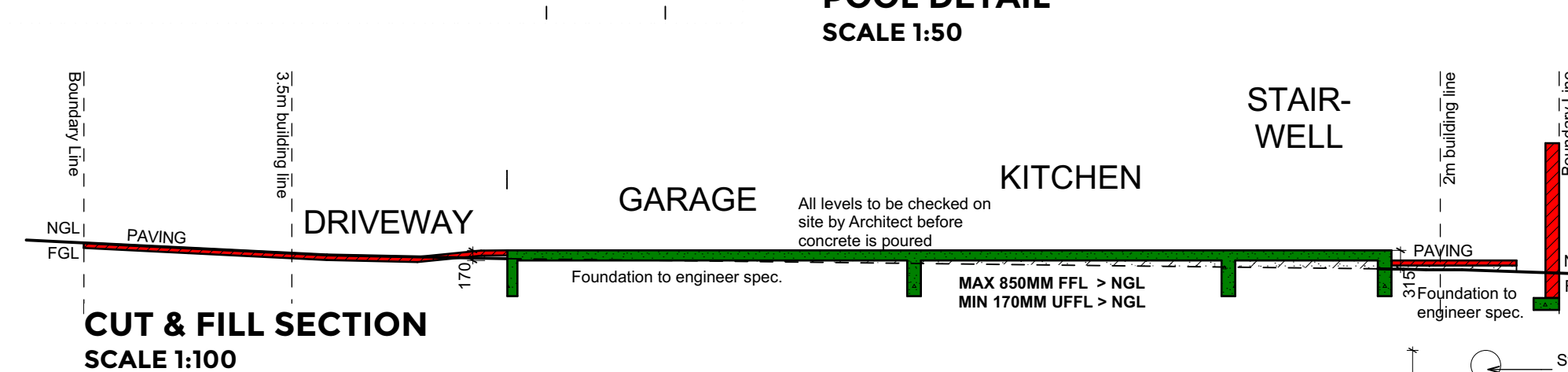
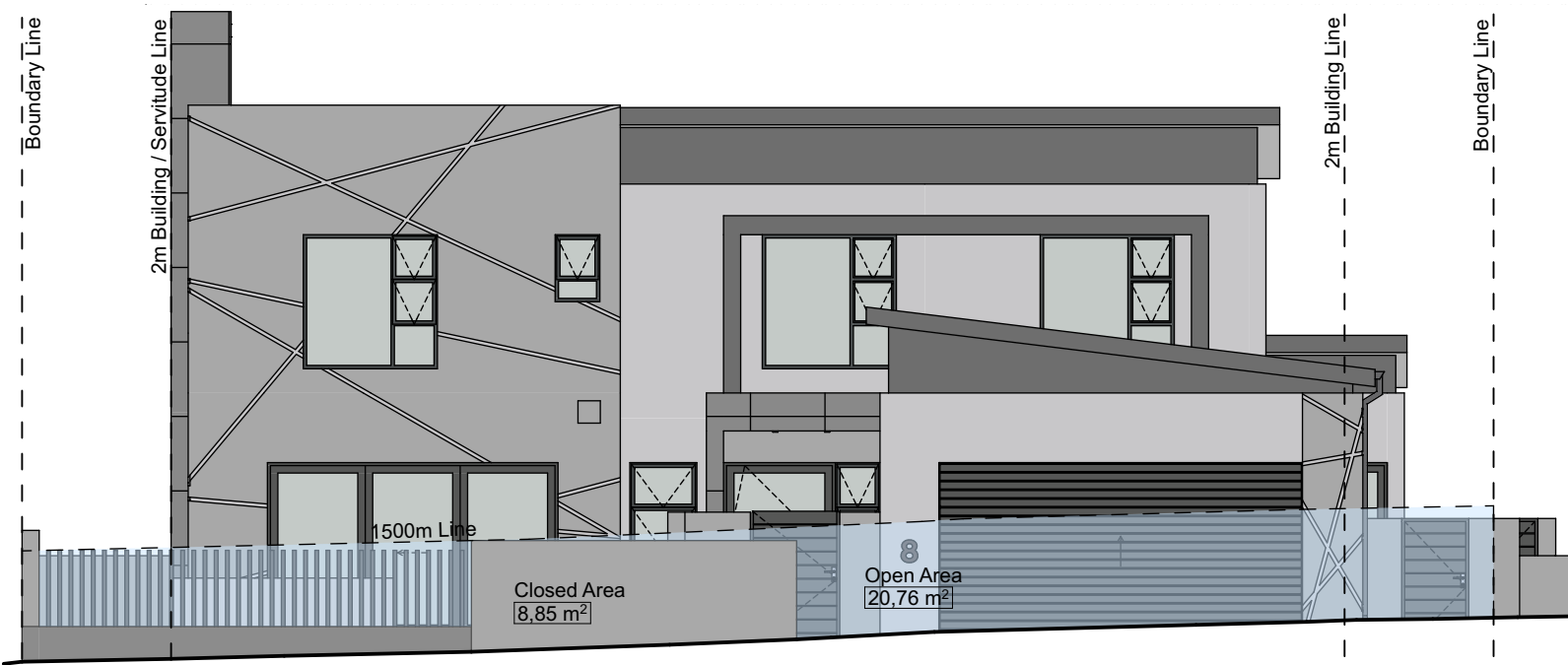
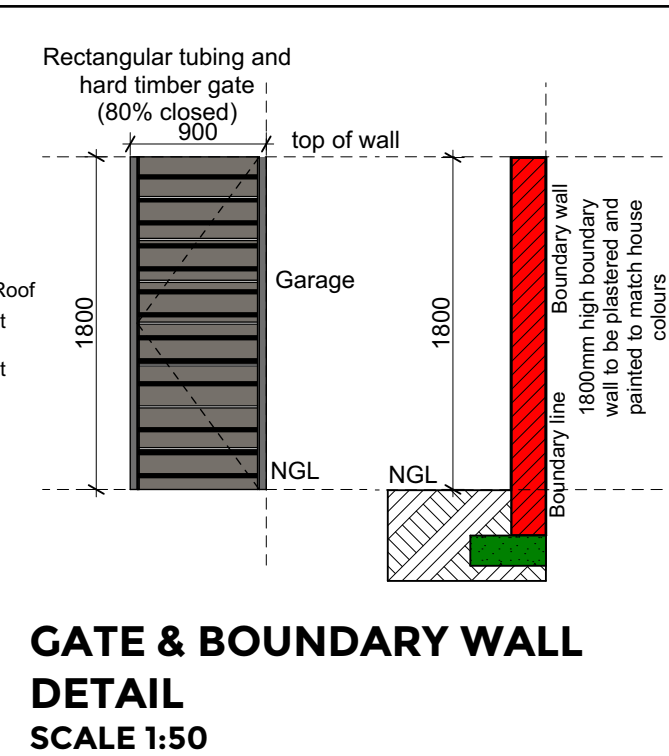
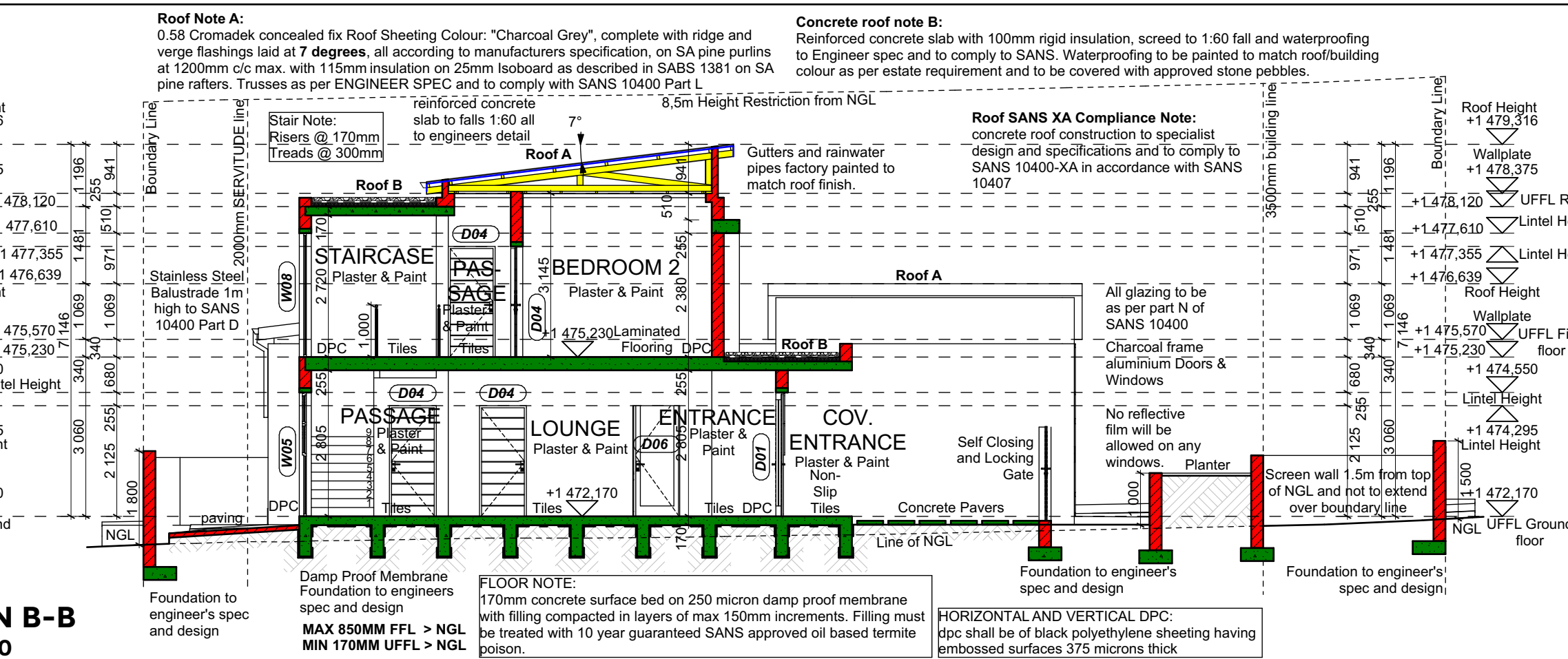
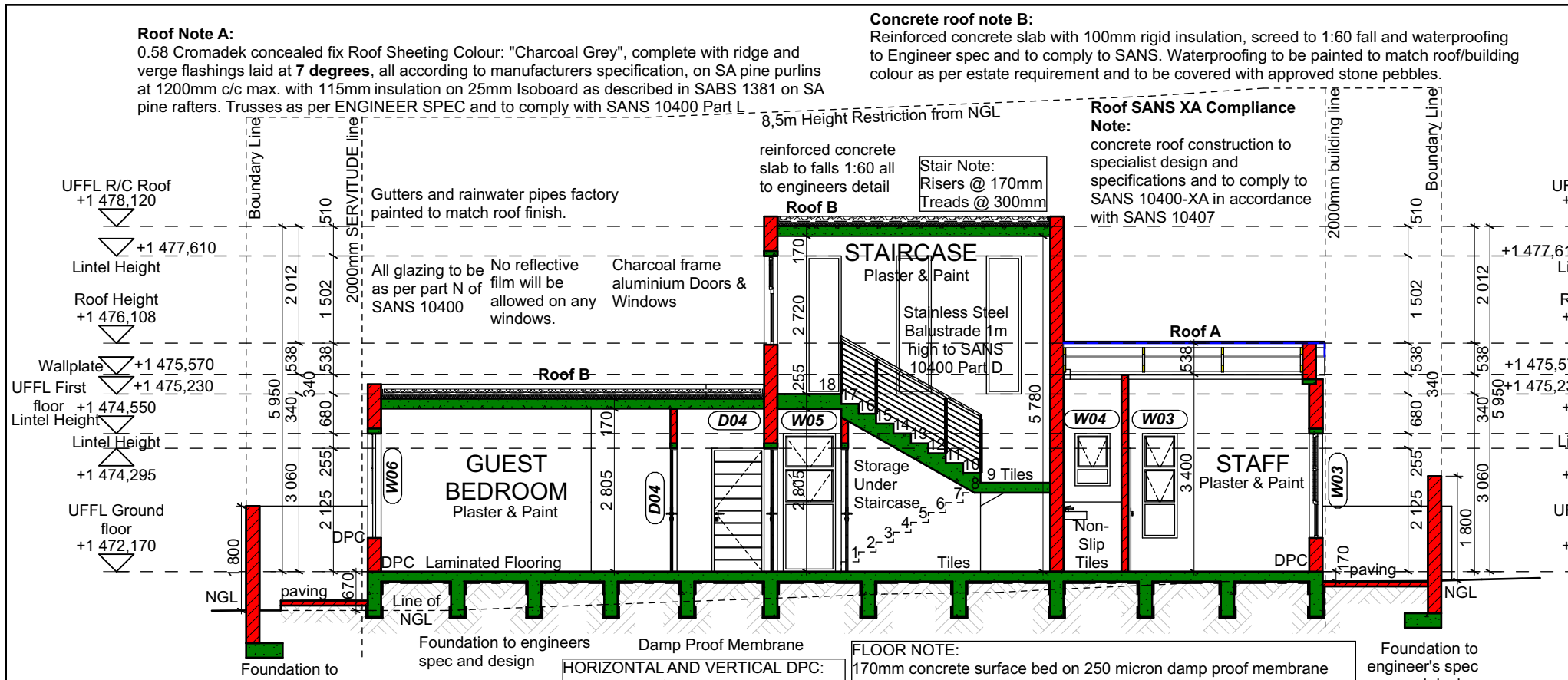
architect's no. PrArch 22107

revision	date	description
REVISION A	20240315	CONCEPT
REVISION B	20250327	HOA 1
REVISION C	20250408	HOA 2 / COUNCIL
REVISION D	20250603	HOA 2 / COUNCIL



NEW PROPOSED RESIDENCE FOR ROSE SQUARE PROPERTIES (PTY) LTD, ON ERF 12034, FOUNTAIN BROOK ESTATE, CLAYVILLE EXT. 117

drawing	date
GROUND FLOOR, FIRST FLOOR, SITE PLAN, ROOF PLAN, RAFT PLAN & PERSPECTIVES	20250603
scale	AS SHOWN
date	20250603
project no.	2413
drawing no.	3101



EXTERNAL WALL MATERIAL SCHEDULE	
North East Elevation	
Plaster & Paint Area:	
Paint A + Concrete finish	26.46
Paint B	33.03
Paint C	12.43
Total Plaster & Paint Area (m²)	71.92

South East Elevation	
Plaster & Paint Area:	
Paint A + Concrete finish	57,62
Paint B	17,16
Paint C	11,57
Total Plaster & Paint Area (m²)	86,35

South West Elevation	
Plaster & Paint Area:	
Paint A + Concrete finish	38,55
Paint B	22,85
Paint C	25,33
Total Plaster & Paint Area (m²)	86,73

North West Elevation	
Plaster & Paint Area:	
Paint A + Concrete finish	45,96
Paint B	20,59
Paint C	10,34
Total Plaster & Paint Area (m²)	76,89

COMBINED ELEVATIONS (GRAND TOTAL)	
Plaster & Paint Area:	
Paint A + Concrete finish	168,59
Paint B	93,63
Paint C	59,67
Total Plaster & Paint Area (m²)	321,89
Achieved Ratio of Paint A + Paint B	81,46%
Achieved Ratio of Paint C	18,54%

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NOTES

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6. All levels are to be confirmed on site prior to construction

Paint A: Mandarin Tusk (GR-Y04)
Paint B: Creta Shore (GR-Y13)

Paint C: Davis Bayview (50)

Paint C: Paris Paving (53)



Final paint colours to be confirmed on site and by HOA



CLIENT APPROVAL

ROSE SQUARE PROPERTIES (PTY) LTD _____ (Name in Print)
 I confirm I have familiarised myself with the specifications,
 measurements, orientation and layouts as shown on this document
 and I confirm that the designs, as drawn, are in accordance with my
 instructions. I hereby approve the designs set out in this document
 and accept that the construction thereof is subject to a building
 contract with its own respective terms and conditions.

client's signature

M.H. Cevre

architect's signature



architect's no.

revision	date	description
REVISION A	20240315	CONCEPT
REVISION B	20250327	HOA 1
REVISION C	20250408	HOA 2/ COUNCIL
REVISION D	20250603	HOA 2/ COUNCIL

☐ concept drawing
 ☐ information drawing
 ☒ municipal drawing
 ☐ construction drawing
 ☐ as built drawing

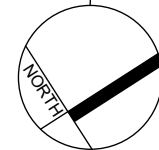
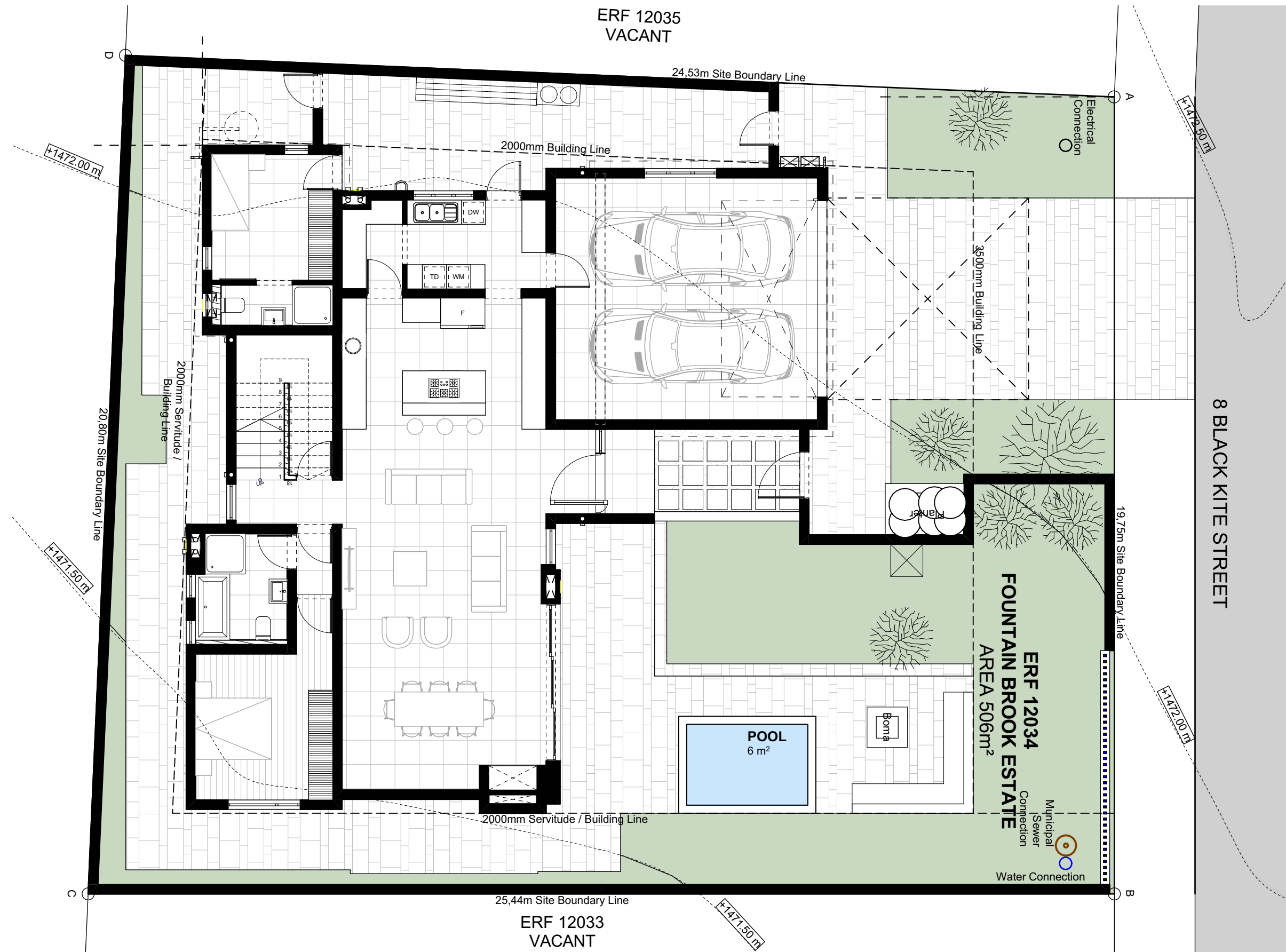
ouwku
DESIGN LAB

Private Bag x10 Suite 11, Menlo Park, Pretoria, 0102
www.louwkul.co.za
adriaan@louwkul.co.za

**NEW PROPOSED RESIDENCE
FOR ROSE SQUARE PROPERTIES
(PTY) LTD, ON ERF 12034,
FOUNTAIN BROOK ESTATE,
CLAYVILLE EXT. 117**

SECTIONS, ELEVATIONS AND DETAILS

scale AS SHOWN	drawn HS
date 20250603	revision D
project no. 2413	drawing no. 3102



LANDSCAPE PLAN
SCALE 1:100

ROSE SQUARE PROPERTIES (PTY) LTD

Adriaan Louw
[Signature]

PrArch 22107



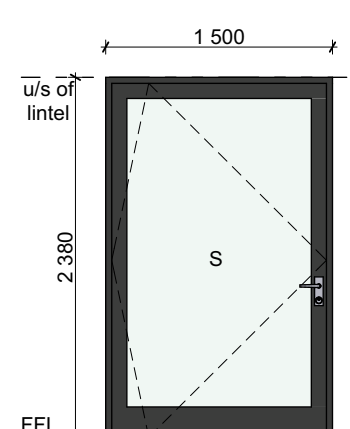
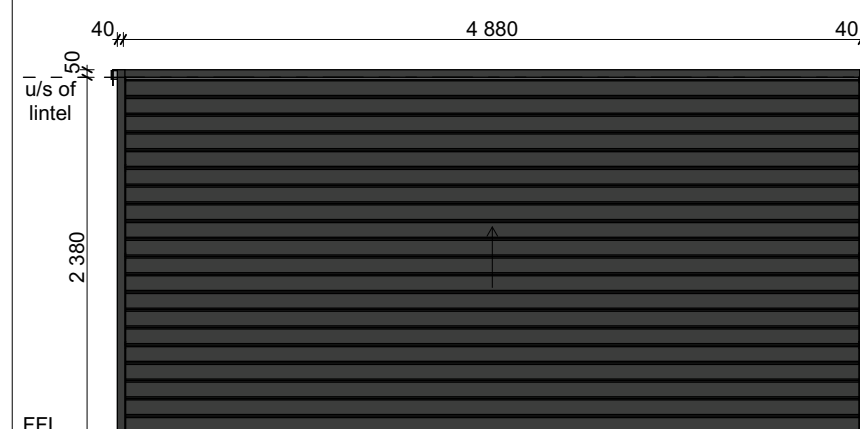
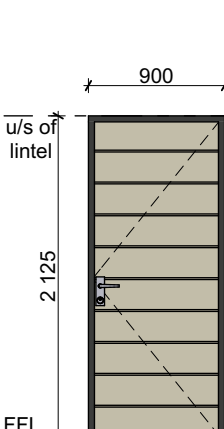
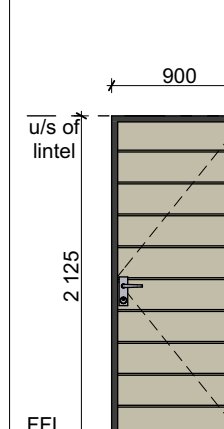
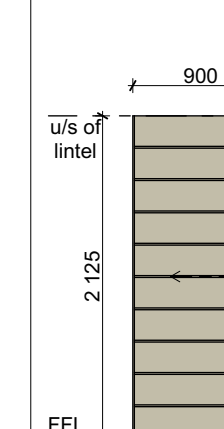
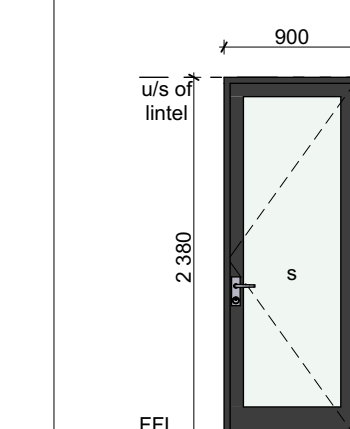
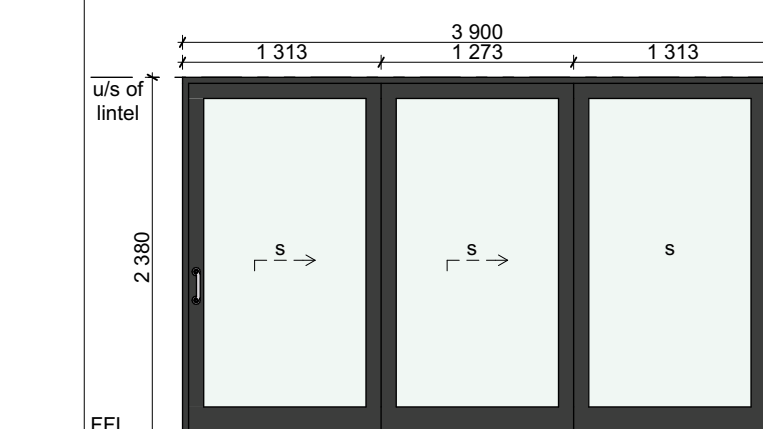
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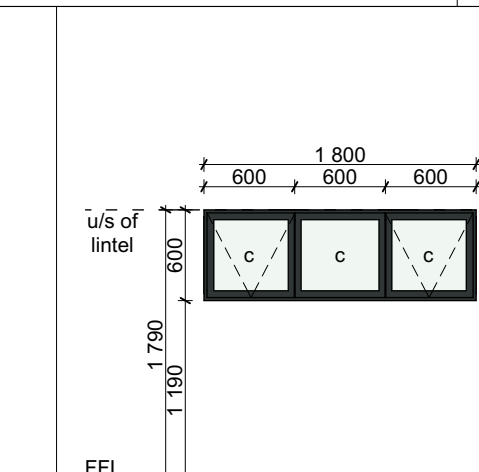
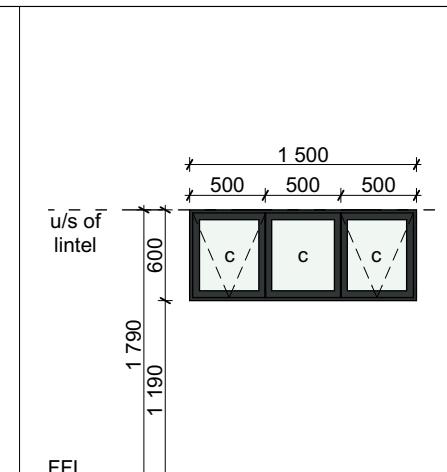
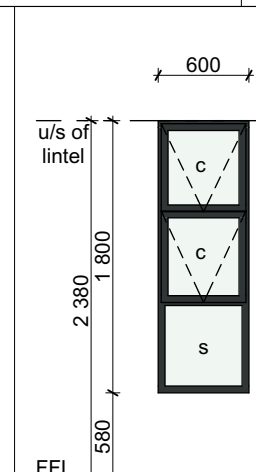
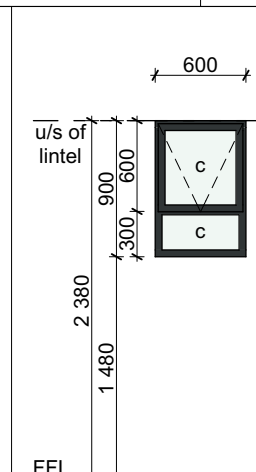
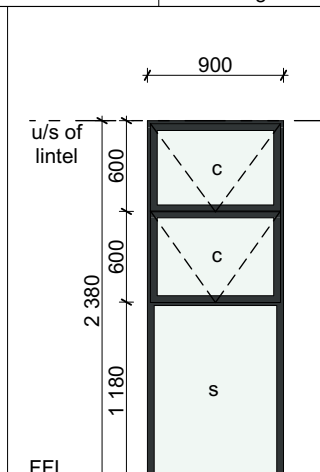
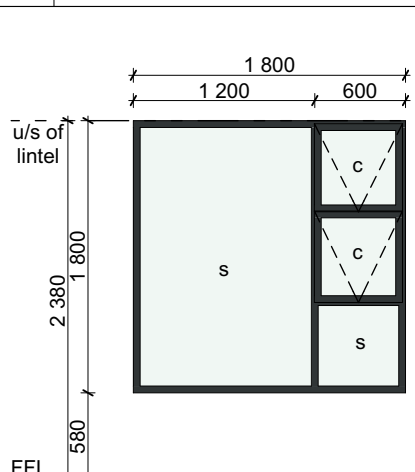
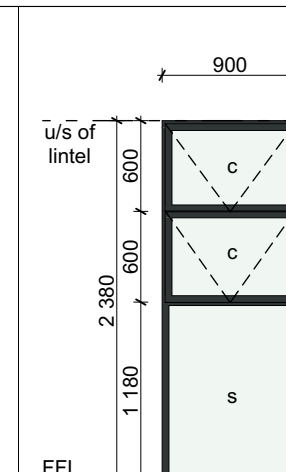
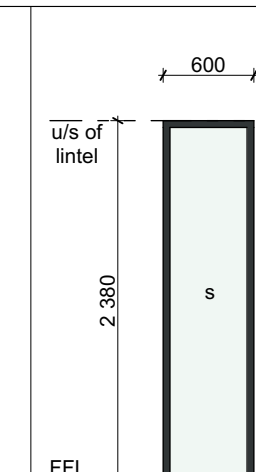
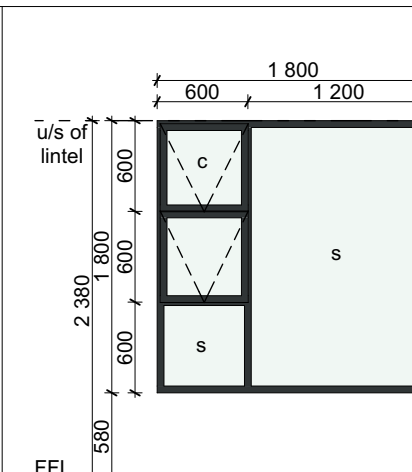
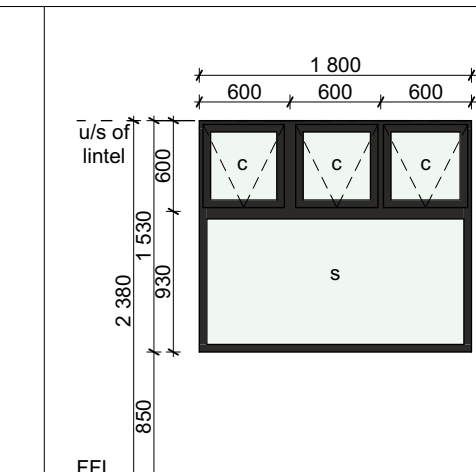
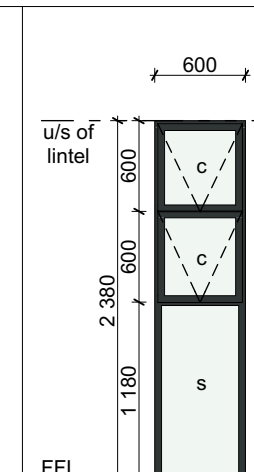
 Kikuyu

Please Note:
1 Tree with 50mm Ø trunk
planted per 100m² of site.
All Landscaping to be
Indigenous

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project	NEW PROPOSED RESIDENCE FOR ROSE SQUARE PROPERTIES (PTY) LTD, ON ERF 12034, FOUNTAIN BROOK ESTATE, CLAYVILLE EXT. 117		
drawing	LANDSCAPE LAYOUT		
scale	As indicated	revision	B
project no.	2413	drawing no.	3105

DOOR SCHEDULE SCALE 1:50								Window and Door Schedule Legend: S: 6mm Laminated Safety Glass C: Clear Float Glass				
	Door Number	D01	D02	D03	D04	D05	D06					D07
	Quantity	1	1	1	10	1	1					2
	Size	1 500x2 380	4 880x2 380	900x2 125	900x2 125	900x2 125	900x2 380					3 900x2 380
	Description	Charcoal Powder Coated Aluminium Frame Door	Charcoal Powder Coated Aluminium Frame Garage Door	1 Hour Timber Fire Door	Internal Timber Door	Internal Timber Sliding Door	Charcoal Powder Coated Aluminium Frame Door					Charcoal Powder Coated Aluminium Frame Sliding Door
Door Frame	Charcoal Powder Coated Aluminium Frame	Charcoal Powder Coated Aluminium Frame	Timber Door Frame	Timber Door Frame	Sliding Timber Door Frame	Charcoal Powder Coated Aluminium Frame	Charcoal Powder Coated Aluminium Frame					

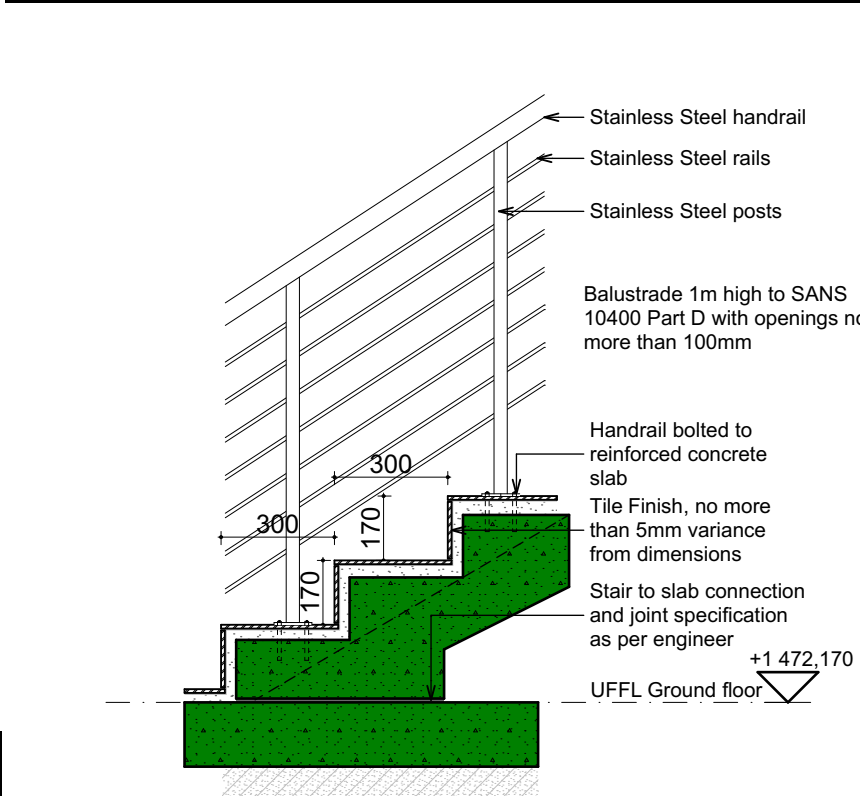
WINDOW SCHEDULE SCALE 1:50												
	Window Number	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11
	Quantity	1	1	2	5	1	4	1	3	1	1	1
	Size	1 800x600	1 500x600	600x1 800	600x900	900x2 380	1 800x1 800	900x2 380	600x2 380	1 800x1 800	1 800x1 530	600x2 380
	Description	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window With Top Hung Openers	Charcoal Powder Coated Aluminium Frame Fixed Window

GROUND FLOOR FENESTRATION CALCULATIONS																													
City:		PRETORIA				Latitude:		25.744		Net Internal Floor Area (Including Open Ceiling Volumes with Glazing):							156,57 m²												
5.1 ORIENTATION		FENESTRATION AREAS				SHADING - Clause 5.2						U & shgc VALUES - CLAUSE 5.3				AVERAGING	COMPLIANCE												
Ref No:	Orientation Sector	Width (mm)	Height (mm)	Quantity	Area (m²)	Shading Height (mm)	Multiplier (Table 3)	Required Shading Projection (mm)	Design Shading Projection (mm)	Compliant Yes = 1 No = 0	U-Value	Compliant shgc (T.4, C.3)	Non-compliant shgc (T.4 C.4)	Required shgc-Value	Area x Required shgc	Design SHGC Specified	Area x Design shgc	Glass Description	U-Value										
W01	W,NW,N,NE,E	1800	600	1	1,08	600	0,4	240	85	0	5,20	0,66	0,49	0,49	0,53	0,41	0,44	SolarVue XHL Grey Low E	3,65										
W02	W,NW,N,NE,E	1500	600	1	0,90	600	0,40	240	85	0	5,20							0,49	0,44	0,41	0,37	SolarVue XHL Grey Low E	3,65						
W03	W,NW,N,NE,E	600	1800	1	1,08	1800	0,40	720	85	0	5,20							0,49	0,53	0,41	0,44	SolarVue XHL Grey Low E	3,65						
W07	W,NW,N,NE,E	900	2380	1	2,14	2380	0,40	952	85	0	5,20							0,49	1,05	0,41	0,88	SolarVue XHL Grey Low E	3,65						
W11	W,NW,N,NE,E	600	2380	1	1,43	2805	0,40	1122	1250	1	5,20							0,66	0,94			0,41	0,59	SolarVue XHL Grey Low E	3,65				
D01	W,NW,N,NE,E	1500	2380	1	3,57	2805	0,40	1122	1250	1	5,20							0,66	0,49	0,49	2,36	0,41	1,46	SolarVue XHL Grey Low E	3,65				
D06	W,NW,N,NE,E	900	2380	2	4,28	2380	0,40	952	85	0	5,20							0,66	0,49					0,49	2,10	0,41	1,76	SolarVue XHL Grey Low E	3,65
D07	W,NW,N,NE,E	3900	2380	1	9,28	2380	0,40	952	85	0	5,20							0,66	0,49									0,49	4,55
Total W,NW,N,NE,E Orientated Fenestration Area (m²):												23,77		Solar Heat Gain Limit ∑ shgc:				12,50	Design ∑ shgc:	9,74									
W03		SW,S,SE	600	1800	1	1,08																							
W04		SW,S,SE	600	900	3	1,62																							
W05		SW,S,SE	900	2380	1	2,14																							
W06		SW,S,SE	1800	1800	1	3,24																							
Total SW,S,SE Orientated Fenestration Area (m²):					8,08																								
Storey Total Fenestration Area (m²)					31,85					Total W,NW,N,NE,E Orientated Fenestration Area (m²):					23,77			Design Average shgc Value falls below the Limiting shgc Value											
Storey Net Internal Floor Area (m²)					156,57																								
Fenestration %: IF >20%					20,34%					Limiting Averaged by Area shgc:					0,53	Design Average shgc	0,41	COMPLIES											

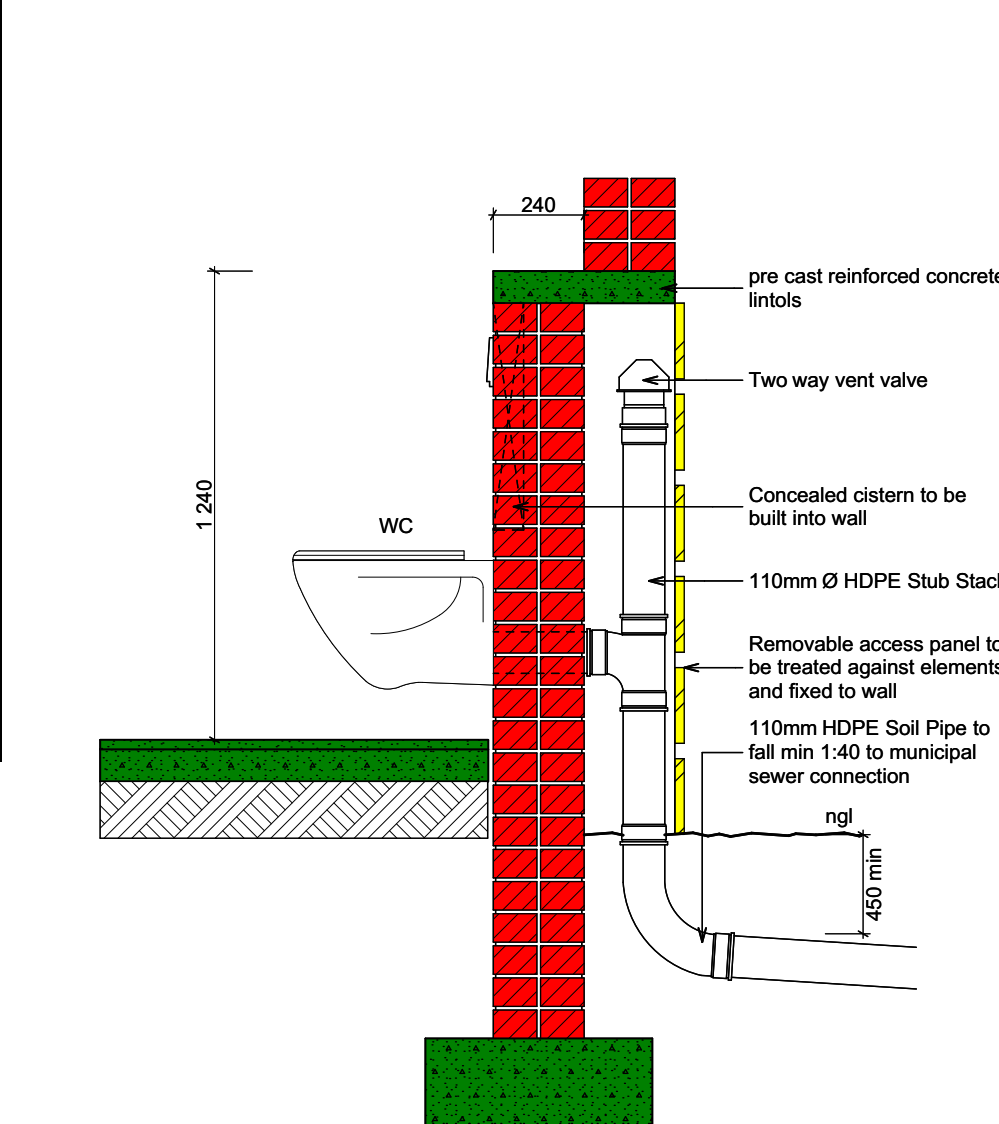
FIRST FLOOR FENESTRATION CALCULATIONS																				
City:	PRETORIA				Latitude:		25.744		Net Internal Floor Area (Including Open Ceiling Volumes with Glazing):								105,39 m²			
5.1 ORIENTATION		FENESTRATION AREAS				SHADING - Clause 5.2					U & shgc VALUES - CLAUSE 5.3				AVERAGING	COMPLIANCE				
Ref No:	Orientation Sector	Width (mm)	Height (mm)	Quantity	Area (m²)	Shading Height (mm)	Multiplier (Table 3)	Required Shading Projection (mm)	Design Shading Projection (mm)	Compliant Yes = 1 No = 0	U-Value	Compliant shgc (T.4, C.3)	Non-compliant shgc (T.4 C.4)	Required shgc-Value	Area x Required shgc	Design SHGC Specified	Area x Design shgc	Glass Description	U-Value	
W04	W,NW,N,NE,E	600	900	2	1,08	900	0,40	360	85	0	5,20	0,66	0,49	0,49	0,53	0,41	0,44	SolarVue XHL Grey Low E	3,65	
W06	W,NW,N,NE,E	1800	1800	3	9,72	1800	0,40	720	230	0	5,20	0,66	0,49	0,49	4,76	0,41	3,99	SolarVue XHL Grey Low E	3,65	
Total W,NW,N,NE,E Orientated Fenestration Area (m²):					10,80						Solar Heat Gain Limit ∑ shgc:				5,29	Design ∑ shgc:		4,43		
W08	SW,S,SE	600	2380	3	4,28															
W09	SW,S,SE	1800	1800	1	3,24															
W10	SW,S,SE	1800	1530	1	2,75															
Total SW,S,SE Orientated Fenestration Area (m²):					10,28															
Storey Total Fenestration Area (m²)					21,08															
Storey Net Internal Floor Area (m²)					105,39															
Fenestration %: IF >20%					20,00%															
												Total W,NW,N,NE,E Orientated Fenestration Area (m²):		10,80		Design Average shgc Value falls below the Limiting shgc Value				
												Limiting Averaged by Area shgc:		0,49	Design Average shgc	0,41	COMPLIES			

SANS 10400-XA (2021)																
Copy of Table 3 (Reference table C.1)								Modified Copy of Table 4								
Shading multiplier								Weighted-by-area average maximum whole fenestration element performance values: north orientated fenestration.								
Latitude	South	Multiplier	NOTE					Fenestration to Floor Area Ratio		U-Value	shgc (shading compliant)	shgc (shading non-compliant)				
Equal to or less than	22	0,33	No shading dimensions or shgc values are prescribed for SW, S, or SE orientated fenestration.													
Equal to or less than	24	0,36														
Equal to or less than	26	0,40														
Equal to or less than	28	0,42														
Equal to or less than	30	0,46														
Equal to or less than	32	0,50														
Greater than	32	0,54														
Equal to or less than		20%		any	any	any										
Equal to or less than		25%	5,20	0,66	0,49											
Equal to or less than		30%	4,40	0,53	0,44											
Equal to or less than		35%	3,80	0,49	0,40											
Equal to or less than		40%	3,30	0,44	0,35											
Equal to or less than		45%	3,00	0,40	0,33											
Equal to or less than		50%	2,60	0,35	0,30											
Equal to or less than		55%	2,40	0,33	0,28											
Equal to or less than		60%	2,20	0,30	0,25											
Greater than		60%	2,00	0,28	0,22											

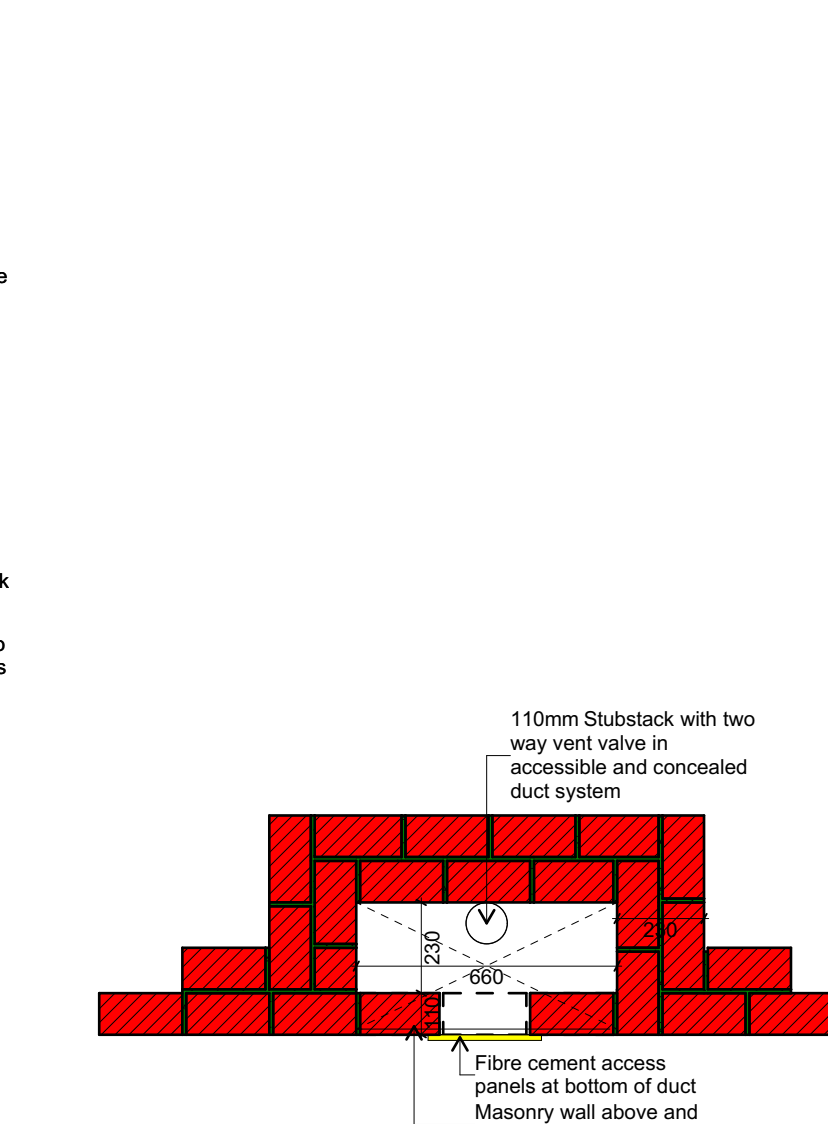
Glazing Performance Values			
Aluminium Frame			
Glass Description	Make-Up	U-Value	SHGC
SolarVue HL Grey Low E	Single	3,65	0,37
SolarVue XHL Grey Low E	Single	3,65	0,41
6.38mm S/V Neu HL Low E - 12mm - 6.38mm PVB Clr	Double	1,89	0,35
6.38mm S/V Neut HL - 6.5 - 4mm TSG Low E	Double	2,44	0,4



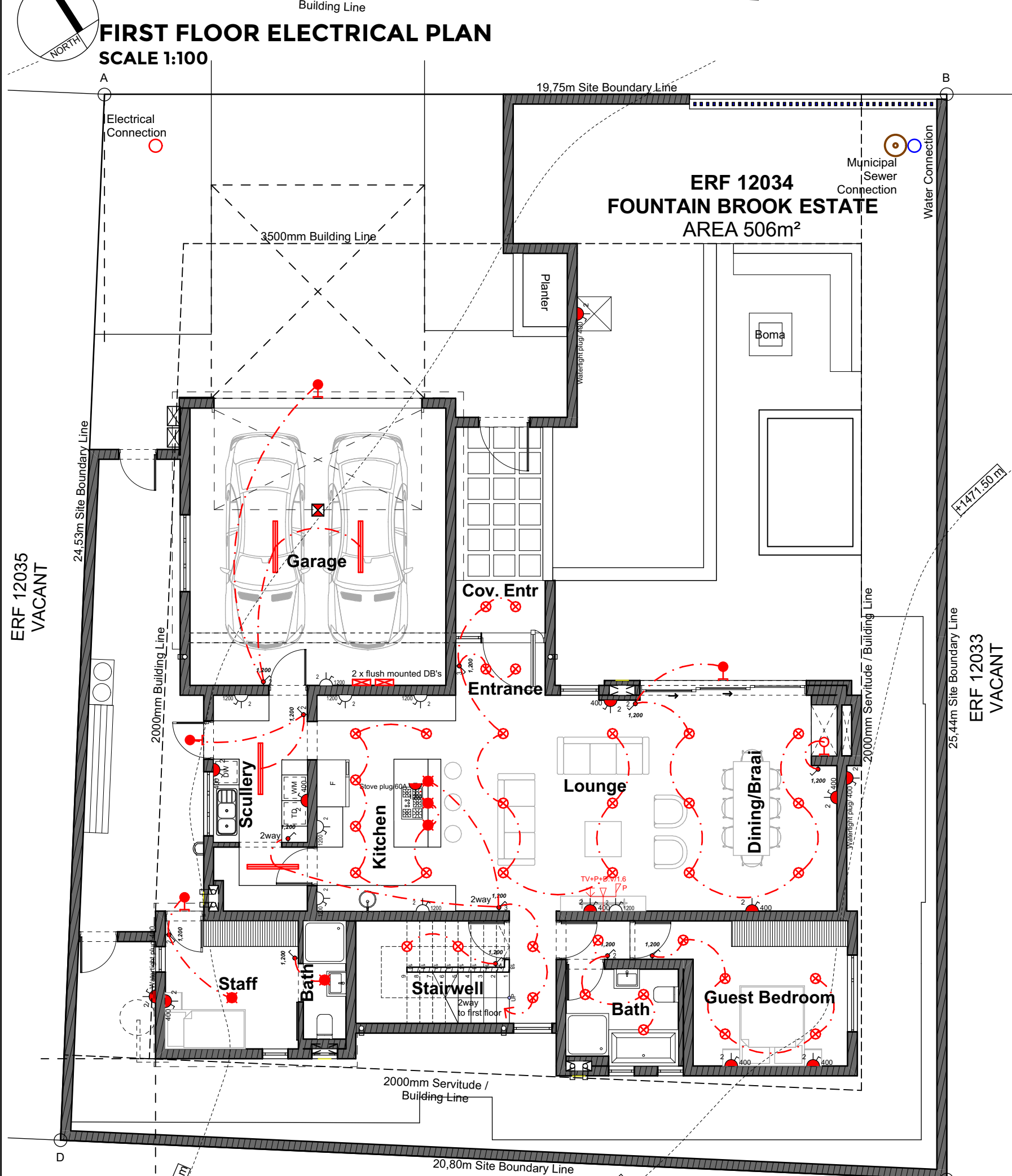
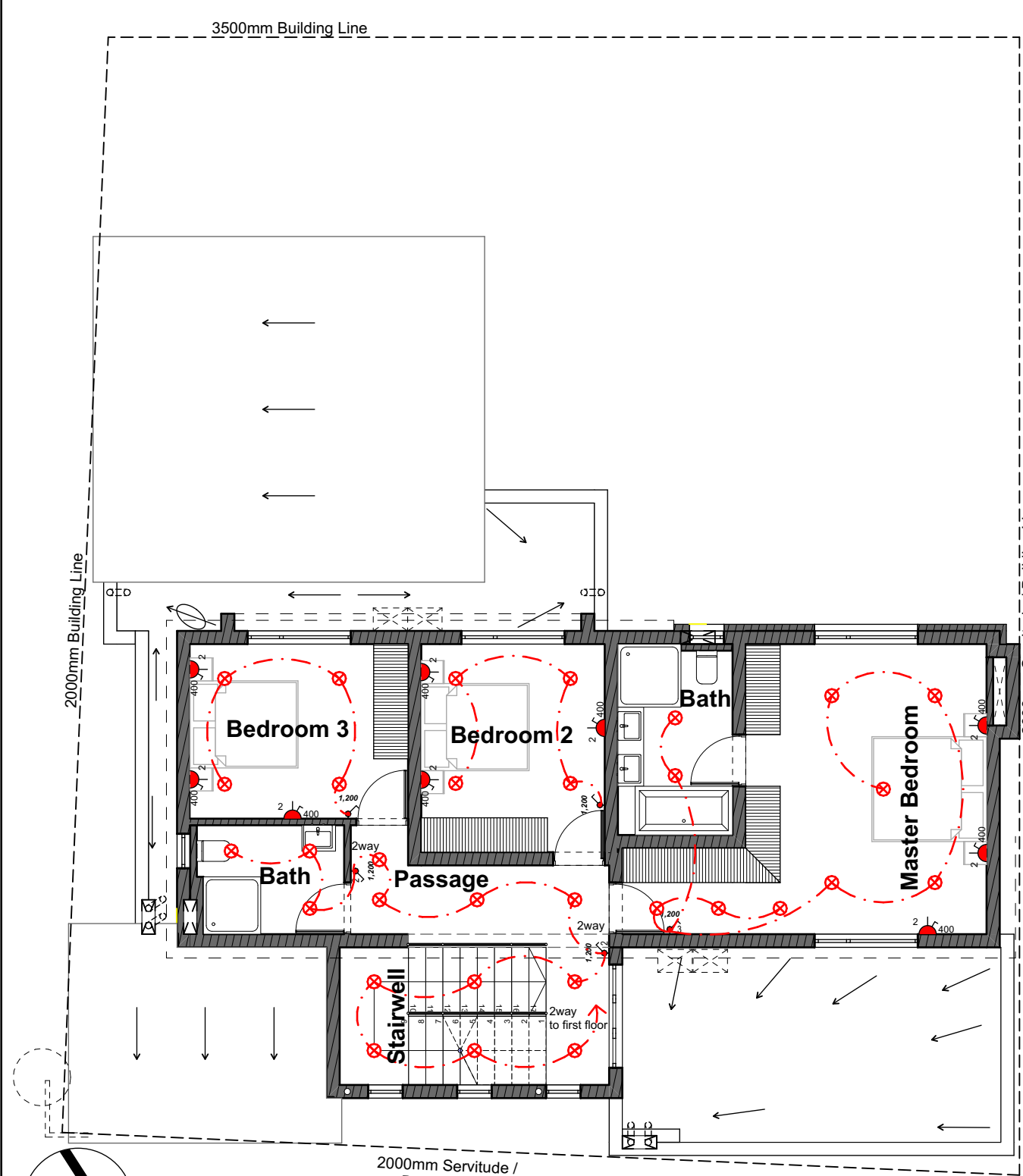
STAIR DETAIL
SCALE 1:20



DUCT DETAIL SECTION
SCALE 1:20



DUCT DETAIL PLAN
SCALE 1:20



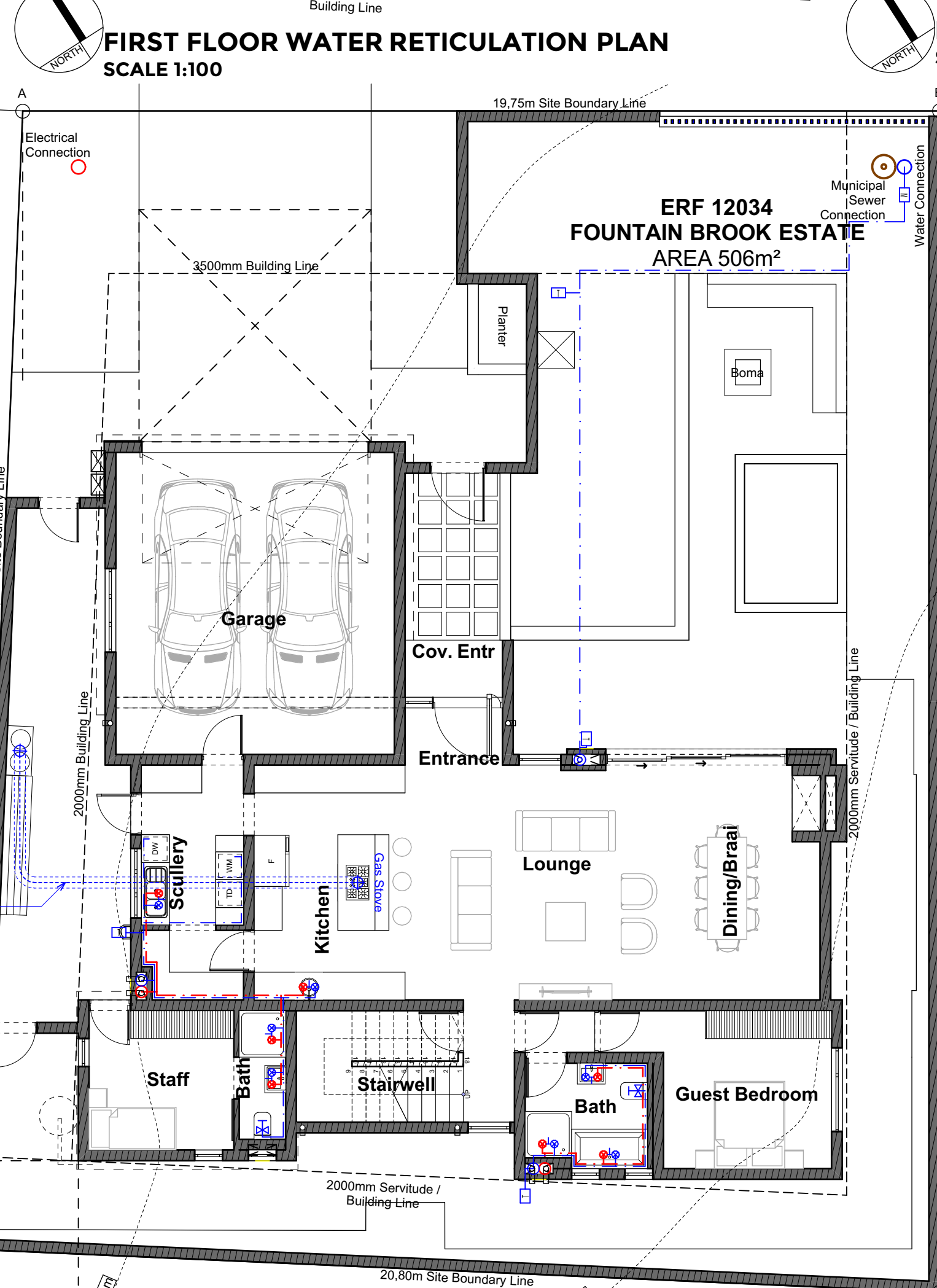
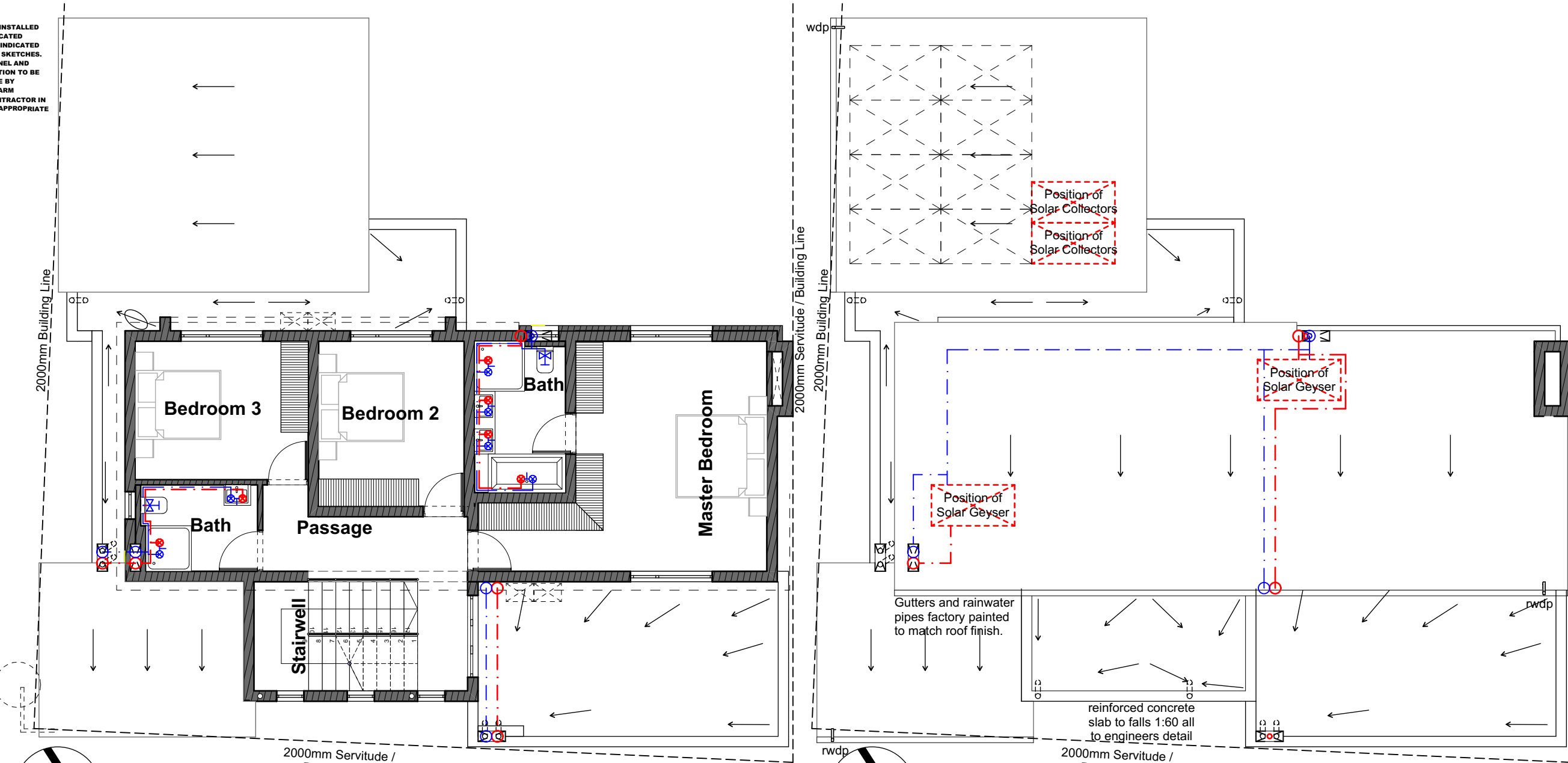
GROUND FLOOR ELECTRICAL PLAN SCALE 1:100

Energy Efficiency in buildings As per SANS 204 and SANS 10400 Part XA Theoretical annual Energy Consumption									
CLASS OF OCCUPANCY		WATT	QTY	W/m² ALLOWED	W/m²	W/m²	W/m²	W/m²	W/m²
LIGHT FITTING		WATT	QTY	TOTAL WATT	W/m²	W/m²	W/m²	W/m²	W/m²
CFL Light	15	4	60	60	60	60	60	60	60
Pendant Light/CFL	15	5	75	75	75	75	75	75	75
Down Light	7	66	462	462	462	462	462	462	462
Fluorescent	20	4	80	80	80	80	80	80	80
TOTAL		677	1232,14	2,41 W/m²	2,41 W/m²	2,41 W/m²	2,41 W/m²	2,41 W/m²	2,41 W/m²

ELECTRICAL LEGEND:

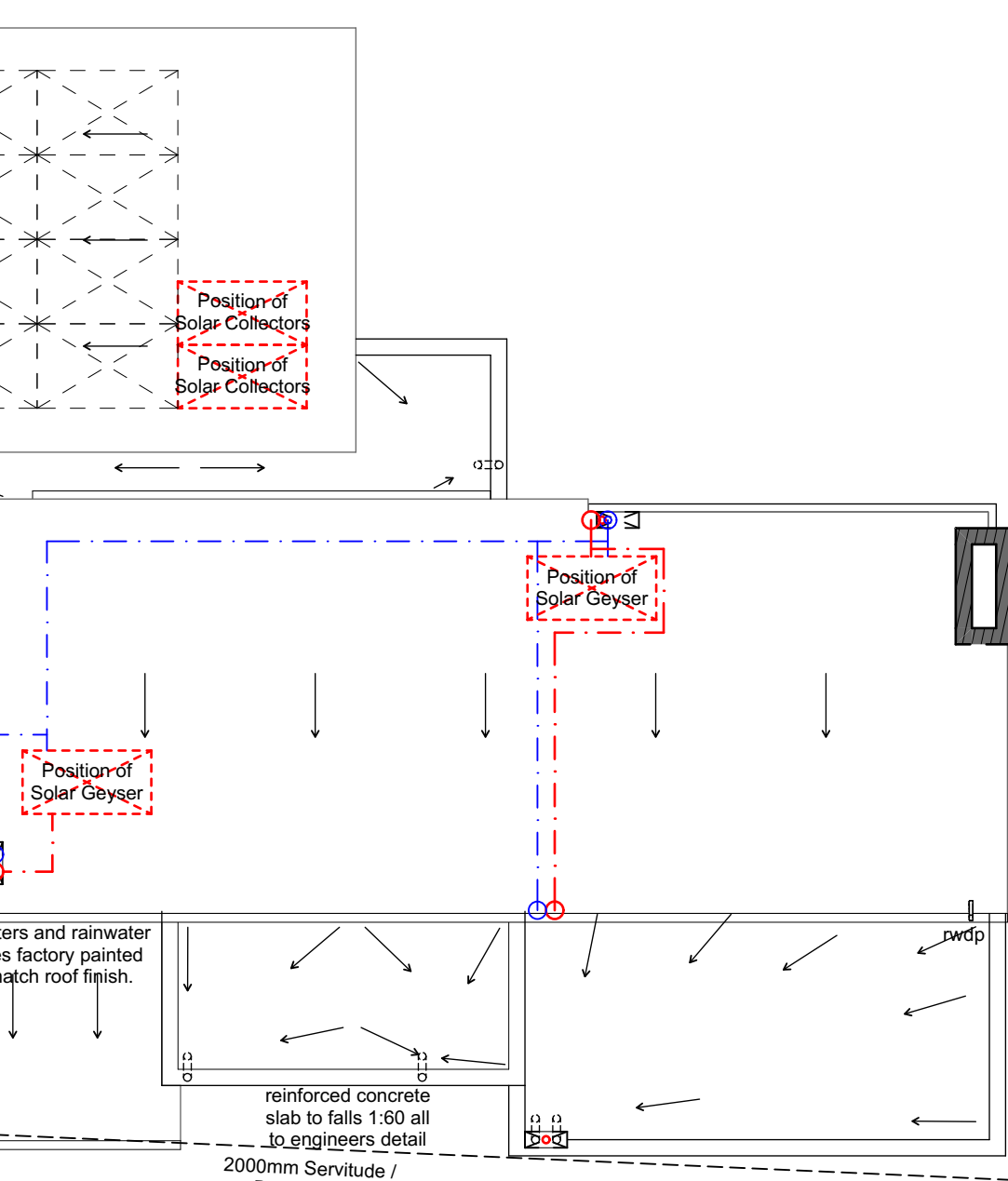
Single wall switch - 1200mm high	Two way wall switch - 1200mm high
Dimmer wall switch - 1200mm high	Wall light @ 2100mm high
Ext. waterproof wall lights	Ceiling light point
Ceiling light point	Garage Door Light
1200mm Fluorescent light - two tubes	Ceiling light down lighter
Brick Light	SANS 164-2 approved wall plug @ 400mm
SANS 164-2 approved wall plug @ 1200mm	Pop up plugs
Stove/hob switch	Waterproof 16 amp wall plug @ 400mm
TV aerial outlet point	Intercom control point
Network Port	Geysers to specification
Instant Boil (undercounter) geyser	Electrical distribution box

Internal Pipe work Installation & Appliances
All internal piping must be done according to the South African National Standard (SANS 10087-1: 2004).
Some General Guidelines:
• Seamless mild steel tubing schedule 40 or solid drawn Copper tubes Class L are recommended.
• All buried pipes must be HDPE100 PN6.
• Pipes above ground must be secure to the building.
• Welded joints are preferred to screw joints.
• The internal pipeline must be pressure tested.
• Isolating valves for each appliance installed.
• Ventilation must be supplied for appliances.
Building regulations SANS 10400 apply.
THIS GAS LAYOUT MUST BE STAMPED AND/OR SIGNED BY THE REGISTERED LPGAS INSTALLER RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THIS GAS LAYOUT



NOTES: RESIDENTIAL LPGAS INSTALLATION

1. THE LPGAS INSTALLATION MUST BE DESIGNED, INSTALLED, INSPECTED AND MAINTAINED IN ACCORDANCE WITH SANS 10087-1, EMERGENCY SERVICES BY-LAWS AND ENVIRONMENTAL INSTALLATION SPECIFICATIONS.
2. THE LPGAS INSTALLATION MUST COMPLY WITH SANS 10087-1, EMERGENCY SERVICES BY-LAWS AND ENVIRONMENTAL INSTALLATION SPECIFICATIONS AT ALL TIMES.
3. THE LPGAS INSTALLATION MUST BE DESIGNED, INSTALLED, INSPECTED AND MAINTAINED BY A REGISTERED LPGAS INSTALLER IN POSSESSION OF A VALID LICENCE.
4. ALL SAFETY DISTANCES MUST COMPLY WITH SANS 10087-1.
5. ALL PRESSURE REGULATING EQUIPMENT USED MUST BE APPROVED AND COMPLY WITH SANS 1327.
6. ALL APPLIANCES INSTALLED MUST COMPLY WITH SANS 1539 AND BE APPROVED BY THE LPGAS. APPLIANCES WITHOUT A FLAME FAILURE SHUT-OFF DEVICE MAY NOT BE INSTALLED.
7. ISOLATION VALVES MUST BE INSTALLED BEFORE EACH APPLIANCE AS PER SANS 10087-1.
8. NO FUELLESS APPLIANCES ARE ALLOWED TO BE INSTALLED IN BEDROOMS AND BATHROOMS. WHERE FUELLESS APPLIANCES ARE INSTALLED IN OTHER AREAS, ADEQUATE VENTILATION MUST BE PROVIDED FOR AS STIPULATED IN SANS 10087-1.
9. AS REQUIRED BY LAW, EACH HOME OWNER MUST BE ISSUED WITH A C.O.C. ON COMPLETION OF THEIR GAS INSTALLATION.
10. THE REGISTERED LPGAS INSTALLER MUST TRUST THE HOME OWNER ON THE HANDLING AND USAGE OF A VALID LICENCE.
11. AT LEAST ONE 9KG DCP FIRE EXTINGUISHER MUST BE SUPPLIED IN THE GARAGE, WHICH MUST COMPLY WITH SANS 810.



HOT WATER SUPPLY REQUIREMENTS (SANS 10400-XA)
To comply with functional regulation XA2, contained in part XA of the National Building Regulations, the following guidance is provided:
The volume of the annual average hot water heating requirements to be calculated in accordance with tables 2 and 5 of SANS 10252-1:2004; and
If solar water heating systems are used, these shall comply with SANS 1307, SANS 10106, SANS 10254 and SANS 10252-1. Water installations in buildings shall be in accordance with SANS 10252-1 and SANS 10254. All hot water service pipes shall be clad with thermal insulation with a minimum R-value in accordance with table 1, Table 10 of SANS 10252-1:2004; and be installed in accordance with the manufacturer's instructions.
THERMAL INSULATION:
Pipes, fittings and components shall, when necessary, be protected against freezing. The insulation provided shall be appropriate to the minimum temperatures that can be expected in that geographical area. All exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe insulation material. Insulation shall:
a) be protected against the effects of weather and sunlight;
b) be able to withstand the temperatures within the piping; and
c) achieve the minimum total R-value given in table 1, Table 10 of SANS 10252-1:2004.
Hot water vessels and tanks shall be insulated with a material that achieves a minimum R-value of 2. NOTE: To achieve this value, insulation in addition to the manufacturer's installed insulation might be required. Insulation on vessels, tanks and piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation. The piping insulation requirements do not apply to space heating water piping.
a) located within the space being heated where the piping is to provide the heating to that space;
b) enclosed within a concrete floor slab or in masonry;
c) Such piping shall comply with this part of SANS 10252.
Piping to be insulated includes all flow and return piping, cold water supply piping within 1 m of the connection to the heating or cooling system and pressure relief piping within 1 m of the connection to the heating or cooling system. Where possible lengths of pipe runs shall be minimized. After thermal insulation material has been installed, the outer surface of any insulation material shall be made as smooth as possible, to minimize the exposed surface area. The ingress of moisture into such material shall be prevented. NOTE: Roughness increases the effective surface area of insulation material and consequently, heat losses and moisture increase the thermal conductivity of the material.

TABLE 5 (HOT WATER, STORAGE AND HEATER REQUIREMENTS)

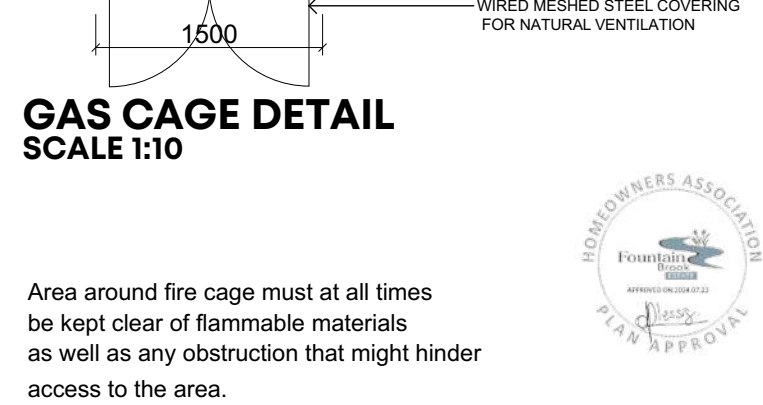
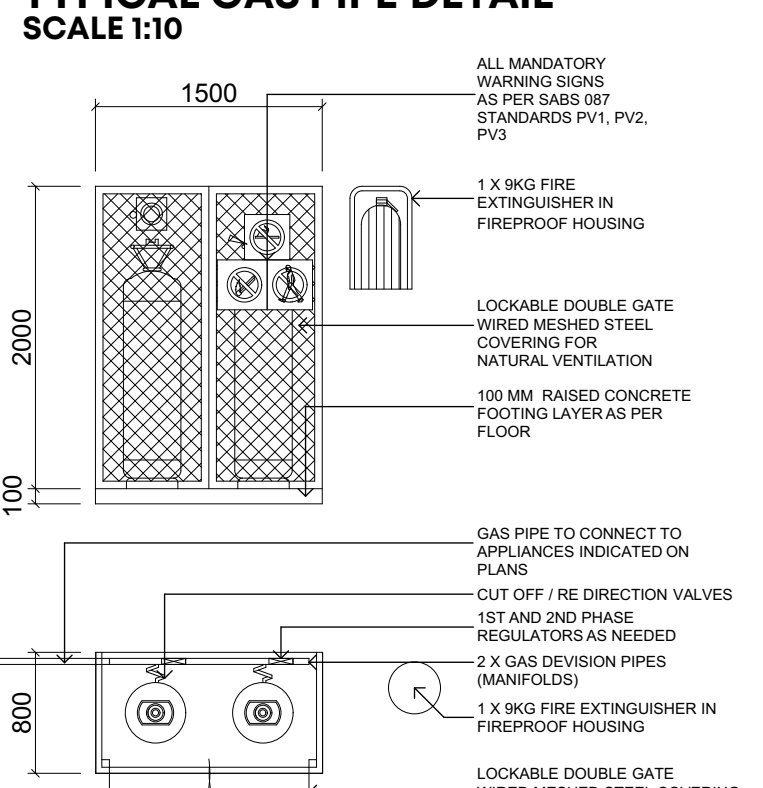
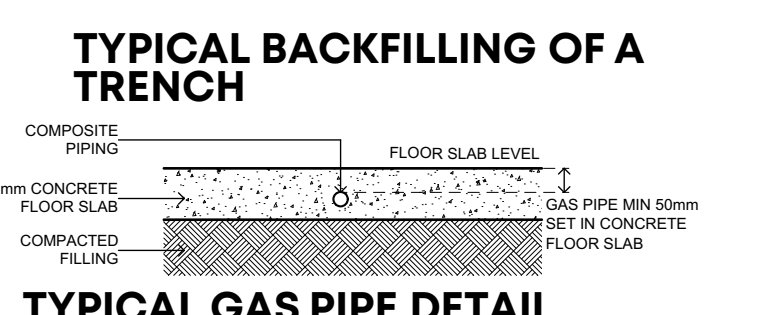
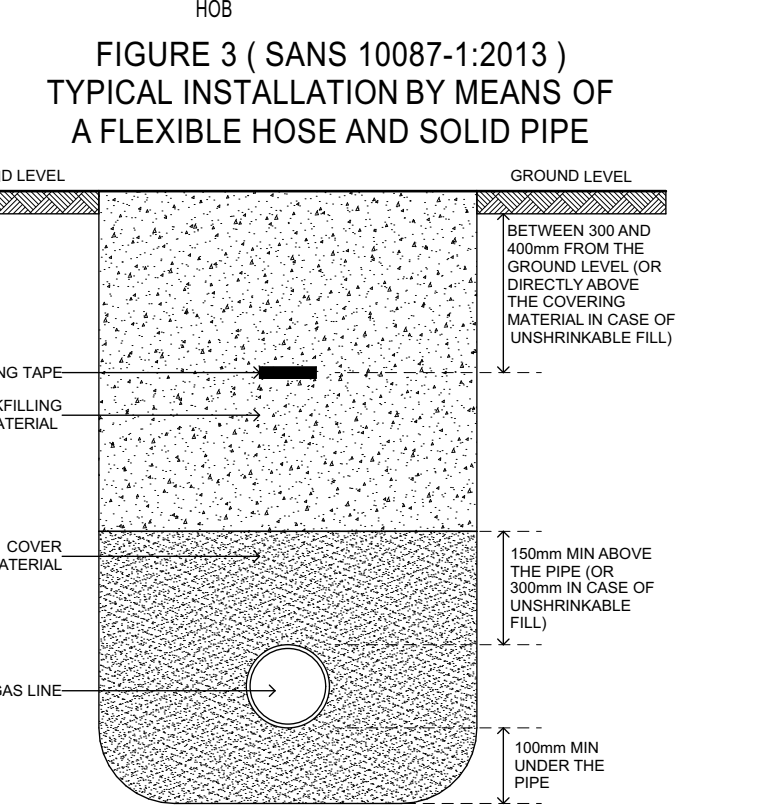
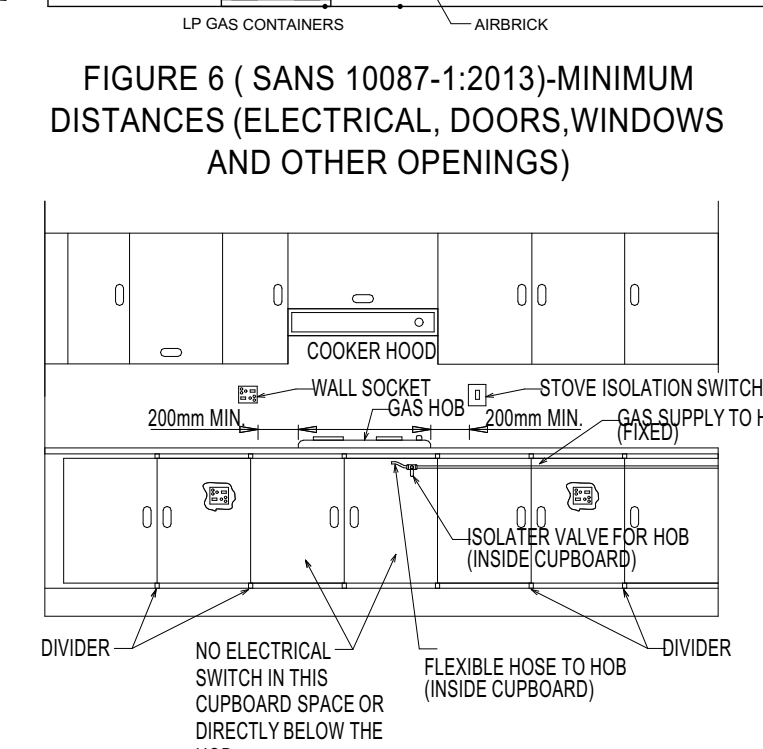
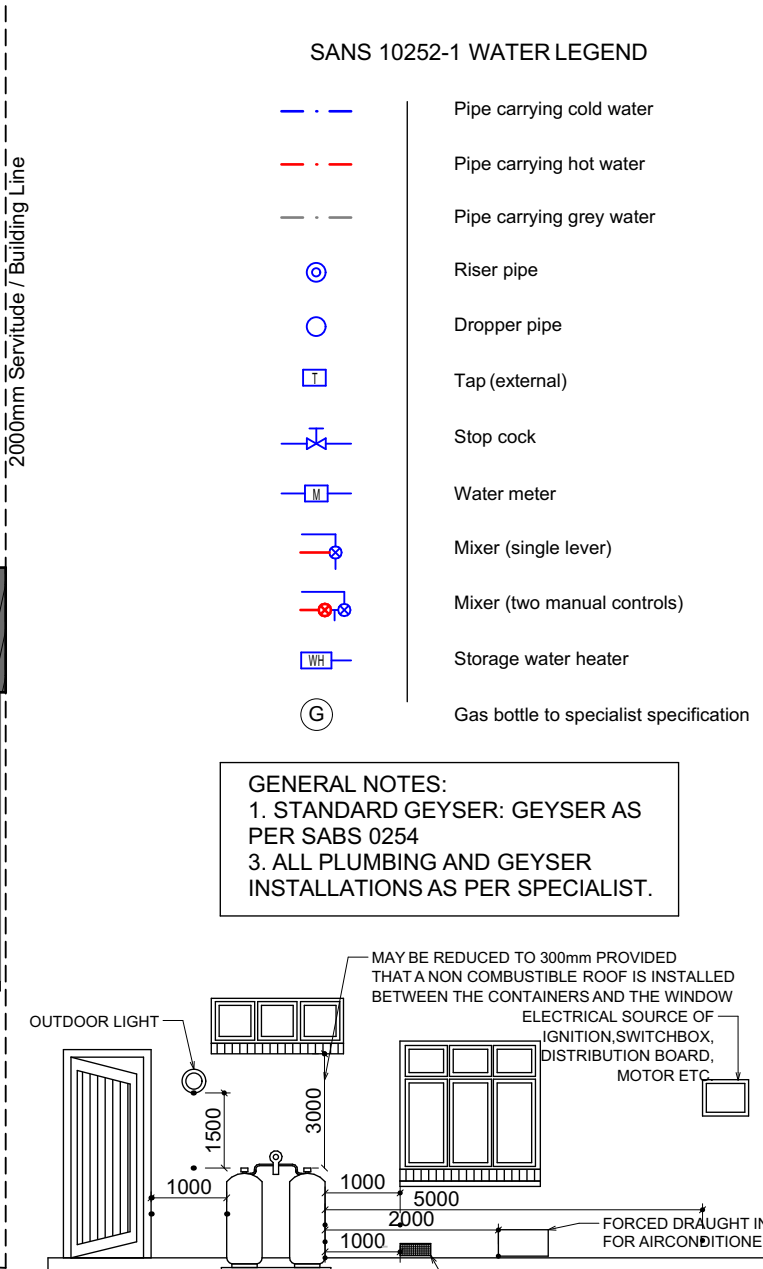
Premises	Total Hot water demand	Storage volume	Heater power
Dwelling houses	115 L/capita/d	50 L/capita	2-3 kW/unit

TABLE 2 - AVERAGE WATER CONSUMPTION APPLIANCES

1	2	3	4
Domestic and commercial appliances	L/operation	No of fittings	Total L/operation
Bath	80 - 90	1	90
Clothes washing machine	60 - 180	1	100
Dishwashing machine	3 - 70	1	70
Domestic waste disposal unit	10 - 15	0	0
Shower	3 - 6	4	24
Wash-hand basin	4 - 8	6	48
WC flushing valve (normal flush)	8 - 10	4	40
Domestic appliances	L/day/person served		
Car washing and garden use	3 - 6	1	6
Drinking, food preparation and cooking	18 - 22	1	22
Laundry	10 - 15	1	15
Personal washing and bathing	20 - 30	6	180
Washing dishes	8 - 12	2	24
WC flushing	32 - 40	6	240
		TOTAL	859

HOT WATER SYSTEM CALCULATIONS (AS PER SANS 10252)
Hot Water System(s) to be endorsed by Specialist
Type of Accommodation Private Home: Low rentals 115 L/capita/day
Assumed hot water usage 115 litres per day
Number of persons per day 9 residents
Assumed daily hot water usage 115 litres x 9 = 920 litres
Assumed annual hot water usage 335 800 litres
Calculated hot water storage pip/d 50 litres x 8 = 400 litres
Insulation requirements
Internal diameter of hot water service pipes <80mm
Minimum required R-Value of pipe insulation 1 m² K/W (as per table 10 of SANS 10252-1:2012)
Hot water vessels/tanks Minimum required R-Value of vessel insulation 2 m² K/W (as per table 10 of SANS 10252-1:2012)
HOT WATER SUPPLY REQUIREMENTS (SANS 10400-XA)
2 x 200L Kwikot Dual Geyser installed in compliance with SANS 10254 Electric Hot Water Storage Heaters with a temperature and pressure valve (safety valve), drain cock, (both supplied with water heater), Kwikot Pressure control valve, Kwikot drip tray and Kwikot vacuum breakers.
Geyser installed with Isover 50mm non-combustible lightweight Glasswool "Geyser Blanket" around geyser cylinder. All edges to be sealed with duct tape.
All hot water pipes to be insulated with Isover rigid non-combustible lightweight "geyser pipe insulation" with a wall thickness of 35mm which will attain a min R-Value of 1 in accordance with SANS 204:2011 Table 1.
All hot water installations to be in accordance with SANS 10252-1 and SANS 10254

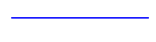
Under no circumstances are any unauthorised persons allowed in the gas-cage.
Ensure that all drainage are sealed or closed properly.
All mandatory firefighting equipment must be kept in the necessary places and in good working condition
It must be assured that the gas cage is kept locked at all times and that only the authorised person could gain access to it.



GENERAL NOTES
This document is the property of the architects and may not be reproduced, issued or used for any purpose other than the specific purpose for which it was originally intended. All materials and construction methods must comply with the National Building Regulations, SANS 10400 & SABS 0400 including all amendments as well as the by-laws of the applicable Local Authority. All materials must be fixed and finished off in accordance with the specifications of the manufacturer of such materials. All dimensions must be checked on site. Any indistinctness or discrepancies must be pointed out to the architect for rectification or clarification before work is taken into hand.
Never scale from this drawing.

NOTES
1. This drawing is the copyright of the architect
2. Do not scale refer only to figure dimensions
3. Any discrepancies to be reported to the architect immediately
4. All dimensions and levels must be checked on site prior to setting out
5. All work to be carried out strictly in accordance with Municipal Bylaws, SABS 0400 & SANS 10400
6. All levels are to be confirmed on site prior to construction

PIPING AND TUBING

	UNDERGROUND SLEEVED PIPE
	UNDERGROUND PIPE
	CONCEALED PIPE
HDPE	HIGH DENSITY POLYETHYLENE
CSST	CORRUGATED STAINLESS STEEL TUBING
PEX	COMPOSITE PIPING
ST	UNDERGROUND SLEEVED PIPE
CU	UNDERGROUND PIPE

VALVES AND REGULATORS

GAS METER BOX
EMERGENCY VALVE
ISOLATION VALVE
LOW PRESSURE REGULATOR (2&8Pa OUTPUT)
HIGH PRESSURE REGULATOR (NOT USED ON ESTATE)

CLIENT APPROVAL:
I, ROSE SQUARE PROPERTIES (PTY) LTD (Name in Print) confirm I have familiarised myself with the specifications, measurements, orientation and layouts as shown on this document and I confirm that the designs, as drawn, are in accordance with my instructions. I hereby approve the designs set out in this document and accept that the construction thereof is subject to a building contract with its own respective terms and conditions.
client's signature _____
PrArch 22107

architect's signature _____
architect's no. _____

revision	date	description
REVISION A	20240315	CONCEPT
REVISION B	20250327	HOA 1
REVISION C	20250408	HOA 2 / COUNCIL
REVISION D	20250603	HOA 2 / COUNCIL

LOUWKUI DESIGN LAB
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project
NEW PROPOSED RESIDENCE FOR ROSE SQUARE PROPERTIES (PTY) LTD, ON ERF 12034, FOUNTAIN BROOK ESTATE, CLAYVILLE EXT. 117

drawing
ELECTRICAL, WATER RETICULATION & GAS DETAILS

scale	drawn
AS SHOWN	HS
date	revision
20250603	D
project no.	drawing no.
2413	3103