STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1785/2026
Our File Reference Number: Erf 19 Longlands
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER [redacted]

Sir / Madam

APPLICATION FOR A PERMANENT DEPARTURE: ERF 19, LONGLANDS

1. The above application refers.

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

2.1 The **permanent departure** application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the relaxation of the street building line (garage access) from **5m to 3m** to accommodate the proposed new garage access on Erf 19, Longlands.

BE APPROVED in terms of Section 60 of the said Bylaw.

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

3.1 The approval only applies to the departure application 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 development be generally in accordance with the Site Plan as referenced on Project No. 539 (Drawing No: CS-01, CS-02, CS-03, CS-04 & CS-05) and drawn by Cala Moller Argitek attached as **Annexure A.**

3.3 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.

3.4 Building plans for all new structures and for all changes of use in the existing buildings be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

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

4.1 The proposal is limited to alterations to the garage access, while the proposed study is situated within the applicable building lines. The additions are considered compatible with the surrounding land uses and are not anticipated to have any adverse impact on the existing streetscape.

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 **TP** 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

SENIOR MANAGER: DEVELOPMENT MANAGEMENT

25/11/2026

DATE

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ANNEXURE A

SITE PLAN

AREA SCHEDULE			
Renovation Status	Home Storey	Zone Name	Measured Area
Existing	GROUND FLOOR	FLOOR AREA	190,10
Existing	GROUND FLOOR	GARAGE AREA	56,46
			246,56 m²
Existing	FIRST FLOOR	FLOOR AREA	185,35
			185,35 m²
New	GROUND FLOOR	FLOOR AREA	30,66
New	GROUND FLOOR	GARAGE AREA	3,01
			33,67 m²
			445,58 m²

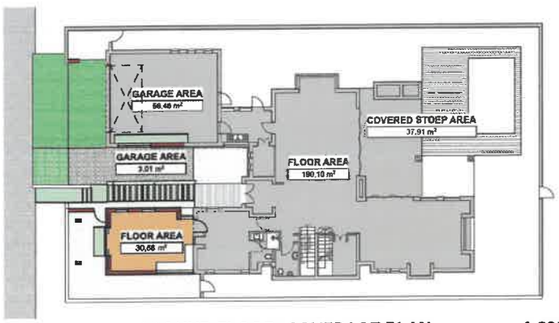
AREA SCHEDULE (NEW AREAS ONLY)			
Renovation Status	Home Storey	Zone Name	Measured Area
New	GROUND FLOOR	FLOOR AREA	30,66
New	GROUND FLOOR	GARAGE AREA	3,01
			33,67 m²

DEVELOPMENT PARAMETERS
As per **Stellenbosch Municipal Planning Bylaw & Longlands Estate Architectural Guidelines**

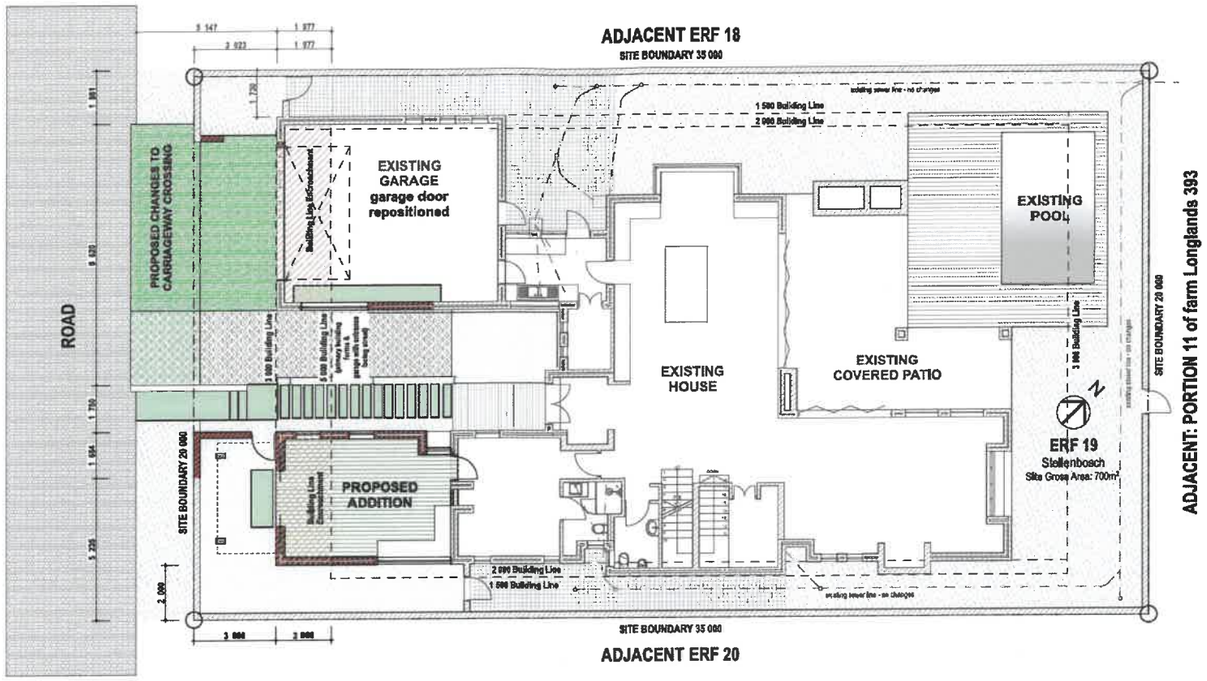
ERF NUMBER	**ERF 19**
Site Area	700m²
Zoning	Conventional Residential Zone
Allowable Coverage	50% of ERF (double storey dwellings)
Total Covered Area	318.14m²
Proposed Coverage	**45.4%**
COVERAGE DOES NOT EXCEED 50%	**COMPLIANT**
Allowable Bulk Factor	0.80 of ERF
Total Bulk Floor Area	445.58m²
Proposed Bulk Factor	**0.64**
BULK FACTOR BELOW 0.80	**COMPLIANT**
Minimum Dwelling Size	**MIN 60% of building zone**
Dwelling Size	340.2m²
Building Zone	285.21m²
THUS EQUALS 119% OF BUILDING ZONE - COMPLIANT	
Height Restriction	
To Rood Ridge	9.0 m
PROPOSED ADDITIONS DO NOT EXCEED HEIGHT RESTRICTION.	

BULK BUILDING AREA			
Renovation Status	Home Storey	Zone Name	Measured Area
Existing	GROUND FLOOR	FLOOR AREA	190,10
Existing	GROUND FLOOR	GARAGE AREA	56,46
Existing	FIRST FLOOR	FLOOR AREA	185,35
New	GROUND FLOOR	FLOOR AREA	30,66
New	GROUND FLOOR	GARAGE AREA	3,01
			445,58 m²

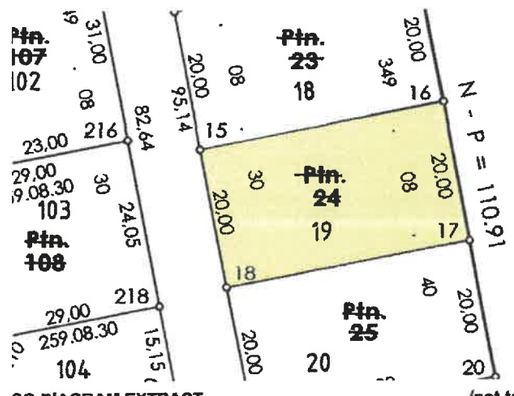
COVERAGE AREA SCHEDULE			
Renovation Status	Home Storey	Zone Name	Covered Area
Existing	GROUND FLOOR	COVERED STOEP AREA	37,91
Existing	GROUND FLOOR	FLOOR AREA	190,10
Existing	GROUND FLOOR	GARAGE AREA	56,46
New	GROUND FLOOR	FLOOR AREA	30,66
New	GROUND FLOOR	GARAGE AREA	3,01
			318,14 m²



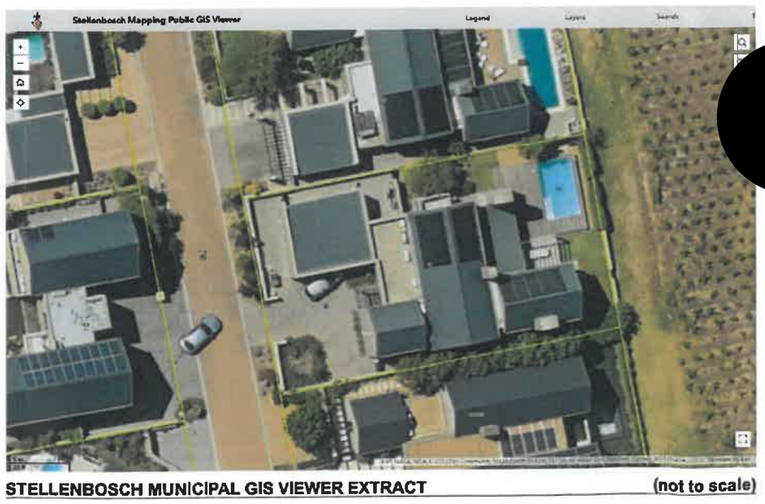
GROUND FLOOR: COVERAGE PLAN 1:200



SITE PLAN 1:100



SG DIAGRAM EXTRACT (not to scale)



STELLENBOSCH MUNICIPAL GIS VIEWER EXTRACT (not to scale)

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4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.

Date	Change Description	Rev. #

HOUSE PLAN APPROVAL
LONGLANDS
Approved by Longlands Country Estate HOA
Trustee Signature: _____
Date of Approval: 14 August 2026

HANDTEKENING / SIGNATURE:

Klient/Client: .....

Architect: .....

[redacted]

NAUDE & BRUGMAN

PROJECT DESCRIPTION:
Proposed additions and alterations
ERF 19 Longlands Estate Stellenbosch

DRAWING NAME:
SITE INFORMATION

DATE:	12 August '25		
CLIENT:	Fanie Naude		
SCALE:	1:100, 1:1, 1:200		
DESIGN:	Cala Moller		
DRAWN:	T Beaurah	CHECKED:	Cala Moller
REVISION DATE		REVISION NUMBER:	

PROJECT NUMBER: 539
DRAWING NUMBER: CS-01

Plan Type: House Naude & Brugman IV.pln

CONSTRUCTION SPECIFICATION

ROOF CONSTRUCTION (SANS 10400 PART L):
Sheeting/Roofing:
Main Dwelling Roofs:
Brownbuilt Kliplok profile Ultra AZ200 speller G550 Clean Colorbond® Ultra roof sheeting, fixed to timber intermediate purlins at MAX 1200mm centres and eaves and ridge purlins at MAX 1200mm centres (final spacing to be calculated by an Engineer) using Hex Flange Head + EPDM Steel self-drilling Type 17 drill point, No. 12-11 x 65mm long fasteners (fastener lengths may vary depending on the insulation used or require metal). Purlin fixed to first, fourth and eighth crest of each sheet and at all cracks at sheet ends.
- Roof Pitch: 40°
- Climatic Condition: From 400m to 5km of the coast - Zone C4/C5 High Corrosion Risk
- Roof Profile: Klipklok
- Material: Ultra AZ200 speller G550 Clean Colorbond® Ultra
- Material Gauge: 0.53mm
- Colour: TO MATCH EXISTING.

All in accordance with the manufacturer's specifications on prefabricated engineered trusses or rafters to Engineer's Spec. @ max 900 c/c on 114x38 wallplate, secured with galvanized loop iron to kiln. 800mm brickwork below wallplate.

Concrete Flat Roofs:
13mm Stone 60mm thick layer on torched-on membranes
Application: general waterproofing, flat roofs (suited for hotter climatic conditions)
All surfaces to be clean dry, sound and free of oils and laitance. Apply one layer sbs® Uniguard MS dual reinforced mineral surface waterproofing membrane, fully bonded by means of "torch on fusion", with 150mm side laps and 150mm end laps, all in accordance with manufacturer's / Technical Specifications and Applications Manual" on screed to fall to outlet on Concrete deck to Engineers Detail.

CEILING CONSTRUCTION:
Stained Rebrobond ceiling secured to 38x80 bramboring to 6mm squares @ 450 c/c secured to underside of rafters or between rafters as indicated on drawings.
Supply and fit SIGMA Plaster Trim 20 satin white epoxy coated aluminium plaster trim measuring 20 x 20mm shadow reveal with GW36 wall anchors at 450mm centres.
Insulation:
Isotherm 136mm thick thermally bonded polyester thermal insulation (Density: 10 kg/m³), complying with SANS1381-1:2013, laid over ceiling boardsing closely fitted between rafters.
- R-value: 3.14m²K/W
- Thermal conductivity: 0.036 W/mK

FLOOR CONSTRUCTION (SANS 10400 PART J):
Concrete Surface bed:
Floor finish as indicated on Plans on 35cm screed on 100mm concrete surfacebed – provide 10mm vertical softboard joint between edge of slab and outer brick skin. ALL concrete as per Engineers Spec on 250 Micron DPM sealed at overlapping joints (strictly to Manufacturer's Spec) on 50mm sandbed on 150mm layers of well compacted clean fill.
Provide 90mm SA Pine skirtings (profile by architect/owner) Finished floor level to be Min 170mm above ground level on exterior.

EXCAVATIONS (SANS 10400 PART G):
Any excavation before or during the construction process shall be made Safe to prevent any person entering the construction site from injury and be made stable to prevent the excavation from causing damage to neighbouring properties. - CONTRACTOR to have necessary insurance to cover any eventuality.

FOUNDATIONS (SANS 10400 PART H):
All foundations to be laid on solid & stable ground. Mass concrete 1:4:5 nominal mix having a compressive strength of 20MPA at 28 days - ALL concrete to Engineers Spec. Foundation walls cavities to be filled with concrete up to floor level. Provide 50mm ISOBOARD vertically Min 600mm high down from surface bed All around perimeter of building. Foundation walls higher than 1000 (Retaining walls) to be constructed as per Structural Engineer's Spec
STAIRS (SANS 10400 PART M):
Treads Min 250mm and Risers Max. 200mm Min Headroom above stairs to be 2100. All to Structural Engineers Spec.

WALL CONSTRUCTION (SANS 10400 PART K):
External walls: 290mm 7MPa nominal compressive strength NFP non-loadbearing Imperial plaster brick, size 222 x 106 x 73mm, manufactured in accordance with SANS 227:2007, laid in superstructure walls bedded and jointed in Class 1 mortar. 50mm air cavity Dundle® API Bridgdrip DPC 250µm damp proof course in cavity walls conforming to SANS 952-1:2011 laid with minimum 150mm overlaps.
Clay bricks comprising two skins of 115 brick skins with 50mm air cavity, tied together with galvanised butterfly wall ties @ M says Cavity to be kept clean & honed down after building work. Provide Stepped 375 Micron DPC at floor level with weepholes @ +/- 450 c/c at DPC level. Wall Plastered & Painted both sides unless otherwise indicated on plans. Provide 250 Micron DPC around all openings incised into cavity & provide weepholes as above window and below cill. Provide Precast Lintels above all openings. Min 1,5 x the opening width and above all lintels provide Min. 5 courses of brickwork with Galvanised BRICKFORCE for at least 3 layers above lintel unless Engineer specified a concrete beam above opening.
Internal walls: 230mm or 115mm 7MPa nominal compressive strength NFP non-loadbearing Imperial plaster brick, size 222 x 106 x 73mm, manufactured in accordance with SANS 227:2007, laid in superstructure walls bedded and jointed in Class 1 mortar. Dundle® API Bridgdrip DPC 250µm damp proof course in cavity walls conforming to SANS 952-1:2011 laid with minimum 150mm overlaps. Clay bricks plastered & Painted both sides unless otherwise indicated on plans.
ANY WALL LONGER THAN 6800 Must have stiffener columns unless adequately supported by other connecting walls.
Lower lip of 375micron damp proof course under cavity walls must be min 150mm above finished ground level and cavity beneath DPC must be concrete filled.
CAVITY WALL:
LAMBDABOARD® laminated polyisocyanurate core board with a minimum core density of 34kg/m³, minimum thickness of 25mm; a widths of 1,220mm with a 1.24(m²/W) R-Value. Finish shall be Kraft Paper laminated on both sides. To be fixed on the inner leaf of cavity wall using galvanized cavity ties.

PLASTER:
Plaster Mix of 1 part Portland cement, 1,5 parts Lime and 6 parts Clean sand. Plastering to be undertaken by Skilled plasterer and a smooth Wood float finish should be achieved to Architect's Satisfaction - window & door reveals should be done at the same time as walls to ensure a smooth reveal surround.

PAINT SPECIFICATION:
Textured exterior paint on plastered surfaces, as per Longlands Estate Architectural Guidelines:
Mister/ Exterior combination of textured (cement based) and smooth (Acrylic) paint finish in earthy tones as Longlands Estate list of approved colours.

GLASS (SANS 10400 PART N):
All glass to be clear 4mm Float glass, except Safety (Min. 6mm laminated glass) to all panels below 800mm above floor level and panels larger than 1 sqm. ALL Doors & sidelights MUST be safety glass. (Min. 6mm laminated glass) Not withstanding above: All Glass MUST also conform to Fenestration schedule as per SANS 10400 XA Calculations

STORMWATER (SANS 10400 PART R):
Stormwater emanating from roofs, paving or garden shall not cause damage to the building interior, structure or accumulate in a manner that is an inconvenience to the property.
Provide catchpits all round building connected with 150 PVC pipe to Min. 1:100 fall to Main stormwater system (if no Stormwater is provided) Discharge in road at bottom of kerb - portion of pipe that is underneath paved driveway or any part of building structure to be encased in Min 150mm concrete surround.

Fascias & Rainwater goods:
Waterflo Guttering domestic Ogee profile aluminium H3003h 14 seamless gutter, overall size 125 x 85 x 0,6mm thick coated internally and externally with ColourTech G4 in finish to match roof sheeting including cut and mitred angles covered with a mere strip externally, stop ends crimped and all sealed on the inside with Dow Corning 813 silicone sealer, secured to fibre cement fascia with 20 x 2,5mm internal hanger brackets at 800mm centres using aluminium peeled rivets, including expanded aluminium mesh leaf guard set over gutter with 100 x 75 x 0,9mm thick aluminium downpipe (concealed in wall recess as detailed) in colour to match wall finish, including all necessary bends, elbows, shoes etc.
Everite medium density plain engrooved Nutec fascia boards (Code: 48-004), size 225 x 10mm, fixed to timber rafters twice screwed with 12 x 40mm countersunk brass screws with PVC H-profile fascia joiner between boards and at board ends. Painted to match roof finish.

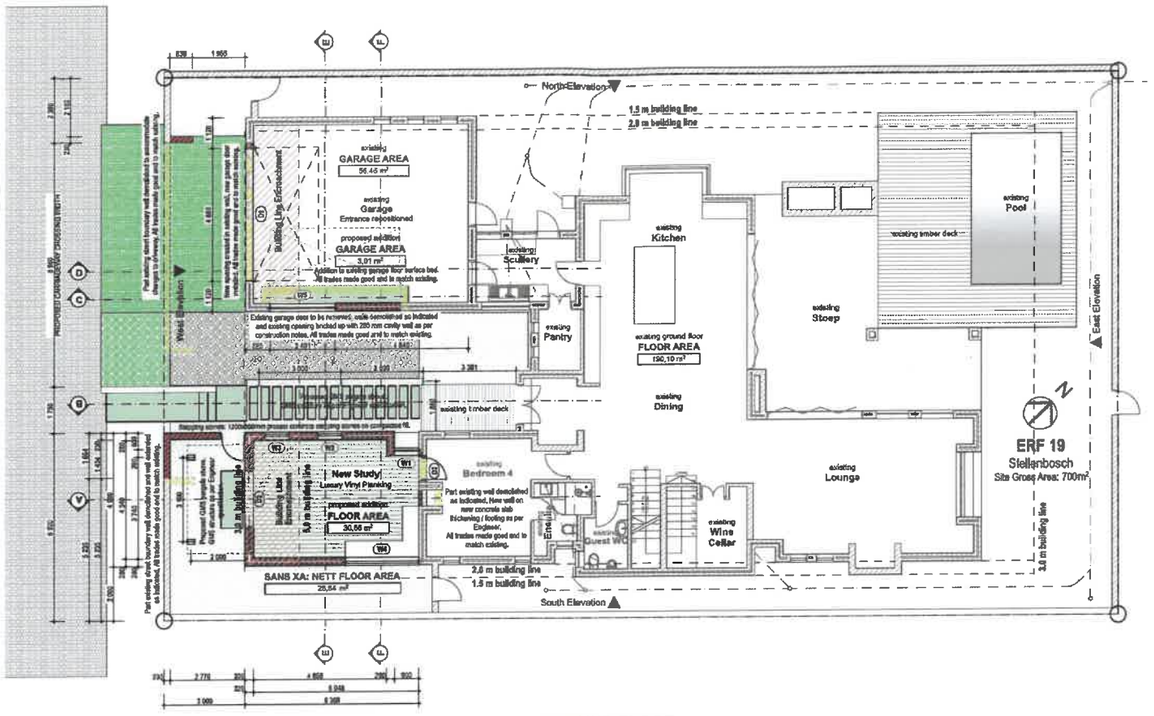
LIGHT & VENTILATION (SANS 10400 PART O):
The Total area of openings for Natural Light shall be Min. 10% of the floor area of a specific room and the openable portion of windows & (external)doors shall be Min. of 5% of that same area, Provide Mechanical Ventilation for any (habitable) room that do not comply to above.

ELECTRICAL:
All Electrical work to be done by a Qualified electrician - Electrical certificate to be provided on completion of work.

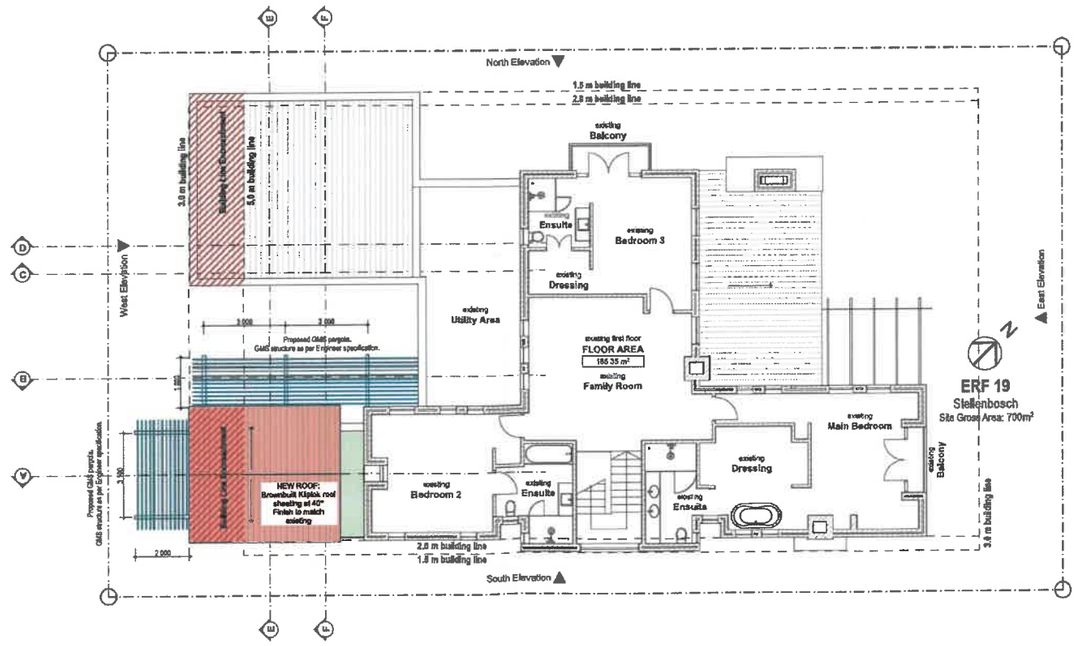
INSULATION & R VALUES
FLOOR PERIMETER: Provide 50mm ISOBOARD (R-VALUE 1) installed vertically Min 600mm high starting in line with top of concrete surfacebed, between floor and brick wall.
CEILING: R-VALUE 3,7 Required in various combinations of Insulation & Ceiling material.
Provide 136mm ISOTHERM insulation above ceilings

DRAINAGE NOTE:
as per SANS 10400-P 4.22.2
Where any portion of a drain passes under a building, such portion shall
a) be protected against the transmission of loads to it.
b) be laid without change of direction or gradient, and
c) not be provided with any means of access for cleaning from inside the building.

DRAINAGE NOTE:
as per SANS 10400-P 4.13.1
"1) The vertical distance between the invert of the lowest branch discharge pipe connected to the discharge stack, and the invert of the bend at the foot of the stack, shall be not less than
1) 460mm for stub stacks, stacks in single dwellings of up to three storeys in height, and stacks of up to two storeys in height serving a maximum of two groups of sanitary fixtures,"



GROUND FLOOR 1:100



FIRST FLOOR 1:100

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Date	Change Description	Rev. #

HANDTEKENING / SIGNATURE:

Klient/Client: .....

Architect: .....

[redacted]

NAUDE & BRUGMAN

Proposed additions and alterations
ERF 19 Longlands Estate Stellenbosch

DRAWING NAME:

FLOOR PLANS

DATE:	12 August '25
CLIENT:	Fanie Naude
SCALE:	1:100
DESIGN:	Cais Moller
DRAWN:	T Beaurain
CHECKED:	Cais Moller
REVISION DATE:	
REVISION NUMBER:	

PROJECT NUMBER: 539

DRAWING NUMBER: CS-02

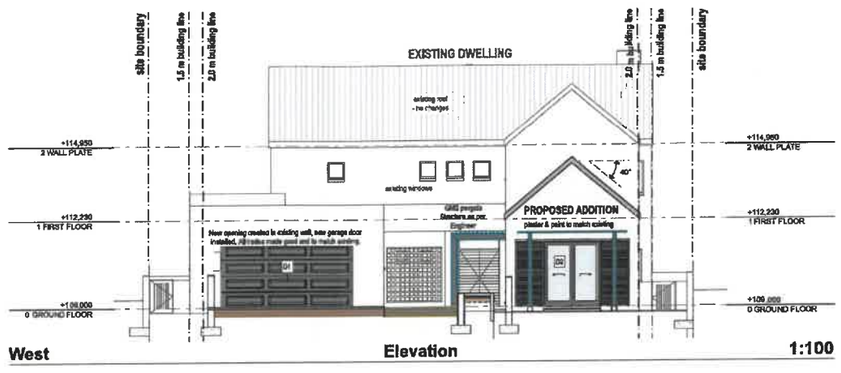
Plan Type: House Naude & Brugman IV.pln



North Elevation 1:100



East Elevation 1:100



West Elevation 1:100



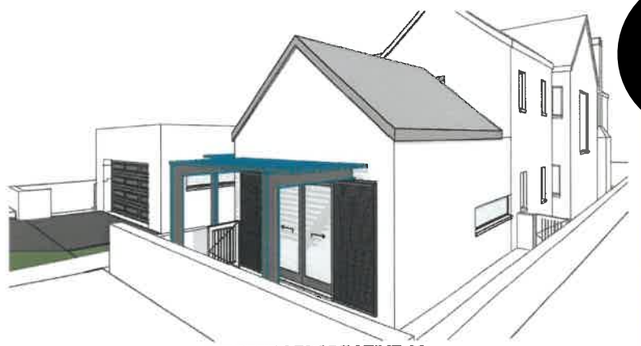
South Elevation 1:100



STREET PERSPECTIVE 01



STREET PERSPECTIVE 02



STREET PERSPECTIVE 03

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Date	Change Description	Rev. #

MANDATEHOLDING / SIGNATURE:

Klient/Client: .....

Architect: .....

[redacted]

NAUDE & BRUGMAN

PROJECT DESCRIPTION:

Proposed additions and alterations
ERF 19 Longlands Estate Stellenbosch

DRAWING NAME:

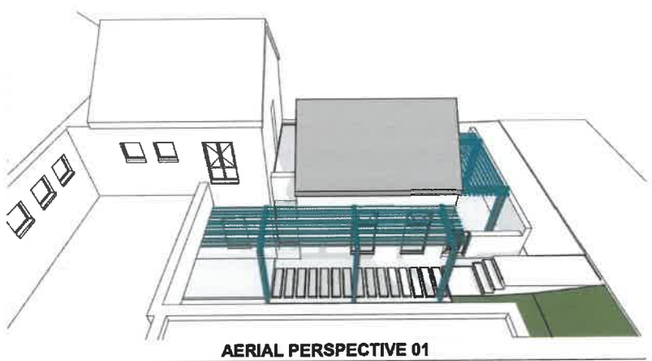
ELEVATIONS

DATE:	12 August '25		
CLIENT:	Fanie Naude		
SCALE:	1:100, 1:235.29		
DESIGN:	Cala Moller		
DRAWN:	T Beurain	CHECKED:	Cala Moller
REVISION DATE:		REVISION NUMBER:	

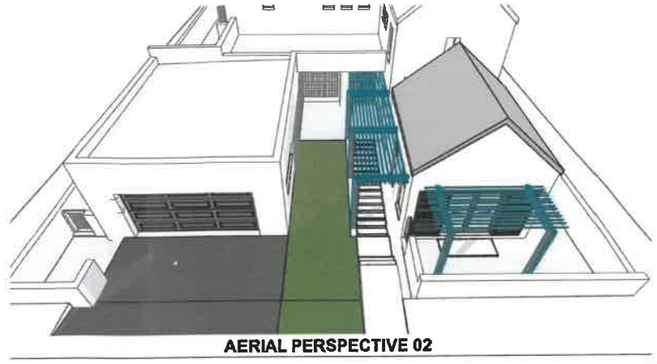
PROJECT NUMBER: 539

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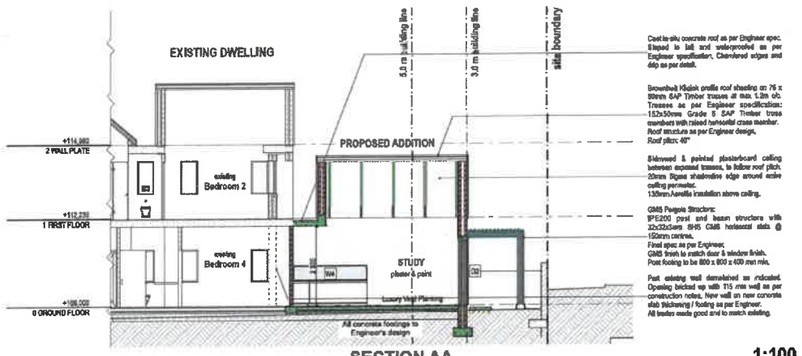
Plan Type: House Naude & Brugman IV.pln



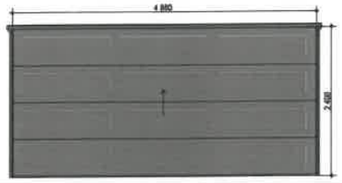
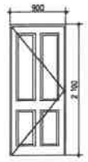
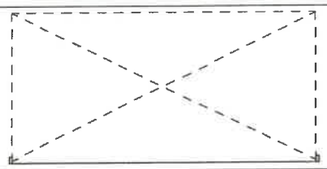
AERIAL PERSPECTIVE 01



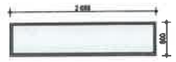
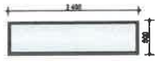
AERIAL PERSPECTIVE 02


EXISTING DWELLING
5.0 m building line
3.0 m building line
site boundary
+114.950
2 WALL PLATE
+112.230
1 FIRST FLOOR
+109.000
0 GROUND FLOOR
existing Bedroom 2
existing Bedroom 4
PROPOSED ADDITION
STUDY
plaster & paint
Luxury Vinyl Planking
All concrete footings to Engineer's design
Concrete slab
Concrete floor
Concrete floor
Concrete floor

DOOR SCHEDULE

Door Number	D1	D2	D3
Quantity	1	1	2
View from Opening Side			
Plan Preview			
Description	Powder coated Aluminium Sectional overhead Garage door. Automated with Remote control opening Mechanism. Colour: Charcoalsand to match door and window frames.	Crealco Aluminium powdercoated 2 pane sliding door. Colour charcoal to match existing.	Semi Solid Timber door in solid Timber frame- Finish as per Architect's later spec.
Finish	Powder coating: Colour Charcoal to match existing.	Powder coating: Colour Charcoal to match existing.	Painted as per Architect spec.
Glazing	N/A	NATIONAL GLASS PVB CLEAR glazing to SANS10400 (Part N) Safety reg. and (Part XA) Fenestration reg. See SANS XA Fenestration calculations for required U-Value and SHGC.	N/A
Ironmongery	Standard as per manufacturer.	ASSA ABLOY Falcon Series Handle CODE 6252-06 with concealed fix escutcheon and UNION Cylinder lock - UNION two ball bearing butt hinges - UNION stainless steel door stop.	ASSA ABLOY Falcon Series Handle CODE 6252-06 with concealed fix escutcheon and UNION Cylinder lock - UNION two ball bearing butt hinges - UNION stainless steel door stop.

WINDOW SCHEDULE

	W1	W2	W3	W4	W5
Quantity	1	1	1	1	1
View from O...					
Description	Crealco SWIFT 38 Powder Coated Aluminium window with Thermo seal. Colour: Charcoal to match existing.	Crealco SWIFT 38 Powder Coated Aluminium window with Thermo seal. Top hung opening section. Colour: Charcoal to match existing.	Crealco SWIFT 38 Powder Coated Aluminium window with Thermo seal. Top hung opening section. Colour: Charcoal to match existing.	Crealco SWIFT 38 Powder Coated Aluminium window with Thermo seal. Colour: Charcoal to match existing.	Crealco SWIFT 38 Powder Coated Aluminium window with Thermo seal. Colour: Charcoal to match existing.
Finish	Powder coating: Colour Charcoal to match existing.	Powder coating: Colour Charcoal to match existing.	Powder coating: Colour Charcoal to match existing.	Powder coating: Colour Charcoal to match existing.	Powder coating: Colour Charcoal to match existing.
Glazing	NATIONAL GLASS PVB CLEAR glazing to SANS10400 (Part N) Safety reg. and (Part XA) Fenestration reg. Refer to SANS XA Fenestration calculations for required U-Value and SHGC.	NATIONAL GLASS PVB CLEAR glazing to SANS10400 (Part N) Safety reg. and (Part XA) Fenestration reg. Refer to SANS XA Fenestration calculations for required U-Value and SHGC.	NATIONAL GLASS PVB CLEAR glazing to SANS10400 (Part N) Safety reg. and (Part XA) Fenestration reg. Refer to SANS XA Fenestration calculations for required U-Value and SHGC.	NATIONAL GLASS PVB CLEAR glazing to SANS10400 (Part N) Safety reg. and (Part XA) Fenestration reg. Refer to SANS XA Fenestration calculations for required U-Value and SHGC.	NATIONAL GLASS PVB CLEAR glazing to SANS10400 (Part N) Safety reg. and (Part XA) Fenestration reg. Refer to SANS XA Fenestration calculations for required U-Value and SHGC.
Accesories	TBC	TBC	TBC	TBC	TBC

SANS XA NETT FLOOR AREAS SCHEDULE

Home Storey	Zone Name	Nett Floor Area
GROUND FLOOR	SANS XA: NETT FLOOR AREA	25,54

GLAZING SCHEDULE:

Home Storey Name	Element ID	Glazed Surface Area
GROUND FLOOR	W1	2,16
GROUND FLOOR	W2	1,98
GROUND FLOOR	W3	1,98
GROUND FLOOR	W4	1,62
		7,74 m²

GLAZING NOTE: all new glazing is to comply with the requirements of SANS 10137 & SANS 10400 Part N - all access doors, sidelights, shop fronts, windows lower than 500mm AFFL and windows lower than 1800mm above pitch line of stairs to be safety glass.

All fenestration to be in accordance with SANS 10400 part XA 4.4.4, and in accordance with SANS 204 if glazing area exceeds 20%

GROUND STOREY: PROPOSED ADDITION
Nett Floor Area: 25.54m²
Total Glazing Area: 7.74m²
Glazing percentage 30.3%

GLAZING PERCENTAGE EXCEEDS 20%
See SANS XA Fenestration Calculations

D02 OMITTED FROM GLAZING AREA. SLIDING SHUTTERS ABLE EFFECTIVELY SHIELD ALL GLAZING IN D02.

- ALL ALUMINIUM WORK TO HAVE PASSED THE MINIMUM PERFORMANCE REQUIREMENTS AS PUBLISHED BY AAAMSA.
ALUM SUB-CONTR. TO (POLYSULPHIDE) SEAL AROUND ALL NEWLY INSTALLED WORK - WIND LOADING IN ACCORDANCE WITH SANS 10160
- LAMINATED GLASS IS TO BE MARKED BY ETCHING, ENGRAVING, OR SAND BLAST, WITH GLAZIERS NAME, & RELEVANT GLASS CODE. TOUGHENED GLASS TO BE PERMANENTLY MARKED.
- TEST CERTIFICATE TO BE PRODUCED.
- ALL GLAZING WORK TO COMPLY WITH THE NBR PART N.
- 'WOOLPILE' OR (EQUIVALENTLY APPROVED BY ARCHITECT) WEATHER-SEALS TO ENSURE A DRAUGHT FREE OPERATION, IN AN EFFORT TO CONFORM WITH THE NEW SANS 204 -2 PART 4.6.3.11.
- FINISH - AS PER SCHEDULES.
- PRODUCT TO ARRIVE ON SITE PLASTIC WRAPPED, AND TO REMAIN AS SUCH TILL COMPLETION.
- SHOP DRAWINGS MAY BE REQ AS PER INSTRUCTION BY ARCHITECT

SANS 10400-N Table 1

Table 1 — Dimensions for vertical glass supported by a frame on all sides in external walls in buildings where the height measured from the ground to the top of each wall does not exceed 10 m

1	2	3	4	5	6	7	8
Type of glass	Minimum pane area m²						
	Nominal glass thickness						
	3 mm	4 mm	5 mm	6 mm	8 mm	10 mm	12 mm
Monolithic annealed glass	0,75	1,5	2,1	3,2	4,8	6,0	8,0
Patterned annealed and wired glass	–	0,76	1,2	1,9	2,8	3,4	–
Laminated annealed safety glass	–	–	–	2,9	4,3	5,7	7,7
Toughened safety glass	–	1,9	3,0	4,5	8,0	6,0	8,0

PLEASE NOTE:

1. This drawing and any part of it, are copyrighted and may only be copied with the permission of the Architect.
2. Written measurements enjoy preference above scaled measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the Architect before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.

Date	Change Description	Rev. #

Project Details

Naude Brugman

Creation Date:	Aug 10, 2026, 7:12 a.m.
Floor Level:	1
Nett Floor Area:	[redacted]
Province	Western Cape
Town	Stellenbosch
Latitude:	33.93
Multiplier:	0.54

	Achieved	Target
Nett Glazed Area	7.74 m²	25.06 %
[redacted]	[redacted]	[redacted]

Windows

Description	Qty	Width (m)	Height (m)	Glass Product	Frame Material	Total Area (m²)	H	SHGC Glazing	SHGC Needed	U-value	Total U-value	
W1	1	0.9	2.4	X2 Neutral Hi SolarVue & Intruderpruf Low E	Palmador Casement 38mm (SG/DG)	2.16	2.20	[redacted]	0.53	4.04	8.73	fail
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
W2	1	0.9	2.1	X2 Neutral Hi SolarVue & Intruderpruf Low E	Palmador Casement 38mm (SG/DG)	1.89	2.20	[redacted]	0.53	4.04	7.64	fail
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
W4	1	2.7	0.6	X1 Standard	Palmador Casement 38mm (SG/DG)	1.62	0.60	[redacted]	0.61	5.81	9.42	fail
						7.56 m²				22.13		

SANS 10400-XA FENESTRATION CALCULATIONS (not to scale

[redacted]

NAMES/SIGNATURES:

Klient/Client: .....

Architect: .....

Proposed additions and alterations
ERF 19 Longlands Estate Stellenbosch

DRAWING NAME:

SCHEDULES

DATE:	12 August '26
CLIENT:	Fanie Naude
SCALE:	1:0,67, 1:1
DESIGN:	Cala Moller
DRAWN:	T Beaurain
CHECKED:	Cala Moller
REVISION DATE:	
REVISION NUMBER:	

PROJECT NUMBER: **539**

DRAWING NUMBER: **CS-05**

Plan Type: House Naude & Brugman IV.pln