STELLENBOSCH
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Application Number: LU/19042 (TP761/2024)
Our File Reference Number: Erf 818, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E [redacted]

Sir/Madam

APPLICATION FOR PERMANENT DEPARTURE : ERF 818, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

   2.1 That the application for a permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw,2023 for the relaxation of the street building line **from 4.5m to 1.003m** to accommodate the extension of the existing dwelling unit on Erf 818, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:

   3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

   3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

   3.3 The development and building plans be generally in accordance with the set of floor plans, section and elevations as referenced on Drawing No. 24-091 (sheet 001, 101 and 102) dated 17 April 2024 and drawn by Renier van Jaarsveld for Red Atlantic Architecture, attached as **Annexure A.**

3.4 Building plans must be submitted for all work and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

4. The **reasons** for the above decision are as follows:

4.1 The proposal is in keeping with the current use.

4.2 The proposed extension will have no impact on the streetscape or the surrounding land uses.

5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

6. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

7. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

8. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

9. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

10. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/8/2025
DATE

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ANNEXURE A

SITE PLAN

Locality and roof plan

Scale 1:100

GENERAL PRINCIPLES AND REQUIREMENTS

COLOUR SCHEME (to be confirmed by client)

Roof:
- Downpipes: - Painted to match wall paint colour to match existing

Walls:
- External paint: - To match existing

Door & Windows:
- Doors: - Aluminium - Epoxy powder coated
  - White to match existing
- Window: - Aluminium - Epoxy powder coated
  - White to match existing

External Finishes:
- Paving: - Clay brick paving - Earthy tone Red

LEVELS AND DIMENSIONS:
Land surveyor to confirm all boundary pegs and to check all levels before construction commences. The building to be laid out and erected in the position and to the levels as indicated on site. General - All top soil must be removed from the area to be build upon. All grading and leveling of ground will be done by qualified civil contractor. All levels (All levels are to be TOP OF CONCRETE) and dimensions to be checked on site prior to commencement of any building work or ordering of any building material. Final floor levels and finishes to be confirmed with client. Read figured dimensions in preference to scaling. All work to comply with SANS 10400,

BUILDING CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - H3 – Group Housing
Population - 2 persons per bedroom

STRUCTURAL DESIGN: (SANS 10400 - Part B)
A competent person. Structural Engineer, will design, specify and certify parts H, J, K & L.

DIMENSIONS: (SANS 10400 - Part C)
Minimum ceiling height to be 2.40m. Minimum Habitat Room size to be 6.00m²

PUBLIC SAFETY: (SANS 10400 - Part D)
CHANGE IN LEVEL
Any floor level higher than 1.00m above adjacent ground or floor level must be provided with a balustrade or wall. Balustrade or wall may not be less than 1.00m high, must not have openings that permit the passage of a 100mm diameter ball.

POOL: (Existing)
Ex. pool pump to be moved to new position as indicated on Ground storey plan.

SITE OPERATIONS: (SANS 10400 - Part F)
PREPARATION OF SITE
Before any foundation is laid the area to be covered by any building shall be properly cleaned of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter. Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a stormwater drain or to dispose of it in some safe approved manner. Sanitary facilities must be provided by the owner and be available for use for any personnel employed for the work to be done.

EXCAVATIONS: (SANS 10400 - Part G)
Where any excavation related to a building is carried out or is to be carried out on any site and such excavation may impair the safety or stability of any property or services. The owner of such site shall take suitable precautionary measures to ensure that the safety and stability of such property or service is maintained. While any excavation remains open, and during the placing of any foundation within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation.

FOUNDATIONS: (SANS 10400 - Part H)
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 20MPa at 28 days, consisting of ordinary Portland cement, sand and 26mm stone lockings, for loadbearing walls. Foundation walls to be filled with concrete up to floor level. Minimum requirements: load bearing walls min. 600x250mm and non load bearing walls minimum 600 x 230mm. 20mm isoboard on inside of foundation wall between foundation and suntasebed. (Perimeter insulation, refer to XA-notes).
Foundation walls higher than 1m to be 300mm thick. Foundation walls higher than 1.5m to be in accordance with Structural Engineers details and specifications. Provide min. 900x900x300mm concrete footings to all freestanding columns.
- A competent person is required to design and inspect fills where the maximum height of fill beneath floors measured at any point, exceeds 400mm.
- The foundation may be stepped in order to reduce the extent of the excavation or fill, provided that at the change of elevation, the ground behind any step is adequately drained and the step waterproofed.
- A competent person is required to design and inspect the installation of sub-surface drains that might be required to prevent the passage of moisture into the interior of the building footprint. - Service trenches to be 1500mm away from building where possible.

FLOOR CONSTRUCTION: (SANS 10400 - Part J)
GENERAL NOTES
- The floor of any laundry, kitchen, shower-room, bath room or room containing a toilet pan or urinal shall be water-resistant.
- Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

GROUND STOREY: (surface bed)
Floor finish as specified on plans on 35mm cement screed on 100mm concrete slab (grade 25 or higher)on 250 micron U.S.B. green waterproofing membrane - jointed with D.P.C, 50mm Clean river sand bed on well-compacted fill. Fill from suitable material compacted in layers to 95 MOD.A.S.S.H.T.O. Timber dimlings according to client specifications nailed to walls at 900mm C-C max. Brick paving on stabilized sub-base with edge restraint. Finished floor level to be min. 150mm above natural ground lvl.

SANS 10400 - Part K:
WALL CONSTRUCTION
External: 230mm clay brick cavity walls. The internal and external skin must be tied together with butterfly ties at 5 / 2.5 spn sidewards. The cavity must be no less than 50mm wide and clean of any cement. Cavity to be filled with concrete between foundations and ground floor DPC and 3 brick courses below wall plate. Weepholes at floor level at 450mm centres and above windows at 450mm centres. Internal: plastered and painted, External: Smooth plastered and painted. No vertical face may be higher than 6.5m measured externally from the NGL vertically below it. Any wall measured more than 8000mm in length must be strengthened or supported by a wall, a wall stiffener or a brick column.

CONCRETE/PLASTER MIXTURE:
Structural concrete mix must be: 1 part cement, 4 parts sand and 5 parts 19mm gravel/stone. A concrete strength of 10mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds, etc.

ROOF CONSTRUCTION (SANS 10400 - Part L):
ROOF 01 - Concrete Roof
Smooth chip stone with protective silver paint and 15mmD stone chips, waterproofing on 35mm cement screed with 1° fall to rullpoe on reinforced concrete slab according to engineer's details and specifications. Minimum 150mm upstand to be introduced. Fullbore connected to 75mm dia. downpipe and rainwater head to outside of external wall connected to stormwater drain. Over flow water spouts to be built in upstand. (See insulation construction, refer to XA-notes)

ROOF 02 - Purlin rafters
Pitch of roof 3° Klipbok approved metal roof sheeting, on 114 x 36mm purlin rafters (grade 5) @ 920mm c/c max. (to be confirmed by specialist) fixed to external walls with galv. mild steel brackets. Counter flashing to be introduced where applicable. Details of roof construction to be supplied by roof specialist. Sisalation 420 Insulation between purlin rafters and roofsheeting. (See Roof Insulation construction and specification, refer to XA-notes)

WATERPROOFING:
Apply INDEX-FIMA P torch-on membrane on concrete primed with SITUPRIME. After minimum 8 weeks of weathering, apply reflective coat of SILVACOAT bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (ABE). All waterproofing specifications to be overseen and approved by specialist contractor.

CEILING CONSTRUCTION: (SANS 10400 - Part L)
Ground Level: Concrete
Soffit of concrete slab to be skimmed and painted. Cornice to later specification.
Ground Level: Ceiling Board
Skimmed and painted 6.0mm Rainoboard ceiling on alcousion on 38 x 38 brandering at max. 400mm c/c between rafters to match existing.
First Level: Ceiling Board
Skimmed and painted 6.0mm Rainoboard ceiling on alcousion on 38 x 38 brandering at max. 400mm c/c between rafters to match existing.

SILLS:
Brick sill at min. 5 degree angle, plastered and painted to match existing.

LIGHT and VENTILATION: (SANS 10400 - Part O)
The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no less than 5%of the same area. Enclosed usable areas to mechanically ventilate to outside wall.

BALUSTRADE: (SANS 10400, part M)
Painted steel balustrade constructed from steel hollow sections and 15mm dia steel roundbars with hardwood toprail to be max. 1000mm high to match existing.
Openings not to be more than 100mm.

DRAINAGE: (SANS 10400, part P)
New drainpipes connected to existing manhole to min 1:60 and max 1:5 fall as indicated on site and ground floor plans. Invert level to be min 450mm. Rodding Eye at every bend and min. every 25.0m. Each drainline to ventilate with 50mm dia. ventpipe. Drainage fixtures to be antisyphoned or deep seal traps provided (where applicable). Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway. No visible pipes on outside of building, all pipework to be concealed. Dual flush toilets to be used.

RAINWATER GOODS: (SANS 10400, part R)
Prepainted seamless aluminium gutters by Waterlite fixed to 225 x 12mm Everite Nutec fibre cement fascias (To match existing) with prepainted seamless square aluminium downpipes by Waterlite fixed to walls with downpipe clips. Refer to plan for downpipe positions.

STORMWATER: (SANS 10400, part R)
- New stormwater downpipes to be routed to join up with ex. stormwater pipelines on indicated positions.
- Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure or structural elements, or accumulate in a manner that is an inconvenience on the property.
- Stormwater disposal shall not result in the undercutting of foundations due to erosion or flooding and must drain away from the building under the action of gravity and shall not accumulate against or in close proximity to an external wall.

CHIMNEYS: (SANS 10400, part V)
Brick build with exposed steel flue: Steel flue (opening min 1.00m above roof). All chimneys must be fitted with stainless steel gauze spark retarders & flue closer. Flue pipes may not exceed 200mm in diameter.
(Flue closer, refer to SANS 10400 & XA-notes)

BRAAIS AND FIREPLACES: (SANS 10400, part V)
1. Braai to have internal steel hood, smoke gatherer with flue closer. By specialists design.
   Braai to be brick built braai. Firebricks type to be confirmed by client.

ENERGY EFFICIENCY DEFINITIONS:
R-value - measurement of thermal resistance of a material which is the effectiveness of the material to resist the flow of heat, i.e. the thermal resistance (m²K/W) of a component calculated by dividing its thickness by its thermal conductivity.
C-value - thermal capacity (kJ/m²K) of a material, which is the ability to store heat energy, and is the arithmetical product of specific heat capacity (kJ/kg.K), density (kg/m³) and thickness (m).
U-value - Thermal transmittance (W/m².K) of the composite element including the air space and associated surface transmittance.
SHGC = (solar heat gain coefficient) – measure of the amount of solar radiation (heat) passing through the glazing. NOTE – SHGC is expressed as a number between 0.0 and 1.0; the lower the SHGC, the lower the heat gain.
Thermal capacity - ability of a material to store heat energy NOTE – Thermal capacity is measured as a C-value; the higher the C-value the greater the heat storing capability.
Thermal resistance - resistance to heat transfer across a material NOTE – Thermal resistance is measured as an R-value; the higher the R- value, the better the ability of the material to resist heat flow.

INSULATION & R-VALUES:
FLOOR PERIMETER:
Install IsoBoard® high density 32-36 kg/m3 rigid extruded polystyrene 100 % closed cell insulation board (R-VALUE 1,00) of 50mm thickness and 600 mm width with tongue and groove / butt-ended joints, fixed to inner skin of block cavity wall such as to shed moisture. Galvanized mild steel ties built into horizontal joints in wall at maximum 300 mm centres along top and bottom edges. Alternate ties are used to secure boards to the inner leaf.

CEILING:
Install 135mm thick flexible non-combustible light weight "Aerolite" insulation material (R-VALUE 3,38) between the purlin rafters & over brandering in a completed roof & ceiling system. Installation strictly in accordance with the manufacturer's detail and specification.
PIPES:
Install rigid non-combustible lightweight "Geyser Pipe Insulation" Glasswool insulation (R-VALUE 1,00) with a wall thickness of 35 mm. Install in accordance with manufacturer's detail and specification.
GEYSER:
Install 50 mm thick, non-combustible, lightweight Glasswool "Geyser Blanket" (R-VALUE 1,28) around geyser or hot water cylinder. Seal edges with duct tape. Apply it in pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Install in accordance with manufacturer's detail and specification.

THERMAL CONDUCTIVITY OF ISOBOARD:
The Thermal Conductivity (k value) of new IsoBoard is 0.024 W/m °C, and the aged value at 50% Relative Humidity is 0.03 W/m °C. We term this wet and aged IsoBoard k value of 0.03 W/m °C the "long term design" value, and this is the value we recommend is used when performing heat flow calculations for building elements using IsoBoard Insulation. As IsoBoard differs different thicknesses of product, the thermal resistance, or R value, is calculated by dividing the thickness of the IsoBoard selected by the long-term design k-value, to achieve the following table:

THERMAL RESISTANCE OF ISOBOARD

IsoBoard Thickness	R - Value
30 mm	1,000
60 mm	2,000
70 mm	2,333
80 mm	2,667

EXTERNAL WALLS:
Masonry walls shall achieve the minimum CR-value of 100 hours. To comply, a minimum R-value of 1,0 must be achieved by means of insulation in the cavity only. Attached buildings such as garages, glasshouses, solariums or pool enclosures to the main building shall
a) have an external fabric that achieves the required level of thermal performance of that building,
b) be separated from the main building with construction having the required level of thermal performance for the building, or
c) not compromise the performance of the main building.
In addition, an attached building can only be exempted from the regulations if it does not contain habitable spaces.

WALL ASSEMBLY: (SANS 10400, part K)

Required value	Hours	Resistant
Minimum total R-value required	100	0,350
Construction type R-value		
Cavity masonry wall	60	0,350
cavity walling systems exceed the minimum R-value of 0,35)		
Insulation material (50mm thick Isoboard)		1,000
Total insulation provided		1,350

FLOOR INSULATION ASSEMBLY
4.3.2 FLOORS
4.3.2.1 Buildings with a floor area of less than 500m², with a concrete slab-on-floor, shall have insulation installed around the vertical edge of its perimeter which shall
a) have an R-value of not less than 1,0;
b) resist water absorption in order to retain its thermal insulation properties, and
c) be continuous from the adjacent finished ground level
   1) to a depth of not less than 300mm, or
   2) for the full depth of the vertical edge of the concrete slab-on-floor.
4.3.2.2 Where under floor heating system is installed, the heater shall be insulated underneath the slab with insulation that has a minimum R-value of not less than 1,0.
4.3.2.3 A suspended floor that is part of a building's envelope shall have insulation that shall retain its thermal properties under moist conditions and be installed
a) with a partially or completely enclosed exterior perimeter, and shall achieve a total R-value of 1,0, and
b) with an in-slab in floor heating system, and shall be insulated around the vertical edge of its perimeter and underneath the slab with insulation having a minimum R-value of not less than 1,0.

Required R-value	
Minimum total R-value required	1,000
Construction type R-value	
Concrete slab on ground	
In slab heating provided	
Perimeter floor insulation provided	1,000
(50mm thick Isoboard)	
Total insulation provided	1,000

ROOF INSULATION ASSEMBLY:
Thermal insulations:
NOTE 1: Insulation material to be 50mm clear around down light fixtures and 150mm clear around vents, exhaust fans and flue pipes.
NOTE 2: Insulation material to overlap 50mm over wallplate
NOTE 3: A vapour barrier should be used under metal roof sheeting for condensation.
NOTE 4: Insulation should be according to the TIASA Installation guide or manufacturer's specifications

Concrete roof: (ROOF 01)

Roof covering material - (concrete)	
Insulation material (require 3,35 total)	
80mm Isoboard - Radiant Barrier (100%)	2,667
40mm Isoboard - Radiant Barrier (100%)	1,333
Total insulation provided	4,000

Steel roofsheeting and rafters: (ROOF 02)

Roof covering material - (metal)	0,000
Alumiskin Foil Laminate (under roof sheeting)	0,750
SANS 10400 – XA (metal sheeting roof assemblies – Table 9)	
Insulation material	
150mm Flexible Fibre Glass Blanket - Radiant Barrier (100%)	
(over ceiling construction)	3,375
9.5mm Rhinoboard ceiling board	0,045
Total insulation provided	4,875

GEYSER & DOMESTIC HOT WATER USAGE:
Ex. system to be re-used.

WATER DEMAND MANAGEMENT SYSTEM:
All new developments and where renovations to an existing building triggers a building plan approval process must provide for the installation of water conservation and demand management system
1. Water efficient dual flush cisterns to be used with a 9 and 6 liter taps
2. with maximum flow rate of 6 liter/min.
3. Shower heads with maximum flow rate of 7 liter/min.
4. Metering taps at wash hand basin.

FIRE SAFETY REQUIREMENTS:
GAS INSTALLATION - SANS 10087 (All to comply with SANS 10087)
(Extended notes in Construction notes column)
1. Less than 1 meter sideways from doors and windows.
2. Less than 2 meter from chimis and air vents or any other place where the gas can gather if the bottle leaks.
3. Less than 3 meter below windows unless a non-combustible roof are installed between the gas bottles and the bottom of the window.
4. Less than 5 meter sideways away from a switchble electrical point or plug switch and socket or electrical motor or pool pump etc. (but not a light bulb) and not less than 1.5 meter above the gas bottles.

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DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Development Data:

Site Area:	1749,00 sqm
Zoning: Multi unit residential zone	
Building lines: Street and common - 3.000m	
Coverage (max): 50%	

Area calculations:

Ground storey:	886,00 sqm
Dwellings:	548,00 sqm
Covered entrances & steps:	103,00 sqm
Garages:	235,00 sqm
First storey:	**503,00 sqm**
Total:	**1389,00 sqm**

UNIT 3: (Alterations & additions)

Existing Ground:	67,00 sqm
Dwelling	55,00 sqm
Cov. entrance & steps	12,00 sqm
Open Steps	21,00 sqm
Proposed Ground:	**25,00 sqm**
Ground storey	25,00 sqm
Total Ground storey:	**92,00 sqm**
Existing First:	**52,00 sqm**
Dwelling	52,00 sqm
Open balcony	9,00 sqm
Total proposed areas:	**25,00 sqm**

Municipal Approval Stamps

Owner Signature

Date 2024../05../31.

Architect Signature

Date 2024../05../31.

H3 - Group Housing

Property description

Jonde, Flat 03,
Erf 818, Noordwal Street, Stellenbosch

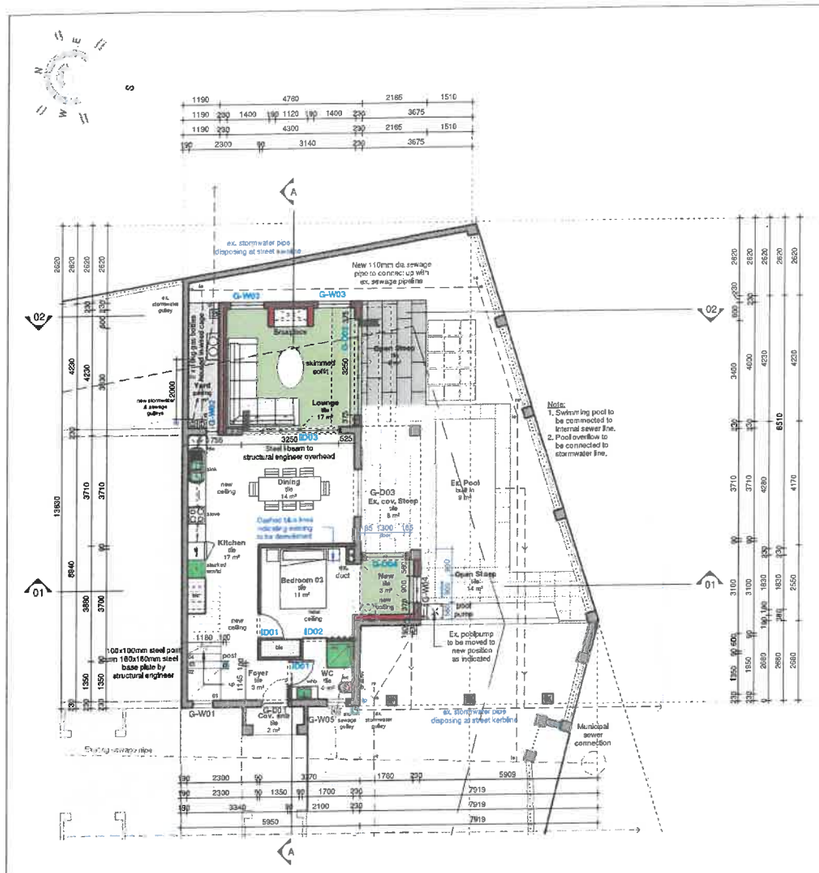
Project description

Additions & Alterations to existing Unit 3

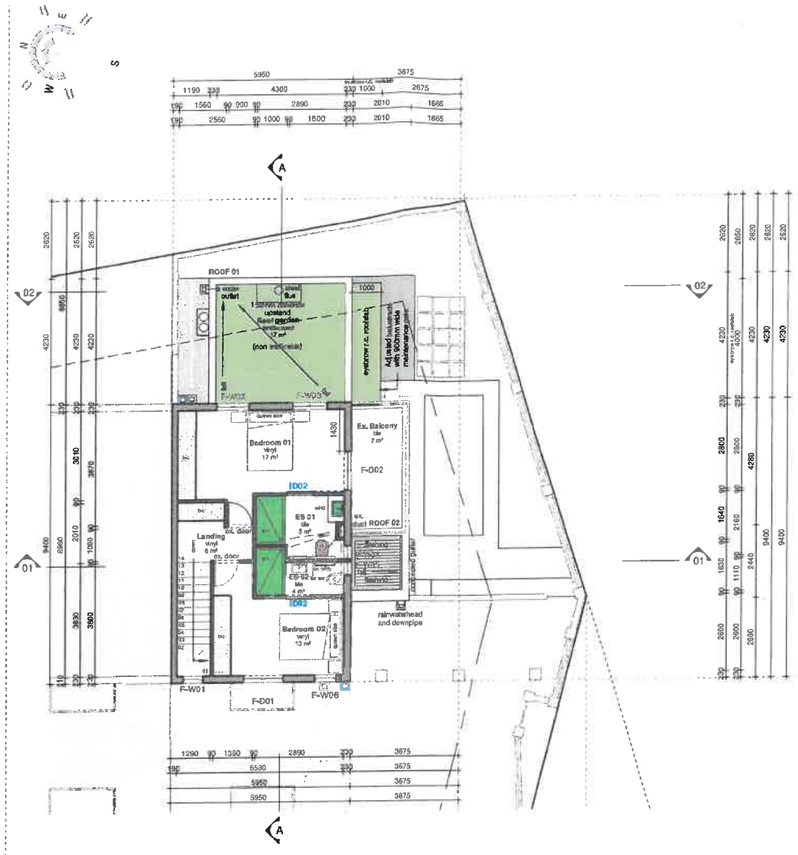
Sheet description

Locality & roof plan and construction notes

Project number	Sheet nr	Rev	Project status
24-091	001		Municipal Submission
Project Date	Designed by		Scale
2024-04-17	RVJ		as indicated
Issue Date	Drawn by		Page Size
2024/05/31 12:18:05	RVJ		A1



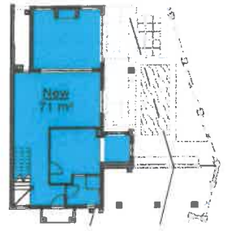
Ground Storey Plan

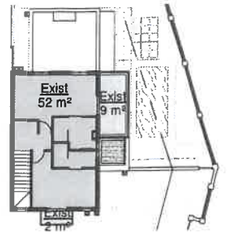


First Storey Plan
Scale 1:100

View from North East

Ground Storey Area Plan - Gross
Scale 1:200

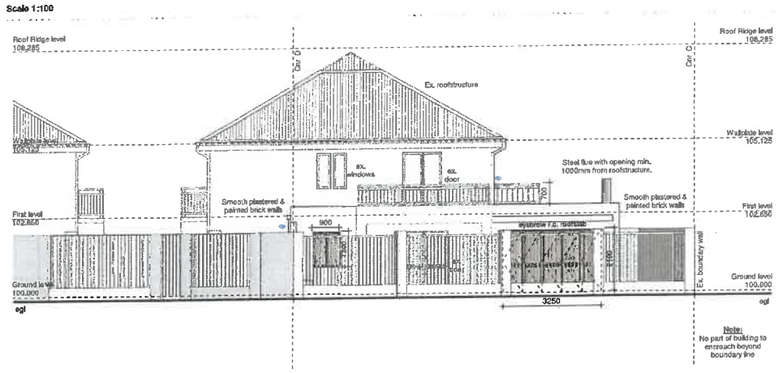




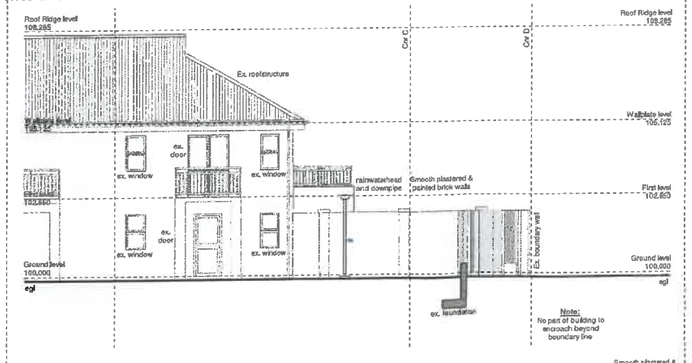
First Storey Area Plan - Gross
Scale 1:200

Ground Storey Area Plan - Nett
Scale 1:200

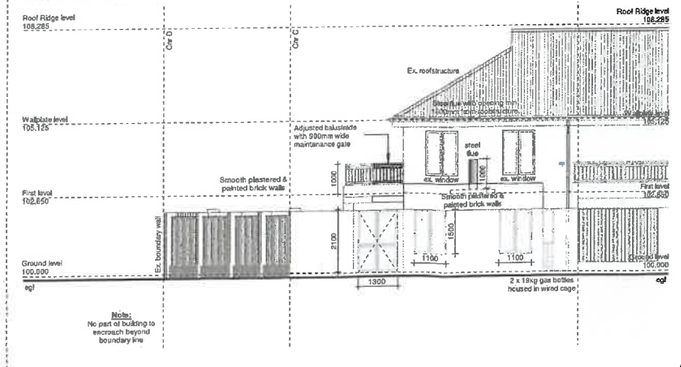
First Storey Area Plan - Nett
Scale 1:200



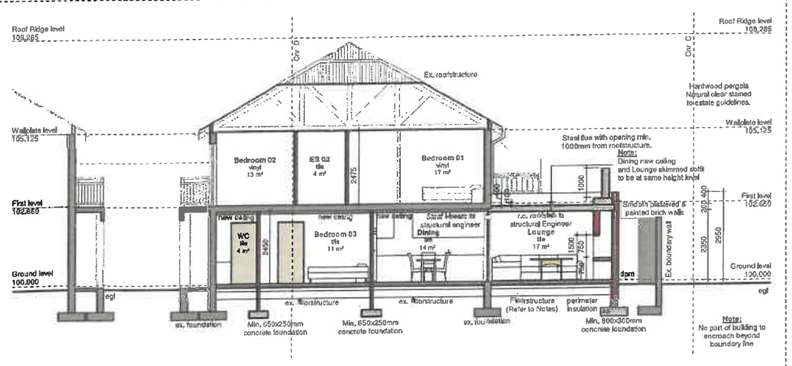
South Elevation
Scale 1:100



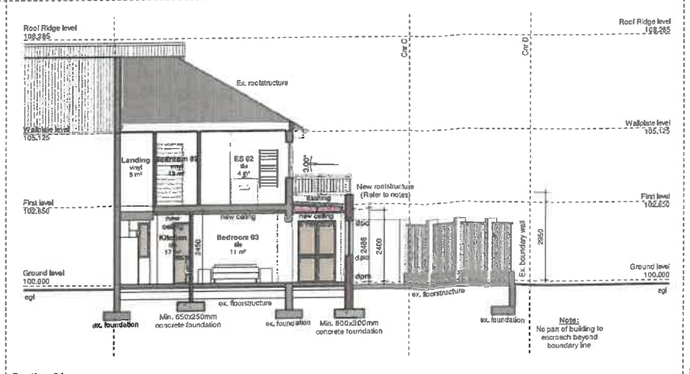
West Elevation
Scale 1:100



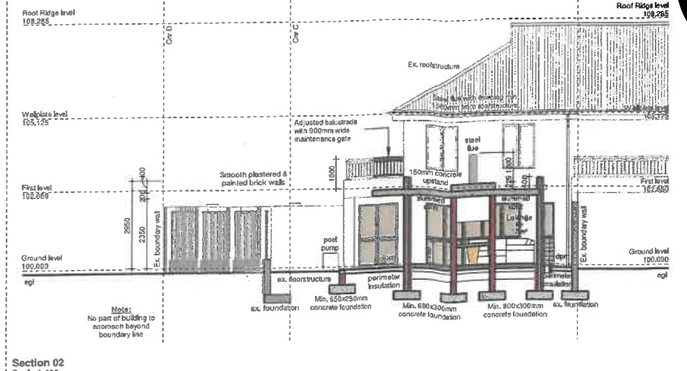
East Elevation
Scale 1:100



Section A
Scale 1:100



Section 01
Scale 1:100



Section 02
Scale 1:100

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Municipal Approval Stamps

Owner Signature

Date 2024 / 05 / 31

Architect Signature

Date 2024 / 05 / 31

[redacted]

House Britz

Property description

Jonde, Flat 03,
Erf 818, Noordwal Street, Stellenbosch

Project description

Additions & Alterations
to existing Unit 3

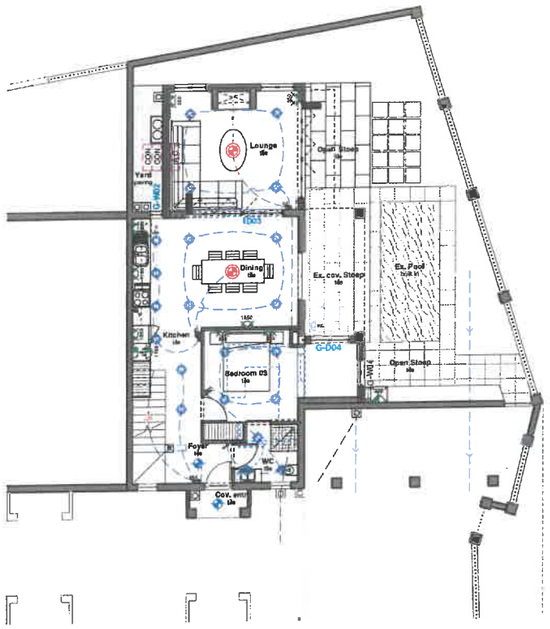
Sheet description

Plans, Sections and Elevations

Project number	Sheet nr	Rev	Project status
24-091	101		Town Planning
Project Date	Designed by		Scale
2024-04-17	RVJ		as indicated
Issue Date	Drawn by		Page Size
2024/05/31 12:18:07	PVW		A1

Ground Storey electrical Plan

Scale 1:100



First Storey electrical Plan

Scale 1:100

ELECTRICAL LEGEND

1x 15Amp power point height indicated	Up & down light
2x 15Amp power point Height indicated	Garden spike light
Single waterproof power point	Brick light height as indicated
Hob/Elb power point	Flourescent light single tube
Power point for shaver hairdryer & toothbrush	Flourescent light double tube
Electrical garage door power point	Recessed downlighter/ adjustable spotlight
Irrigation power point	Pendant overhead light
Meterbox	Swimming pool light
Distribution box	Chandelier
Oven power point	Extractor fan with own switch
Oven/stove switch	Wall mounted mirror light with switch
Telephone/ADSL	Wall light
Television	Ceiling Fan (remote control)
Mirror demister	# All electrical wires to be in conduits. (confirmed by client)
Hot water cylinder	# Alarm design, layout and installation by Specialist (confirmed by client)
External light point for garden lights	# Sound & TV design, layout and installation by Specialist (confirmed by client)
One way switch with dimmer	Intercom connected to the estate main gate.
One way switch	Heated towel rail (confirmed by client)
Two way switch with dimmer	# Underfloor heating, layout and installation by Specialist (confirmed by client)
Two way switch	# Air Con design, layout and installation by Specialist (confirmed by client)
Under floor heating switch	Strip Lighting
Braai motor switch	AC AC internal unit
Centre filament light	CON AC external unit
Wall mounted light	# All light point are to run from back-up battery system confirmed by client.

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DOOR & WINDOW SCHEDULE

The supplier must comply and produce certificates to prove that products to be provided comply with SANS 10400 - XA, 2021 Edition 2 Fenestration calculations.

Note:

Window section on elevation must exceed 50mm (samples to be approved by client).

Builders responsibility to confirm quantity and finishes before manufacturing starts.

Final schedule by specialist to be confirmed by client.

Note:

See elevations for opening sections. This schedule shows openings as seen from outside.

Manufacturer's shop drawings to be confirmed by client prior to manufacturing.

	Ground Floor	West	Ground Floor	West	Ground Floor	East	Ground Floor	East	Ground Floor	South		Ground Floor	South										
	Foyer	Aluminium	Foyer	Aluminium	Kitchen	Aluminium	Lounge	Aluminium	Lounge	Aluminium		Dining	Aluminium										
Number & Quantity	G-D01 (ex)	Quantity 1	G-W01 (ex)	Quantity 1	G-W02	Quantity 1	G-W03	Quantity 2	G-D02	Quantity 1		G-D03 (ex)	Quantity 1										
Glazing	n/a		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.			Glazing specification: Refer to energy efficiency calculations.											
Frame & Panel	Ex. timber door & frame kept.		Ex. Alum/glass window & frame.		Alum/glass casement window & frame to dims as shown, supplied by reg. manufacturer. Finish to be confirmed by client prior to manufacturing.		Alum/glass casement window & frame to dims as shown, supplied by reg. manufacturer. Finish to be confirmed by client prior to manufacturing.		Alum/glass stack and folding door unit to dims as shown, supplied by reg. manufacturer. Finish to be confirmed by client prior to manufacturing.			Ex. alum/glass double door & frame.										
	Ground Floor	East	Ground Floor	South	Ground Floor	West	First Floor	West	First Floor	East		First Floor	East		First Floor	South							
	Bedroom 02 (new)	Aluminium	Bedroom 01 (new)	Aluminium	WC	Aluminium	Staircase	Alum block	Bedroom 01	Aluminium		Bedroom 01	Aluminium		Bedroom 01	Aluminium							
Number & Quantity	G-D04	Quantity 1	G-W04 (ex)	Quantity 1	G-W05 (ex)	Quantity 1	F-W01 (ex)	Quantity 1	F-W02 (ex)	Quantity 1		F-W03 (ex)	Quantity 1		F-W02 (ex)	Quantity 1							
Glazing	Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.			Glazing specification: Refer to energy efficiency calculations.			Glazing specification: Refer to energy efficiency calculations.								
Frame & Panel	Alum/glass double door & frame to dims as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Ex. Alum/glass window & frame. Re-seal.		Ex. Alum/glass window & frame.		Ex. Alum/glass window & frame.		Ex. Alum/glass window & frame.			Ex. Alum/glass window & frame.			Ex. alum/glass double door & frame.								
	First Floor	South	First Floor	South	First Floor	West	Internal		Internal			Dining											
	ES 01	Aluminium	ES 02	Aluminium	Bedroom 02	Aluminium		Timber	WC	Timber			Aluminium										
Number & Quantity	F-W04 (ex)	Quantity 1	F-W05 (ex)	Quantity 1	F-W06 (ex)	Quantity 1	ID01	Quant 2	ID02	Quant 3		ID03	Quantity 1										
Glazing	Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		Glazing specification: Refer to energy efficiency calculations.		n/a		n/a			n/a											
Frame & Panel	Ex. Alum/glass window & frame.		Ex. Alum/glass window & frame.		Ex. Alum/glass window & frame.		Timber pivot door and frame to dims as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.		Timber sliding door & gear to dims as shown, supplied by registered manufacturer. Finish to be confirmed by client prior to manufacturing.			Alum/glass stack and folding door unit to dims as shown, supplied by reg. manufacturer. Finish to be confirmed by client prior to manufacturing.											

Note: Refer to plan for opening direction

Note: Refer to plan for opening direction

First Storey XA report

SANS 10400-XA (2021)

Instructions for use of this Template

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The user of this template remains solely responsible for the correct input of data, and the correct functioning of the Excel calculations

SIZE AND LOCATION OF THE BUILDING

Building: | City: | Storey: | Latitude:

PART D(6). What you are building, and where

1- Enter project name

2- Enter maximum internal building dimension, and multiply out.

Enter dimensions of recesses, rebates, or other negative areas, and deduct...

3- Transfer total to second lowest cell of Column H

max intnl dimension	e-w	n-s	number	over'll area
Positive spaces				0.00
				0.00
minus negative spaces				0.00
rebates				0.00
recess				0.00
other				0.00
Use a separate page for larger plans			Total approx net internal floor area	71.00

LIMITS CALCULATION

5.1 BUILDING & FENESTRN ORIENTATION

FENESTRATION AREAS

SHADING - Clause 5.2

U & shgc VALUES - CLAUSE 5.3

COMPLIANCE

Cat (glazed refer encl)	Window ref no	Orientation sector	window width	window vertical	Number (identical)	Window area m²	shading height	multi-plier (Table 5)	required shading projection	actual shading projection (design)	compliance 1= yes 0= no	U-value	Enter shgc T4, Col 3	Enter non-compliant shgc T4 Col 4	required shgc value from code	Average ww area x required shgc	COMPLIANCE Actual (design/specified)	COMPLIANCE areas shgc
	F-W01	W,NW,N,NE	890	1200	1	0.78	1200	0.54	648	115	0	5.20	0.66	0.49	0.49	0.38		0.00
	F-W03	W,NW,N,NE	2100	2520	2	3.65	1500	0.54	810	115	0	5.20	0.66	0.49	0.49	0.81		0.00
	F-W03	W,NW,N,NE	2100	2520	2	3.65	1500	0.54	810	115	0	5.20	0.66	0.49	0.49	0.81		0.00
	F-W02	W,NW,N,NE	890	1200	3	2.72	1200	0.54	648	115	0	5.20	0.66	0.49	0.49	0.35		0.00
	Total W,NW,N,NE oriented fenestr'n area					4.80										Design Shgc		0.00
	F-W02	SW,S,SE	890	1200	3	0.48	n/a	n/a	n/a	n/a	n/a	0.00	Divide by W,NW,N,NE area sub-tot			4.80	and again	4.80
	F-W03	SW,S,SE	1500	2100	1	3.56	n/a	n/a	n/a	n/a	n/a	5.20						
	F-W03	SW,S,SE	890	1200	1	0.48	n/a	n/a	n/a	n/a	n/a	5.20	Limit-weighted by area average shgc			0.49	Acct (desi	0.000
	Storey total fenestration area					7.32												
	Storey net internal floor area b/f					49.00							Required U-value for compliance			5.2		
Fenestration %: IF >20%, use this to enter Table 4						14.94	%						Required SHGC value for compliance			0.66		

Ground Storey XA report

SANS 10400-XA (2021)

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SIZE AND LOCATION OF THE BUILDING

Building: | City: | Storey: | Latitude:

PART D(6). What you are building, and where

1- Enter project name

2- Enter maximum internal building dimension, and multiply out.

Enter dimensions of recesses, rebates, or other negative areas, and deduct...

3- Transfer total to second lowest cell of Column H

max intnl dimension	e-w	n-s	number	over'll area	Other occupancies
Positive spaces				0.00	
				0.00	
minus negative spaces				0.00	
rebates				0.00	
recess				0.00	
other				0.00	
Use a separate page for larger plans			Total approx net internal floor area	71.00	

LIMITS CALCULATION

5.1 BUILDING & FENESTRN ORIENTATION

FENESTRATION AREAS

SHADING - Clause 5.2

U & shgc VALUES - CLAUSE 5.3

COMPLIANCE

Cat (glazed refer encl)	Window ref no	Orientation sector	window width	window vertical	Number (identical)	Window area m²	shading height	multi-plier (Table 5)	required shading projection	actual shading projection (design)	compliance 1= yes 0= no	U-value	Enter shgc T4, Col 3	Enter non-compliant shgc T4 Col 4	required shgc value from code	Average ww area x required shgc	COMPLIANCE Actual (design/specified)	COMPLIANCE areas shgc
	G-W01	W,NW,N,NE	890	1200	1	0.78	1200	0.54	648	115	0	4.40	0.53	0.44	0.44	0.34		0.00
	G-W01	W,NW,N,NE	490	1200	1	0.48	1200	0.54	648	115	0	4.40	0.53	0.44	0.44	0.21		0.00
	G-W03	W,NW,N,NE	1490	2490	1	1.65	1500	0.54	810	115	0	4.40	0.53	0.44	0.44	0.73		0.00
	G-W03	W,NW,N,NE	2490	2490	1	1.65	1500	0.54	810	115	0	4.40	0.53	0.44	0.44	0.73		0.00
	G-W04	W,NW,N,NE	890	1200	1	0.78	1200	0.54	648	115	0	4.40	0.53	0.44	0.44	0.34		0.00
	Total W,NW,N,NE oriented fenestr'n area					5.34										Design Shgc		0.00
	G-D01	SW,S,SE	2390	2390	1	5.83	n/a	n/a	n/a	n/a	n/a	4.40	Divide by W,NW,N,NE area sub-tot			5.34	and again	5.34
	G-D01	SW,S,SE	1490	2390	1	3.35	n/a	n/a	n/a	n/a	n/a	4.40						
	G-W04	SW,S,SE	1190	2390	1	2.73	n/a	n/a	n/a	n/a	n/a	4.40						
	Storey total fenestration area					18.26							Limit-weighted by area average shgc			0.44	Acct (desi	0.000
	Storey net internal floor area b/f					71.00							Required U-value for compliance			4.4		
Fenestration %: IF >20%, use this to enter Table 4						25.71	%						Required SHGC value for compliance			0.53		

Municipal Approval Stamps

Owner Signature ..... Date 2024 / 05 / 31

Architect Signature ..... Date 2024 / 05 / 31

[redacted]

House Britz

Property description

Jonde, Flat 03,
Erf 818, Noordwal Street, Stellenbosch

Project description

Additions & Alterations
to existing Unit 3

Sheet description

Electrical plans, door & window schedules and XA report

Project number	Sheet nr	Rev	Project status
24-091	102		Municipal Permit
Project Date 2024-04-17	Designed by RVJ		Scale as indicated
Issue Date 2024/05/31 12:18:08	Drawn by PVW		Page Size A1