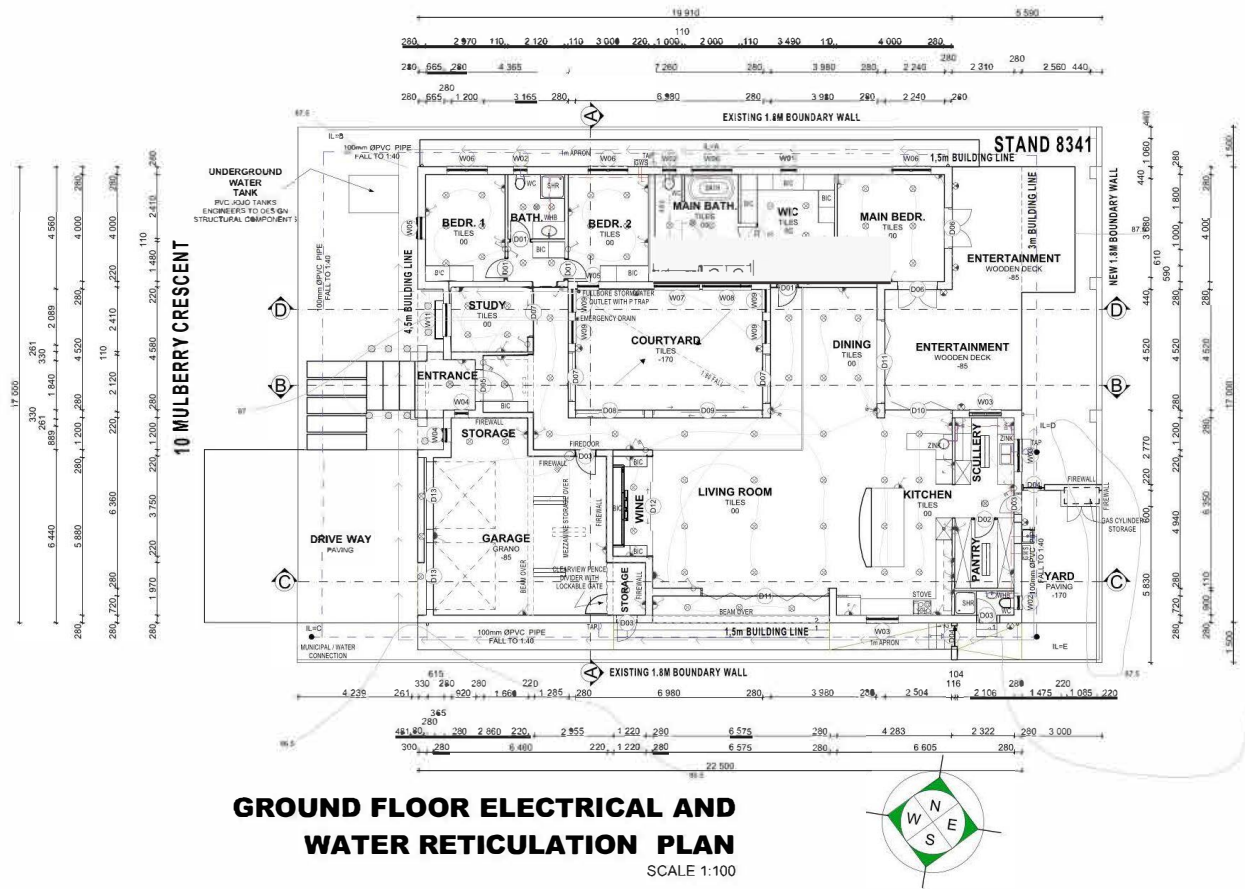




**GROUND FLOOR ELECTRICAL AND
WATER RETICULATION PLAN**
SCALE 1:100

- ELECTRICAL LEGEND**
- LED OPEN CHANNEL TUBE LIGHT
 - LED OPEN CHANNEL TUBE LIGHT
 - LED DOWNLIGHT
 - LED HEATING LIGHT & EXTRACTOR
 - LED CEILING LIGHT - CHANDELIER
 - LED CEILING LIGHT
 - LED OUTSIDE WALL MOUNTED LIGHT
 - LED FITTED FLOOR LIGHT
 - SINGLE LIGHT SWITCH
 - DOUBLE LIGHT SWITCH
 - TRIPLE LIGHT SWITCH
 - QUADRUPLE LIGHT SWITCH
 - QUINTUPLE LIGHT SWITCH
 - EURO STANDARD SOCKET
 - EURO STANDARD SOCKET 1M HIGH
 - STANDARD SOCKET 1.8M HIGH WITH TV CABLE CONNECTION

DRAINAGE NOTE

WATER LAYOUT AND INSTALLATION TO BE DONE BY APPROVED SPECIALIST
ALL RETICULATION TO BE IN ACCORDANCE WITH SANS 10400 STANDARDS AND TO COMPLY WITH MUNICIPAL REGULATIONS
HOT WATER STORAGE TANKS AND SANS 10400 TO BE SCREENED FROM VIEW TO RETAIN WATER HEATED BY HEATPUMP
WATER CONNECTION POINT TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION

- WATER & DRAINAGE LEGEND**
- Hot water supply
 - Cold water supply
 - Solar panel
 - Hot water storage
 - Gas water heating system
 - Garden tap
 - C/P
 - RWP water to storage tank

NO.	DATE	AMENDMENT
00	2022-10-06	For municipal approval
01	2023-03-28	Changes as per municipal letter

KOUGA MUNICIPALITY	
Building Control Department	
Conditions by Approved/Forwarded/Condocteur	
J2223/0732	
AESTHETICS COMMITTEE:	
BUILDING CONTROL OFF:	
APPROVING OFFICER:	
DATE: 14 May 2023	
Plans are valid for 12 months	
Section 7(4) NBR	

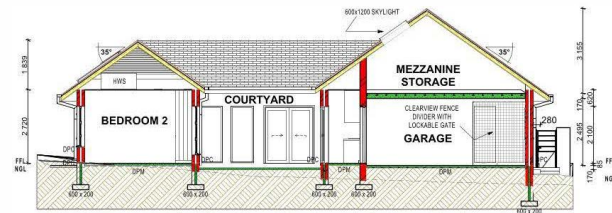
WILLEM LOOTS ARCHITECTS cc	
Stane 534	W.J. Loots (Pr. Arch.)
Seasone Eco	P. D. B. 405
Golf Estate	Dumortier
Hartheespoort	2023
Cell: 082 4138833	
E-mail 1: info@lootsarch.co.za E-mail 2: lootssarch@gmail.com	

Service:

House Stevenson

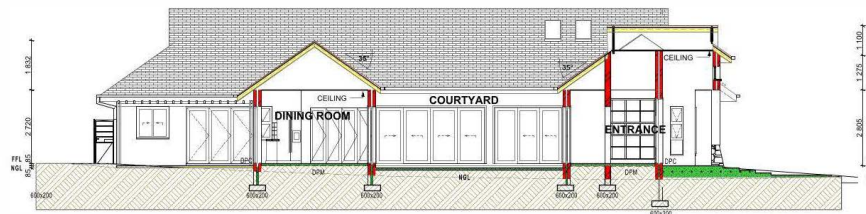
Proposed new dwelling on stand 8341 Jeffreys Bay in the Kouga local municipality division of Humansdorp, Eastern Cape Province - Mulberry Crescent 10

Drawing number: 435A02 ref 01	
Drawing title: ELECTRICAL & WATER RETICULATION PLAN & SECTION C	
ref no. 01	designed Willem
scale AS SHOWN	drawn Willem & Samantha
date 2023-03-28	checked
client	
architect	
engineer	
Page 2 of 5	
South African Council of Architectural Reg. No. 4487	
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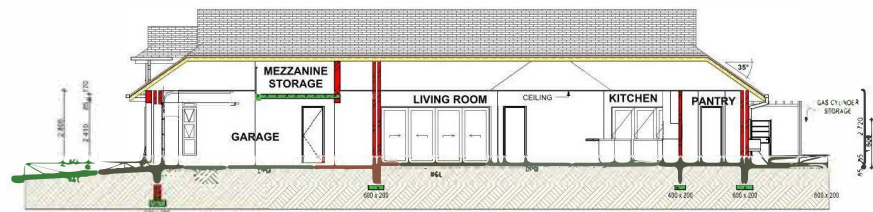
SECTION A-A

SCALE 1:100



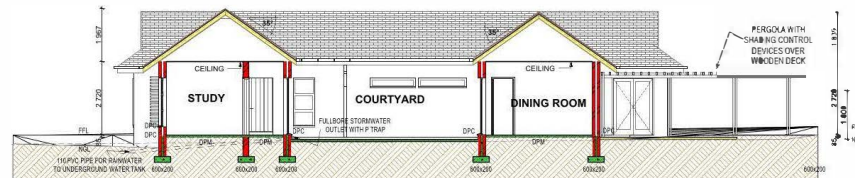
SECTION B-B

SCALE 1:100



SECTION C-C

SCALE 1:100



SECTION D-D

SCALE 1:100

Concrete roof slabs as per Engineers details.
Modern Conc. roof tiles by Marley on 38x38mm timber battens at max 320mm c/c on 250mm waterproofing underlay on 152x38mm SA Pine grade 6 timber rafters at 35° pitch (Engineer to approve).
Reflective foil insulation installed over rafters with 38mm airgap (brander ing) and rigid bulk insulation installed on top of ceiling.
Laminated Wooden beam byngheerovermezzanine storage in garage.
152x38mm SA Pine grade 6 timber rafters at 35° pitch by engineer.
Roof overhang 600mm and 200mm toward s Courtyard

Tie beams spaced max 700mm c/c on 38x14mm SA Pine timber wall plate with 8.2mm Gypsum plasterboard ceiling partition.
38x38mm timber braneerings spaced max 400mm c/c with 120mm Gypsum cover plasterboard cornice in long lengths.
80mm in x Acrowella barker insulation laid over ceiling panels.
85mm surface bed with DPC.
Well-compacted earth to Engineer specification.
600x200mm foundations to Engineer specifications.
Firewall build to roof.
Underfloor heating in main bedroom, VIC & main bathroom

All Stair depth 280mm
All Stair height 170mm

Mezzanine floor 170mm concrete slab as per engineer details.
Balustrade min 1000mm high with a second rail in middle.
Retractable Aluminium Ladder to access storage area

GENERAL NOTES
- All dimensions must be checked on site before any building work commences.
- Read relevant dimensions - do not scale.
- This drawing must be read in conjunction with any other drawings, details or specifications.
- All work must comply with the National Building Regulations.
- Ground conditions of the site must be inspected by the Engineer before any building work commences.
- Position of house is to be determined on site.

ELECTRICITY:
- All electrical work must comply with the code for the wiring of buildings as set out in SABS 0142/1987.

GAS:
- According to the regulations SANS 10087.1:2013 All gas installations must have a certificate of conformity.
To be installed by certified professional.
Firewall around gas storage area to comply with Occupational Health and Safety Act 85 of 1993

SEWERAGE:
- All sewer layouts strictly according to n.b.r.

STORMWATER:
- Provide openings in boundary walls with sizes as determined in s before storm water disposal.
- Storm water must at all times be channelled away from the building with a fall of 1:100

DIMENSIONS OF GLASS
Nom. Thickness of glass, mm Maximum size of window, m²
3 0.75
4 1.5
5 2.1
6 3.2
Glassing All glazing must comply with the National Building Regulations Specifications.

NO.	DATE	AMENDMENT
00	2022-10-06	For municipal approval
01	2023-03-28	Changes as per municipal letter

KOUGA MUNICIPALITY	
Building Control Department	
Candisally Approved/Voorwaardelek Gesigkeur	
PROJECT NO. J2223-00732	
AESTHETICS COMMITTEE:	
BUILDING CONTROL OFF:	
APPROVING OFFICER:	
DATE:	14 May 2023
Plans are valid for 12 months Section 7(4) NBM	

WILLEM LOOTS ARCHITECTS cc	
Stand 534 Sessions Eco Golf Estate Hartbeespoort	W.J. Loots (Pr. Arch.) P. D. B. van der Merwe Duminyani 0282
Cell: 082 4138833 E-mail 1: info@lootsarch.co.za E-mail 2: lootsearch@gmail.com	

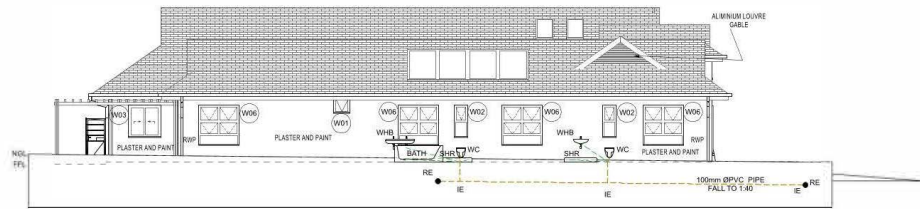
service:

House Stevenson
Proposed new dwelling on stand 5341 Jeffreys Bay in the Kouga local municipality division of Humansdorp, Eastern Cape Province - Mulberry Crescent 10

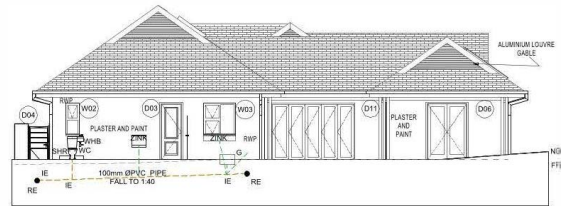
drawing number
435A03 ref 01

drawing title

SECTIONS	
ref no. 01	designed Willem
scale AS SHOWN	drawn Willem & Samantha
date 2023-03-28	checked
client	
architect	
engineer	
Page 3 of 5	
South African Council of Architect reg. no. 4487	
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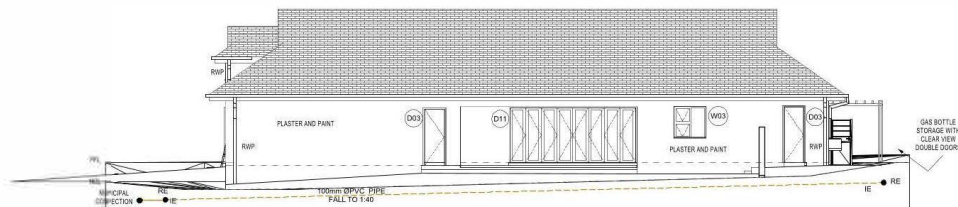
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

SANS 10400 Part XA compliance

- Climatic zone 4
- Orientation ~ North
- Hot water supply
 - Hot water requirements for water installations shall be in accordance with SANS 10400 XA:2011 edition 2 with a minimum of 50 % by volume of the annual average hot water heating requirement to be provided by means other than electrical resistance heating.
 - Hot water service pipes shall be clad with insulation with a minimum R-value as follows:
 - Internal diameter of pipes > 80 – Minimum R-value -1
 - Internal diameter of pipes < 80 – Minimum R-value -1.5
- Floors – under tile heating with min R-value = 1.0 m²/K/W insulation – comply in accordance with 4.2.2 SANS 10400 XA: 2011 edition 2
- Walls – 280 Brick walls with 50mm cavity included - comply
- Fenestration (as per SANS 10400 – 2016)
 - Limits

Area	CU	U-LIMIT
250	1.4	350
Area	CSHG	CSHG LIMIT
250	0.15	33

Limits (Climatic zone 4)

Aggregates - Ground Floor

No.	Horizontal	Vertical	Quantity	Area	U	AGL	D	G-EFFECT	F	H	U-factor	Orientation	E-FACTOR	U-factor	A-A
W01**	0.6	0.6	1	0.36	0.56	0.2038	0	0.78	0.6	1.23	0.11	0.05	0.05	0.11	0.05
W02**	1.2	0.5	2	1.3	0.56	0.677	0.2	0.78	0.7	1.06	0.21	0.05	0.16	0.21	0.05
W03**	1.2	0.5	1	0.6	0.56	0.330	0.2	0.78	0.7	1.06	0.06	0.05	0.16	0.06	0.05
W04**	1.2	1.2	1	1.44	0.56	0.8064	0.2	0.78	1.4	0.53	0.33	0.05	0.31	0.33	0.05
W05**	1.2	1.2	1	1.44	0.56	0.8064	0.2	0.78	1.4	0.53	0.33	0.05	0.31	0.33	0.05
W06**	1.1	1.1	1	1.44	0.56	0.8064	0.2	0.78	1.4	0.53	0.33	0.05	0.31	0.33	0.05
W07**	1.8	0.5	1	0.9	0.56	0.504	0.2	0.78	0.7	1.06	0.17	0.05	0.10	0.17	0.05
W08**	1.8	0.5	1	0.9	0.56	0.504	0.2	0.78	0.7	1.06	0.17	0.05	0.10	0.17	0.05
W09**	1.8	0.8	1	1.44	0.56	1.5864	0.2	0.78	1.4	0.53	0.29	0.05	0.23	0.29	0.05
W10**	1.8	0.8	1	1.44	0.56	1.5864	0.2	0.78	1.4	0.53	0.29	0.05	0.23	0.29	0.05
W11**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W12**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W13**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W14**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W15**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W16**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W17**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W18**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W19**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W20**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W21**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W22**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W23**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W24**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W25**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W26**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W27**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W28**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W29**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W30**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W31**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W32**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W33**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W34**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W35**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W36**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W37**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W38**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W39**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W40**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W41**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W42**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W43**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W44**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W45**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W46**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W47**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W48**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W49**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W50**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W51**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W52**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W53**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W54**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W55**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W56**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W57**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W58**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W59**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W60**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W61**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W62**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W63**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W64**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W65**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W66**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W67**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W68**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W69**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W70**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W71**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W72**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W73**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W74**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W75**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W76**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W77**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W78**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W79**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W80**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W81**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W82**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W83**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W84**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W85**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0.05
W86**	1.5	1.5	1	2.25	0.56	1.5864	0.2	0.78	1.5	0.53	0.29	0.05	0.23	0.29	0

